



PROJECTS INTERNATIONAL, Inc.

STRATEGIC GUIDANCE
ENTITLEMENT PROCESSES
LOCAL ADVICE & COUNSEL

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Delivery via Email

January 7, 2014

The Honorable Ally Miller, Supervisor, District 1
PIMA COUNTY BOARD OF SUPERVISORS
130 W. Congress – 11th Floor
Tucson, AZ 85701

RE: REQUEST FOR CONTINUANCE OF COMPREHENSIVE PLAN AMENDMENTS
Co7-13-03 Lawrence C. Leung, Inc. – N. Thornydale Road
Co7-13-04 Pacific International Properties, LLP – N. Thornydale Road
Co7-13-05 Mandarin Associates – N. Thornydale Road
Co7-13-06 Hardy-Thornydale Associates, et. al. – W. Hardy Road

Dear Supervisor Miller:

I am transmitting this letter to advise you of our moving-forward steps on the above four (4) comprehensive plan amendment applications and to, as a result of the work involved, respectfully request that all four of these cases be continued from the currently scheduled Board of Supervisors meeting on 21 January to the Board meeting of February 18, 2014.

In response to the comments and direction we received from the Board at our original meeting of November 19th, we have developed a new framework of enhanced natural area set-asides and natural buffers next to the existing residential developments; this will both increase the overall amount of CLS mitigation provided across the four parcels, as well as achieve proper protections and setbacks from the existing nearby residential subdivisions.

We are currently finalizing all of our calculations and graphics to illustrate the above and will be transmitting updated materials to staff to incorporate into your Board packets on these comprehensive plan items. We are also scheduled to meet with Carolyn Campbell of the Coalition for Sonoran Desert Protection during the week of January 20th to review and discuss the new materials and open space set-asides.

Lastly, I will be inviting the interested neighbors to attend small-group meetings to similarly review the new materials and discuss the buffering and setbacks we propose. It is my intent to have these neighbor meetings during the last week of January and the first week of February. I will extend our invitations to them prior to the 21 January Board of Supervisors meeting and make them fully aware of our request to continue that hearing to the February 18th date.

RB

REQUEST FOR CONTINUANCE OF COMPREHENSIVE PLAN AMENDMENTS

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With all of the above in mind, our requested continuance is intended to simply allow us the time necessary to complete these outreach activities without any of the stakeholders feeling unduly rushed or that there was not sufficient opportunity for subsequent interactions.

Please let me know if you have any questions on this matter or if you need any further information. I can be reached via email at jportner@projectsintl.com or via cell phone at 520.850.0917. As always, I am happy to come by your office, at your convenience, if you'd like to discuss things in person.

I am copying the other Board members and individuals below so that all parties stay fully informed as to our moving-forward intentions and their associated timing. It would be my intent, in the event that our continuance is granted, to meet with you and each of the Supervisors in the weeks leading up to the February 18th public hearing so to inform all of you as to the progress and results of our outreach efforts.

Sincerely:

PROJECTS INTERNATIONAL, INC.

A handwritten signature in black ink, appearing to read 'J. Portner', with a stylized flourish at the end.

Jim Portner, Principal

cc: Honorable Supervisor Ramon Valadez, Chairman, District 2
Honorable Supervisor Sharon Bronson, District 3
Honorable Supervisor Ray Carroll, District 4
Honorable Supervisor Richard Elias, District 5
Jennifer Coyle, District 1
Ms. Robin Brigode, Clerk of the Board of Supervisors
Mr. Chuck Huckelberry, County Administrator
Mr. Arlan Colton, Pima County Planning Official
Mr. David Petersen, Planning Division
Mr. Larry Kreis, Red Point Development, Inc.