

**H 2 K P A D A M E N D M E N T**

**P U B L I C O U T R E A C H P A C K E T**

CITY OF TUCSON, AZ

1/26/2024

## **LIST OF PUBLIC ENGAGEMENT & MEETINGS**

### **CONTENTS**

#### January 17, 2024 - Neighborhood Meeting Materials

- Meeting Summary
- Meeting Invitation
- Mailing Labels List & Receipt
- Presentation
- Meeting Attendance Sheet

#### Additional Public Engagement & Meetings

## MEETING SUMMARY

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**Project:** H2K Planned Area Development Amendment

**Date/Time:** January 17<sup>th</sup>, 2024  
6:00 p.m.

**Location:** Empire High School, Vail, AZ

### Meeting Invitation:

The meeting invitation was sent to all property owners within 400 feet of the property and all registered neighborhood associations within one mile of the property via First-class Mail using a city-generated mailing list. Additionally, all property owners within the adjacent Hanson Ridge Subdivision were sent a meeting invite (*see attached meeting invitation letter and mailing labels*).

### Attendance:

20 neighboring property owners, 2 people from the Ward 4 office, and five project team members attended (*see sign-in sheets*).

### The project team that presented the proposed H2K PAD amendment included:

- Karen Dada, Arizona State Land Department (ASLD)
- Keri Silvyn, Lazarus & Silvyn (Land Use Attorney)
- Rob Longaker, The WLB Group (Planning Consultant)
- Mike Czechowski, City of Tucson
- Liz Madsen, The WLB Group (Planning Consultant)

Below is a summary of questions/comments that were raised at this meeting and the responses:

**Q/C:** *Concern was expressed about future truck and other traffic generated by proposed project and if the roadway infrastructure can accommodate.*

**A:** Future traffic assessment will be part of the Secondary Planning process outlined in the H2K PAD, and a Traffic Impact Analysis (TIA) will be prepared during the Development Package stage to assess traffic impacts. Roadway improvements directly associated with the proposed development that may be required to facilitate safe and efficient access to and from the property would be responsibility of the developer.

**Q/C:** *Attendees asked for information regarding the meaning of the Noise Control District line that is on the Development Unit Plan for the PAD.*

**A:** The Noise Control District is part of the City of Tucson Airport Environs Overlay Zone and more specifically the Davis Monthan Air Force Base (DMAFB) environs. It is an area where noise levels are high due to DMAFB operations, where certain types of land uses are prohibited and where noise levels within buildings must be attenuated.

## MEETING SUMMARY

**Q/C:** *Concern was expressed about the proximity of the Acacia Elementary School to the H2K PAD and what will be done to ensure the project will not negatively affect the school.*

**A:** Per discussions with the Vail School District that occurred prior to the meeting, there will be a buffer/transition area around Acacia Elementary that will restrict uses and heights to prevent disturbances/negative effect on the school. It was also indicated that manufacturing and primary manufacturing (types of industrial processes that have the potential to generate noise) are required to be located within enclosed buildings.

There are also use specific standards in the Tucson Unified Development Code (Section 4.9.5) that will apply to the H2K PAD and provide additional standards for certain permitted and special exception land uses, including industrial, to mitigate potentially adverse impacts (noise/odor/etc.) on adjacent land uses, on the immediate neighborhood and on the community.

**Q/C:** *Concern was also expressed regarding the use of Trotter Sisters Road by children walking to school and how future development might impact this area.*

The concern about Trotter Sister Road was acknowledged at the meeting, and after the meeting the development team decided to extend the buffer/transition area around the Acacia Elementary School to the north to include the area around Trotter Sisters Road, thereby alleviating this concern.

**Q/C:** *Attendees inquired about the types of uses that will go in this site and if neighbors would be informed when land is being sold.*

**A:** The ASLD auction process for selling land was explained (including the notice in the newspaper and on the ASLD website), and that the specific user (or users) of the site are not known at this point. The auction process does not include direct, mailed notification to surrounding property owners. The City of Tucson has a "Notice Me" program which is a geographic based program that one can use to receive notifications of new development. Owners need to go on and register for notifications. While the program does not notify for sales of properties, it will let registrants know when property owners apply for permits and other plan and document reviews from the City of Tucson.

**Q/C:** *Attendees asked about industrial users and if hazardous materials would be manufactured on the site.*

**A:** The H2K PAD prohibits the manufacturing of hazardous materials.

**Q/C:** *Attendees inquired about the history of the H2K PAD and why some neighbors were not informed of the 2022 rezoning.*

**A:** The original H2K PAD rezoning occurred prior to many of the Hanson Ridge Subdivision homes being built, so there are people presently living in the area that were not at the time the H2K PAD was being processed through the City of Tucson. The proposed H2K PAD amendment requires the same notification area as the original H2K PAD. For this process, residents who were not living in the area during the 2022 H2K PAD rezoning are now being notified of the proposed amendment.

## MEETING SUMMARY

**Q/C:** *Attendees inquired about the 400-foot notification area and why property owners beyond this distance were not notified.*

**A:** Neighbors beyond 400 feet of the rezoning area were notified. The City of Tucson required notification area is property owners within 400 feet of the proposed rezoning area and all registered neighborhood associations within one mile of the rezoning area. The notification area was expanded to include the entire Hanson Ridge Subdivision. Some property owners may have not received a letter due to the delay that occurs between the purchase of a property and the notification reaching the Pima County Assessors office. The Assessor records were used to generate mailing notification list.

**Q/C:** *Concern was expressed about the potential impact to property values and negative impacts on the premiums paid by homeowners in the Hanson Ridge subdivision for lots with rear yards facing the Julian Wash.*

**A:** The ASLD is interested in high quality development on this property that is considerate of surrounding land uses. Future property values are difficult to predict, but the buffering and land use transition regulations established in the H2K PAD are designed to mitigate to the greatest degree possible adverse effects on surrounding property.

Per a specific program in the H2K PAD, the Julian Wash will not only be preserved, but also will be enhanced with transplanted vegetation. The width of the Julian Wash corridor varies in width from 350 feet to 2000 feet, and as such there is significant separation between development areas and existing residential, thereby protecting the views of the Julian Wash area.

**Q/C:** *Attendees inquired about the project address and if it would be addressed in Tucson?*

**A:** While jurisdictionally the project is located in the City of Tucson, it may be addressed as Vail. This will be determined by the post office.

**Q/C:** *Knowing that ASLD owns millions of acres in the state, attendees asked why this specific property was chosen for development.*

**A:** The H2K PAD property is unique across the entire State of Arizona. It is a large property under single ownership (ASLD), has excellent access to Interstate 10 and offers access to the Union Pacific Railroad. These qualities make it attractive to large-scale industrial users and hence the reason for requesting zoning entitlements allowing industrial development.

**Q/C:** *The general manager of Cactus Country RV Resort attended the meeting and expressed concerns about future impacts of the H2K PAD on their permanent and seasonal residents.*

**A:** These concerns were acknowledged and the applicant team committed to having a follow up meeting to discuss their concerns. This meeting occurred on January 22, 2024 with the property owner and general manager, and regulations have been added to the H2K PAD to provide buffering and transitioning between future development and the existing Cactus Country RV Resort.

## MEETING SUMMARY

**Q/C:** *Attendees asked about the development timeframe and how long will it take to build once the land is sold.*

**A:** Once land is purchased, build out will vary depending on the user but may be in the 18 to 36 month range.

**Q/C:** *Attendees wanted to know why these parcels are being added to the H2K PAD.*

**A:** These three parcels are proposed for annexation and addition to the H2K PAD to create a larger, contiguous area for development and make the property more attractive for larger scale industrial use. It also provides an opportunity for additional buffers and a direct connection to the Union Pacific Railroad and the opportunity for a rail spur that would allow industrial users to utilize the rail line for movement of goods and materials.

**Q/C:** *It was indicated that the Acacia Elementary School is currently overcrowded, and attendees asked if some of the ASLD property could be purchased for expansion of the school site.*

**A:** The K-12 education system is the beneficiary of the proposed Cody annexation parcel. As such, the School District is aware they it can go through the required process with ASLD to purchase or lease the property in the Cody annexation parcel. ASLD committed to further discussion on this issue with the School District. These discussions and any potential purchase are not affected by the zoning since school districts are exempt from zoning.

## MEETING INVITATION

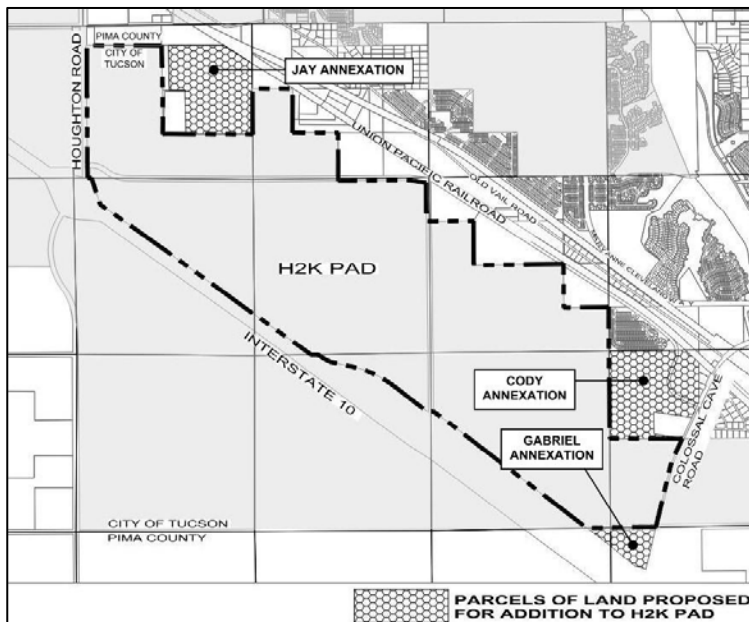


January 2, 2024

Dear Neighbor:

The WLB Group and Lazarus & Silvyn are assisting the Arizona State Land Department (ASLD) and City of Tucson (“City”) in the potential annexation/original zoning of 302+/- acres (in 3 separate parcels shown below) adjacent to the H2K Planned Area Development (PAD) as well as the amendment to the PAD to include the 302+/- acres. The PAD was approved for the original 2160 acres by the Mayor and Council in July 2022. The sole purpose of this annexation and PAD amendment is to include the three parcels into the PAD. The only regulatory amendments to the PAD involve additional buffering requirements specifically for Acacia Elementary School. The boundaries of the H2K PAD and the property to be added are shown below.

The 302+/- acres is currently vacant and zoned a combination of low density residential (RH) and high intensity industrial (CI-2). As part of the annexation process and per Arizona Revised Statutes 9-471.L, the City is required to adopt city zoning classification for the 302+/- acres that permits densities and uses no greater than those permitted in the County immediately before the annexation. This is called “Original Zoning” and will be discussed at the neighborhood meeting.



In addition, ASLD is processing an amendment to the PAD to include the three annexation parcels. The permitted uses in these parcels would be the same park and light industrial uses already permitted in the PAD, which include manufacturing, wholesaling and other uses that are compatible with surrounding development. This will provide a larger, contiguous area of land that will assist in attracting users that would be a significant contributor to the Tucson economy and employment base.

As a nearby property owner or neighborhood association, we invite you to join our meeting on **January 17, 2024, at 6:30 pm at Empire High School, 10701 E. Mary Ann Cleveland Way, Tucson, AZ 85747** to learn more about the project. The meeting will include a discussion of Original Zoning, the PAD amendment proposal and review of the City’s rezoning process. There will be ample time for questions.

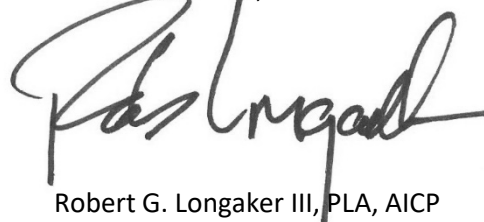
If you would like to personally speak with City staff regarding this matter, please contact John Beall via email at [john.beall@tucsonaz.gov](mailto:john.beall@tucsonaz.gov) or at (520) 837-6966. If you have written comments, please submit them to the Planning and Development Services Director at 201 N. Stone Avenue, Tucson, AZ 85701.

If you have specific questions about the annexation, please contact Mike Czechowski via email at [mike.czechowski@tucsonaz.gov](mailto:mike.czechowski@tucsonaz.gov) or at (520) 837-4058.

We look forward to answering any questions you might have at the neighborhood meeting. If you have any questions before the meeting, or if you cannot attend the meeting and would like to discuss the project, please contact either Keri Silvyn from Lazarus & Silvyn via email at [ksilvyn@lslawaz.com](mailto:ksilvyn@lslawaz.com) or at (520) 207-4464, or Rob Longaker from The WLB Group via email at [rlongaker@wlbgroup.com](mailto:rlongaker@wlbgroup.com) or at (520) 881-7480. Comments and questions may also be mailed to The WLB Group at 4444 East Broadway Boulevard, Tucson, AZ 85711.

Sincerely,

THE WLB GROUP, INC.



Robert G. Longaker III, PLA, AICP  
Director of Planning

## **ADDITIONAL PUBLIC ENGAGEMENT & MEETINGS**

### *Non-Residential Stakeholders Meeting: August 16, 2023*

ASLD and the City hosted a meeting with the non-residential owners and stakeholders at the Greater Vail Area Chamber of Commerce ("GVACC"). Attendees included the GVACC, the Vail School District, the Vail Preservation Society, Vail Incorporation leaders, Keri Silvyn from Lazarus & Silvyn, Wesley Mehl from ASLD, Rob Longaker of The WLB Group and Mike Czechowski from City of Tucson. The purpose of the meeting was to explain the annexation and original zoning, clarify the PAD amendment process and outline next steps. At that meeting, it was requested that the PAD amendment and annexation not move forward until after the November Vail incorporation election. ASLD honored that request and held off on the public process for annexation/PAD amendment until January 2024. Representatives from the Vail School District also requested a separate discussion about the zoning around Acacia Elementary School.

### *Meeting with Vail School District: October 18, 2023*

ASLD (Karen Dada and Keri Silvyn) met with the Vail School District (Superintendent, Assistant Superintendent and Principal of Acacia Elementary School). The purpose of the meeting was to discuss an appropriate buffer to incorporate into the PAD document. All agreed to provide a 400-foot-wide area of land adjacent to the north, west and east sides of the school where no industrial/light industrial uses are permitted and where the maximum building height is 40 feet. The School District also expressed a potential interest in purchasing some adjacent ASLD land for school site expansion purposes, which is unrelated to the zoning but discussions have begun. After this meeting and after feedback from the January 17<sup>th</sup> neighborhood meeting, the restricted use and height area was extended further to the north and a 50-foot natural undisturbed area directly adjacent to Acacia was added.

### *Meeting with Cactus Country RV Resort: January 22, 2024*

Keri Silvyn and Rob Longaker, representing ASLD, met with representatives of Cactus Country RV Resort. The purpose of the meeting was to discuss buffering and land use transition between the H2K PAD and Cactus Country RV Resort. Additional mitigation was added to the PAD after this meeting.

### *Vail Chamber of Commerce Communication*

Keri Silvyn and Brad Anderson, President and CEO of the GVACC have had communications since October 2023. In October, GVACC expressed interest in the Gabriel annexation parcel and potential for tax revenue generation if the Vail incorporation succeeded. This point of discussion became moot with the results of the Vail incorporation effort. GVACC has asked Keri Silvyn and Rob Longaker to present the H2K PAD amendment and process at their monthly luncheon on February 21, 2024, to explain facts and respond to questions and comments.

**MAILING LABELS LIST & RECEIPT**



201 North Stone Avenue  
PO Box 27210  
Tucson, AZ 85726-7210

**SUBJECT:** Neighborhood Mailing Certification

**ACTIVITY NUMBER:**

**PROJECT LOCATION:**

This serves to place on record the fact that on \_\_\_\_\_, \_\_\_\_\_,  
*(mailing date)* *(sender's name)*  
mailed notice of the \_\_\_\_\_ neighborhood meeting such that the notice was  
*(date of meeting)*  
received at least ten (10) days prior to the date of the meeting.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Attachment: Copy of mailing labels

**Note:** The following list contains neighbors and entities within the required notification area, as well as all residents who live in the adjacent Hanson Ridge subdivision.

MAIL1	MAIL2	MAIL3	ZIP	ZIP2	ZIP3
STATE OF ARIZONA	400 W CONGRESS ST S315	TUCSON AZ	85701		0
TUCSON ELECTRIC POWER COMPANY	PO BOX 711	TUCSON AZ	85702		
UNISOURCE ENERGY CORP	PO BOX 711 MAIL STOP HQW802	TUCSON AZ	85702		
MORENO FRANK DEAN SR	2255 N TANQUE VERDE CIR	TUCSON AZ	85749		
TRICON CONTRACTING INC	9755 S HOUGHTON RD	TUCSON AZ	85747		
CACTUS COUNTRY RV RESORT LLC	29605 US HIGHWAY 19 N STE 130	CLEARWATER FL	33761		
UNION PACIFIC RAILROAD	1400 DOUGLAS ST STOP 1640	OMAHA NE	68179		
STATE OF ARIZONA	400 W CONGRESS ST S315	TUCSON AZ	85701		
DOS PERROS DEVELOPMENT LLC	2640 E CAMINO LA ZORRELA	TUCSON AZ	85718		
TRICKETT ANNA ROSE 33 1/3% SZABO STEPHEN	ALOIS 33 1/3% HAWKS HELEN JULIA 33 1/3%	6523 SAN HAROLDO WAY	BUENA PARK CA		90620
FORREY MAURICE	1820 S PERSIA PL	TUCSON AZ			85748
NITKA LAWRENCE & SHAWNDA CP/RS	5244 E 17TH ST	TUCSON AZ			85711
CHATHAM ELVIN	12290 E OLD VAIL RD	VAIL AZ			85641
WEISSMAN FAMILY TR 25% & JOFFROY RODOLFO	A REVOC TR 50% & PABST FAMILY LP 25%	4640 N CALLE ALTIVO	TUCSON AZ		85718
PABST FAMILY LP 25% & WEISSMAN	4640 N CALLE ALTIVO	TUCSON AZ	85718		
UNION PACIFIC RAILROAD	KENT SCHILLING, PROPERTY TAX	1400 DOUGLAS ST STOP 1640		OMAHA NE	68179
RUIZ NICOLE & RENE CP/RS	12438 E CALLE RIOBAMBA	VAIL AZ			85641
KNOX DWIGHT C JR & KRystal CP/RS	12432 E CALLE RIOBAMBA	VAIL AZ			85641
VISTA DEL LAGO HOA	ATTN: SONORAN DESERT WILLOW ESTATES	PO BOX 14198	TUCSON AZ		85732
FIDELITY NATIONAL TITLE TR 10756	ATTN: THE ESTES CO.	6375 E TANQUE VERDE RD STE 150	85715		
TITLE SECURITY AGENCY LLC TR 201434-T (HORTON)	6875 N ORACLE RD STE 125	TUCSON AZ	85704		
RAMIREZ JUNIOR MARIANO & MARLA NINOCCHKA CP/RS	12878 E JOFFROY DR	VAIL AZ	85641		
VOLKAR TIMOTHY JAMES	12870 E JOFFROY DR	VAIL AZ	85641		
SHIRES BERNAI A & COREY A CP/RS	12862 E JOFFROY DR	VAIL AZ	85641		
DEL MAR MITZ JOHN REBONZA & RAMIREZ ZAMARYS	12854 E JOFFROY DR	VAIL AZ	85641		
STAPP ROBERT MATTHEW	12846 E JOFFROY DR	VAIL AZ	85641		
BARBER MICAELA NOELLE	12838 E JOFFROY DR	VAIL AZ	85641		
CHOL JAMES ALIER & NHIAL ANGETH	12830 E JOFFROY DR	VAIL AZ	85641		
SANTOSCOY JOSE DE JESUS JR	12822 E JOFFROY DR	VAIL AZ	85641		
ROUNTREE BRETT PHILLIP	12814 E JOFFROY DR	VAIL AZ	85641		
WASHBURN DAVID J & KASARAH A CP/RS	132 E ADYTUM PL	VAIL AZ	85641		
RIVAS JOEL O RODRIGUEZ &	12798 E JOFFROY DR	VAIL AZ	85641		
DESIDERIO LISA MARIE & VALENZUELA ARON N JT/RS	12790 E JOFFROY DR	VAIL AZ	85741		
DEUS BAHATI A & KATOTOLA MAPENDO L JT/RS	12782 E JOFFROY DR	VAIL AZ	85641		
NGUYEN VINH & TRAN THU LY THI	12774 E JOFFROY DR	VAIL AZ	85641		
ZEPEDA LIZBETH KARINA	12766 E JOFFROY DR	VAIL AZ	85641		
AMBAYO TERESA WAHOWE & OCHAMI MOSES	12758 E JOFFROY DR	VAIL AZ	85641		
SPRADLING ERIKA DENISE & STEVEN CP/RS	12750 E JOFFROY DR	VAIL AZ	85641		
KELLER ROBERT J & ALEXANDRA R CP/RS	12742 E JOFFROY DR	VAIL AZ	85641		
BENCOMO MIGUEL JR & ROHOLT CYNTHIA MARIE CP/RS	12734 E JOFFROY DR	VAIL AZ	85641		
HULL MARTY FRANKLIN II	12726 E JOFFROY DR	VAIL AZ	85641		
KARTCHNER ALEXA & KYLER CP/RS	12718 E JOFFROY DR	VAIL AZ	85641		
TOWNSEND AMANDA MARIE & LESTER DAVID	12710 E JOFFROY DR	VAIL AZ	85641		
TITLE SECURITY AGENCY OF AZ TR202066-S	6390 E TANQUE VERDE RD	TUCSON AZ	85715		
PROGRESS PHOENIX LLC	PO BOX 4090	SCOTTSDALE AZ	85261		
NANEZ SABRINA YRIGOYEN	11223 S WEISMANN DR	VAIL AZ	85641		
PETERSON PETER EDWARD IV & LAURA FLORENCE JT/RS	11227 S WEISMANN DR	VAIL AZ	85641		
VALENZUELA GERARDO DANIEL & ALYSSA NICOLE CP/RS	11231 S WEISMANN DR	VAIL AZ	85641		
RHODES JOHANNA	812 E PLACITA DE ROBERTA	TUCSON AZ	85718		
FLEURY RYAN ANDREW	11239 S WEISMANN DR	VAIL AZ	85641		
BYRNE JOHN T & ANNAMARIA CP/RS	112 LAUREL AVE	SICKLERVILLE NJ	08081		
LAMB MICHAEL SEAN & KIM MIN JUNG CP/RS	11251 S WEISMANN DR	VAIL AZ	85641		
RUEHLING ANDREW KURT & MELAYNA NEUPERT CP/RS	11255 S WEISMANN DR	VAIL AZ	85641		
WILLIAMS ROBERT	11259 S WEISMANN DR	VAIL AZ	85641		
MITALI JULIAN DANIEL	11263 S WEISMANN DR	VAIL AZ	85641		
HAYES JOSHUA WILLIAM & BANIS SHELBY LEAH CP/RS	11267 S WEISMANN DR	VAIL AZ	85641		
SHAK JULIAN R	11271 S WEISMANN DR	VAIL AZ	85641		
MC MILLAN MARCUS ANTOINE	11275 S WEISMANN DR	VAIL AZ	85641		
ORTIZ AARON URIAS & DIAZ ALEJANDRA MONTANO CP/RS	11279 S WEISMANN DR	VAIL AZ	85641		
MENELL BRANDON MICHAEL ANDERSON	11283 S WEISMANN DR	VAIL AZ	85641		
ZIMMERMAN KALMAN & ANA MARIA JT/RS	11287 S WEISMANN DR	VAIL AZ	85641		
WILLIAMSON KENNETH DAVID	493 MERGANSER WAY	CRESTVIEW FL	32539		
RAMIREZ BETSABE	11295 S WEISMANN DR	VAIL AZ	85641		
MEDINA MARK THOR & MEAGAN LINDSAY CP/RS	11299 S WEISMANN DR	VAIL AZ	85641		
CORPUS JOSE ALONZO JR & PRISCILLA VILLALVA CP/RS	11303 S WEISMANN DR	VAIL AZ	85641		
STEWART TITLE & TR OF TUCSON TR 3758	3939 E BROADWAY BLVD	TUCSON AZ	85711		
TITLE SECURITY AGENCY LLC TR 202066-S	5326 N LA CHOLLA BLVD	TUCSON AZ	85741		
MC ELROY JOSHUA RICHARD & WENDY MARIE CP/RS	11332 S WEISMANN DR	VAIL AZ	85641		
CRUTCHER JAMES EDWARD & BRANDY SUE CP/RS	11328 S WEISMANN DR	VAIL AZ	85641		
LONG JAMES ANTHONY & LAUDY LARITZA CP/RS	11320 S WEISMANN DR	VAIL AZ	85641		
LAURENZI MATTHEW DAVID	11316 S WEISMANN DR	VAIL AZ	85641		
ARELLANO GABRIEL	11312 S WEISMANN DR	VAIL AZ	85641		
ROSS CODY ALLAN & RAU CASEY ANNE JT/RS	5326 N LA CHOLLA BLVD	TUCSON AZ	85741		
RODRIGUEZ JOSE A & CRISTAL MAY CP/RS	11304 S WEISMANN DR	VAIL AZ	85641		
MISEWICZ CALVIN SCOTT & VANESSA LISBETH	11300 S WEISMANN DR	VAIL AZ	85641		
HARKNESS SHANE DAVID &	11296 S WEISMANN DR	VAIL AZ	85641		
BUCK BRYAN JAMES & VICTORIA COLLEEN CP/RS	11292 S WEISMANN DR	VAIL AZ	85641		
LOPEZ ALFA J & GONZALEZ NICHOLAS	11288 S WEISMANN DR	VAIL AZ	85641		

RIOS ARLETHE	11284 S WEISMANN DR	VAIL AZ	85641		
AYALA JOSHUA & SARAH N CP/RS	11280 S WEISMANN DR	VAIL AZ	85641		
DAWOOD ATHER & ORTIZ JEWELISSA ARLETTE JT/RS	11276 S WEISMANN DR	VAIL AZ	85641		
ESTRELLA LIANNA EVETTE	11272 S WEISMANN DR	VAIL AZ	85641		
GEBBS HARRISON & THOMPSON KIRSTEN CP/RS	11268 S WEISMANN DR	VAIL AZ	85641		
BLANKENSHIP GORDON & MELISSA JANE CP/RS	11264 S WEISMANN DR	VAIL AZ	85641		
ALEXANDER RYAN DAVID & AMBER LEE-DESLATTE CP/RS	11260 S WEISMANN DR	VAIL AZ	85641		
SAINI JASWINDER & SUMANDEEP JT/RS	11256 S WEISMANN DR	VAIL AZ	85641		
DEYOUNG CORAZON Y	11252 S WEISMANN DR	VAIL AZ	85641		
HOFF NICHOLAS JOHN &	11248 S WEISMANN DR	VAIL AZ	85641		
HEILAND ZAVI ALEXANDRA	11244 S WEISMANN DR	VAIL AZ	85641		
LUNDIEN KAITLYN ADELAIDE & NICHOLAS KENNETH CP/RS	11240 S WEISMANN DR	VAIL AZ	85641		
HECTOR KERRI J & WILCIL O CP/RS	11236 S WEISMANN DR	VAIL AZ	85641		
GAFNER FELIX & SOLIS MARIA BUTRON CP/RS	11232 S WEISMANN DR	VAIL AZ	85641		
RICONDO MERCEDES CECILIA & LARZ ANTHONY CP/RS	11228 S WEISMANN DR	VAIL AZ	85641		
MARTIN JENNY & MAES SCOTT CP/RS	11224 S WEISMANN DR	VAIL AZ	85641		
FELTY ANDREW SCOTT & REGINA LOUISE CP/RS	11220 S WEISMANN DR	VAIL AZ	85641		
NOLAN JAREK DEAN &	11216 S WEISMANN DR	VAIL AZ	85641		
POPS GARY OLIVER II	11212 S WEISMANN DR	VAIL AZ	85641		
PETERSEN JOSHUA & NICOLE CP/RS	11204 S WEISMANN DR	VAIL AZ	85641		
RIVERA JESUS SALVADOR JR & MELISSA CYNTHIA CP/RS	11200 S WEISMANN DR	VAIL AZ	85641		
ROBINSON MARQUAL & DENETRA S CP/RS	11196 S WEISMANN DR	VAIL AZ	85641		
GANT CHALMER B III	11192 S WEISMANN DR	VAIL AZ	85641		
GRITIS DAVID WALTER JOEL	11188 S WEISMANN DR	VAIL AZ	85641		
AMENT CRAIG & SHELBY CP/RS	11184 S WEISMANN DR	VAIL AZ	85641		
DELOSSANTOS HEATHER L & DANIEL CP/RS	11180 S WEISMANN DR	VAIL AZ	85641		
WYBLE JOHAZAIS KATHERINE	11176 S WEISMANN DR	VAIL AZ	85641		
GOLDSWORTHY SUSSAN L & CASTILLO LENIN D CP/RS	11172 S WEISMANN DR	VAIL AZ	85641		
FOSTER ROBERT ADELBERT III	11168 S WEISMANN DR	VAIL AZ	85641		
SOKOLOV YEVGENLY	11164 S WEISMANN DR	VAIL AZ	85641		
DOWNNEY AARON PATRICK & QUIROZ	11160 S WEISMANN DR	VAIL AZ	85641		
CAREY BRIAN P	11156 S WEISMANN DR	VAIL AZ	85641		
MATTHEWS ROBERT JAMES	11152 S WEISMANN DR	VAIL AZ	85641		
LARA EMERSYN	12703 E JOFFROY DR	VAIL AZ	85641		
ALDRETE DEVEN JASPER	12711 E JOFFROY DR	VAIL AZ	85641		
ROBINSON DANANGELO R	12719 E JOFFROY DR	VAIL AZ	85641		
OROS HOLLY	12727 E JOFFROY DR	VAIL AZ	85641		
SZYMECZEK MATTHEW W JR & AMBER R CP/RS	12735 E JOFFROY DR	VAIL AZ	85641		
TRUJILLO PILAR & SERGIO LUIS JT/RS	6875 N ORACLE RD STE 125	TUCSON AZ	85704		
MOORE TYLER & ALYSSA CP/RS	12815 E JOFFROY DR	VAIL AZ	85641		
GAMEZ GERSOM ALFREDO	12831 E JOFFROY DR	VAIL AZ	85641		
TITLE SECURITY AGENCY LLC TR 201434-T ATTN DR HORTON	6875 N ORACLE RD STE 125	TUCSON AZ	85704		
TEKLEHALMANOT BERSABEH	12814 E RUSSO DR	VAIL AZ	85641		
CASTRO RAUL JR & CASSANDRA CP/RS	12744 E RUSSO DR	VAIL AZ	85641		
MOSER WESLEY TAYLOR & HEATHER LYNN CP/RS	12734 E RUSSO DR	VAIL AZ	85641		
AGUILAR PEDRO LUIS FRANCO	12724 E RUSSO DR	VAIL AZ	85641		
PAEZ JOSE & FIDELINA SALAZAR CP/RS	12714 E RUSSO DR	VAIL AZ	85641		
BRUNO JESSE HECTOR & MARISOL QUINTANA CP/RS	12704 E RUSSO DR	VAIL AZ	85641		
SANTAMARIA DANIELL SAMONTE	11148 S WEISMANN DR	VAIL AZ	85641		
HUNG ISAAC	11144 S WEISMANN DR	VAIL AZ	85641		
TUCKER GORDON & LINDA FAMILY TR	5220 N SPRING VIEW DR	TUCSON AZ	85749		
BENZHEN TYLER JAMES & AMANDA LYNN CP/RS	11136 S WEISMANN DR	VAIL AZ	85641		
SORENSEN CHRISTOPHER SCOTT & KARLA CP/RS	11132 S WEISMANN DR	VAIL AZ	85641		
GRIJALVA MIREYA L & RAMON CP/RS	11128 S WEISMANN DR	VAIL AZ	85641		
GANHINHIN TORI CARMELA & DONAVON MARCEL CP/RS	11124 S WEISMANN DR	VAIL AZ	85641		
LARA DAVID ABRAHAM &	11120 S WEISMANN DR	VAIL AZ	85641		
AYISI MAURICE & ASANTE LORETTA CP/RS	11116 S WEISMANN DR	VAIL AZ	85641		
COOLBAUGH TYLER S	11112 S WEISMANN DR	VAIL AZ	85641		
FISHER ERIN & MICHAEL CP/RS	11108 S WEISMANN DR	VAIL AZ	85641		
HIRATA JONATHAN PATRICK & HEATHER LYNN CP/RS	11104 S WEISMANN DR	VAIL AZ	85641		
ALCANTARA EDY CACHERO JR & GRACE MIRAFLORES CP/RS	12707 E GIADA DR	VAIL AZ	85641		
HOME RENT 2 LLC	11 DUPONT CIR NW FL 9	WASHINGTON DC	20036		
BERG NICHOLAS JOSEPH & JORDAN KATHERINE CP/RS	12727 E GIADA DR	VAIL AZ	85641		
GARAYZAR EDUARDO & JASMINE CP/RS	12737 E GIADA DR	VAIL AZ	85641		
MOORE ERIN REBEKAH &	12747 E GIADA DR	VAIL AZ	85641		
BRIONES CRISTINA C	12767 E GIADA DR	VAIL AZ	85641		
CHRISTIANSEN ROBERT D JR & LACEY L CP/RS	12787 E GIADA DR	VAIL AZ	85641		
TALEGHANI 2016 FAMILY TR	2055 BIRCH AVE	SAN CARLOS CA	94070		
MIRANDA VERONICA	12736 E GIADA DR	VAIL AZ	85641		
SHREVE STACY	12726 E GIADA DR	VAIL AZ	85641		
JACKSON DAVID WILLIAM & BECKY D CP/RS	12716 E GIADA DR	VAIL AZ	85641		
LIANG GENSHENG	12706 E GIADA DR	VAIL AZ	85641		
GONZALEZ ROBERTO RENE & BERNADETTE RENAE CP/RS	12705 E RUSSO DR	VAIL AZ	85741		
PHILPOTT BENJAMIN ROSS & ROTONDI	12715 E RUSSO DR	VAIL AZ	85641		
AUGUSTINIAK JAMES JR	12725 E RUSSO DR	VAIL AZ	85641		
GONTERMAN JACOB EVERETT & AMBER LYNN CP/RS	12735 E RUSSO DR	VAIL AZ	85641		
YEPIZ JESUS ALEJANDRO & WHITE KATHERYN ALEXA CP/RS	12745 E RUSSO DR	VAIL AZ	85641		
BEDFORD CURTIS JR & TAYLOR CP/RS	12795 E RUSSO DR	VAIL AZ	85641		
ROSEVILLE RE HOLDINGS LLC	9000 FOOTHILLS BLVD STE 100	ROSEVILLE CA	95747		

TITLE SECURITY AGENCY LLC TR 201434-T ATTN DR HORTON	6875 N ORACLE RD STE 125	TUCSON AZ	85704		
TITLE SECURITY AGENCY LLC TR 201434-T	3580 W INA RD STE 100	TUCSON AZ	85741		
TITLE SECURITY AGENCY LLC TR 201665 T	3501 E SPEEDWAY BLVD STE 101	TUCSON AZ	85716		
TITLE SECURITY AGENCY LLC TR 201665 T	ATTN: KB HOME TUCSON INC	3501 E SPEEDWAY BLVD STE 101	TUCSON AZ		85716
GARBARINO JOHN J	7566 E 35TH ST	TUCSON AZ	85710		
LUMINEX LLC	3360 N ELENA MARIA	TUCSON AZ	85750		
WONDERS WILLIAM K TR	2941 E PLAZA ENCANTADA	TUCSON AZ	85718		
NANBARRY INVESTMENT PROFIT SHARING PLAN	PO BOX 31058	TUCSON AZ	85751		
UNION PACIFIC RAILROAD	1400 DOUGLAS ST STOP 1640	OMAHA NE	68719		
VAIL UNIFIED SCHOOL DISTRICT # 20	PO BOX 800	VAIL AZ	85641		
VAIL UNIFIED SCHOOL DISTRICT # 20	PO BOX 800	VAIL AZ	85641		
UNION PACIFIC RAILROAD	KENT SCHILLING, PROPERTY TAX	1400 DOUGLAS ST STOP 1640		OMAHA NE	68179
STATE OF ARIZONA	400 W CONGRESS ST S315	TUCSON AZ	85701		
LAMADRID CARMEN J	11584 S JOHN HARVEY AVE	VAIL AZ	85641		
WOLOSCUK ALAN	11624 S JOHN HARVEY AVE	VAIL AZ	85641		
GATES WILLIAM C & GLENDA JO CP/RS	11654 S JOHN HARVEY AVE	VAIL AZ	85641		
LISA GWEN N	11674 S JOHN HARVEY AVE	VAIL AZ	85641		
SMITH PAUL CURTIS & BETH ANNE CP/RS	11582 S MARY JANE WARNER DR	VAIL AZ	85641		
LUTYENS NEAL & JUDITH CP/RS	13152 E HISLOP HILL DR	VAIL AZ	85641		
SMITH PAUL CURTIS & BETH ANNE CP/RS	11582 S MARY JANE WARNER DR	VAIL AZ	85641		
BOCKS JERRY LEE & MILA JUNE CP/RS	PO BOX 623	VAIL AZ	85641		
BOKOWSKI GERALD E JR & JANET M REVOC LIVING TR	PO BOX 473	VAIL AZ	85641		
SELPH WILLIAM H JR & MARY SUE JT/RS	11585 S JOHN HARVEY AVE	VAIL AZ	85641		
SOUTHWEST CONVENIENCE SPE LLC	109 N ACACIA AVE	SOLANA BEACH CA	92075		
VAIL UNIFIED SCHOOL DISTRICT # 20	PO BOX 800	VAIL AZ	85641		
CIRCLE K STORES INC	PO BOX 52085	PHOENIX, AZ	85072		
MEXICAN GARDEN POTTERY LLC THE	2901 N ORACLE RD	TUCSON AZ	85705		
PPM V PARTNERSHIP LP	PO BOX 2	PICKWICK DAM TN	38365		
CARREON CALIXTO & GARCIA ROSA JT/RS	13303 E COLOSSAL CAVE RD	VAIL AZ	85641		
DEGARMO SANDRA R LIFE EST THEN TO	PO BOX 2540	ALAMEDA CA	94501		
TITLE SECURITY AGENCY LLC 202111 S TR	5326 N LA CHOLLA BLVD	TUCSON AZ	85741		
STEWART TITLE & TRUST TR 3758	PO BOX 42200	TUCSON AZ	87533		
TITLE SECURITY AGENCY LLC TR 201434T	ATTN: DR HORTON INC	6875 N ORACLE RD STE 125	TUCSON AZ		85704
STEWART TITLE & TRUST TR 3758	PO BOX 42200	TUCSON AZ	87533		
STEWART TITLE & TR OF TUCSON TR 3758	1050 E RIVER RD STE 200	TUCSON AZ	85718		
TITLE SECURITY AGENCY LLC TR 201434-T	ATTN: DR HORTON INC	6875 N ORACLE RD STE 125	TUCSON AZ		85704

JJ LAMB AND LINDA BROADWATER - VPS/SERC-VAIL  
 ALLYN MANCUSO - CACTUS COUNTRY RV RESORT

PO BOX 982  
 10195 S HOUGHTON RD

VAIL AZ  
 TUCSON AZ

85641  
 85747



RECEIPT (REC-022940-2023)  
FOR CITY OF TUCSON

**BILLING CONTACT**

The WLB Group Inc.  
The WLB Group Inc.  
4444 east Broadway blvd  
Tucson, AZ 85711



Payment Date: 11/21/2023

Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
TP-MOD-0623-000018	Notification Fee - Mailing - 400 Feet	Fee Payment	Credit Card	\$220.00
11401 E BENSON HY TUCSON, AZ 85747			<b>SUB TOTAL</b>	<b>\$220.00</b>
			<b>TOTAL</b>	<b>\$220.00</b>

## **PRESENTATION**

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# H2K PLANNED AREA DEVELOPMENT STAKEHOLDER MEETING

JANUARY 17, 2024



Arizona State  
Land Department  
1110 W Washington Street Phoenix, AZ 85007



Law Offices of  
Lazarus & Silvyn, P.C.

The  
WLB  
Group **WLB**  
inc.



# AGENDA

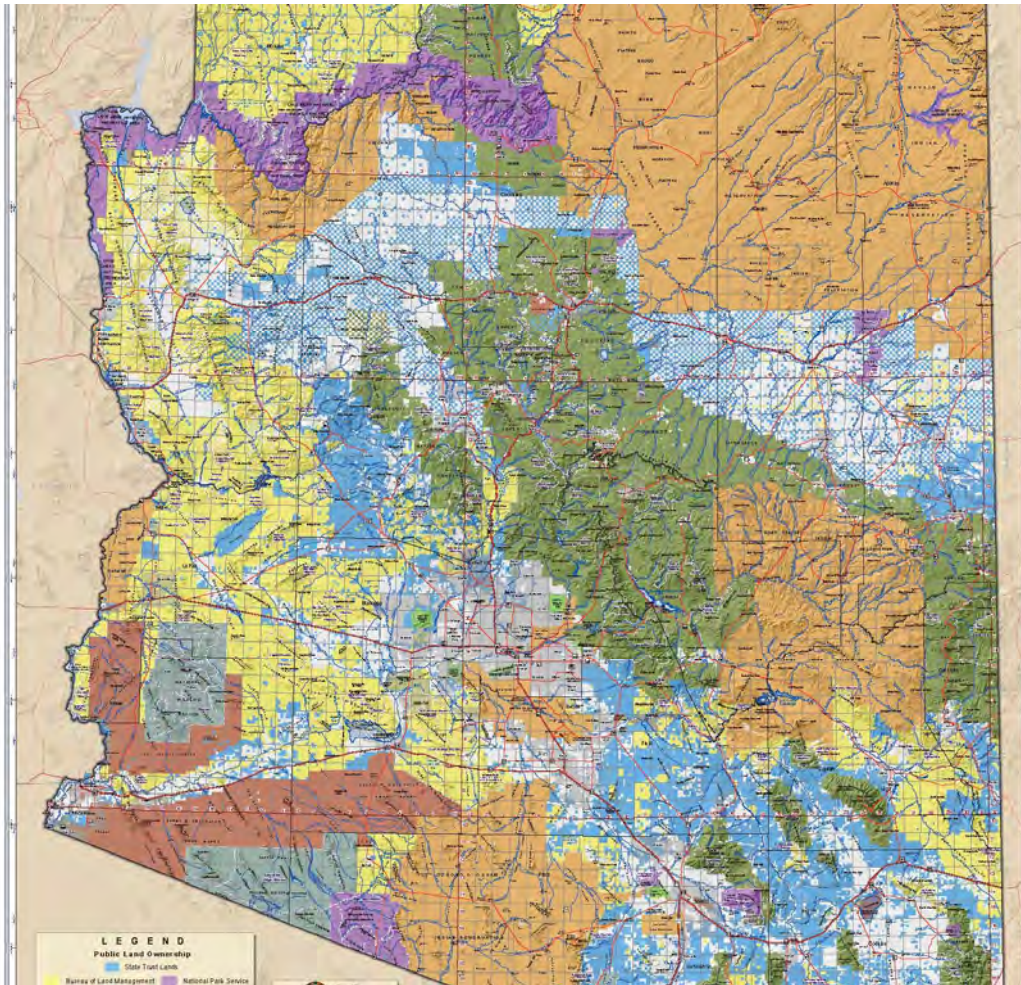
- **Introductions and Welcome!**
- **Arizona State Land Department Introduction**
- **City Original Zoning**
- **H2K Planned Area Development (PAD) Summary**
- **Zoning Process**



**ARIZONA'S STATE TRUST LAND**

**and the**

**ARIZONA STATE LAND  
DEPARTMENT**



LEGACY

## WHAT IS STATE TRUST LAND?

State Trust Land is land that was granted to Arizona by the federal government in preparation for Arizona's statehood.

Rules governing State Trust Land are contained in the Arizona Enabling Act, the Arizona Constitution, and the Arizona Revised Statutes.

Trust land is not public land, it is more akin to private land.

State Trust Land benefits Arizona's general public by providing revenue to 13 essential public service beneficiaries...

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## ***Every Acre has a Beneficiary***

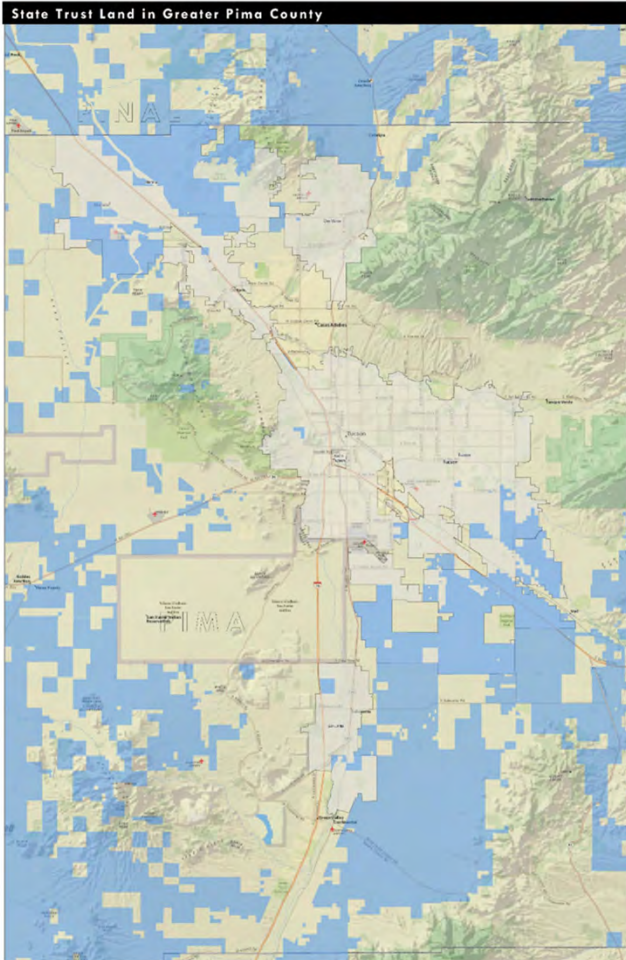
*Approximately 8 million of the remaining 9.2 million acres of State Trust Land are assigned to Arizona's K-12 public schools...*





***...and there are 12 other institutional beneficiaries.***





# STATE TRUST LAND IN SOUTHERN ARIZONA

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# ***State Trust Land Annexation Statutes***

*(ARS 9-461)*

*Annexation of State Trust land into a city or town requires the prior approval of the State Land Commissioner and the State Selection Board (Governor, Treasurer, Attorney General)*

*Annexation of the 3 H2K outparcels into Tucson was approved by the Selection Board in December 2022*

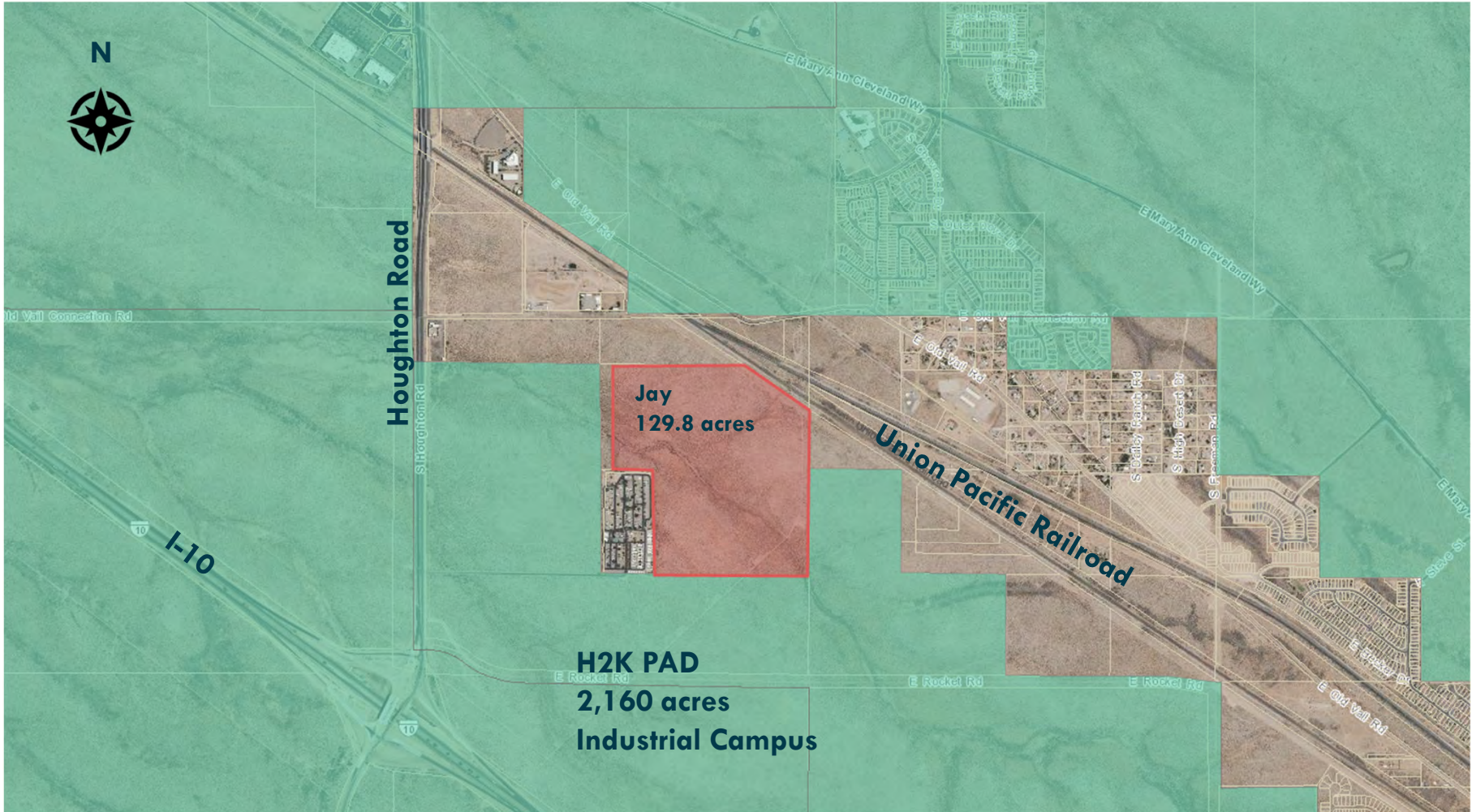


# Arizona State Trust Land Cody, Gabriel, and Jay Original City Zoning



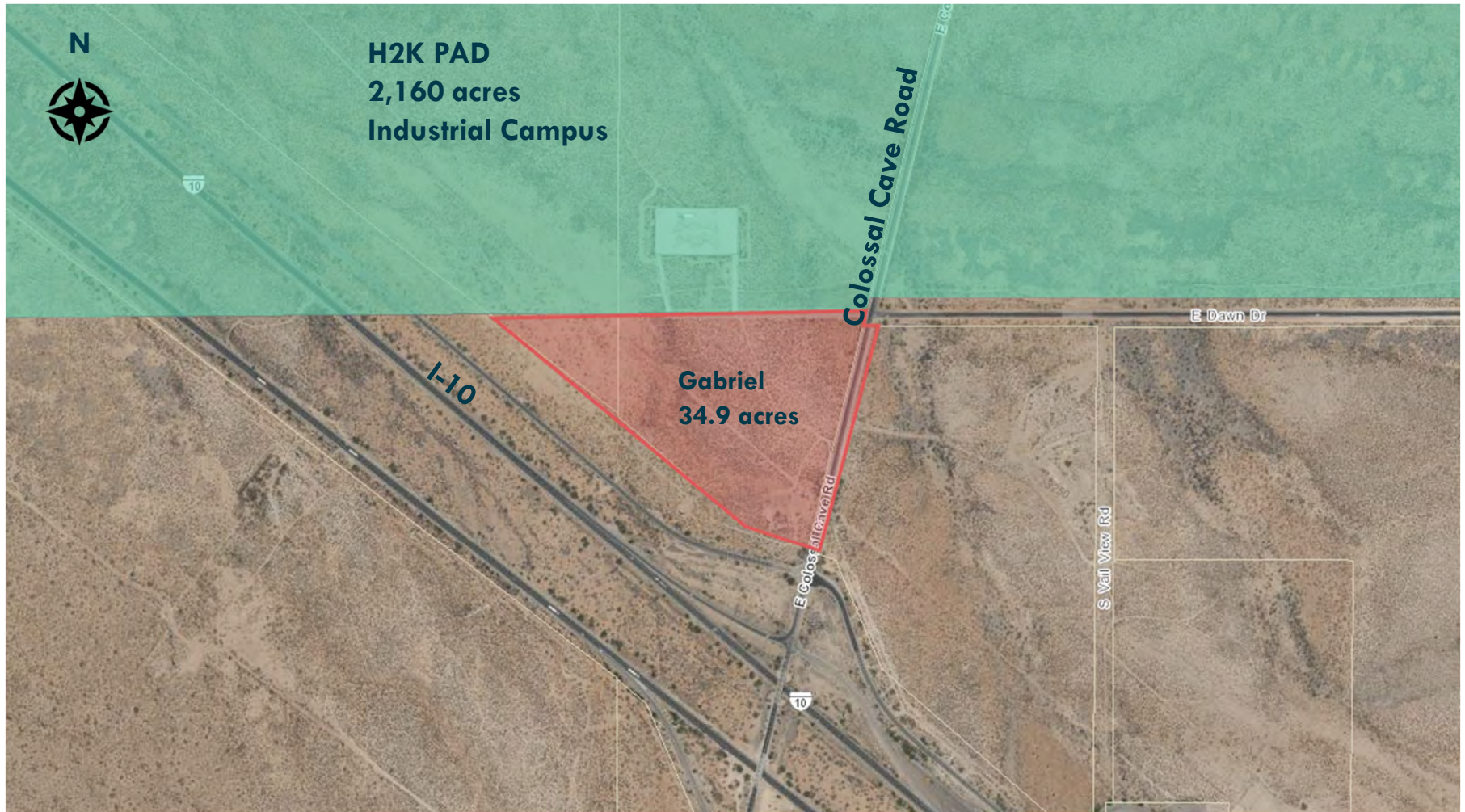
## Annexation Process

- Notice to property owners within annexation boundary
- Arizona State Trust Land Sole Owner
- Public Hearing with Mayor and Council held 7/18/2023
- This began one year annexation process

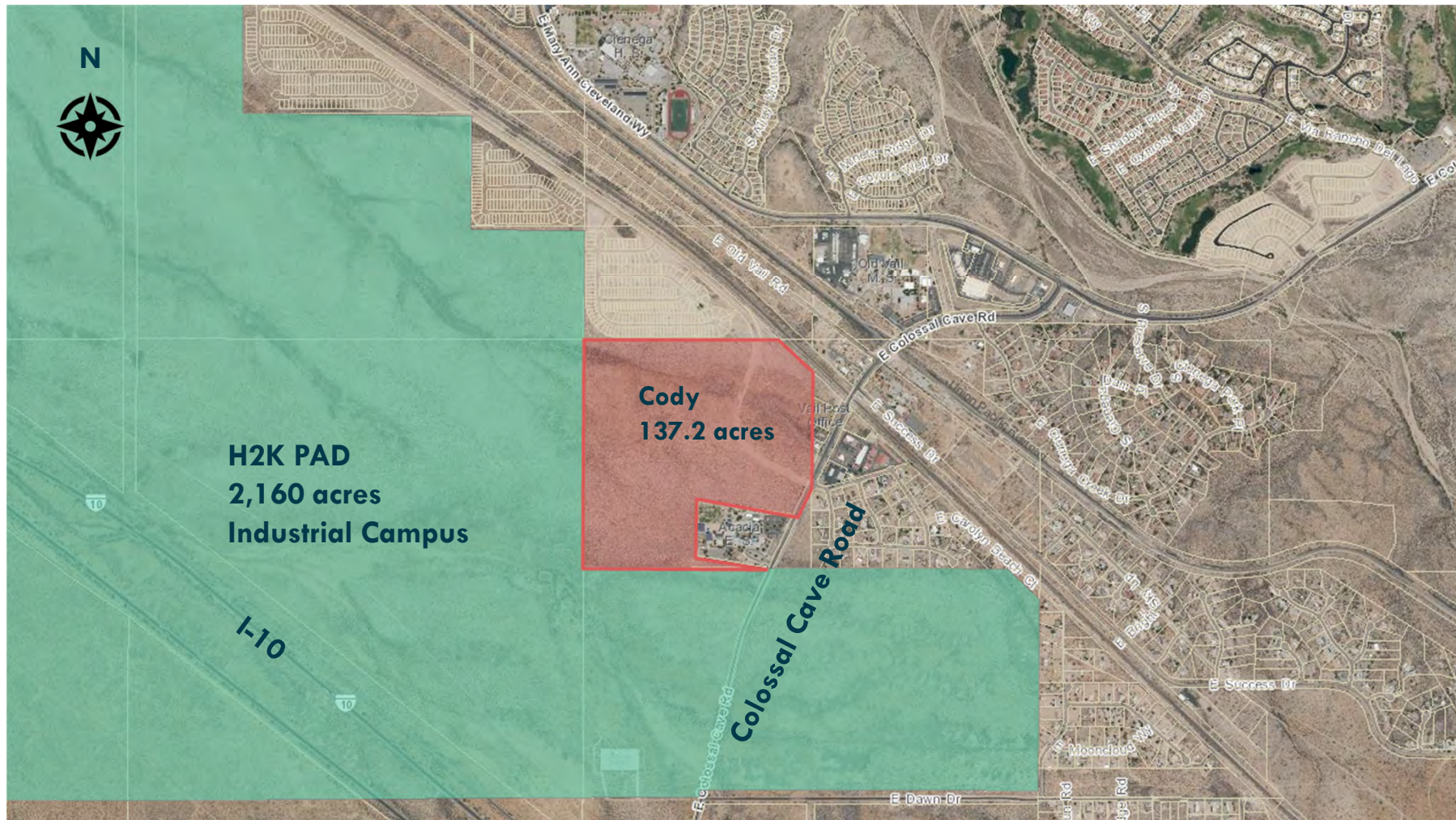


# Jay Annexation District



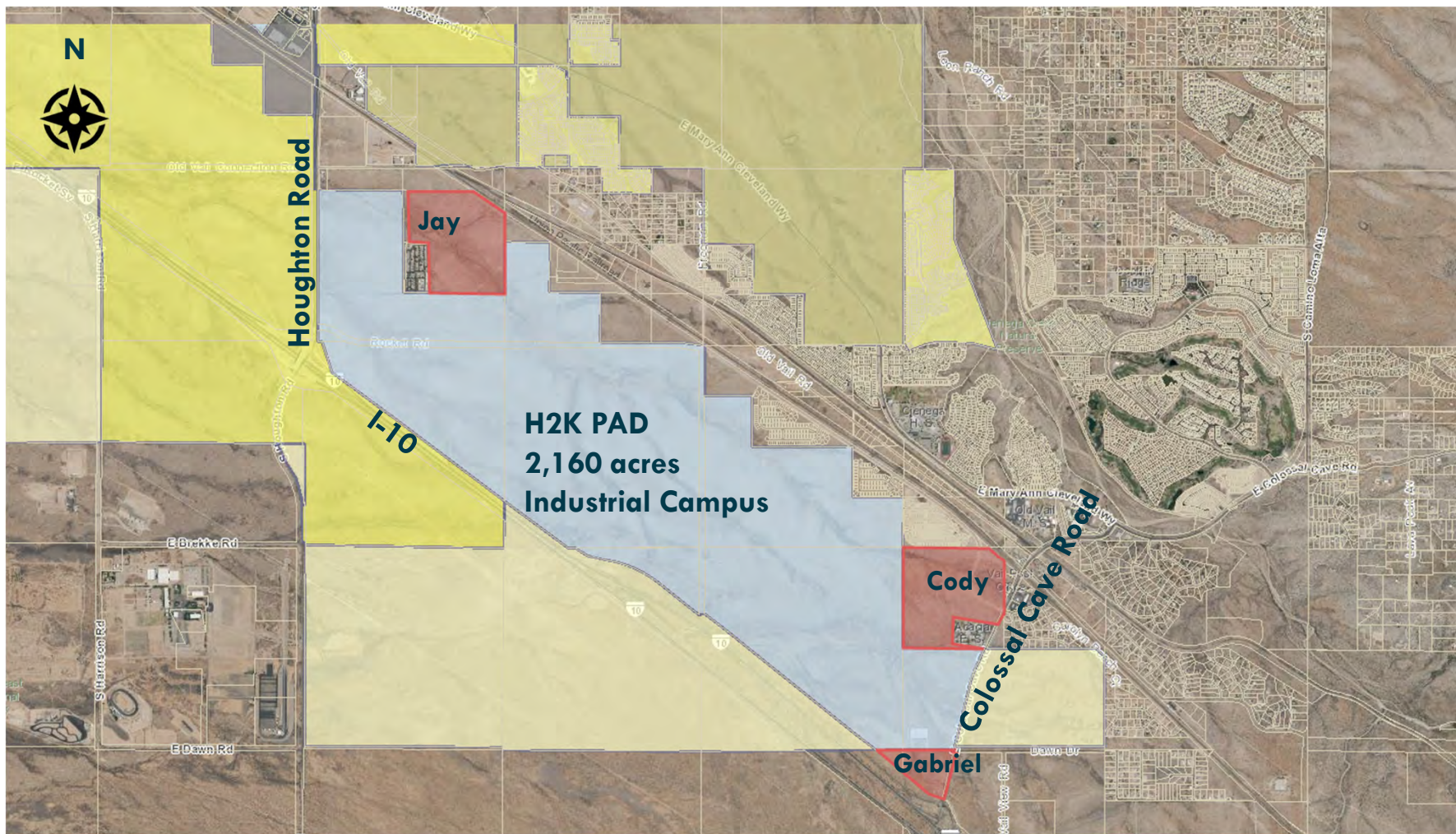


Gabriel Annexation District

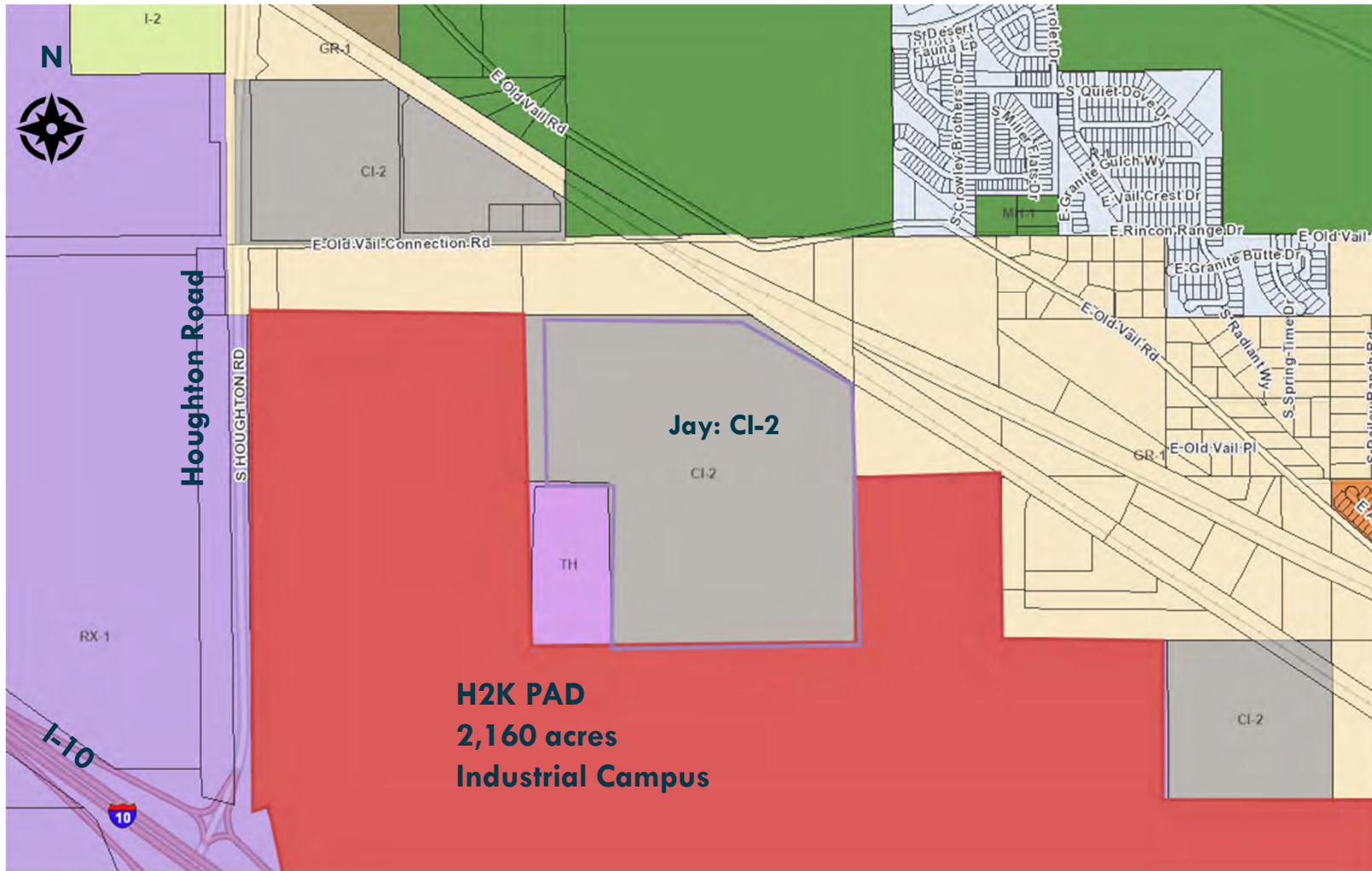


## Cody Annexation District

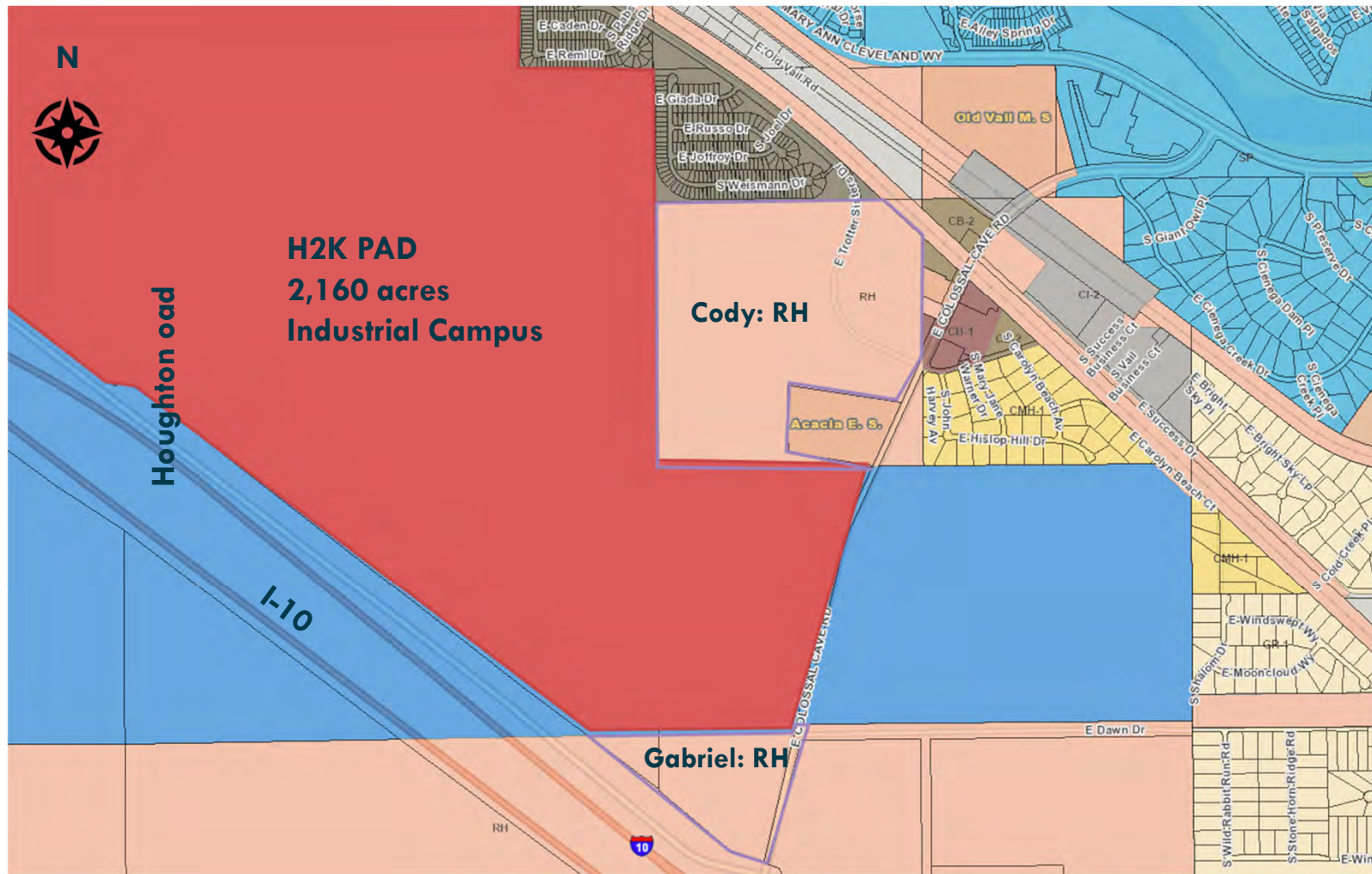




H2K Planned Area Development (PAD)



Jay Pima County Zoning: CI-2



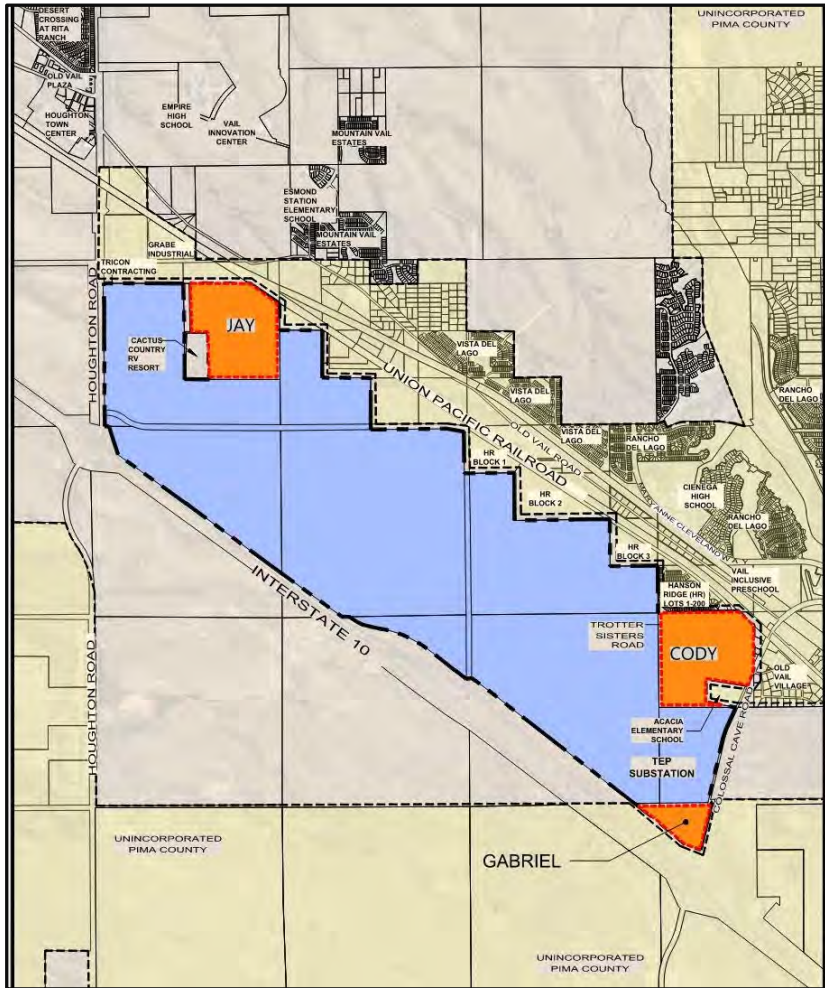
Cody & Gabriel Pima County Zoning: RH

Pima County	Definition	Primary Use	Minimum lot area	Maximum Height	Tucson	Definition	Primary Use	Minimum lot area	Maximum Height
CI-2	General Industrial	Manufacturing, Salvage Yards	None	54 feet	I-2	Heavy Industrial	Manufacturing	none	140 feet
RH	Rural Homestead	Low density, residential	180,000 sf	34 feet	SH	Suburban Homestead	Low density, residential	180,000 sf	30 feet

\* Per A.R.S. § 9-471 Section L: A city or town annexing an area shall adopt zoning classifications that permit densities and uses no greater than those permitted by the county immediately before annexation. Subsequent changes in zoning of the annexed territory shall be made according to existing procedures established by the city or town for the rezoning of land.

Projected Translation Zoning\*





LOCATION  
AND  
EXISTING  
SURROUNDING  
LAND USES



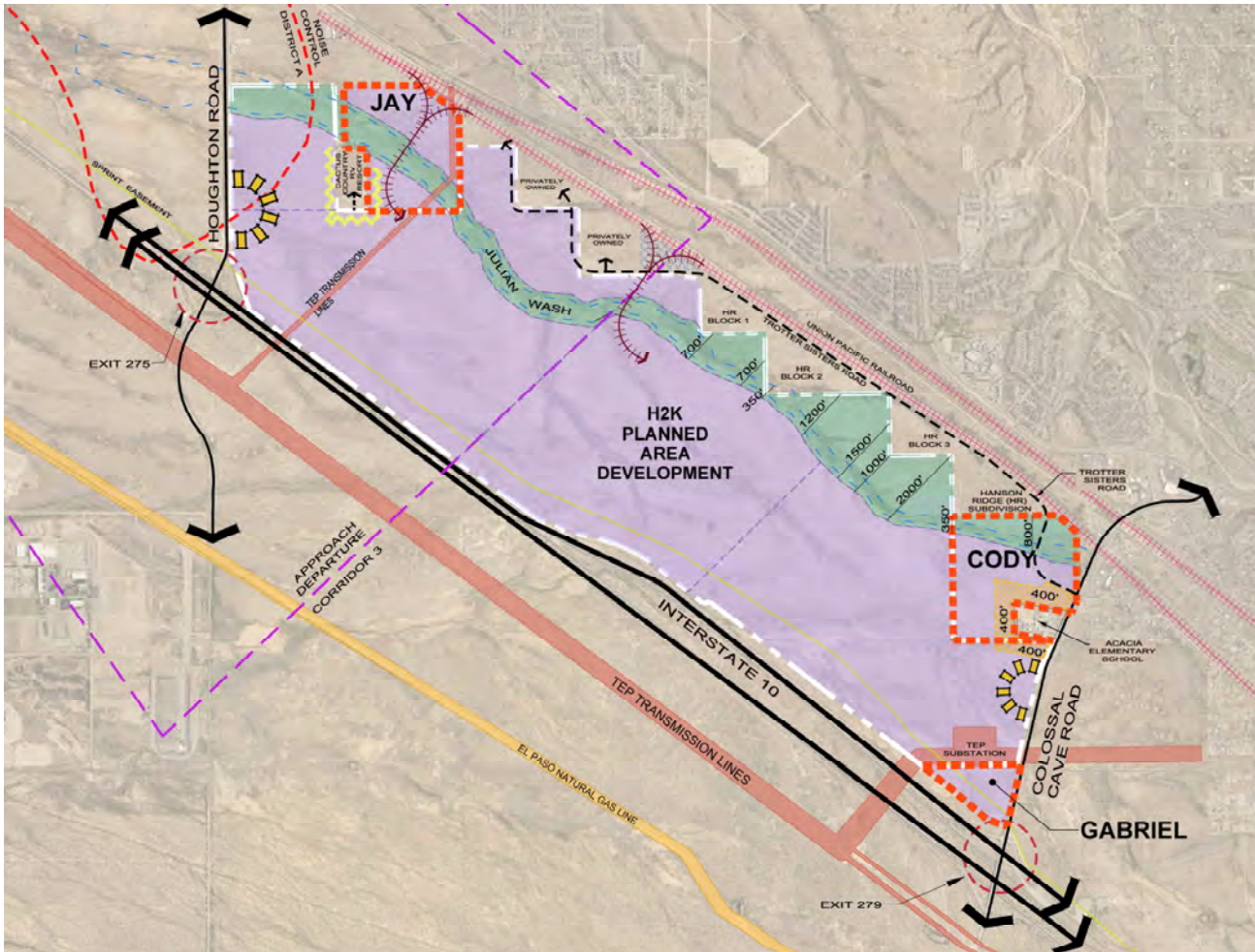
## Permitted Uses

**What types of uses are permitted and not permitted in the H2K PAD?**

# Sample Light Industrial/Tech Parks in Arizona

UA Tech Park





# DEVELOPMENT PLAN AND LAND USE BUFFERS



# Development Standards

## Development standards already established by H2K PAD apply

- **Heights:**
  - **Within 400 feet of Houghton Road and Colossal Cave Road = 30 feet. Conforms to Scenic Corridor Zone Requirements for setbacks**
  - **Within 400 feet of Acacia Elementary School = 40 feet**
  - **Remaining area maximum height = 140 feet**
- **Houghton Road and Colossal Cave Road Scenic Corridor Zone Requirements**
- **All manufacturing activities indoors**
- **Screening of loading areas**
- **New standard: Acacia Elementary School Permitted Use and Height Restriction Area**

## Use Specific Standards

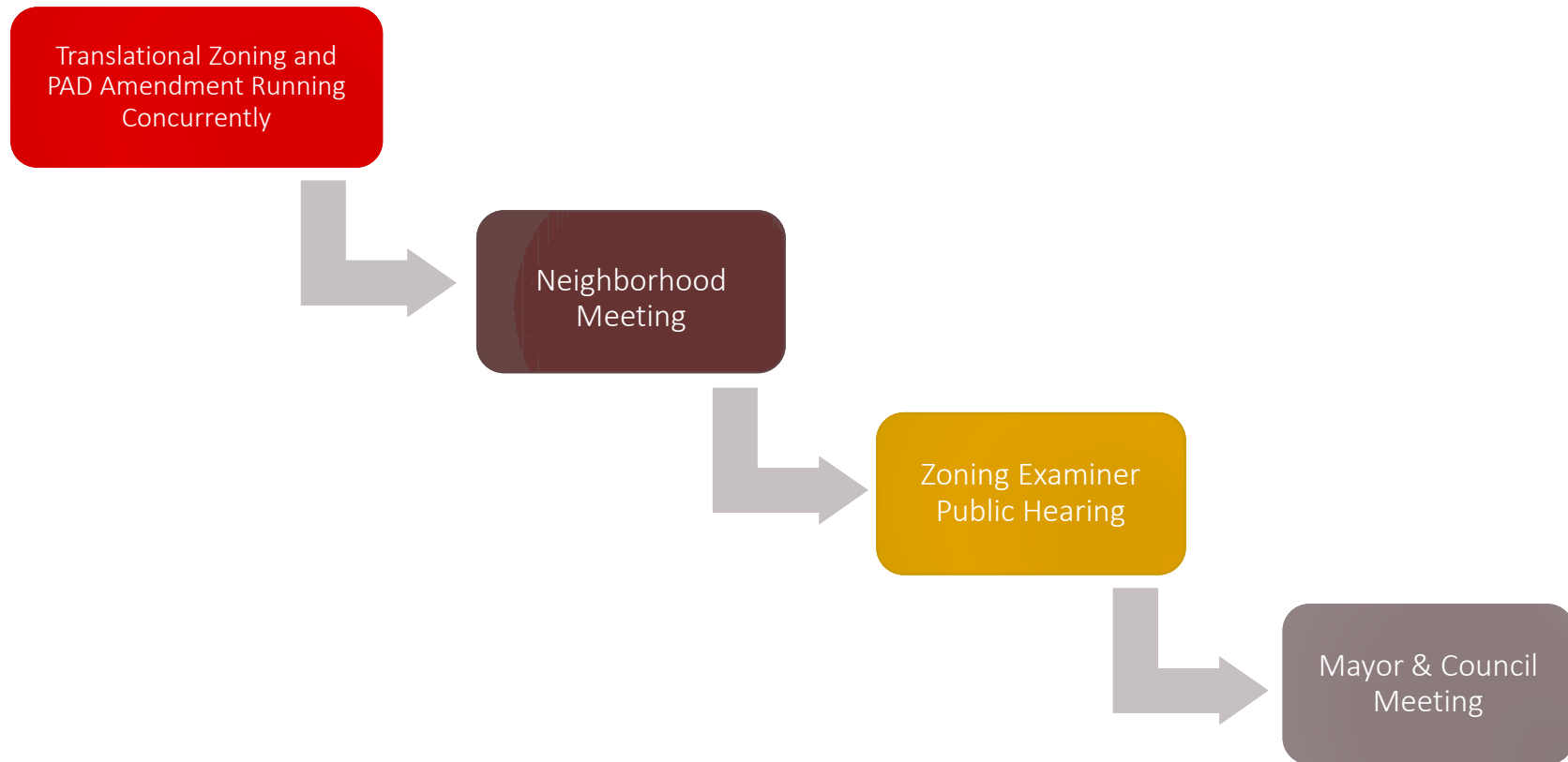
- **Circulation**
- **Screening**
- **Noise**
- **Smoke**
- **Glare or Heat**
- **Circulation**
- **Odors**
- **Vibration**
- **Air Pollution**
- **Liquids and Solid Waste**
- **Illumination**



## Secondary Planning

- **Traffic: Vehicular and pedestrian circulation**
- **Surface drainage and environmental resources**
- **Trails**
- **Water**
- **Wastewater**
- **Architecture, landscape architecture and low impact development/green infrastructure design guidelines**

# Process



# CONTACT INFORMATION



**Keri Lazarus Silvyn, Esq**

**[ksilvyn@lslawaz.com](mailto:ksilvyn@lslawaz.com)**

**(520) 207-4464 office**



**Robert G. Longaker III, PLA, AICP**

**Director of Planning**

**[rlongaker@wlbgroup.com](mailto:rlongaker@wlbgroup.com)**

**(520) 881-7480 office**



**Karen Dada, AICP**

**Manager, Planning and Engineering Section**

**[kdada@azland.gov](mailto:kdada@azland.gov)**

**(602) 542-3118 office**

**MEETING ATTENDANCE SHEET**

**Note:** The following list contain the names and addresses of neighbors that were invited to this neighborhood meeting via mail. Those that attended the meeting have signed/initialed or given contact information next to their name.

**SIGN IN SHEET**

H2K PAD AMENDMENT-NEIGHBORHOOD MEETING



JANUARY 17TH, 2024

NAME	PHONE	EMAIL ADDRESS	ADDRESS
AGUILAR PEDRO LUIS FRANCO			12724 E RUSSO DR VAIL AZ 85641
ALCANTARA EDY CACHERO JR & GRACE MIRAFLORES CP/RS			12707 E GIADA DR VAIL AZ 85641
ALDRETE DEVEN JASPER			12711 E JOFFROY DR VAIL AZ 85641
ALEXANDER RYAN DAVID & AMBER LEE-DESLATTE CP/RS			11260 S WEISMANN DR VAIL AZ 85641
ALLYN MANCUSO - CACTUS COUNTRY RV RESORT			10195 S HOUGHTON RD TUCSON AZ 85747
AMBAYO TERESA WAHOWE & OCHAMI MOSES			12758 E JOFFROY DR VAIL AZ 85641
AMENT CRAIG & SHELBY CP/RS			11184 S WEISMANN DR VAIL AZ 85641
ARELLANO GABRIEL <i>Here GA</i>		<i>garellano89@hotmail.com</i>	11312 S WEISMANN DR VAIL AZ 85641
AUGUSTINIAK JAMES JR			12725 E RUSSO DR VAIL AZ 85641
AYALA JOSHUA & SARAH N CP/RS			11280 S WEISMANN DR VAIL AZ 85641
AYISI MAURICE & ASANTE LORETTA CP/RS			11116 S WEISMANN DR VAIL AZ 85641
BARBER MICAELA NOELLE			12838 E JOFFROY DR VAIL AZ 85641
BEDFORD CURTIS JR & TAYLOR CP/RS			12795 E RUSSO DR VAIL AZ 85641

BENCOMO MIGUEL JR & ROHOLT CYNTHIA MARIE CP/RS			12734 E JOFFROY DR VAIL AZ 85641
BENZHEN TYLER JAMES & AMANDA LYNN CP/RS			11136 S WEISMANN DR VAIL AZ 85641
BERG NICHOLAS JOSEPH & JORDAN KATHERINE CP/RS			12727 E GIADA DR VAIL AZ 85641
BLANKENSHIP GORDON & MELISSA JANE CP/RS			11264 S WEISMANN DR VAIL AZ 85641
BOCKS JERRY LEE & MILA JUNE CP/RS			PO BOX 623 VAIL AZ 85641
BOKOWSKI GERALD E JR & JANET M REVOC LIVING TR			PO BOX 473 VAIL AZ 85641
BRIONES CRISTINA C			12767 E GIADA DR VAIL AZ 85641
BRUNO JESSE HECTOR & MARISOL QUINTANA CP/RS			12704 E RUSSO DR VAIL AZ 85641
BUCK BRYAN JAMES & VICTORIA COLLEEN CP/RS			11292 S WEISMANN DR VAIL AZ 85641
BYRNE JOHN T & ANNAMARIA CP/RS			112 LAUREL AVE SICKLERVILLE NJ 08081
CACTUS COUNTRY RV RESORT LLC		<i>RFM property manager</i>	29605 US HIGHWAY 19 N STE 130 CLEARWATER FL 33761
CAREY BRIAN P			11156 S WEISMANN DR VAIL AZ 85641
CARREON CALIXTO & GARCIA ROSA JT/RS			13303 E COLOSSAL CAVE RD VAIL AZ 85641
CASTRO RAUL JR & CASSANDRA CP/RS			12744 E RUSSO DR VAIL AZ 85641
CHATHAM ELVIN			12290 E OLD VAIL RD VAIL AZ 85641
CHOL JAMES ALIER & NHIAL ANGETH			12830 E JOFFROY DR VAIL AZ 85641
CHRISTIANSEN ROBERT D JR & LACEY L CP/RS			12787 E GIADA DR VAIL AZ 85641
CIRCLE K STORES INC			PO BOX 52085 PHOENIX, AZ 85072
COOLBAUGH TYLER S			11112 S WEISMANN DR VAIL AZ 85641



CORPUS JOSE ALONZO JR & PRISCILLA VILLALVA CP/RS			11303 S WEISMANN DR VAIL AZ 85641
CRUTCHER JAMES EDWARD & BRANDY SUE CP/RS			11328 S WEISMANN DR VAIL AZ 85641
DAWOOD ATHER & ORTIZ JEWELISSA ARLETTE JT/RS			11276 S WEISMANN DR VAIL AZ 85641
DEGARMO SANDRA R LIFE EST THEN TO			PO BOX 2540 ALAMEDA CA 94501
DEL MAR MITZ JOHN REBONZA & RAMIREZ ZAMARYS			12854 E JOFFROY DR VAIL AZ 85641
DELOSSANTOS HEATHER L & DANIEL CP/RS			11180 S WEISMANN DR VAIL AZ 85641
DESIDERIO LISA MARIE & VALENZUELA ARON N JT/RS			12790 E JOFFROY DR VAIL AZ 85741
DEUS BAHATI A & KATOTOLA MAPENDO L JT/RS			12782 E JOFFROY DR VAIL AZ 85641
DEYOUNG CORAZON Y			11252 S WEISMANN DR VAIL AZ 85641
DOS PERROS DEVELOPMENT LLC			2640 E CAMINO LA ZORRELA TUCSON AZ 85718
DOWNEY AARON PATRICK & QUIROZ			11160 S WEISMANN DR VAIL AZ 85641
ESTRELLA LIANNA EVETTE			11272 S WEISMANN DR VAIL AZ 85641
FELTY ANDREW SCOTT & REGINA LOUISE CP/RS			11220 S WEISMANN DR VAIL AZ 85641
FIDELITY NATIONAL TITLE TR 10756			ATTN: THE ESTES CO. 6375 E TANQUE VERDE RD STE 150
FISHER ERIN & MICHAEL CP/RS			11108 S WEISMANN DR VAIL AZ 85641
FLEURY RYAN ANDREW			11239 S WEISMANN DR VAIL AZ 85641
FORREY MAURICE			1820 S PERSIA PL TUCSON AZ 85748
FOSTER ROBERT ADELBERT III			11168 S WEISMANN DR VAIL AZ 85641
GAFNER FELIX & SOLIS MARIA BUTRON CP/RS			11232 S WEISMANN DR VAIL AZ 85641

GAMEZ GERSOM ALFREDO			12831 E JOFFROY DR VAIL AZ 85641
GANHINHIN TORI CARMELA & DONAVON MARCEL CP/RS			11124 S WEISMANN DR VAIL AZ 85641
GANT CHALMER B III			11192 S WEISMANN DR VAIL AZ 85641
GARAYZAR EDUARDO & JASMINE CP/RS			12737 E GIADA DR VAIL AZ 85641
GARBARINO JOHN J			7566 E 35TH ST TUCSON AZ 85710
GATES WILLIAM C & GLENDA JO CP/RS			11654 S JOHN HARVEY AVE VAIL AZ 85641
GEBS HARRISON & THOMPSON KIRSTEN CP/RS			11268 S WEISMANN DR VAIL AZ 85641
GOLDSWORTHY SUSSAN L & CASTILLO LENIN D CP/RS			11172 S WEISMANN DR VAIL AZ 85641
GONTERMAN JACOB EVERETT & AMBER LYNN CP/RS			12735 E RUSSO DR VAIL AZ 85641
GONZALEZ ROBERTO RENE & BERNADETTE RENAE CP/RS			12705 E RUSSO DR VAIL AZ 85741
GRIJALVA MIREYA L & RAMON CP/RS			11128 S WEISMANN DR VAIL AZ 85641
GRITIS DAVID WALTER JOEL			11188 S WEISMANN DR VAIL AZ 85641
HARKNESS SHANE DAVID &			11296 S WEISMANN DR VAIL AZ 85641
HAYES JOSHUA WILLIAM & BANIS SHELBY LEAH CP/RS			11267 S WEISMANN DR VAIL AZ 85641
HECTOR KERRI J & WILCIL O CP/RS			11236 S WEISMANN DR VAIL AZ 85641
HEILAND ZAVI ALEXANDRA			11244 S WEISMANN DR VAIL AZ 85641
HIRATA JONATHAN PATRICK & HEATHER LYNN CP/RS			11104 S WEISMANN DR VAIL AZ 85641
HOFF NICHOLAS JOHN &			11248 S WEISMANN DR VAIL AZ 85641
HOME RENT 2 LLC			11 DUPONT CIR NW FL 9 WASHINGTON DC 20036

HULL MARTY FRANKLIN II			12726 E JOFFROY DR VAIL AZ 85641
HUNG ISAAC			11144 S WEISMANN DR VAIL AZ 85641
JACKSON DAVID WILLIAM & BECKY D CP/RS			12716 E GIADA DR VAIL AZ 85641
JJ LAMB AND LINDA BROADWATER - VPS/SERC-VAIL			PO BOX 982 VAIL AZ 85641
KARTCHNER ALEXA & KYLER CP/RS			12718 E JOFFROY DR VAIL AZ 85641
KELLER ROBERT J & ALEXANDRA R CP/RS			12742 E JOFFROY DR VAIL AZ 85641
KNOX DWIGHT C JR & KRYSTAL CP/RS			12432 E CALLE RIOBAMBA VAIL AZ 85641
LAMADRID CARMEN J			11584 S JOHN HARVEY AVE VAIL AZ 85641
LAMB MICHAEL SEAN & KIM MIN JUNG CP/RS			11251 S WEISMANN DR VAIL AZ 85641
LARA DAVID ABRAHAM &	DAL	David.lara.home@gmail	11120 S WEISMANN DR VAIL AZ 85641
LARA EMERSYN			12703 E JOFFROY DR VAIL AZ 85641
LAURENZI MATTHEW DAVID			11316 S WEISMANN DR VAIL AZ 85641
LIANG GENSHENG			12706 E GIADA DR VAIL AZ 85641
LISA GWEN N			11674 S JOHN HARVEY AVE VAIL AZ 85641
LONG JAMES ANTHONY & LAUDY LARITZA CP/RS	J.L	JAL6655@yahoo	11320 S WEISMANN DR VAIL AZ 85641
LOPEZ ALFA J & GONZALEZ NICHOLAS			11288 S WIESMANN DR VAIL AZ 85641
LUMINEX LLC			3360 N ELENA MARIA TUCSON AZ 85750
LUNDIEN KAITLYN ADELAIDE & NICHOLAS KENNETH CP/RS			11240 S WEISMANN DR VAIL AZ 85641
LUTYENS NEAL & JUDITH CP/RS			13152 E HISLOP HILL DR VAIL AZ 85641

MARTIN JENNY & MAES SCOTT CP/RS	208-570-8687 208-409-0122	jsrockabilly@gmail.com megann.matthews@ bannerhealth.com	11224 S WEISMANN DR VAIL AZ 85641
MATTHEWS ROBERT JAMES			11152 S WEISMANN DR VAIL AZ 85641
MC ELROY JOSHUA RICHARD & WENDY MARIE CP/RS			11332 S WEISMANN DR VAIL AZ 85641
MC MILLAN MARCUS ANTOINE			11275 S WEISMANN DR VAIL AZ 85641
MEDINA MARK THOR & MEAGAN LINDSAY CP/RS			11299 S WEISMANN DR VAIL AZ 85641
MENELL BRANDON MICHAEL ANDERSON			11283 S WEISMANN DR VAIL AZ 85641
MEXICAN GARDEN POTTERY LLC THE			2901 N ORACLE RD TUCSON AZ 85705
MIRANDA VERONICA			12736 E GIADA DR VAIL AZ 85641
MISEWICZ CALVIN SCOTT & VANESSA LISBETH			11300 S WEISMAN DR VAIL AZ 85641
MITALI JULIAN DANIEL			11263 S WEISMANN DR VAIL AZ 85641
MOORE ERIN REBEKAH &			12747 E GIADA DR VAIL AZ 85641
MOORE TYLER & ALYSSA CP/RS			12815 E JOFFROY DR VAIL AZ 85641
MORENO FRANK DEAN SR			2255 N TANQUE VERDE CIR TUCSON AZ 85749
MOSER WESLEY TAYLOR & HEATHER LYNN CP/RS			12734 E RUSSO DR VAIL AZ 85641
NANBARRY INVESTMENT PROFIT SHARING PLAN			PO BOX 31058 TUCSON AZ 85751
NANEZ SABRINA YRIGOYEN			11223 S WEISMANN DR VAIL AZ 85641
NGUYEN VINH & TRAN THU LY THI			12774 E JOFFROY DR VAIL AZ 85641
NITKA LAWRENCE & SHAWNDA CP/RS			5244 E 17TH ST TUCSON AZ 85711
NOLAN JAREK DEAN &			11216 S WEISMANN DR VAIL AZ 85641

OROS HOLLY			12727 E JOFFROY DR VAIL AZ 85641
ORTIZ AARON URIAS & DIAZ ALEJANDRA MONTANO CP/RS			11279 S WEISMANN DR VAIL AZ 85641
PABST FAMILY LP 25% & WEISSMAN			4640 N CALLE ALTIVO TUCSON AZ 85718
PAEZ JOSE & FIDELINA SALAZAR CP/RS			12714 E RUSSO DR VAIL AZ 85641
PETERSEN JOSHUA & NICOLE CP/RS	951.236.6881	n.a.petersen81@gmail.com	11204 S WEISMANN DR VAIL AZ 85641
PETERSON PETER EDWARD IV & LAURA FLORENCE JT/RS			11227 S WEISMANN DR VAIL AZ 85641
PHILPOTT BENJAMIN ROSS & ROTONDI			12715 E RUSSO DR VAIL AZ 85641
POPS GARY OLIVER II			11212 S WEISMANN DR VAIL AZ 85641
PPM V PARTNERSHIP LP			PO BOX 2 PICKWICK DAM TN 38365
PROGRESS PHOENIX LLC			PO BOX 4090 SCOTTSDALE AZ 85261
RAMIREZ BETSABE			11295 S WEISMANN DR VAIL AZ 85641
RAMIREZ JUNIOR MARIANO & MARLA NINOCCHKA CP/RS			12878 E JOFFROY DR VAIL AZ 85641
RHODES JOHANNA			812 E PLACITA DE ROBERTA TUCSON AZ 85718
RICONDO MERCEDES CECILIA & LARZ ANTHONY CP/RS			11228 S WEISMANN DR VAIL AZ 85641
RIOS ARLETHE			11284 S WEISMANN DR VAIL AZ 85641
RIVAS JOEL O RODRIGUEZ &			12798 E JOFFROY DR VAIL AZ 85641
RIVERA JESUS SALVADOR JR & MELISSA CYNTHIA CP/RS			11200 S WEISMANN DR VAIL AZ 85641
ROBINSON DANGELO R			12719 E JOFFROY DR VAIL AZ 85641
ROBINSON MARQUAL & DENETRA S CP/RS			11196 S WEISMANN DR VAIL AZ 85641

RODRIGUEZ JOSE A & CRISTAL MAY CP/RS	CR	joaro7@outlook.com	11304 S WEISMANN DR VAIL AZ 85641
ROSEVILLE RE HOLDINGS LLC			9000 FOOTHILLS BLVD STE 100 ROSEVILLE CA 95747
ROSS CODY ALLAN & RAU CASEY ANNE JT/RS			5326 N LA CHOLLA BLVD TUCSON AZ 85741
ROUNTREE BRETT PHILLIP			12814 E JOFFROY DR VAIL AZ 85641
RUEHLING ANDREW KURT & MELAYNA NEUPERT CP/RS			11255 S WEISMANN DR VAIL AZ 85641
RUIZ NICOLE & RENE CP/RS			12438 E CALLE RIOBAMBA VAIL AZ 85641
SAINI JASWINDER & SUMANDEEP JT/RS			11256 S WEISMANN DR VAIL AZ 85641
SANTAMARIA DANIELL SAMONTE			11148 S WEISMANN DR VAIL AZ 85641
SANTOSCOY JOSE DE JESUS JR			12822 E JOFFROY DR VAIL AZ 85641
SELPH WILLIAM H JR & MARY SUE JT/RS			11585 S JOHN HARVEY AVE VAIL AZ 85641
SHAK JULIAN R			11271 S WEISMANN DR VAIL AZ 85641
SHIRES BERNAI A & COREY A CP/RS			12862 E JOFFROY DR VAIL AZ 85641
SHREVE STACY			12726 E GIADA DR VAIL AZ 85641
SMITH PAUL CURTIS & BETH ANNE CP/RS			11582 S MARY JANE WARNER DR VAIL AZ 85641
SMITH PAUL CURTIS & BETH ANNE CP/RS			11582 S MARY JANE WARNER DR VAIL AZ 85641
SOKOLOV YEVGENLY			11164 S WEISMANN DR VAIL AZ 85641
SORENSEN CHRISTOPHER SCOTT & KARLA CP/RS			11132 S WEISMANN DR VAIL AZ 85641
SOUTHWEST CONVENIENCE SPE LLC			109 N ACACIA AVE SOLANA BEACH CA 92075
SPRADLING ERIKA DENISE & STEVEN CP/RS			12750 E JOFFROY DR VAIL AZ 85641

STATE OF ARIZONA			400 W CONGRESS ST S315 TUCSON AZ 85701
STATE OF ARIZONA			400 W CONGRESS ST S315 TUCSON AZ 85701
STATE OF ARIZONA			400 W CONGRESS ST S315 TUCSON AZ 85701
STEPP ROBERT MATTHEW			12846 E JOFFROY DR VAIL AZ 85641
STEWART TITLE & TR OF TUCSON TR 3758			3939 E BROADWAY BLVD TUCSON AZ 85711
STEWART TITLE & TR OF TUCSON TR 3758			1050 E RIVER RD STE 200 TUCSON AZ 85718
STEWART TITLE & TRUST TR 3758			PO BOX 42200 TUCSON AZ 87533
STEWART TITLE & TRUST TR 3758			PO BOX 42200 TUCSON AZ 87533
SZYMECZEK MATTHEW W JR & AMBER R CP/RS	480 678 7695	msaymceck@gmail.com	12735 E JOFFROY DR VAIL AZ 85641
TALEGHANI 2016 FAMILY TR			2055 BIRCH AVE SAN CARLOS CA 94070
TEKLEHALMANOT BERSABEH			12814 E RUSSO DR VAIL AZ 85641
TITLE SECURITY AGENCY LLC TR 202066-S			5326 N LA CHOLLA BLVD TUCSON AZ 85741
TITLE SECURITY AGENCY LLC TR 201665 T			3501 E SPEEDWAY BLVD STE 101 TUCSON AZ 85716
TITLE SECURITY AGENCY LLC TR 201665 T			3501 E SPEEDWAY BLVD STE 101 TUCSON AZ 85716
TITLE SECURITY AGENCY LLC 202111 S TR			5326 N LA CHOLLA BLVD TUCSON AZ 85741
TITLE SECURITY AGENCY LLC TR 201434T			6875 N ORACLE RD STE 125 TUCSON AZ 85704
TITLE SECURITY AGENCY LLC TR 201434-T			3580 W INA RD STE 100 TUCSON AZ 85741
TITLE SECURITY AGENCY LLC TR 201434-T			6875 N ORACLE RD STE 125 TUCSON AZ 85704
TITLE SECURITY AGENCY LLC TR 201434-T (HORTON)			6875 N ORACLE RD STE 125 TUCSON AZ 85704

TITLE SECURITY AGENCY LLC TR 201434-T ATTN DR HORTON		6875 N ORACLE RD STE 125 TUCSON AZ 85704
TITLE SECURITY AGENCY LLC TR 201434-T ATTN DR HORTON		6875 N ORACLE RD STE 125 TUCSON AZ 85704
TITLE SECURITY AGENCY OF AZ TR202066-S		6390 E TANQUE VERDE RD TUCSON AZ 85715
TOWNSEND AMANDA MARIE & LESTER DAVID		12710 E JOFFROY DR VAIL AZ 85641
TRICKETT ANNA ROS, SZABO STEPHEN ALOIS, HAWKS HELEN JULIA		6523 SAN HAROLDO WAY BUENA PARK CA 90620
TRICON CONTRACTING INC		9755 S HOUGHTON RD TUCSON AZ 85747
TRUJILLO PILAR & SERGIO LUIS JT/RS		6875 N ORACLE RD STE 125 TUCSON AZ 85704
TUCKER GORDON & LINDA FAMILY TR		5220 N SPRING VIEW DR TUCSON AZ 85749
TUCSON ELECTRIC POWER COMPANY		PO BOX 711 TUCSON AZ 85702
UNION PACIFIC RAILROAD		1400 DOUGLAS ST STOP 1640 OMAHA NE 68179
UNION PACIFIC RAILROAD		1400 DOUGLAS ST STOP 1640 OMAHA NE 68179
UNION PACIFIC RAILROAD		1400 DOUGLAS ST STOP 1640 OMAHA NE 68719
UNION PACIFIC RAILROAD		1400 DOUGLAS ST STOP 1640 OMAHA NE 68179
UNISOURCE ENERGY CORP		PO BOX 711 MAIL STOP HQW802 TUCSON AZ 85702
VAIL UNIFIED SCHOOL DISTRICT # 20		PO BOX 800 VAIL AZ 85641
VAIL UNIFIED SCHOOL DISTRICT # 20		PO BOX 800 VAIL AZ 85641
VAIL UNIFIED SCHOOL DISTRICT # 20		PO BOX 800 VAIL AZ 85641
VALENZUELA GERARDO DANIEL & ALYSSA NICOLE CP/RS		11231 S WEISMANN DR VAIL AZ 85641
VISTA DEL LAGO HOA, ATTN: SONORAN DESERT WILLOW ESTATES		PO BOX 14198 TUCSON AZ 85732





**Note:** The following list contains names of people who attended this meeting that do not live within the notification area with a few exceptions.

**SIGN IN SHEET**

H2K PAD AMENDMENT-NEIGHBORHOOD MEETING

JANUARY 17TH, 2024



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Bobbie Humberg	—	—	—
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Teresa Smith	ward 4		
Nikki Lee	''		
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AL WIRUTH	520 574 1189	9982 E Paseo San	ALWIRUTH1@YAHOO.COM BERNARDO TUCSON
Lewis	951-627-5119		12875 EKUSSO