

## Kirschmann, Robert

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**From:** djackson@jacksonsports1.com  
**Sent:** Thursday, June 04, 2015 2:55 PM  
**To:** Kirschmann, Robert  
**Cc:** 'Daniel Jackson'  
**Subject:** Fwd: Stone Canyon Design Submittal - Harris Residence (Lot 193)  
**Attachments:** Stone Canyon - DRC Response Letter - Lot 193 Structural Addition; Lot 193 - Roof # 11.pdf; Lot 193 - Roof #1.pdf

Hi Richard -

It was nice speaking with you earlier this week about the recent Oro Valley Notice for Stone Canyon Lot 193. Please see "email trail" below and specifically my March 27 correspondence to Associa Arizona c/o Stone Canyon Design Review Committee. Please note that my primary concern is with the residence's high-pitched roof design, massive "continuous-looking" parallel roof structures...and how the now existing roof design negatively impacts views of the Catalina Mountains and marketability of adjacent properties located directly above.

I have no objection to a structural addition or changes to the conservation easement...only to the high-pitched, continuous-looking extended roof design. As we discussed, perhaps Sonoran Desert natural vegetation (i.e.; saguaro cactus, pale verde/mesquite trees) can be strategically placed in the outdoor courtyards (between parallel rooflines) to "break the plane" and help restore the true essence and natural aesthetics of Stone Canyon environment.

See four (4) photos and DRC Response Letter dtd May 15 also attached for your review.

Richard, please contact me at 949.275.6862 if you have any questions. Thank you for your time and consideration.

Daniel Jackson  
Owner - Stone Canyon Lot 194

----- Original Message -----

From: "djackson@jacksonsports1.com" <djackson@jacksonsports1.com>  
To: Michele Ganey <Michele.Ganey@associa.us>  
Cc: "gina.marcus@associa.us" <gina.marcus@associa.us>, 'Daniel Jackson' <daniel.jackson330@gmail.com>  
Date: April 23, 2015 at 8:27 PM  
Subject: RE: Stone Canyon Design Submittal - Harris Residence (Lot 193)

Michele - Thank you for your email reply and forwarding photos to Stone Canyon DRC prior to April 24 monthly review meeting.

What is "formal process" moving forward...will I hear back, receive any feedback directly from Stone Canyon DRC or from Associa Arizona?

Sincerely,

Daniel Jackson  
Owner - Stone Canyon Lot 194  
Tel: 949.275.6862

On April 23, 2015 at 7:12 PM Michele Ganey <Michele.Ganey@associa.us> wrote:

Hi Mr. Jackson,

I have received all four photos and will forward to the DRC committee.

Steve is no longer with the company; he retired.

Michele Ganey  
*Community Association Manager*



6840 N Oracle Road Suite 130  
D 520-877-4618  
O 520-742-5674  
FAX 520-742-1523

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**From:** djackson@jacksonsports1.com [mailto:djackson@jacksonsports1.com]  
**Sent:** Thursday, April 23, 2015 4:04 PM  
**To:** Steve Barker  
**Cc:** Michele Ganey; Gina Marcus; 'Daniel Jackson'  
**Subject:** RE: Stone Canyon Design Submittal - Harris Residence (Lot 193)

Steve - Two (2) additional photos attached, apparently original email was too large...got bounced back . Please confirm receipt of total four (4) photos. Thanks.

----- Original Message -----

From: "[djackson@jacksonsports1.com](mailto:djackson@jacksonsports1.com)" <[djackson@jacksonsports1.com](mailto:djackson@jacksonsports1.com)>  
To: Steve Barker <[Stephen.Barker@associa.us](mailto:Stephen.Barker@associa.us)>  
Cc: "[gina.marcus@associa.us](mailto:gina.marcus@associa.us)" <[gina.marcus@associa.us](mailto:gina.marcus@associa.us)>, "[michele.ganey@associa.us](mailto:michele.ganey@associa.us)" <[michele.ganey@associa.us](mailto:michele.ganey@associa.us)>, 'Daniel Jackson' <[daniel.jackson330@gmail.com](mailto:daniel.jackson330@gmail.com)>  
Date: April 23, 2015 at 6:58 PM  
Subject: RE: Stone Canyon Design Submittal - Harris Residence (Lot 193)

RESEND - photos sent two parts...via separate emails. Please confirm receipt.

Steve -

FYI, I have not heard back from Stone Canyon DRC regarding my comments for Lot 193 design review submittal...assume it will be addressed in tomorrow's meeting? Please confirm status and kindly provide attached and four (4) additional photos for DRC's review.

Thank you,

Daniel Jackson  
Owner - Stone Canyon Lot 194

Tel: 949.275.6862

On March 31, 2015 at 2:06 PM Steve Barker <[Stephen.Barker@associa.us](mailto:Stephen.Barker@associa.us)> wrote:

Mr. Jackson,

I received your email dated March 27<sup>th</sup>. I have forwarded your email to the DRC for their consideration. I anticipate that the DRC will get back to you soon, probably sometime next week.

Thank you,

Steve Barker

[Steve.Barker@associa.us](mailto:Steve.Barker@associa.us)

*Community Association Manager*

*Architectural and Design Review Specialist*



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**From:** [djackson@jacksonsports1.com](mailto:djackson@jacksonsports1.com) [<mailto:djackson@jacksonsports1.com>]

**Sent:** Tuesday, March 31, 2015 10:23 AM

**To:** Steve Barker

**Cc:** Michele Ganey; Gina Marcus

**Subject:** RE: Stone Canyon Design Submittal - Harris Residence (Lot 193)

Steve -

Just wanted to make sure you received my email dated March 27, 2015 (see below). Please confirm receipt and kindly advise status...next steps with Stone Canyon Design Committee. I'm available to discuss at your soonest.

Thank you.

Daniel Jackson

Owner - Stone Canyon Lot 194

Direct Tel: (949) 275-6862

----- Original Message -----

From: "[djackson@jacksonsports1.com](mailto:djackson@jacksonsports1.com)" <[djackson@jacksonsports1.com](mailto:djackson@jacksonsports1.com)>

To: Steve Barker <[Stephen.Barker@associa.us](mailto:Stephen.Barker@associa.us)>

Cc: "[michele.ganey@associa.us](mailto:michele.ganey@associa.us)" <[michele.ganey@associa.us](mailto:michele.ganey@associa.us)>, 'Daniel Jackson' <[daniel.jackson330@gmail.com](mailto:daniel.jackson330@gmail.com)>

Date: March 27, 2015 at 4:56 PM

Subject: RE: Stone Canyon Design Submittal - Harris Residence (Lot 193)

Steve -

I reviewed Lot 193 Design Submittal plans and provide the following comments to the Stone Canyon - Design Review Committee:

I'm concerned about the elevated roof design, high-pitch and overall site-lines as viewed from my property (Lot 194) located directly above. Unfortunately, the existing roof structures for Lot 193 that run parallel to each other actually appear to be connected (one massive, continuous and extended roofline) when viewed from Lot 194 above looking towards the beautiful Catalina Mountains in South/Southeast direction. I realize the structures of the residence are not actually connected but the existing "parallel roof design" and high-pitched roof angles make them appear to be one prominent, continuous structure when viewed from properties located above. Please refer to Section 1 - Architectural Design Guidelines...Paragraph 5. Roofs, Paragraph 6. Height of Structures and Paragraph 43. Size and Massing.

Please note the now existing roof design negatively impacts Catalina Mountain views and potential marketability of adjacent properties. The new structural addition design submittal for Lot 193 also runs parallel to its other structures so I have same concerns about these high-pitched rooflines appearing continuous as well?

I admire and respect architect Ron Robinette. Perhaps we can discuss roof design alternatives for the structural addition and also the possibility of strategically planting natural desert vegetation (i.e. several tall saguaro cactus and indigenous Sonoran desert trees between the existing high-pitched rooflines to help "break the plane" and delicately preserve our precious Catalina Mountain views? I look forward to discussing/reviewing mutually agreeable options at your soonest.

Thank you for your time and consideration. Please confirm receipt and feel free to contact me at (949) 275-6862 if you have any questions.

Daniel Jackson  
Owner - Stone Canyon Lot 194  
c/o 31762 Paseo Terraza  
San Juan Capistrano, California 92675  
Direct Tel: (949) 275-6862

On March 25, 2015 at 2:40 PM Steve Barker <[Stephen.Barker@associa.us](mailto:Stephen.Barker@associa.us)> wrote:

Mr. Jackson,

I just received approval from Ron Robinette to email you the submittal plans for the addition on lot 193. Please provide any commentary you may have and I will see that the committee is informed accordingly. I apologize for any delays in providing these drawings to you.

Thank you

Steve Barker

[Steve.Barker@associa.us](mailto:Steve.Barker@associa.us)

*Community Association Manager*

*Architectural and Design Review Specialist*



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**From:** [djackson@jacksonsports1.com](mailto:djackson@jacksonsports1.com) [<mailto:djackson@jacksonsports1.com>]

**Sent:** Wednesday, March 25, 2015 11:32 AM

**To:** Steve Barker

**Cc:** Michele Ganey; Gina Marcus

**Subject:** Fwd: Stone Canyon Design Submittal - Harris Residence (Lot 193)

Steve - Per our telecon today, please see emails below. Please arrange to email/send Harris Residence - Lot 193 detailed structural renderings at your soonest for formal review prior to Stone Canyon approvals. Call me at (949) 275-6862 if you have any questions. Thank you.

Daniel Jackson

Owner - Stone Canyon Lot 194

c/o 31762 Paseo Terraza

San Juan Capistrano, California 92675

Direct Tel: (949) 275-6862

----- Original Message -----

From: Daniel Jackson <[daniel.jackson330@gmail.com](mailto:daniel.jackson330@gmail.com)>

To: [gina.marcus@associa.us](mailto:gina.marcus@associa.us)

Cc: [michele.ganey@associa.us](mailto:michele.ganey@associa.us), Daniel Jackson <[djackson@jacksonsports1.com](mailto:djackson@jacksonsports1.com)>

Date: March 24, 2015 at 2:06 PM

Subject: Fwd: Stone Canyon Design Submittal - Harris Residence (Lot 193)

Gina - Thanks, much appreciated. See my emails sent to Michele Ganey and Amy Kent (Associa Arizona) below for your files.

All the best,

Daniel Jackson  
Owner - Stone Canyon Lot 194  
Direct Tel: (949) 275-6862

Begin forwarded message:

**From:** "[djackson@jacksonsports1.com](mailto:djackson@jacksonsports1.com)" <[djackson@jacksonsports1.com](mailto:djackson@jacksonsports1.com)>  
**Subject:** Fwd: Stone Canyon Design Submittal - Harris Residence (Lot 193)  
**Date:** March 24, 2015 at 11:00:37 AM PDT  
**To:** [michele.ganey@associa.us](mailto:michele.ganey@associa.us)  
**Cc:** "Daniel Jackson" <[daniel.jackson330@gmail.com](mailto:daniel.jackson330@gmail.com)>  
**Reply-To:** "[djackson@jacksonsports1.com](mailto:djackson@jacksonsports1.com)" <[djackson@jacksonsports1.com](mailto:djackson@jacksonsports1.com)>

Michele - Please call me at (949) 275-6862 to discuss/review Stone Canyon Design Submittal - Harris Residence (Lot 193). See emails below to Amy Kent dated March 17 and March 23, 2015.

Thank you.

Daniel Jackson  
Owner - Stone Canyon Lot 194  
c/o 31762 Paseo Terraza  
San Juan Capistrano, California 92675  
Direct Tel: (949) 275-6862  
Email: [djackson@jacksonsports1.com](mailto:djackson@jacksonsports1.com)

----- Original Message -----

From: "[djackson@jacksonsports1.com](mailto:djackson@jacksonsports1.com)" <[djackson@jacksonsports1.com](mailto:djackson@jacksonsports1.com)>  
To: Amy Kent <[Amy.Kent@associa.us](mailto:Amy.Kent@associa.us)>, Amy Kent <[akent@lmri.org](mailto:akent@lmri.org)>  
Cc: "[djackson@jacksonsports1.com](mailto:djackson@jacksonsports1.com)" <[djackson@jacksonsports1.com](mailto:djackson@jacksonsports1.com)>  
Date: March 24, 2015 at 12:05 AM  
Subject: Stone Canyon Design Submittal - Harris Residence (Lot 193)

Hi Amy -

Please contact me regarding the Harris Residence - Lot 193 Design Submittal (Notice dated March 10, 2015). As Owner of adjacent Lot 194, I request formal review of detailed "structural addition" plans prior to Stone Canyon/Associa Arizona approvals. I've left several phone messages at Associa Arizona offices during the past week along with sending of March 17 email below; unfortunately, without any response.

I look forward to speaking with you asap to discuss and make arrangements for my formal review of Lot 193 Design Submittal plans. Thank you in advance for your cooperation.

Sincerely,

Daniel Jackson  
Owner - Stone Canyon Lot 194  
c/o 31762 Paseo Terraza  
San Juan Capistrano, CA 92675  
Direct Tel: (949) 275-6862

----- Original Message -----

From: "[djackson@jacksonsports1.com](mailto:djackson@jacksonsports1.com)" <[djackson@jacksonsports1.com](mailto:djackson@jacksonsports1.com)>

To: Amy Kent < [Amy.Kent@associa.us](mailto:Amy.Kent@associa.us) >  
Cc: 'Daniel Jackson' < [daniel.jackson330@gmail.com](mailto:daniel.jackson330@gmail.com) >  
Date: March 17, 2015 at 6:33 PM  
Subject: Stone Canyon Design Submittal - Harris Residence (Lot 193)

Hi Amy -

If possible, please email me detailed "design renderings" for Harris Residence - Lot 193 for review asap...prior to the March 23 deadline. Thank you for your cooperation.

Daniel Jackson  
Lot 194

**THE STONE CANYON COMMUNITY ASSOCIATION, INC.**

c/o Associa Arizona  
6840 N. Oracle Road, Suite 130  
Tucson, AZ 85704  
tel. no. (520) 742-5674    tucinfo@associa.us

May 15, 2015

Mr. Daniel Jackson  
31762 Paseo Terraza  
San Juan Capistrano, California 92675

Re: Stone Canyon Lot 193 Addition Project

Dear Mr. Jackson,

Thank you for providing your comments and later your photographs regarding the proposed addition project on Lot 193. The Design Review Committee gave consideration to the project and your initial comments during the March meeting cycle.

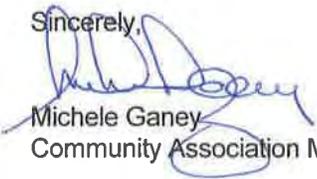
During their review of this project, the Committee noted that the addition is located on the opposite side of the home from your Lot. The height of the proposed gable end new roof form is below the existing lower roof ridge height that corresponds with the garage area of the home. The new roof form runs perpendicular to the existing major roof forms.

After receiving your March 27<sup>th</sup> email comments, a follow-up on site review was conducted from various vantage points, including your Lot. The Committee found no reason to reverse their conclusion that the proposed addition was reasonable. Further, had it been included as part of the original construction it would have been approved. The project was approved on a preliminary design basis as submitted.

Subsequently, the series of photographs emailed by you on April 23<sup>rd</sup> were circulated to the Committee. These photographs focus on and highlight the southwest end of the existing home on Lot 193. The proposed addition is on the opposite northeast end of the home. The Committee is confident that the existing rock outcroppings separating the two lots building areas and the existing home's location, mass and forms will effectively shield the addition when viewed from the buildable area of your Lot. Even after viewing your photographs, the Committee sees no reason to reconsider their conclusion or approval of the addition project on Lot 193.

We apologize for the delays in getting a letter back to you. As you are aware, there have been some changes in personnel at Associa Arizona which have resulted in our falling behind in our response time. We appreciate your understanding of this situation.

Sincerely,

  
Michele Ganey  
Community Association Manager

Cc: Design Review Committee







