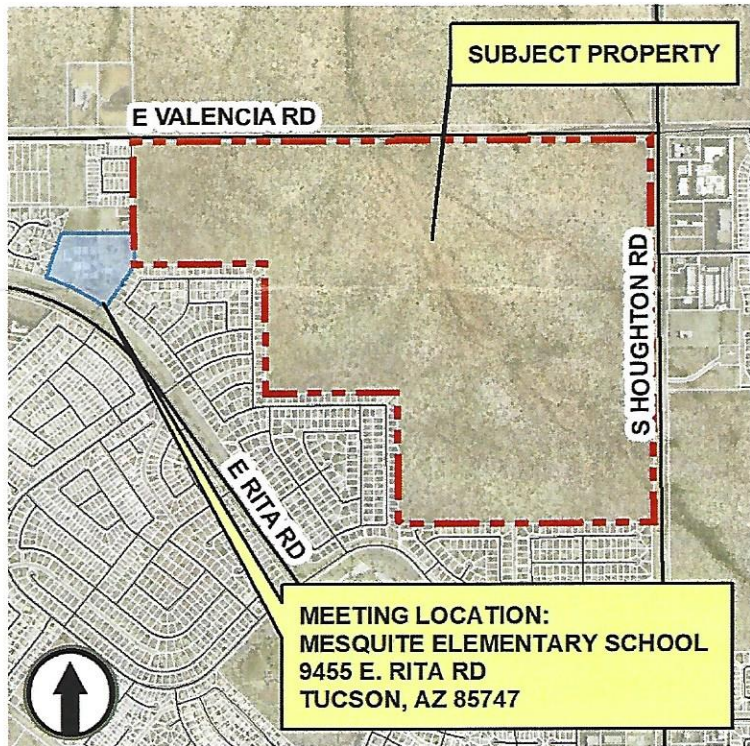


March 20, 2019

Dear Property Owner:

The Planning Center invites you to attend a neighborhood meeting regarding a Planned Area Development proposal for a 344-acre property located at the southwest corner of Houghton Road and Valencia Road (see location map). The proposal is to rezone the subject property from RX-1 (Residence Zone) to PAD (Planned Area Development). The proposed uses are compatible with the Houghton Area Master Plan.

The Escalera PAD provides development standards and design guidelines for the 344-acre property that provide an effective mix of housing types and employment-generating commercial uses while ensuring a quality design that protects the existing neighborhoods.



More specifically, it will allow the 344-acre property to develop into medium-low density residential subdivisions, similar to Rita Ranch, and village center uses which include attached and detached residential developments, and employment-generating commercial and office uses. Furthermore, the Escalera PAD provides open space that facilitate passive and active recreational opportunities and preserves significant riparian areas and wildlife corridors on-site. This urban infill project will take advantage of existing infrastructure and multi-modal opportunities in the area.

Please join us at a public meeting on **Tuesday, April 2, 2019 at 5:45 p.m.** The meeting will be held at **Mesquite Elementary School** at 9455 East Rita Road, Tucson, Arizona 85747. If you cannot make the meeting or have any questions prior to the meeting, please contact Linda Morales or Lexy Wellott at The Planning Center at (520) 623-6146 or lmorales@azplanningcenter.com / lwellott@azplanningcenter.com.