

Date:

Town of Oro Valley

Rosevelt Arellano rarellano@orovalleyaz.gov

Bayer Vella bvella@orovalleyaz.gov

Subject: Town of Oro Valley Case Number: OV914-006

Project title: Rezoning 16.3 acres near the northwest corner of La Cañada Drive and Tangerine Road from R1-144 to R1-7 and approving one ESL Flexible Design Option for a Modified Review Process.

I, David R. LOPEZ, protest the rezoning of the Miller Ranch property OV914-006 located near the northwest corner of La Cañada Drive and Tangerine Road. I am an adjoining property owner and I am filing a formal protest of the rezoning of this property.

The proposed rezoning is incompatible with the adjacent rural and low density zoning.

Sincerely,

Name:



Address:

12350 N. Sunkist Springs PL, Tucson AZ 85755

Date:

June 01, 2015

Date:

Town of Oro Valley

Rosevelt Arellano rarellano@orovalleyaz.gov

Bayer Vella bvella@orovalleyaz.gov

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I, MARIA G LOPEZ, protest the rezoning of the Miller Ranch property OV914-006 located near the northwest corner of La Cañada Drive and Tangerine Road. I am an adjoining property owner and I am filing a formal protest of the rezoning of this property.

The proposed rezoning is incompatible with the adjacent rural and low density zoning.

Sincerely,

Name: Maria G. Lopez

Address: 12350 N. Sunkist Springs Pl. Tucson AZ 85755

Date: JUNE 5, 2015

Date:

Town of Oro Valley

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I, Edward H. Winter, protest the rezoning of the Miller Ranch property OV914-006 located near the northwest corner of La Cañada Drive and Tangerine Road. I am an adjoining property owner and I am filing a formal protest of the rezoning of this property.

The proposed rezoning is incompatible with the adjacent rural and low density zoning.

Sincerely,



Name: Edward H. Winter

Address: 12300 N Sunkist Springs Pl, Tucson AZ 85755

Date: 6/2/15

Date:

Town of Oro Valley

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Bayer Vella bvella@orovalleyaz.gov

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I, Jenine D. Roach, protest the rezoning of the Miller Ranch property OV914-006 located near the northwest corner of La Cañada Drive and Tangerine Road. I am an adjoining property owner and I am filing a formal protest of the rezoning of this property.

The proposed rezoning is incompatible with the adjacent rural and low density zoning.

Sincerely,



Name: Jenine D. Roach

Address: 12250 N Sunkist Springs Pl, Tucson AZ 85755

Date: 6-2-15

Date:

Town of Oro Valley

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I, Robert Gin, protest the rezoning of the Miller Ranch property OV914-006 located near the northwest corner of La Cañada Drive and Tangerine Road. I am an adjoining property owner and I am filing a formal protest of the rezoning of this property.

The proposed rezoning is incompatible with the adjacent rural and low density zoning.

Sincerely,



Name: Robert Gin

Address: 1550 W Tangerine Rd, Oro Valley AZ 85755

Date: June 6/3/15

Date:

Town of Oro Valley

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I, REBEKAH P. TAN, protest the rezoning of the Miller Ranch property OV914-006 located near the northwest corner of La Cañada Drive and Tangerine Road. I am an adjoining property owner and I am filing a formal protest of the rezoning of this property.

The proposed rezoning is incompatible with the adjacent rural and low density zoning.

Sincerely,



Name: Rebekah P Tan

Address: 1550 W Tangerine Rd, Oro Valley AZ 85755

Date: June 3, 2015

7/8

Date:

Town of Oro Valley

Rosevelt Arellano rarellano@orovalleyaz.gov

Bayer Vella bvella@orovalleyaz.gov

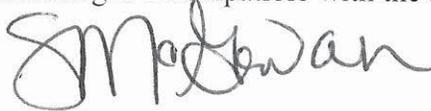
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I, Sarah M. McGowan, protest the rezoning of the Miller Ranch property OV914-006 located near the northwest corner of La Cañada Drive and Tangerine Road. I am an adjoining property owner and I am filing a formal protest of the rezoning of this property.

The proposed rezoning is incompatible with the adjacent rural and low density zoning.

Sincerely,



Name: Sarah McGowan
1450 W. Sunkist Road Tucson, AZ 85755

Address: 1450 W Sunkist Rd

Date: 6-8-15

Date:

Town of Oro Valley

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I, Patrick E. McGowan, protest the rezoning of the Miller Ranch property OV914-006 located near the northwest corner of La Cañada Drive and Tangerine Road. I am an adjoining property owner and I am filing a formal protest of the rezoning of this property.

The proposed rezoning is incompatible with the adjacent rural and low density zoning.

Sincerely, 

Name: PATRICK E. MCGOWAN
1450 W. SUNKIST RD. TUCSON, AZ 85755

Address: 1450 W Sunkist Rd

Date: 6-8-15

Arellano, Roosevelt

From: G. Matthew Patchen <gmpatchen@gmail.com>
Sent: Monday, June 08, 2015 7:51 AM
To: A Kempner
Cc: SARAH MC GOWAN; Susann Duperret; drlopez57@gmail.com; Hank Winter; Scott Christy; apeterman@fairwaymc.com; Rick Paquette; Charles Boreson; bekaht@yahoo.com; jenine.roach@novahomeloans.com; Diane Judge; Arellano, Roosevelt
Subject: Re: Flies and coming to the nuisance

Adelina-thanks for digging this up. In the matter of Miller Ranch it is not dispositive, as I read it.

However, I did go Boomer v. Atlantic Cement Company, a New York case involving development around a cement plant, which had cost \$45,000,000 to construct at a previous time. The court ruled the residents be paid the sum of \$185,000 for "mitigation" (the word Desco uses over and over) and that the cement plant would remain in operation.....

They relied in part on the doctrine of "servitude of the land" which ties rights and obligations to ownership of the land so that they run with the land's successive owners....

At the recent neighborhood meeting on MR, recall the plan that Stacy Weaks presented of the entire development including the non-residential portion and I commented on the connecting bridge across the wash and the so-called basins (their term)....At the first P & Z meeting I attended, during and after the meeting, firstly by Weaks and lastly by Sarabia that Desco would restore the wash to its condition of 100 years ago....That is more sales deception. I asked them how they knew the condition of the wash 100 years ago.....no reply.

As depicted on the drawing that Mr. Spaeth worked from, along with Weaks, clearly the wash is channelized and as un-natural as is the Hudson River on the west side of Manhattan....It will be a featureless, scooped out eyesore.

There has been so much "bob and weave" and double speak and dissembling about this project on the part of the developer---how can a Town Council comprised of intelligent individuals regard it with equanimity? That, of course, is the larger question.

Those intending to attend the next Town Council meeting (June 17th) should try to meet with someone on the OV staff beforehand or lobby a Council member.

Further, those attending should be aware that they will have a maximum of 3 minutes to address the Council so they should think ahead and prepare their remarks, the sum of which I hope will result in the denial of this project.

G. M. Patchen

On Sun, Jun 7, 2015 at 6:38 PM, A Kempner <golfpair1@yahoo.com> wrote:

FYI

[Spur Industries, Inc. v. Del E. Webb Development Co. - Wikipedia, the free encyclopedia](#)

Town of Oro Valley

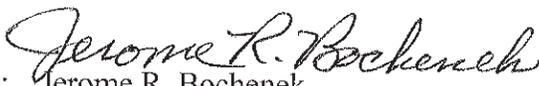
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I, JEROME R. BOCHENEK, protest the rezoning of the Miller Ranch property OV914-006 located near the northwest corner of La Cañada Drive and Tangerine Road. I am an adjoining property owner and I am filing a formal protest of the rezoning of this property.

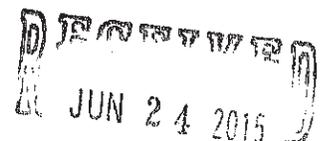
The proposed rezoning is incompatible with the adjacent rural and low density zoning.

Sincerely,


Name: Jerome R Bochenek

Address: 1500 W Tangerine Rd, Oro Valley AZ 85755

Date: June 06-23-2015





**PIMA COUNTY BOARD OF SUPERVISORS
DISTRICT 1**

130 WEST CONGRESS STREET, 11TH FLOOR
TUCSON, AZ 85701-1317

(520)724-2738

district1@pima.gov

www.district1.pima.gov

ALLY MILLER
SUPERVISOR

June 19, 2015

Dear Mayor Hiremath, Vice-Mayor Waters and Councilmembers: Burns, Garner, Hornat, Snider, and Zinkin,

I am writing in reference to the proposed rezoning of Miller Ranch located at the Northwest corner of Tangerine Road and La Canada Drive in Oro Valley.

As you are aware, this property is adjacent to Pima County Suburban Ranch and Large Lot Residential zoning. I have received numerous calls and emails from my constituents in that neighborhood who are in opposition to the development. (See Attachment A)

While I understand the applicant has held Neighborhood Meetings and made some concessions - including larger lots and new access from La Canada Drive - I concur with your Planning and Zoning Commission's recommendation to deny this request as it is not compatible with the larger lots to the North and West of the property. This abrupt transition from 30 small lots (approximately 2 residences per acre) to Pima County's large lots (one residence per 3.31 acres) is clearly not consistent with Oro Valley's General Plan, nor would it be compatible with Pima County's Comprehensive Plan if both properties were located within the County.

I ask that you please consider following your Planning and Zoning Commission's recommendation to deny this rezoning and retain the R1-144 zoning currently in place. This would preserve the current character of the neighborhood and allow County residents to continue to live in the rural lifestyle that they have chosen.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Ally Miller". The signature is written in a cursive style.

Ally Miller

Pima County Supervisor, District 1

ATTACHMENT A

PIMA COUNTY RESIDENTS OPPOSED TO THE PROPOSED REZONING OF MILLER RANCH

Sarah and Pat McGowan, 1450 W Sunkist Rd, Tucson AZ 85755
Jenine Roach, 12250 N Sunkist Springs Pl, Tucson AZ 85755
Hank Winter, 12300 N Sunkist Springs Pl, Tucson AZ 85755
David and Maria Lopez, 12350 N Sunkist Springs Pl, Tucson AZ 85755
Scott and Lisa Christy, 12351 N Sunkist Springs Pl, Tucson AZ 85755
Susann Duperret, 12301 N Sunkist Springs Pl, Tucson AZ 85755
Charles Boreson, 1550 W Sunkist Rd, Tucson AZ 85755
Richard and Jeanne Paquette, 1600 W Sunkist Rd, Tucson AZ 85755
Nolan Reidhead, 1650 W Sunkist Rd, Tucson 85755
Rick and Briana Koroscil, 1671 W Sunkist Rd, Tucson AZ 85755
Amber and Von Peterman, 1691 W Sunkist Rd, Tucson AZ 85755
Joseph and Paula Sims, 1750 W Sunkist Rd, Tucson AZ 85755
Gregory and Deirdre Patchen, 1751 W Sunkist Rd, Tucson AZ 85755
Diane Judge, 1777 W Sunkist Rd, Tucson AZ 85755
Charles and Susan Dodge, 1802 W Limewood Dr, Tucson AZ 85755
Chris and John Campabello, 1551 W Lemonwood Rd
Bonnie Haymore, 1476 W Sunkist Rd, Tucson AZ 85755
James and Rita Waltrip, 12465 N Kingair Dr, Tucson AZ 85755