The Town of Marana plans to annex, rezone, and develop three parcels (IDs: #216-34-0670, #216-34-0680, and #216-35-0690) in the Linda Vista 52 Annexation. This would bring:

- 13 three-story apartment buildings (306 units)

- 142 single- and two-story houses

This **high-density development threatens the Important Riparian Area** (IRA**), natural Sonoran Desert wildlife, and essential watershed**. The land includes a large wash and is mostly designated floodplain, located in the Tortolita Fan—just over a mile from the Santa Cruz River. Nearby parcels are protected for pygmy owl habitat, yet the developer shows no intent to preserve the region's ecological balance.

My property directly borders Linda Vista 13, offering stunning views of the Tucson Mountains, Sombrero Peak, and thriving native flora and fauna. Owls, hummingbirds, roadrunners, hawks, desert iguanas, chuckwallas, Gila monsters, and countless other species depend on this land’s untouched beauty for survival. This development risks permanently displacing them.

Beyond wildlife, the project threatens the serenity and community identity that drew us to this area. Marana must reject this annexation, as it lacks inclusion in its Water Designated Assured Supply (DAWS), similar to its rejection of the White Stallion Ranch annexation. Nearby homes rely on private wells, which have seen drastic water level drops over the years.

Additionally, Linda Vista 52 sits near important archeological sites and should undergo comprehensive cultural studies before annexation. The land supports critical conservation areas, including:

- Pima County Maeveen Maria Behan Conservation Land System

- Pygmy Owl Priority Conservation Area

- Pima County Regulatory Riparian Habitat

We support Pima County’s recommendation for strict conservation guidelines, including preserving riparian habitat and vastly increasing open space. Likewise, flood control officials urge maintaining the washes to protect hydrology and reduce erosion.

Marana and the developer have ignored conservation best practices, further complicated by the Mayor’s familial conflict of interest—his brother owns 13 acres of the land in question, standing to profit millions. (*LDA NOTE: The Mayor has recused himself from voting on this matter*)

This is more than just an annexation—it’s a battle for environmental preservation. We need urgent support to oppose this destructive plan. Please share this information and reach out with any questions.

Thank you.

*Jennie De Bray*

9685 N Linda Vista Pl
Tucson, AZ 85742
(520) 437-9640
Jenniedebray@gmail.com

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**SHOW YOUR SUPPORT IN OPPOSING THIS ANNEXATION PLAN**

**THE NEXT MEETING WILL BE 5:45PM (start time 6pm) TUES., JUNE 17th**

**Ed Honea Marana Municipal Complex**

**11555 W Civic Center Dr.**

**Marana, AZ 85653**