

**TUCSON UNIFIED SCHOOL DISTRICT**

LEGAL DEPARTMENT  
1010 E. TENTH STREET  
TUCSON, AZ 85719

(520) 225-6040

Robert S. Ross (State Bar No. 023430)

[Robert.Ross@tusdl.org](mailto:Robert.Ross@tusdl.org)

Samuel E. Brown (State Bar No. 027474)

[Samuel.Brown@tusdl.org](mailto:Samuel.Brown@tusdl.org)

P. Bruce Converse (#005868)

[bconverse@dickinsonwright.com](mailto:bconverse@dickinsonwright.com)

Timothy W. Overton (#025669)

[toverton@dickinsonwright.com](mailto:toverton@dickinsonwright.com)

**DICKINSON WRIGHT PLLC**

1850 N. Central Avenue, Suite 1400

Phoenix, Arizona 85004-4568

[courtdocs@dickinsonwright.com](mailto:courtdocs@dickinsonwright.com)

Phone: (602) 285-5000

Fax: (844) 670-6009

*Attorneys for Tucson Unified School District No. 1*

**IN THE UNITED STATES DISTRICT COURT  
FOR THE DISTRICT OF ARIZONA**

Roy and Josie Fisher, et al., Plaintiffs,	4:74-cv-00090-DCB (Lead Case)
v.	
Tucson Unified School District No. 1, et al., Defendants.	

Maria Mendoza, et al. Plaintiffs,	CV 74-204 TUC DCB (Consolidated Case)
v.	
Tucson Unified School District No. 1, et al., Defendants.	

**NOTICE AND REQUEST FOR APPROVAL  
OF THE SALE OF PROPERTY AT BONANZA AND WATSON (“BONANZA”)  
AND AT RIDGESIDE AND 5<sup>TH</sup> (“RIDGESIDE”)**

Tucson Unified School District – Legal Department  
1010 East 10<sup>th</sup> Street, Room 24  
Tucson, Arizona 85719  
Telephone: (520) 225-6040

1 The Tucson Unified School District, No. 1 (“TUSD” or the “District”), hereby submits  
2 this Notice and Request for Approval for the sale of two properties: (1) 9.6 acres located at  
3 Bonanza Avenue and Watson Drive (“Bonanza”); and (2) 10.2 acres located at Ridgeside  
4 Drive and 5<sup>th</sup> Street, north of Broadway Blvd. and west of Tanque Verde Loop Rd.  
5 (“Ridgeside”).

6 The proposed buyer of the Bonanza property intends to build single-family homes.  
7 The attached Desegregation Impact Analysis (DIA) projects that the development will  
8 produce 25 students, resulting in an insignificant impact to TUSD’s desegregation efforts.  
9 **Exhibit 1 – Final DIA, Bonanza.** Likewise, the proposed buyer of the Ridgeside property  
10 intends to build single-family homes. The attached DIA projects that the development will  
11 produce 25 students, resulting in an insignificant impact to TUSD’s desegregation efforts.  
12 **Exhibit 2 – Final DIA, Ridgeside.** Neither sale will affect student integration levels at  
13 nearby schools.

14 The District submitted draft DIAs to the Special Master and Plaintiffs to solicit  
15 feedback. No party objected to the sale. As this action will not negatively affect the District’s  
16 ability to meet its USP obligations under student assignment, or any other USP area, and as  
17 no party has objected to this action, the District respectfully requests approval of this request.

18 Respectfully submitted on February 6, 2020.

19 **TUCSON UNIFIED SCHOOL DISTRICT**  
20 **LEGAL DEPARTMENT**

21 *s/ Samuel E. Brown*  
22 Robert S. Ross  
23 Samuel E. Brown  
24 Attorneys for Tucson Unified School District No. 1

25 **Dickinson Wright PLLC**  
26 P. Bruce Converse  
27 Timothy W. Overton  
28 Attorneys for Tucson Unified School District No. 1

**Certificate of Service**

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2 **ORIGINAL** of the foregoing filed via the CM/ECF Electronic Notification System and  
3 transmittal of a Notice of Electronic Filing provided to all parties that have filed a notice of  
4 appearance in the District Court Case.  
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7 s/ Samuel E. Brown  
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Tucson, Arizona 85719  
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