

## Spencer Hickman

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**From:** Spencer Hickman  
**Sent:** Tuesday, January 16, 2024 11:16 AM  
**To:** Lexy Wellott  
**Subject:** RE: Vail Crossings Staff Report

I just forwarded the meeting invite as well, let me know if it wasn't received.

Thanks,

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

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**From:** Lexy Wellott <LWellott@azplanningcenter.com>  
**Sent:** Tuesday, January 16, 2024 11:03 AM  
**To:** Spencer Hickman <Spencer.Hickman@pima.gov>  
**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.

Good morning, Spencer –

Can you share the link for the DRC hearing this Thursday when you have a minute?

Thanks,

LEXY WELLOTT, AICP | Principal



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**From:** Spencer Hickman <[Spencer.Hickman@pima.gov](mailto:Spencer.Hickman@pima.gov)>  
**Sent:** Tuesday, January 9, 2024 9:34 AM  
**To:** Lexy Wellott <[LWellott@azplanningcenter.com](mailto:LWellott@azplanningcenter.com)>  
**Cc:** Thomas Drzazgowski <[Thomas.Drzazgowski@pima.gov](mailto:Thomas.Drzazgowski@pima.gov)>; David Takaki <[David.Takaki@pima.gov](mailto: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](mailto:Spencer.Hickman@pima.gov)  
(520)724-6498

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**From:** David Takaki <[David.Takaki@pima.gov](mailto:David.Takaki@pima.gov)>  
**Sent:** Tuesday, January 9, 2024 9:12 AM  
**To:** 'Lexy Wellott' <[LWellott@azplanningcenter.com](mailto:LWellott@azplanningcenter.com)>; Spencer Hickman <[Spencer.Hickman@pima.gov](mailto:Spencer.Hickman@pima.gov)>  
**Cc:** Brigham Stevens <[bsteven@bourncompanies.com](mailto:bsteven@bourncompanies.com)>; Adam Call <[ACall@azplanningcenter.com](mailto: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

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

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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



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