



**TOWN OF ORO VALLEY**  
**COMMUNITY DEVELOPMENT & PUBLIC WORKS DEPARTMENT**  
**11000 N. LA CAÑADA DRIVE, ORO VALLEY, AZ. 85737**  
**PHONE: (520) 229-4800 FAX: (520) 742-1022**  
**www.orovalleyaz.gov**

**1.2 GENERAL APPLICATION FORM**

Office Use Only  
OV Case #: \_\_\_\_\_

**Application Type**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Major General Plan Amendment | <input type="checkbox"/> Final Plat                                  |
| <input type="checkbox"/> Rezoning/PAD Amendment                  | <input type="checkbox"/> Pre-Application                             |
| <input type="checkbox"/> Planned Area Development                | <input type="checkbox"/> Zoning Verification                         |
| <input type="checkbox"/> Conditional Use Permit                  | <input type="checkbox"/> Sign Criteria                               |
| <input type="checkbox"/> Zoning Code Amendment                   | <input type="checkbox"/> Sign - PAD Exemption                        |
| <input type="checkbox"/> Conceptual Site Plan                    | <input type="checkbox"/> Master Sign Program                         |
| <input type="checkbox"/> Conceptual Public Art                   | <input type="checkbox"/> Communication Facility - Tier 1 and 2 Minor |
| <input type="checkbox"/> Conceptual Architecture                 | <input type="checkbox"/> Communication Facility - Major              |
| <input type="checkbox"/> Final Site Plan                         | <input type="checkbox"/> Revised Development Plan                    |
| <input type="checkbox"/> Conceptual Landscape Plan               | <input type="checkbox"/> Other _____                                 |

**Subject Property Information:**

Address: NOT ASSIGNED Parcel/Tax Code: 220-06-0640  
Subdivision / Commercial Center Name: SILVERHAWKE NORTH  
Book / Page or Sequence Number: 20172490001 Lot Number(s) BLOCK 5  
Legal Description: SILVERHAWKE NORTH, BLOCK 5  
Section/Township/Range: 12-S 14-E SEC. 6 Area of Property: 13.4 AC.  
Existing Land Use: NCO (RESIDENTIAL PROHIBITED) Proposed Land Use: NCO (RESIDENTIAL ALLOWED)

**Applicant Information:**

\* If more than one, attach list

**Applicant \*:**

Name: HERB KAI Firm: CAPRI COMPANY LLC  
Address: 6088 W. ARIZONA PAVILIONS DR. #2 City: MARANA State: AZ Zip: 85743  
Telephone: 520-791-2049 Fax: (520) 888-0642 Email: JAMES.KAI@KAIENTERPRISES.COM  
3409

**Property Owner(s) if different from Applicant \*:**

Name: \_\_\_\_\_ Firm: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

**Consultant: PLANNING (Discipline)**

Name: PAUL OLAND Firm: PARADIGM LAND DESIGN LLC  
Address: 7090 N. ORACLE RD., SUITE 178-193 City: TUCSON State: AZ Zip: 85704  
Telephone: 520-664-4304 Fax: \_\_\_\_\_ Email: GPO@PARADIGMLAND.US

**Project Description/Narrative:**

PLEASE SEE ATTACHED NARRATIVE.

I hereby certify that I have read and examined this application and know the same to be true and correct. I am the owner of the property or the Owner's authorized representative, and if not the owner, I have obtained the owner's permission to perform stated work. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The approval of this application does not presume to give authority to violate or cancel the provisions of any other federal, state or local law for which this project may be subject to.

**Notice:** It is the applicant/owner's responsibility to ensure all private rules and regulations (such as Covenants, Conditions & Restrictions (CC&R's)) of the subdivision and/or commercial center are adhered to. Contact your Home Owners Association or property management to determine applicable requirements.

It is also the applicant's responsibility to coordinate with all outside agencies to secure their acceptance or clearance. Failure to do so may delay issuance of permits. See attached list of agencies.



Applicant's Signature

HERBERT KAI

Print Name

4/28/20

Date

**Important Note: All submittals received after 4:00 p.m. will be processed the next day**

**Submittals will be rejected if:**

- Not folded using Pima County fold & collated;
- There are missing items on the checklist unless otherwise approved by Planning and Zoning Administrator or Town Engineer.
- Re-submittals cannot be accepted without a transmittal and a written response to staff comments.

April 21, 2020

Town of Oro Valley  
11000 N. La Canada Drive  
Oro Valley AZ 85737

**Re: 1<sup>st</sup> & Tangerine (Silverhawke Blk. 5)**  
**General Plan Amendment Request**  
Paradigm #19ada02

To Whom it May Concern:

This letter shall serve as authorization for Paradigm Land Design LLC to represent Capri Company LLC in the application for a General Plan amendment affecting the property referenced above.

**Capri Company LLC**

Signature:

\_\_\_\_\_

Printed Name:

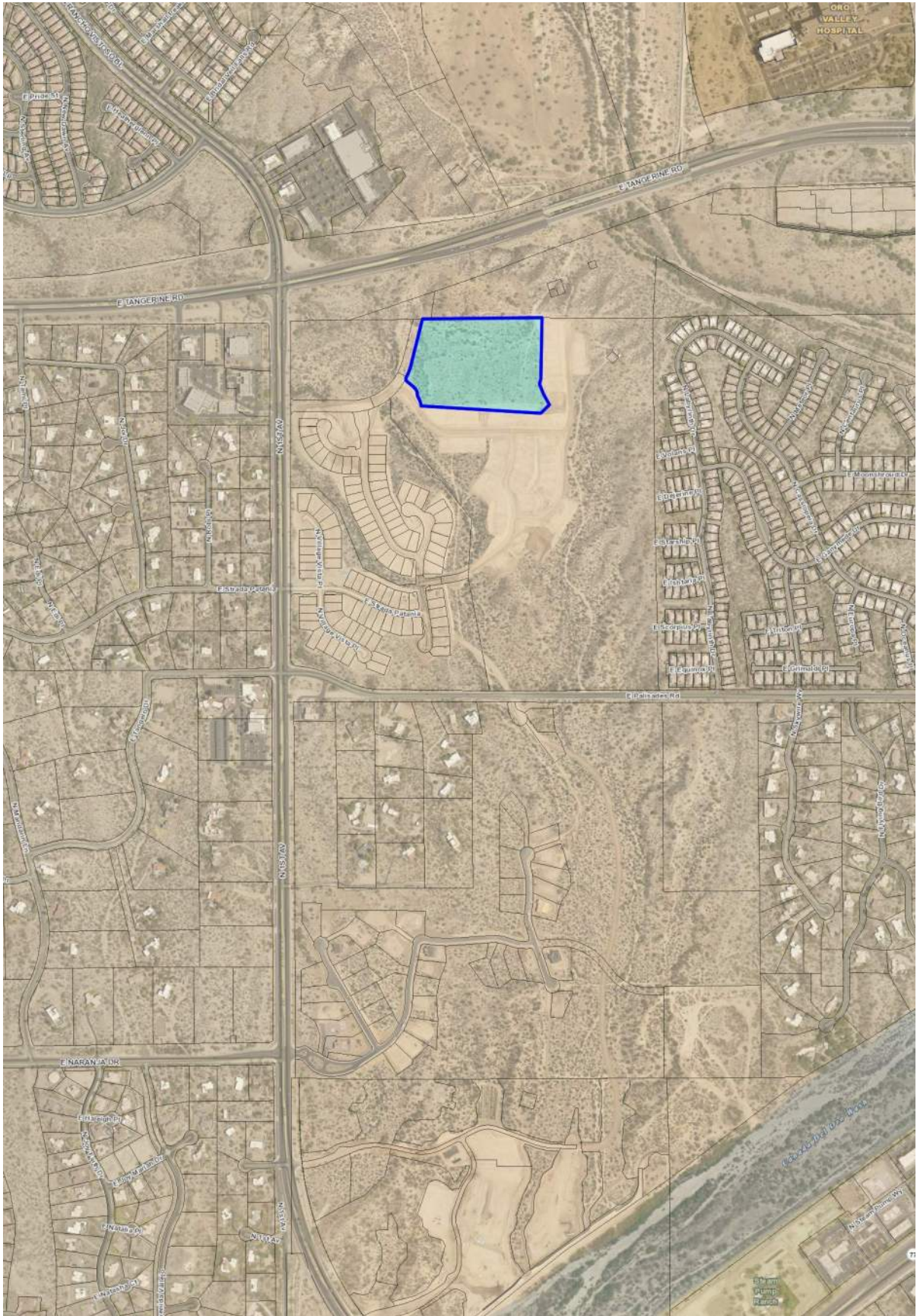
HERBERT KAI

Title:

MANAGER



# Location Map



## Legend

☐ Parcels



## Notes:

3/30/2020



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map are subject to Pima County's ITD GIS disclaimer and use restrictions.



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**TANGERINE RD. & FIRST AVE.  
(SILVERHAWKE BLOCK 5)  
GENERAL PLAN AMENDMENT  
SUBMITTAL NARRATIVE**

**PREPARED BY:**

**Paradigm**  
**LAND DESIGN LLC**

Attn: Paul Oland  
GPO@ParadigmLand.US  
(520) 664-4304

April 29, 2020

Paradigm #19ada02

## I. PROJECT OVERVIEW

The subject property is part of a larger land holding that was acquired by the Kai family over half a century ago. Much of that original land holding has been developed over the years for various residential purposes. This property is platted as Silverhawke Block 5 and is currently zoned for commercial development along with Block 4 to the west. Block 4 is right on the corner of Tangerine and First, and we believe someday it'll be viable for commercial development. Unfortunately, several factors make this property, Block 5, unsuitable for commercial use: First, it has poor visibility from nearby streets. This alone is a critical flaw for retail. Second, it is physically located well off the corner of Tangerine and First. Third, there is an abundance of more suitable undeveloped commercial parcels nearby. Fourth, the market for retail floorspace is weak in this part of the Tucson metro area, partially due to that abundance of commercially zoned land and partially due to a lack of the residential density needed to support extensive retail. And lastly, a relatively low number of additional residential units are likely ever to be built within the parcel's retail service area, so the retail market isn't likely ever to improve much at this location. All these factors lead us to believe that the most viable, and most appropriate, use for this property would be for residential or senior care uses.

Over 15 years ago a list of General Plan Special Area Policies were applied to the overall "Kai-Capri" property, which encompassed roughly 290 acres east of 1st Avenue from Tangerine Road to Naranja Drive. The Policies provided direction for development of the entire property including the identification of approximately 24 acres at the corner of Tangerine at First as being appropriate for commercial development, so that portion of the Kai-Capri property was designated in the General Plan as Neighborhood Commercial / Office ("NCO"). Our proposed downzoning from C-1 Commercial to R-6 Residential will not require an amendment to the General Plan land use map because R-6 is a permitted zoning classification within the NCO designation. However, text amendments to the Special Area Policies are needed to allow this property to be developed for residential purposes.

Our proposed downzoning includes several Tentative Development Plans, depicting different development scenarios that we believe to be viable and appropriate uses for this property, including:

- A rental casita product similar to a number of others that have been very successful around Tucson and Phoenix. The residents of this sort of development are typically renters by choice, meaning that they could afford to purchase a home but prefer not to at this time. The project will be well landscaped, featuring a central recreational amenity such as a pool and spa area, and is most often entirely single-story.
- A gated, two-story apartment community in an amenitized and well-landscaped setting. As with the rental casita scenario the project would include a central recreation area with a clubhouse and rental office. And also, as with the casita scenario, residents in apartments such as this usually chose to live in an apartment even though they have the means to purchase a home.
- A senior care facility to meet the significant unmet need in the senior care industry. An increasing number of people are deciding that modern senior care facilities are an attractive living option that provides resort-like amenities and also the support that many aging people, or their spouses, require. The development will include a main two-story building where assisted living, memory care, and/or

independent living quarters are offered. Around the perimeter one-story independent living cottages would provide a place where those requiring less care could live with a bit more room while still benefiting from the amenities and services available at the main building. Senior care facilities are very low traffic generators, and they're just as quiet if not quieter than other residential areas in Oro Valley.

- A single-family neighborhood featuring two-story townhome-style housing or one- and two-story detached homes similar to the nearby Villages at Silverhawke or Catalina Shadows subdivisions.

Regardless of which development scenario comes to fruition, several facts will remain the same:

- ✓ Building heights will not exceed the two-story limitation that is already in place under the existing C-1 zoning.
- ✓ Traffic generation will be equivalent or most likely lower than what could be expected if developed under the existing C-1 zoning.
- ✓ Any of the proposed development types will benefit the struggling retailers that have already established themselves in Oro Valley.
- ✓ The nearest residents in the Catalina Shadows subdivision are over 800 feet away and will be separated from this development not only by distance but also by homes to be built within the Villages at Silverhawke Phase 3. The nearest neighbors in the Villages at Silverhawke Phase 2 subdivision, which was part of the rezoning that created the subject property's C-1 zoning, are at least 350 feet away and separated from this development by a wash and the Villages Phase 3. The nearest neighbors in the Tangerine Hills subdivision are nearly 1,100 feet away and are separated from this development by a wash, the Villages Phases 2 & 3 subdivisions, and First Avenue. The nearest homes in Rancho Vistoso are over 2,000 feet away.



- ✓ This development will not negatively impact any nearby homeowners in the area.



## II. PROPOSED AMENDMENT

Although a rezone to R-6 does not require an amendment to the General Plan's existing Neighborhood Commercial / Office ("NCO") land use designation, some of the language in the Special Area Policy for this property requires adjustment. Specifically, we propose the following changes to Section 8.6.2. of the General Plan:

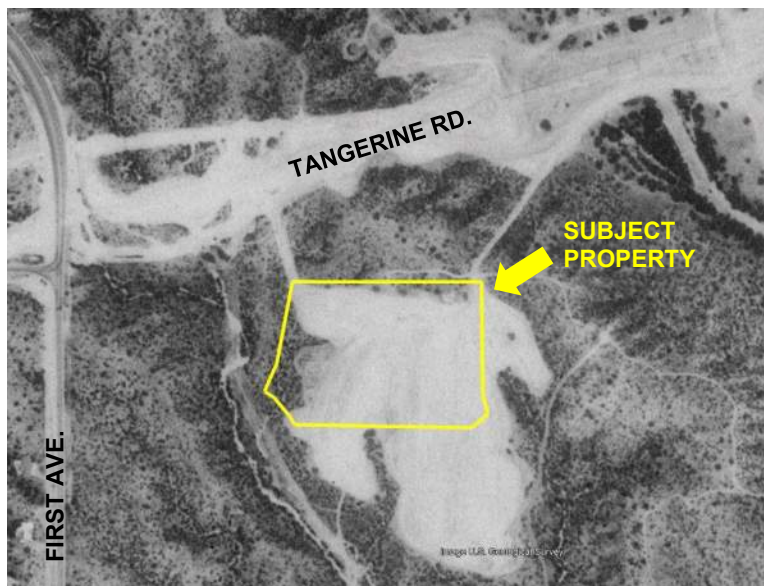
- *Kai-Capri General Policy #1: "As currently mapped, the maximum number of residential units on the Kai-Capri Property is ~~255~~ 394, and up to 10 are allowed on the Steam Pump Ranch Estates property."*
- *Kai-Capri Neighborhood Commercial / Office Policy #1: "Must be developed for commercial, ~~and~~ office, senior care, and/or residential uses as part of an overall master plan that includes planning for the Master Plan Community (MPC) property to the south."*

## III. GENERAL PLAN AMENDMENT CRITERIA

### A. ON BALANCE, THE REQUEST IS CONSISTENT WITH THE VISION, GUIDING PRINCIPLES, GOALS, AND POLICIES OF THE GENERAL PLAN AS DEMONSTRATED BY THE FOLLOWING CRITERIA.

1. The request shall not significantly alter existing development character and land use patterns without adequate and appropriate buffers and graduated transitions in density and land use.
  - ✓ This proposal will not significantly alter existing development character and land use patterns. The subject property is already zoned C-1 Commercial. This proposed amendment will allow a downzoning to permit residential use, which is less intensive than what is currently allowed under existing zoning.
  - ✓ Transitional residential densities such as are proposed on this parcel are the most appropriate development character to exist between commercial uses and medium density residential uses. This amendment will result in a better "graduated transition in density and land use" than under existing zoning.
  - ✓ The General Plan does not envision commercially zoned parcels sitting unproductively vacant due to perpetual deficiencies residential density. Allowing this property to be developed residentially will help sustain the existing commercial developments in the area and increase the chances that the undeveloped commercial parcels will someday become successful centers that serve the daily needs of local residents.

2. The request shall not impact existing uses with increased infrastructure without appropriate improvements to accommodate planned growth.
  - ✓ This property gains vehicular, pedestrian, and utility access via existing and planned infrastructure that was designed to accommodate this property being developed for non-residential use. In other words, existing and planned infrastructure has adequate capacity to serve this development. The last leg of Kai Drive, which will complete the loop from First Avenue to Tangerine Road, will be constructed with the development of this parcel. Any ancillary improvements to Tangerine Road, such as turn lanes, will also be constructed by the developer. The cost of necessary infrastructure will be borne by the developer.
3. The request shall not impact other public services including police, fire, parks, water and drainage unless careful analysis and explanation of anticipated impacts are provided to the Town for review.
  - ✓ The only impact to other public services will be the revenues those departments receive in the form of development impact fees that would not likely be paid in the foreseeable future under existing zoning.
4. The request shall not impact the natural beauty and environmental resources without suitable mitigation.
  - ✓ The proposed amendment and its associated downzoning request will not impact the natural beauty and environmental resources more than under existing zoning. In fact, most of the parcel was previously graded by ADOT, as evidenced by this 1992 aerial photo:



**B. THE APPLICANT HAS IMPLEMENTED EFFECTIVE PUBLIC OUTREACH EFFORTS TO IDENTIFY NEIGHBORHOOD CONCERNS AND HAS RESPONDED BY INCORPORATING MEASURES TO AVOID OR MINIMIZE DEVELOPMENT IMPACTS TO THE EXTENT REASONABLY POSSIBLE, AS WELL AS TO MITIGATE UNAVOIDABLE ADVERSE IMPACTS.**

The COVID19 pandemic has created a novel circumstance wherein large gatherings of people would not be lawful or prudent. In order to fulfill the goal of the Code's public outreach requirements a web-based approach has temporarily been adopted by the Town. This approach involves more public outreach than is typical for a General Plan amendment, including the preparation of informational videos, a web-based meeting, and two in-person meetings if the COVID-19 lockdown has ended by late summer. A lengthy list of interested parties was notified of the first informational video, and a second informational video was prepared and offered in response to questions and comments received. Please refer to the Public Outreach Plan for further details.

Through it all, it is important to remember that this proposed amendment and its associated downzoning will not create adverse development impacts that necessitate mitigation. Residential-scale development such as that which is proposed provides a graduated transition in density and land use and is generally accepted to be less impactful to nearby homeowners than the commercial developments that could be built on the property under existing zoning. Otherwise it would not be regarded as "transitional".

**C. ALL NON-RESIDENTIAL AMENDMENT REQUESTS WILL CONTRIBUTE POSITIVELY TO THE LONG-TERM ECONOMIC STABILITY OF THE TOWN AS DEMONSTRATED BY CONSISTENCY WITH GOALS AND POLICIES RELATED TO ECONOMIC DEVELOPMENT AND FINANCIAL STABILITY.**

The subject property's existing Neighborhood Commercial / Office General Plan land use designation permits this amendment request to allow residential development without amending the General Plan land use map, so this amendment criterion does not apply. Even so, by creating a new residential development opportunity this amendment will certainly contribute positively to the long-term economic stability of nearby commercial centers and by extension the Town as well.



## IV. YOUR VOICE, OUR FUTURE CONFORMANCE

Oro Valley's Your Voice, Our Future General Plan includes many goals and policies that support the development of appropriate, transitional, and viable land uses such as those proposed by this amendment and associated downzoning. Below are a sample of goals and policies that this proposal supports:

- 3.4.A. & D. – A robust local economy and job market that provide opportunities for quality employment, build on Oro Valley's assets and encourage high-quality growth. A community with a wide range of services, amenities, shopping and dining opportunities and housing types that meet the needs of current and future residents.
  - ✓ A robust economy within Oro Valley will be fueled by successful businesses in Oro Valley. Businesses can provide a wide range of services, shopping, and dining opportunities only when they thrive. They thrive when they have enough customers living and working within their service area. Oro Valley's generally low residential densities do not provide enough customers for most Oro Valley businesses within their services areas, so additional residential units are needed to help fulfill this General Plan goal. Ideally the development of additional residential units is not unreasonably impactful to nearby residents nor it is on land that is environmentally sensitive. This property fits those two criteria perfectly.
  - ✓ Given that existing Oro Valley businesses are already struggling, re-designating undeveloped and less desirable commercial land to provide much needed additional residential units is appropriate from a long-range land use planning standpoint. The intersection of Tangerine Road and First Avenue is surrounded by 81 acres of commercially zoned parcels spread over all four corners, but only 29% of the acreage is developed, leaving nearly 60 acres of undeveloped, marginally viable commercial land that is not currently benefitting the property owners, nearby businesses, or the Town in general. This proposed amendment will help realign this commercial intersection to better support the General Plan's goal of achieving a robust local economy.
- 3.6.CC.7. – Support the development of diverse housing types within the community.
  - ✓ Oro Valley's residential market is dominated by single-family detached homes, which doesn't align with the broader spectrum of housing options demanded by existing and future residents. Additional denser transitional residential housing units such as apartments, rental casitas, townhomes, and senior care campuses are needed to make living in Oro Valley accessible to everyone.

- 3.6.CC.8. – Foster development of complete neighborhoods with easy access to transportation and employment options, and commercial areas that offer amenities and services for residents' daily needs.
  - ✓ The General Plan describes a complete neighborhood as including parks and other outdoor spaces, recreational facilities, access to quality housing, and safe and varied transportation options. It goes on to describe a complete community as one that serves the needs of residents on a day-to-day basis and is "a good place to open a business". This proposed amendment will fulfil these goals by providing another quality housing option for existing and future residents, an recreation area, convenient pedestrian and bicycle access to the nearby sidewalk and pathway system, convenient access to nearby commercial areas, and additional residents to help local businesses thrive.
- 5.4.X. – Effective transitions between differing land uses and intensities in the community.
  - ✓ Residential-scale development such as that which is proposed provides a graduated transition in density and land use and is generally accepted to be less impactful to nearby homeowners than the commercial developments that could be built on the property under existing zoning. Landscaped bufferyards will be incorporated into the development to further soften the boundary between this and nearby developments.
- 5.5.LU.5. – Provide diverse land uses that meet the Town's overall needs and effectively transition in scale and density adjacent to neighborhoods.
  - ✓ Currently Oro Valley has more commercially zoned land than can be supported by its residential and employment density. Conversely, the Town's supply of higher density residential units is deficient relative to demand and relative to the General Plan's goal of providing a full spectrum of housing options. Allowing this property to develop as a higher density residential or senior care neighborhood would help address both of these statistics.
- 5.5.LU.7. – Coordinate planning for land use and transportation in order to promote growth areas and transit and commercial corridors.
  - ✓ A General Plan Tier II Growth Area is designated over the entire 81 acres of commercially zoned land centered around the intersection of First Avenue and Tangerine Road. The General Plan defines a Growth Area as a location that is "particularly suitable" for a planned concentration of a range of more intensive land uses. Development within Tier II Growth Areas must limit impacts to nearby homeowners, which this proposal achieves. This proposal also provides for a "sensible pattern of land development" coupled with infrastructure funding that is "coordinated with development activity" (i.e. developed-funded).

- 5.5.LU.9. – Promote the design of cohesive developments that enhance and promote the pedestrian experience.
  - ✓ Whether this property is developed as a senior care campus or a residential neighborhood that is not age-restricted, it will include an internal sidewalk/pathway system with connections to external sidewalk and trail alignments.
- 5.7.DG.1. – Require new development to pay its share toward the cost of additional public facility and service needs generated by new development while balancing public and private interests in cost allocation.
  - ✓ This project will fund the construction of the final leg of the Kai Drive connection between First Avenue and Tangerine Road. That roadway construction effort will also include extension of utilities necessary to serve the development. Beyond providing the actual infrastructure improvements needed to serve this development, impact fees will be paid to help cover the cost of maintaining the Town's broader public infrastructure networks.



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**TANGERINE RD. & FIRST AVE.  
(SILVERHAWKE BLOCK 5)  
GENERAL PLAN AMENDMENT  
& REZONING  
PUBLIC OUTREACH REPORT**

**PREPARED BY:**

**Paradigm**  
**LAND DESIGN LLC**

Attn: Paul Oland  
GPO@ParadigmLand.US  
(520) 664-4304

April 27, 2020

## **I. NEIGHBORHOOD MEETINGS TO-DATE**

The COVID-19 pandemic has created a novel circumstance wherein large gatherings of people would not be lawful or prudent. In order to fulfill the goal of the Code's requirements we have shifted our primary outreach efforts to the internet. An initial informational video was posted to the Town's project website on April 10<sup>th</sup>. The Town mailed notices to all Homeowners' Associations in Town and landowners within 1,000 feet of the property. During the review period for that first video 19 questions and comments were offered by the public. A second informational video responding to the issues raised will be posted on the Town project website on April 30<sup>th</sup>. Further information will be disseminated as the project proceeds through the review process. If the COVID-19 pandemic subsides later this year and reasonable concerns from nearby property owners still exist we hope to be able to conduct in-person meetings because in-person meetings are an important part of the process and should be held if conditions allow. If not, we will continue through interactive web-based outreach efforts. Please refer to the Public Outreach Plan for a detailed meeting schedule.

## **II. COMMENTS RECEIVED TO-DATE**

The 19 comments received during the first informational video question and comment period are attached to this document.

## **III. SUMMARY OF ISSUES RAISED**

The questions raised by the public can generally be summarized in the following hybrid questions:

1. What can currently be built on the site?
2. Why propose new uses and not build commercial uses? What is the occupancy and demand for Oro Valley apartments and senior care facilities? What are the economic benefits?
3. Is this compatible with surrounding neighbors? What about view, noise, and light pollution impacts?
4. How much open space will be provided? What are the cultural & environmental impacts (native plants and animals)?
5. Will future owners be taxed for schools and is there ample student capacity?
6. How will infrastructure be impacted and who pays for it? Will walking paths and trails be included?



# Town of Oro Valley

## Specific Issue Summary For SE Tangerine/1st Project 04/03/2020 Through 04/23/2020

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	SE Tangerine/1st Project	Closed	senior facility down the street	04/10/2020	04/10/2020	RANCHO VISTOSO NEIGHBORHOOD 7		

### Initial Comment / Request

I OBJECT! There is already a senior facility down the street at Splendido for starters. Increasing the population by this proposal creates dangers traffic issues, especially going to Oracle at the intersection of Woodburne and Rancho Vistoso Blvd. Morning traffic at that intersection is hectic at best particularly during morning rush hour. Furthermore this is a primary intersection for emergency services with the fire station less than 2 blocks away. Pedestrian traffic is already a problem with people going to Safeway on the east side of Rancho Vistoso to cross the street to get over to Woodburne, let alone the bicycle traffic and residents walking their dogs. While in the increase in tax revenue might help the city, the increased wear and tear on our streets would offset the tax revenue to some degree. The quality of our neighborhood should be shielded from ongoing residential expansion to preserve our community. Regards, A Los Colinas resident. Judy & Dieter Krausser



Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	SE Tangerine/1st Project	Closed	Signs along south side of Tangerine east of Oracle	04/10/2020	04/10/2020	NO CHOICE	Rosalie	Wright

### **Initial Comment / Request**

Hi there,  
Driving east towards Oracle Road, noticed several yellow signs on south side of Tangerine indicating some proposed changes to the land are in the works. Can you please advise me of what is planned? Thank you....  
Rosalie Wright

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	SE Tangerine/1st Project	Open	Vistoso Golf Course and Tangerine & 1st Videos	04/11/2020		RANCHO VISTOSO NEIGHBORHOOD 7		

### **Initial Comment / Request**

I just wanted to take a minute to pass on how well I thought both the Vistoso Golf Course and Tangerine & 1st videos were prepared and presented. They were professional and very informative. All involved should be congratulated. I even think that this process should be considered in the future, even after the current COVID-19 situation settles down. I appreciated the opportunity to become informed on my own schedule and in the comfort of my own home.

Regards,  
Dave Gerlach  
Oro Valley and Rancho Vistoso resident.

Sent from my iPad



Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	SE Tangerine/1st Project	Open	Tangerine & 1st Ave	04/12/2020		TANGERINE HILLS		

### **Initial Comment / Request**

Ms Oden & OV planning staff:

Excellent work on the video with the land history, map presentations, and project information.

We would like to strongly express our disagreement with changing the zoning for this project and believe we have a unique perspective to do so.

We have lived in Tangerine Hills for 39 years since it was built by US Homes in 1981. We thoroughly enjoy the desert beauty and views from our property on N. Joi Drive. We have grown to tolerate the increased noise and traffic from Tangerine and 1st Avenue recognizing that growth is part of any town that has the beauty and supportive government ideals that Oro Valley offers.

We noticed on the video that areas in close proximity to the project were pointed to with arrows during the presentation, but Tangerine Hills was not.

Without taking out a yardstick to measure, but knowing the area very well I would think that Joi Drive and other Tangerine Hills residences are closer to the project land than some pointed to on the video.

The main points of the developer were entirely financial and seem contrary to Oro Valley ideals. Over the years we have seen other OV projects rejected by the city that seemed primarily motivated by financial gain.

We find it interesting that the Kai-Capri land owners have owned the majority and/or all the land for 50 years, but only in the past 2-3 years have started to develop it. We hope Kai-Capri is not being treated more favorably than other land owners in the city and specifically the Tangerine & 1st Avenue area.

How many zoning changes have they been afforded for their land?

We strongly believe Oro Valley growth in this area should be restricted to the current zoning for the obvious reasons of increased noise, traffic congestion, but also because it is more in line with what our beautiful city is about philosophically for it's residents.

Sincerely,

Tom & Cheryl Murdock 11780 N. Joi Drive Oro Valley, Arizona 85737

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	SE Tangerine/1st Project	Open	Kai-Capri area	04/13/2020		CATALINA SHADOWS ESTATES		

### **Initial Comment / Request**

As a homeowner, I oppose changing the Kai-Capri Area from C1 to R6 because:

1. It will use too much water.
2. It will obstruct views while driving.
3. Wildlife will be displaced.
4. Native and rare plants will be destroyed.
5. Increased traffic will lengthen travel times.
6. Increased traffic will increase air pollution.
7. Noise levels will increase.
8. Nocturnal light levels will increase.
9. A new Oro Valley Market revamp plan is potentially underway. Do we need both?

Thank you.

Sincerely,

Stephan Donovan  
11900 N. Labyrinth Drive  
Oro Valley, AZ 85737

Sent from my iPhone

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	SE Tangerine/1st Project	Open	Proposed zoning change of SE Corner 1st ave & Tangerine	04/13/2020		PALISADES POINT		

### **Initial Comment / Request**

For the Developer:

The example shown details 167 to 200 units on 13.4 acres while preserving 25% open space.

\* That comes out to a minimum of 16 units per acre which seems extremely high, pls comment.

\* No provision for parking spaces is shown, nor for visitor parking. (This is for Seniors, not shut-ins)

\* What is the ratio of paved + under roof area to total area of the 13.4 acres, and how does that impact water absorption/runoff?

\* How will the high density development impact current city water and sewage facilities?

For Oro Valley Planning and Zoning:

\* Will the costs of modifying traffic control on both 1st Ave and on Tangerine be borne by the developer, perhaps in the permits?

\* With all of the recent apartments completed along Oracle at Steam Pump Village, 1st & Oracle, and Oracle & Linda Vista, as well as an additional 800+ planned apartments and hotel at Oro Valley Marketplace; what is the impact on water, sewer, utilities, fire and safety in the city infrastructure and budget?

\* Will the costs of any additional infrastructure and fire and safety staffing required by this development be borne by the developer or the community at large?

\* Can OV Water (through billing accounts), provide information on the current occupancy rates for the above referenced apartment complexes?

\* Since the developer is proposing these plans as Senior complexes without parks or recreation spaces, are there any provisions to make the development restricted to 55+ community in the permitting process?

\* Will the owners of the units or complex be taxed for schools? (No set asides)

Thank you,

Frank Engle

11321 N Charoleau Dr.

Oro Valley, AZ 85737

franke2u@gmail.com

520-906-4351



Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	SE Tangerine/1st Project	Open	add to notification list	04/14/2020		VILLAGES AT SILVERHAWKE	Marlon	Weathers

### **Initial Comment / Request**

Please add us to the notification list. We did not hear of the recent Tangerine and First Avenue plans adjacent to our homes at Villages at Silverhawke.  
Regards, Marlon and Janet Weathers

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	SE Tangerine/1st Project	Open	Tangerine and First Avenue	04/14/2020		VILLAGES AT SILVERHAWKE	Marlon	Weathers

### **Initial Comment / Request**

I realize that the area is going to develop and expected it to eventually. We live in the Villages at Silverhawke and are not excited to see anything going in that bumps up directly to the backyards of the homes. I would prefer to see the least amount of intrusion, traffic, noise, and visibility of any proposed development. I am especially concerned with any additional light pollution that may be added with the proposed developments. Do the proposed plans include that information?

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	SE Tangerine/1st Project	Open	Rezoning at First and Tangerine, Silverhawk Block 5	04/15/2020		RANCHO VISTOSO NEIGHBORHOOD 5		

### **Initial Comment / Request**

Is there a way to see the information in the 30 minute video in hard copy? Perhaps the PowerPoint slides.

Recently an additional entrance to the Safeway shopping center was added on Tangerine. That is a very important item to add to the plan. It is very close to the proposed feeder road at KIA Road.

The road goes up from Big Wash to the Tangerine/ First corner. Can drivers easily see what the options are? As a long time resident near this corner (25 years), I was initially confused about the new entrance to the Safeway center.

Is the feeder road part of the rezoning approval process?

Diane Kelly  
684 East Bridal Veil Falls Road  
Oro Valley



Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	SE Tangerine/1st Project	Closed	Southeast of Tangerine Rd and N. 1st Ave	04/17/2020	04/20/2020	CATALINA SHADOWS ESTATES	Gary	Temple

### **Initial Comment / Request**

My comment is centered around the proposed property being rezoned for senior living. I ask the basic question. How many senior living establishments does Oro Valley plan to approve. We have Splendido and the newest one under construction on Innovation Drive. We already have the abandoned project near the Canada Wash bridge which already received all the necessary approvals, but the developer chose to defer the project. And now, this developer wants to add additional senior living capacity at Tangerine and 1st Ave. I recall the General Plan emphasizing high tech jobs and concomitant younger families moving into Oro Valley. What happened. Are we going to become the most senior community in the state of Arizona outside of Sun City in the Phoenix area. Enough is enough. Deny this application in the strongest terms possible.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	SE Tangerine/1st Project	Closed	RE: Tangerine and First	04/18/2020	04/20/2020	CATALINA SHADOWS ESTATES		

### **Initial Comment / Request**

I've lived at my current address in Catalina Shadows for 3 years and I'm dismayed at how much construction there has been in this immediate area during my short time here. We've dealt with construction and the resulting noise, dust, traffic and wildlife displacement (i.e., snake invasion) from the 2 Silverhawke developments and the defunct Nakoma Sky development. The Oro Valley Marketplace plans include 2 apartment complexes and 2 hotels. Additionally, there's the All Seasons assisted living development across from the hospital. In the past year, there have been several serious (and a few fatal) accidents along Tangerine. I ride my bike through the Tangerine/First intersection regularly and I can vouch for this being a very dangerous intersection. I did not move to Oro Valley to experience high-density living. It is clearly not desirable to have more high density living in this immediate area for the current residents. I wonder if the new homeowners in Silverhawke were told they would be backing up to apartments?

Deane Alban  
Catalina Shadows resident

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	SE Tangerine/1st Project	Closed	Development Plans	04/18/2020	04/20/2020	VILLAGES AT SILVERHAWKE	Taber	Rebecca

### **Initial Comment / Request**

As a resident of Catalina Shadows off of Palisades Road, I viewed with interest the video presentation on project 2000882. Since the General Plan allows 255 residences on the entire piece of Kai property and 227 have been squeezed into the Villages already, I believe the most acceptable of the options presented is just to extend the Villages to Tangerine Road and stay within the currently approved number of housing units for the entire parcel, while changing the zoning from C1 to residential. I don't believe it is consistent with the current development in this area to allow higher density use of this property.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	SE Tangerine/1st Project	Closed	SOUTHEAST OF TANGERINE ROAD AND N. 1ST AVENUE INTERSECTION - PROPOSED GENERAL PLAN AMENDMENT AND REZONING	04/20/2020	04/21/2020			

### **Initial Comment / Request**

AS STEWARDS WHO RESIDE IN THE ADJACENT COMMUNITY, WE UNDERSTAND AND WITNESS THAT THIS PARCEL HAS ENVIRONMENTAL AND ARCHAEOLOGICAL SIGNIFICANCE: SONORAN DESERT TORTOISES RESIDE ON THIS PARCEL AND SOME OF THEIR DENS WERE DESTROYED DURING CAPRI CO. LLC TRENCHING AND MERITAGE HOMES DEVELOPMENT DURING TORTOISE BRUMATION! THIS IS DISGRACEFUL. \*NO HIRED BIOLOGIST MONITORED THIS BEFORE THE DESTRUCTION EXCEPT MYSELF AND I WAS NOT CONSULTED BY THE UNSUSTAINABLE DEVELOPERS WHO DESTROYED THE TORTOISE DENS AND BURROWS. SHAMEFUL!

THERE ARE SIGNIFICANT NATIVE PLANTS AND TREES ON THIS PARCEL AS WELL AS ANCESTRAL TOOLS, NATIVE AMERICAN TRAILS, CERAMIC SHARDS AND WORKED STONE. KAI AND CAPRI HAVE BEEN IRRESPONSIBLE AND NEGLIGENT LAND OWNERS AND DEVELOPERS. KAI ALLOWED THIS PARCEL TO BE AN ILLEGAL DUMPING GROUND FOR MANY YEARS. AS STEWARDS WE REPORTED ILLEGAL DUMPING ON SITE TO THE POLICE NUMEROUS TIMES.

UNSUSTAINABLE DEVELOPMENT OF THIS PARCEL CONTINUES TO PRODUCE SIGNIFICANT SOCIAL AND ENVIRONMENTAL IMPACTS TO THE NATIVE PLANT AND ANIMAL COMMUNITIES AS WELL AS THE HUMAN COMMUNITY. MERITAGE HOMES IS CURRENTLY TRASHING THE PARCEL AND WORKERS ARE LEAVING THEIR GARBAGE AND RECYCLABLES ALL AROUND THE PERIMETER OF THE MERITAGE HOMES DEVELOPMENT ZONE. IT IS DISGUSTING AND UNACCEPTABLE. I REPORTED THIS ILLEGAL DUMPING TO THE ARIZONA ATTORNEY GENERAL AND THE BETTER BUSINESS BUREAU.

A HEALTHY INTACT ENVIRONMENT SUSTAINS LIFE. THE CONTINUED DESTRUCTION OF THIS PARCEL WITH ITS SIGNIFICANT PLANTS, TREES AND ANIMAL COMMUNITIES WILL BE FURTHER IMPACTED BY THIS PROPOSED DEVELOPMENT AND IT WILL FURTHER IMPACT THE HUMAN COMMUNITY.

EXTENSIVE TRASH, DESTRUCTION OF ANIMALS BURROWS AND DENS, WORKERS TREATING THE DESERT PARCEL AS A WASTELAND, WORKERS DEFECATING AND LEAVING THEIR FECAL MATTER AND WIPING PAPER IS DISGUSTING. I REPORTED THIS TO ORO VALLEY GOVERNMENT TO NO AVAIL!

SHAME ON KAI AND CAPRI FOR THEIR UNSUSTAINABLE PRACTICES DIGGING DEEP VERTICAL TRENCHES THAT ENTRAPPED NATIVE ANIMALS WITHOUT PLACING BARRIERS, DESTROYING TORTOISES DENS AND ARCHAEOLOGICALLY SIGNIFICANT TRAILS. TOOLS, WORKED STONE AND CERAMIC SHARDS. THIS SEVERELY IMPACTS LIVES. OUR HUMAN HEALTH AND WELL BEING ARE INEXTRICABLY TIED TO A HEALTHY ENVIRONMENT. KAI, MERITAGE HOMES AND CAPRI HAVE NEGATIVELY IMPACTED THE ENVIRONMENT WITH THEIR UNSUSTAINABLE DEVELOPMENT PRACTICES, NEGLIGENCE AND ILLEGAL DUMPING. THIS IMPACTS THE HEALTH AND WELL-BEING OF THE HUMAN COMMUNITY. A HEALTHY ENVIRONMENT SUSTAINS HEALTHY INDIVIDUALS AND COMMUNITIES. THIS IS UNFORTUNATELY NOT HAPPENING ON THIS PARCEL.

ORO VALLEY GIVES A GREEN LIGHT TO MANY UNSUSTAINABLE DEVELOPERS WHO HAVE IRREPARABLY ALTERED THE NATURAL ENVIRONMENT TO A GREAT EXTENT. THERE ARE MOUNDS OF HUNDREDS OF POUNDS OF RUSTING CABLES AND MOUNDS OF RUSTING HARDWARE ON THIS PARCEL THAT HAVE BEEN DUMPED THERE FOR DECADES. IT APPEARS THAT KAI DOES NOT SEEM TO CARE THAT ILLEGAL DUMPING HAS BEEN OCCURRING ON THIS ONCE BEAUTIFUL PARCEL FOR DECADES AND THIS IS UNFORTUNATE. WE LIVE IN THIS REALM. AS STEWARDS, WE GREATLY CARE AND HAVE CLEANED UP HUNDREDS OF POUNDS OF ILLEGALLY DUMPED TRASH BY MERITAGE HOMES, AMERICAN TOWER WORKERS, CONTRACTORS, CAPRI CO LLC WORKERS AND OTHERS. THIS TYPE OF DEVELOPMENT IS UNACCEPTABLE, IRRESPONSIBLE AND NEGLIGENT.

WE SAY NO TO THIS PROPOSED PROJECT. ENOUGH DAMAGE HAS BEEN DONE TO THIS ONCE PRISTINE AND BEAUTIFUL PARCEL THAT IS RICH WITH NATIVE AMERICAN HISTORY IN THE TOHONO O'ODHAM HAKI: DAG - THE SACRED HOMELAND OF THE TOHONO O'ODHAM PEOPLE.

Sincerely,

Dr. Amy Eisenberg

Amy Eisenberg, Ph.D.  
The University of Arizona  
Center for World Indigenous Studies Associate Scholar  
11848 North Labyrinth Drive  
Tucson, Arizona 85737  
USA  
774-777-0173  
520-848-6158  
dramyeis@yahoo.com  
<https://universityofarizona.academia.edu/AmyEisenbergPhD>  
<https://www.facebook.com/amy.eisenberg.716>  
[www.pbbase.com/jamato8](http://www.pbbase.com/jamato8)

We are given life that we may enhance life

Elid g Jewed - Respect the Earth  
<http://www.tonation-nsn.gov/nowall/>



Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	SE Tangerine/1st Project	Closed	Opposed to Silverhawke alteration	04/20/2020	04/21/2020	SUNSET RIDGE II	Andrew	Beauto

**Initial Comment / Request**

Hi. I oppose the proposal to alter the general plan to enable a shift in land usage at Silverhawke from commercial property to multi-family residential. I encourage the town council to reject any such request for a change to the general plan. Thank you.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	SE Tangerine/1st Project	Closed	Tangerine and First development	04/21/2020	04/21/2020			
<b><u>Initial Comment / Request</u></b>								

Good morning! First of all, thanks for your response to my question about phone in meetings for HOAs. I appreciate your quick response. And now, for my reason for writing today....

The Kai family is very fortunate to have been able to purchase land in our area over 50 years ago, and I am well aware that times change, but why do our voter approved General Plan and our zoning requirements need to change every time the Kai family wants to do something different with their purchase?

In 2015, the family's property near First and Tangerine was zoned as large lot residential, and they wanted and were granted a change to neighborhood commercial office. Now they want to change it back to residential, but not large lot. They want to make it 167 one story or 200 two story apartments or town homes or possibly a two story senior citizen facility.

The reasoning is as follows -

poor visibility for retail at that location

the parcel of land is not exactly on that corner

there is a weak market for retail at that location because there is a lack of residents in that area AND because of the abundance of other retail space nearby

Plus, they claim that retail won't improve in this location.

Keep in mind that the Kai family is the owner of the land that is now Sanctuary at Silverhawke with 40 homes and the Villages at Silverhawke with 186 lots. The Villages at Silverhawke were originally approved as low density residential and in 2013, the Kai family was able to have it changed to medium density residential with the property square footage reduced to 5,520 from 7,200.

Also remember that Oro Valley lives on sales tax revenues, and changing zoning entitlements away from commercial, only limits the future of sales tax revenues. Once all construction/impact fees are paid, the land will produce no revenue for our Town. With the probability of apartments going in at the Oro Valley Marketplace, this area will be saturated with apartments. Unless the Town initiates a "renters tax", apartments don't produce income. The best use of the land for Oro Valley is to remain commercial. There are no lack of residents, especially with the development of both Silverhawke complexes.

Why do we have a voter approved General Plan and Town zoning requirements if a wealthy owner of the property can change what the property becomes just by saying "I don't want to do this anymore. I want to make more money."

Why does the owner think that the town needs more apartments or town homes in addition to what is being proposed for the Oro Valley Village Center? And why does the owner think that we need another senior care facility with Splendido a little further up the road on Rancho Vistoso and All Seasons development going up across the street from the hospital? Why does the owner think the property won't be visible from Tangerine and 1st, one of the most visible and traveled intersections in Oro Valley, a prime spot for commercial? And why does the owner think that retail won't work in this area? Where is the research that proves any of those concerns?

Perhaps in this climate where none of us are shopping, dining out, or looking for a place to live, why don't we all just take a breath and leave the land as it is? We don't have to do this now. Let's let it lie for the time. Who knows what kind of services we will need when we get to the other side of this pandemic? Please let the land and the animals on it just be for awhile until we can all focus on moving forward.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	SE Tangerine/1st Project	Closed	Kai Property General Plan Amendment Request	04/22/2020	04/22/2020	SHANNON ACRES	Sandy	Wilson

### Initial Comment / Request

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	SE Tangerine/1st Project	Closed	Amendments to the General Plan	04/22/2020	04/22/2020			

### **Initial Comment / Request**

I have lived in Oro Valley since 2004. I do not understand why Oro Valley spends so much time soliciting citizen input for their General Plan when every developer in town is allowed to ask for, and is usually granted, an amendment in order to change the zoning of the land. The Oro Valley General Plan is false advertising and not much more.

People move to parts of Oro Valley expecting the General Plan to provide a guideline as to how their land, and adjoining land, can be used and may be developed in the future.

So many homeowners in Oro Valley have had their views destroyed and/or their environment seriously altered from what they expected when they bought their property because developers continually convince the Town Council to approve complete zoning changes to large parcels. Smart developers would not purchase or invest in these parcels if they had expectations that the General Plan and zoning of their land could in MOST cases NOT be changed. But developers have learned they get free rein to zone parcels however they so choose after running through the usual gauntlet of citizen objections.

My suggestion is to throw out the General Plan that pertains to zoning because it is so often disregarded as to be pointless. An alternative would be to make it much more difficult and grossly more expensive and time-consuming for a zoning change to be approved to any parcel larger than one acre. If citizens who support the General Plan were allowed to vote to approve or disapprove each zoning change rather than the Town Council, I doubt so many would pass muster.

Thank you for your consideration.

Best regards,

Lois Berkowitz  
12211 N Cloud Ridge Dr  
Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	SE Tangerine/1st Project	Closed	Kai Property - Tangerine and First Ave	04/23/2020	04/23/2020			

### **Initial Comment / Request**

I am opposed to this project. Specifically, it deviates significantly from the strategic Long Term Plan, Your Voice, Our Future (revisited in 2016 and ratified by the voters - just 4 years ago). The request for a zoning change from Commercial to Multi-Residential greatly increases (almost doubling) the density in the area. In 2015, this very issue was addressed when the area was rezoned from Multi Residential (R1-144 to Commercial C-1). Public input was heavy at that time. Area density was a key issue. The 2016 'Grand Plan' codified this. The Special Area Policy for Kai Capri also addressed density in limiting Residential development to 255 units. The applicant's new request goes well beyond the new limit imposed and attempts to supersede the 2015 rezoning and the 2016 Long Term Plan. We do not need to increase the density.

The strategic Long Term Plan by Oro Valley for this area specifically envisions a balanced ratio between lower density residential projects and retail/commercial development.

The applicant cites an abundance of retail property, implying that the proposed project area is insufficient for Retail/Professional Offices – this is short sighted. Applicant claims that there is insufficient demand for C-1 property because of low density. It ignores higher residential density just outside the property both to the North and East. In addition, the substantial Meritage developments to the South is not even completed yet, so its impact on nearby commercial/retail at this location has not yet been realized. Additionally, residential area proposed nearby at the OV Marketplace also puts this argument in question. To cut off new potential C-1 projects in the immediate area is grossly premature at this point.

Please do not let this project continue. Please keep the density in check and follow the long term vision for this area.

Ed Buettner

854 E Naranja Dr  
Oro Valley, Az



### Plan Summary

1. Property Area: 13.44 Ac.
2. APN: 140-44-0040
3. Existing Zoning: C-1 Commercial
4. Proposed Zoning: R-6 Residential
5. Proposed Land Use: Single-family Residential
6. Proposed Units: 55
7. Proposed Building Height: 1- & 2-Story
8. Minimum Lot Size: 45' x 120'





### Plan Summary

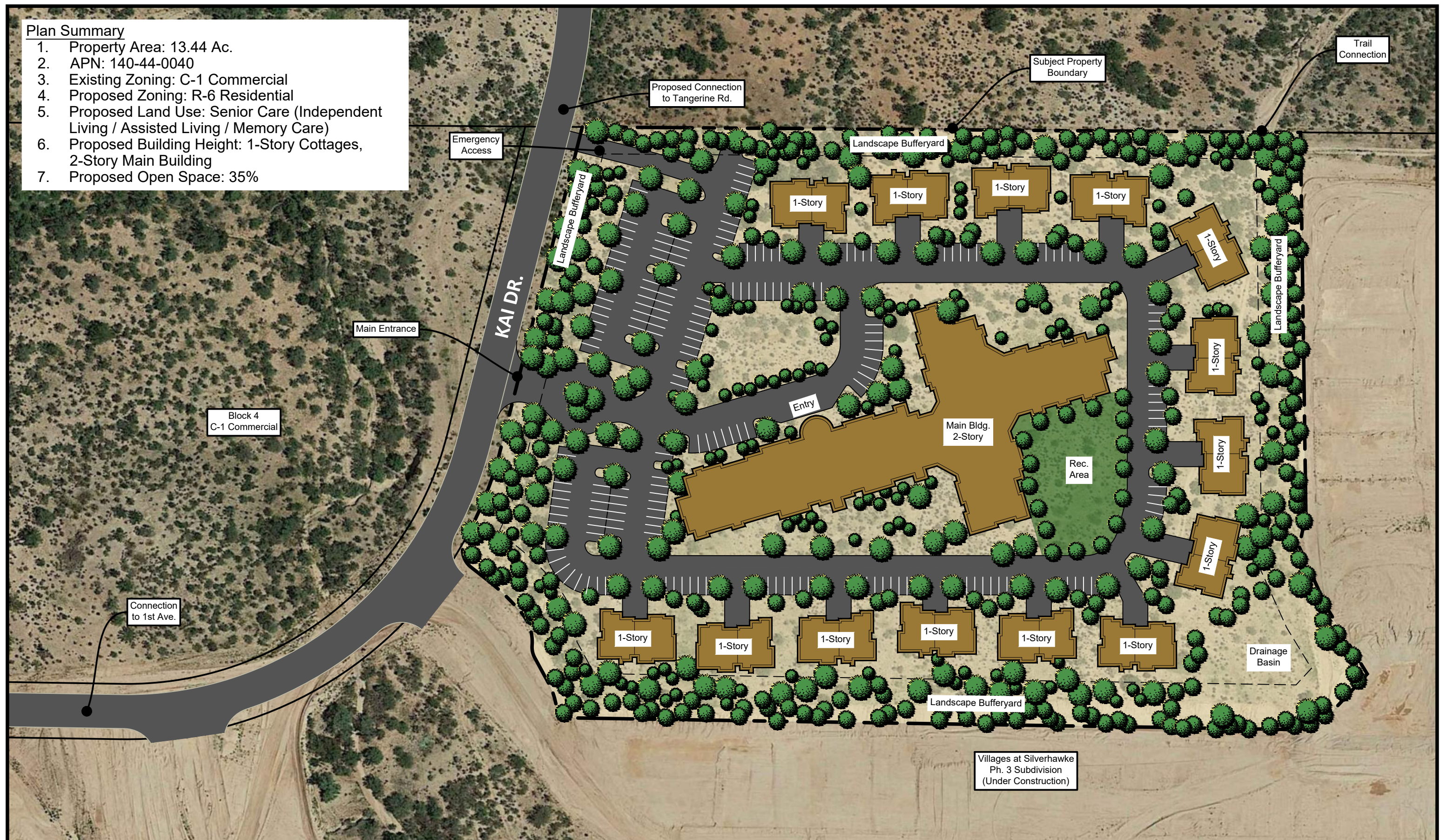
1. Property Area: 13.44 Ac.
2. APN: 140-44-0040
3. Existing Zoning: C-1 Commercial
4. Proposed Zoning: R-6 Residential
5. Proposed Land Use: Multifamily Residential
6. Proposed Units: 167
7. Proposed Building Height: 2-Story / 25 ft.
8. Proposed Open Space: 25%





### Plan Summary

1. Property Area: 13.44 Ac.
2. APN: 140-44-0040
3. Existing Zoning: C-1 Commercial
4. Proposed Zoning: R-6 Residential
5. Proposed Land Use: Senior Care (Independent Living / Assisted Living / Memory Care)
6. Proposed Building Height: 1-Story Cottages, 2-Story Main Building
7. Proposed Open Space: 35%





### Plan Summary

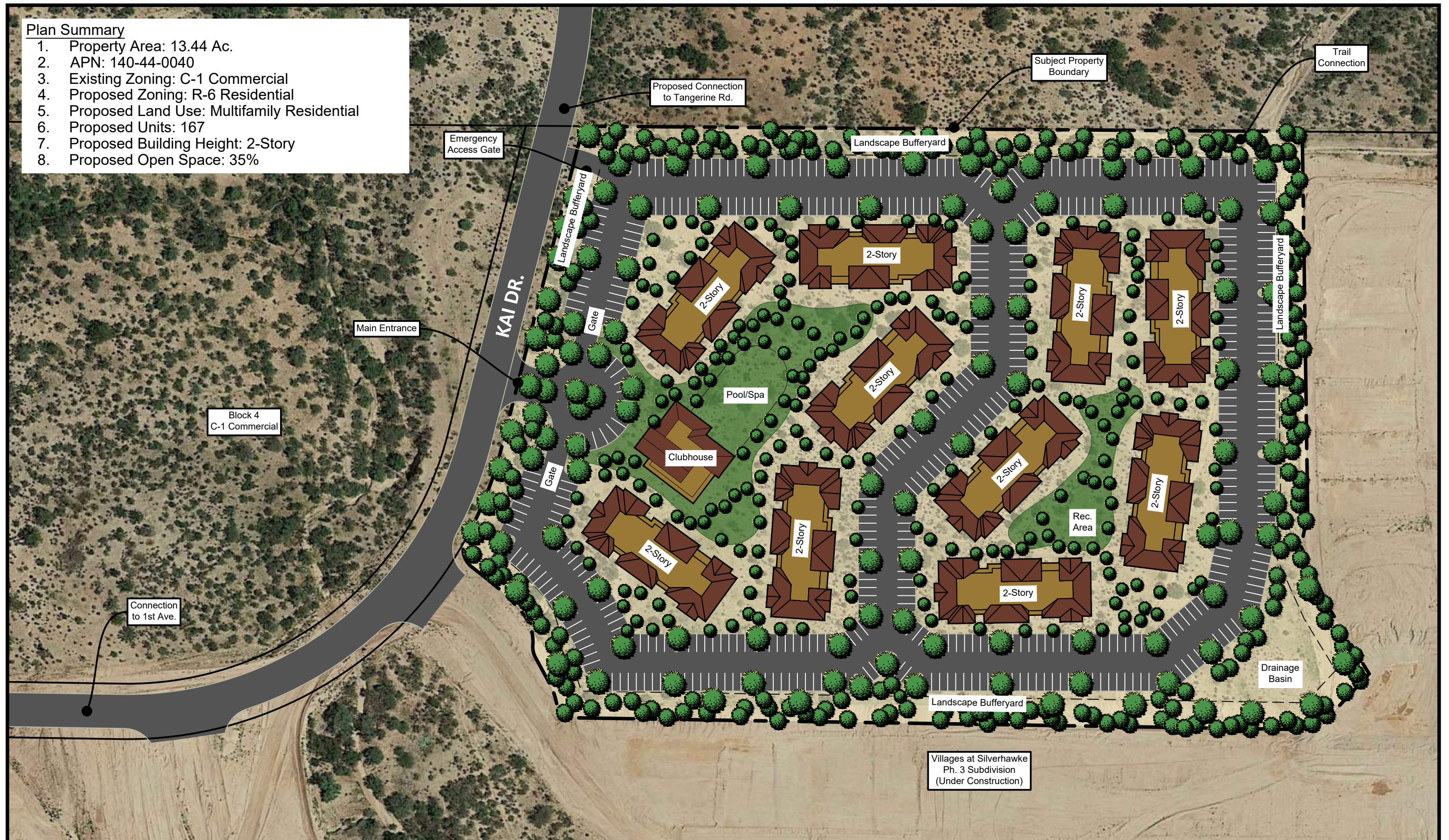
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### Plan Summary

1. Property Area: 13.44 Ac.
2. APN: 140-44-0040
3. Existing Zoning: C-1 Commercial
4. Proposed Zoning: R-6 Residential
5. Proposed Land Use: Multifamily Residential
6. Proposed Units: 167
7. Proposed Building Height: 2-Story
8. Proposed Open Space: 35%







## 5.0 SUPPLEMENTARY DOCUMENTS

### ADDITIONAL NOTIFICATION

In addition to the Town of Oro Valley (the "Town"), there may be other jurisdictions affecting development of this property. If a property developer waits until late in the development process to contact other pertinent governmental agencies or bodies, additional expense and time in coordination, redesign and development may be a result. Examples of other governmental agencies and/or bodies that may have overlapping jurisdiction over this property include but are not limited to the following:

**Federal:** The United States Department of the Interior, Fish and Wildlife Service is responsible for Endangered Species Act compliance, etc. Please note, habitat has been designated with the Town.

U.S Fish and Wildlife Field Division  
2321 W. Royal Palm Rd., Suite 103  
Phoenix, AZ 85021-4951  
Phone (602) 640-2720 Fax (602) 620-2730

The United States Corps of Engineers: This agency is responsible for management of jurisdictional waters, etc. Section 404 consultations may be required on properties that contain washes.

U.S. Army Corps of Engineers  
5205 E. Comanche  
Davis Monthan AFB  
Tucson, AZ 85707  
Phone (520) 584-4486 Fax (520) 584-4497

**State:** Arizona Department of Environmental Quality: This agency has multiple responsibilities. Please contact directly for further information.

ADEQ  
1110 W. Washington Street  
Phoenix, AZ 85007  
(602) 771-2300

**County:** Pima County Department of Environmental Quality: This agency has multiple responsibilities. Please contact directly for further information.

PDEQ  
201 N. Stone Avenue, 2<sup>nd</sup> Floor  
Tucson, AZ 85701  
(520) 740-6520

Please be advised, issuance of a permit **DOES NOT**, nor should it be construed, to imply compliance with Federal, State or County regulations. If you have any questions concerning your responsibilities under federal law, please contact the applicable agency.

APPLICANT NAME: Capri Company LLC

CONTACT PHONE AND ADDRESS: (520) 791-2409; 6088 W. Arizona Pavilions Dr. #2, Marana, AZ 85743

SITE LOCATION: Silverhawk Block 5

PROPOSED USE: R-6

Applicant Signature

Date

Case/File Number