

Spencer Hickman

From: Lexy Wellott <LWellott@azplanningcenter.com>
Sent: Tuesday, January 9, 2024 11:41 AM
To: Spencer Hickman
Cc: Thomas Drzazgowski; David Takaki
Subject: RE: Vail Crossings Staff Report

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Thank you, Spencer.
We'll see you all virtually next week.

Thank you,

LEXY WELLOTT, AICP | Principal



Office 520.623.6146 Direct 520.209.2634 Mobile 951.582.1804
2 E Congress St | Ste 600 | Tucson, AZ 85701

DBE/SBE Certified | azplanningcenter.com

From: Spencer Hickman <Spencer.Hickman@pima.gov>
Sent: Tuesday, January 9, 2024 9:34 AM
To: Lexy Wellott <LWellott@azplanningcenter.com>
Cc: Thomas Drzazgowski <Thomas.Drzazgowski@pima.gov>; David Takaki <David.Takaki@pima.gov>
Subject: RE: Vail Crossings Staff Report

Lexi,

I'm attaching the staff report that should be posted later today. I've removed condition #4 (that was from the planning conditions, but was on the report by accident). The report also includes the list of comments from DOT.

Regards,

Spencer Hickman
Senior Planner
Pima County Development Services
201 N. Stone Av, 1st Floor
Tucson, AZ 85701
Spencer.Hickman@pima.gov
(520)724-6498

From: David Takaki <David.Takaki@pima.gov>
Sent: Tuesday, January 9, 2024 9:12 AM
To: 'Lexy Wellott' <LWellott@azplanningcenter.com>; Spencer Hickman <Spencer.Hickman@pima.gov>
Cc: Brigham Stevens <bstevens@bourncompanies.com>; Adam Call <ACall@azplanningcenter.com>
Subject: RE: Vail Crossings Staff Report

Good morning Lexy,

It appears that the conditions shown in the report are not the ones that were recommended by the Department.

You should received an updated staff report from our planning staff.

Thank you,

David Takaki

Site Review Project Manager
Pima County Development Services Dep
520-724-9556

From: Lexy Wellott <LWellott@azplanningcenter.com>
Sent: Friday, January 5, 2024 4:55 PM
To: Spencer Hickman <Spencer.Hickman@pima.gov>; David Takaki <David.Takaki@pima.gov>
Cc: Brigham Stevens <bstevens@bourncompanies.com>; Adam Call <ACall@azplanningcenter.com>
Subject: Vail Crossings Staff Report

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Hi, Spencer & David –

I hope you are doing well, and I apologize for catching you at the end of the day on a Friday.

I wanted to follow up with you regarding Condition #4 you provided for the Vail Crossings Staff Report.

Condition 4 reads, *“Prior to development plan approval, written proof of coordination with the Arizona Department of Transportation (ADOT) is required regarding any traffic impacts to their roadway system.”*

Given the site’s distance from I-10 and that the site does not utilize an ADOT frontage road for access, would it be possible to remove this statement from the staff report?

Thank you for your consideration.

Have a lovely weekend,

LEXY WELLOTT, AICP | Principal



Office 520.623.6146 Direct 520.209.2634 Mobile 951.582.1804
2 E Congress St | Ste 600 | Tucson, AZ 85701

DBE/SBE Certified | azplanningcenter.com