

February 18, 2014
Elizabeth Kanto
3355 West Lobo Rd.
Tucson, AZ 85742

Dear Chairman and Board of Supervisor Members,

This letter is with respect to the rezoning request by Red Point Development, Inc. for the property located west of Maya Estates, north of Legacy Charter School, east of Sunnyvale subdivision and south of Saguaro Vista subdivision and the 20 acre lot that was divided into 3.34 acres where I live.

In Sept of 2003, we purchased 3.34 acres of land located on the south west corner of Lobo Road and Camino de la Tierra. It was a 20 acre land parcel, so we now own about 1/6 of a 20 acre lot. The seller was a local builder who intended to build a subdivision on our land. Prior to our purchase, he sent a letter to the neighbors indicating that he would like to change the zoning from suburban ranch to medium density. The neighborhood vehemently opposed his plans. Ultimately, the builder left the zoning suburban ranch, the lots were offered for sale and all the lots sold quickly. We were fortunate to obtain our lot.

We cleared our land by hand and took care to transplant everything we could, following the Native Plant Preservation Plan. We recognized that we were in a very special area on the cusp of the Ironwood National Forest, which was instituted by former President Bill Clinton in 2000. Even though we are not on the actual designated National Ironwood Forest, we have an incredibly lush desert full of animals and plant life. I am a horticulturist, and this matter is of great concern to me. I also work at Bach's Cactus Nursery which I believe will be directly affected by a higher density population since it is located southwest of this property.

The property up for rezoning is similar to the land situation we had on Lobo Rd. In 2003, the 20 acres could support 6 homes. Today, it is still a responsible decision. At this time, I believe the lot on Hardy Rd can responsibly support nine or ten homes, but not two hundred and ninety eight homes. There is only one access road to this piece of property and it is at the same cross street for Tortolita Middle School. There are over nine hundred students who attend. Most of the school traffic exits and enters from Thornydale and Hardy Rd. You can imagine the congestion at this intersection.

I asked a resident who lives in the subdivision Saguaro Vista how long it takes for the light to change and provide an arrow for a left turn onto Thornydale. She said it took anywhere from no wait to eight minutes. Red Point Development, Inc. is also located on the same corner. I imagine that Mr. Portner might exit through his parking lot most times, rather than go to the light.

This zoning change from suburban ranch to medium density is an investment opportunity, not something that will be good for our neighborhood. Please let common sense guide your decision in this matter. Thank you very much for your time and consideration.

Sincerely,

Elizabeth Kanto

