

11/18/2013

Dear Board Member,

We are writing in protest of the proposed Plan Amendment by Landmark Title Trust/the Kai Family to increase the density of allowable residential uses on the 77+ acres of property on the South side of Sunset Rd between Camino de Oeste and Sunray. The arguments contained herein pertain to:

- 1) CLS Compliance
- 2) Septic/Leach Fields
- 3) Water
- 4) Traffic/Accidents
- 5) Leapfrogging around current zoning
- 6) TUSD
- 7) Math
- 8) Definition of Marginal
- 9) Different Rules for Different People

Please do us the courtesy of reading our concerns in their entirety and considering the proposed compromise we set forth.

CLS Compliance

This proposed Plan Amendment is NOT in full compliance with the CLS. It is NOT POSSIBLE for it to be in 100% compliance with the CLS under the current proposal of putting in 46 homes. What is the purpose of spending years and exorbitant amounts of money doing wildlife and vegetation studies if you do not enforce the requirements once they are mandated?

Septic/Leach Fields

If the current proposal of 46 homes is approved, the required 1 acre per home for septic/leach field requirement would mean a minimum of 46 acres is needed for 46 homes, leaving less than 32 acres for roads, infrastructure, setbacks, Riparian areas and the CLS requirements. Therefore, one or more of these "rules" will end up being violated as there is less than 45% space remaining after the 46 acres of homes is taken out. In addition, washes run through this property with the main one massively flooding often, 2 times this past summer alone. There will be some if not extensive pollution probabilities with 46 leach fields in such close proximity to this sometimes rapidly moving water.

Water

A November 2010 report on water risk mapped out areas at high risk of water shortage conflict. Of the top 10 cities likely to face severe shortages in the relatively near-term

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future, Tucson was ranked #8 and Phoenix was ranked #3. The Natural Resources Defense Council rates Pima County as an area with 'extreme risk of water shortage'. At a 2010 usage rate of 350,000 acre-feet of water per year, which has since risen, Tucson groundwater supply has a very limited life span. Increasing residential density in an area where it is unwanted and unnecessary flies in the face of common sense and reeks of blatant audacity and the delusion of invincibility.

Traffic/Accidents

Staff report states ADOT has no objection to the proposed Plan Amendment and that the road is currently at 10% capacity. ADOT does not live here nor drive this road numerous times every day. The residents will tell you this road is very dangerous with several hills and dips. When cyclists ride on this road, which is often, it is extremely dangerous for both them and the drivers going around them, as there are several blind spots where you cannot see if a car is coming over the hill until it is too late. There have been numerous accidents and fatalities on this road over the years. In 2010, 3 residents were hit by a drunk driver at Camino de Oeste and Sunset Rd in broad daylight. A few years ago, the County spent 1million dollars and 6 months taking down the hill at Sunset and Sunray by 12 feet because of the number of accidents there. 46 more homes will mean at least 92 more drivers per day and will greatly increase the propensity for accidents and injury to drivers, cyclists and wildlife crossing the street.

Leapfrogging

Every home on the South side of Sunset Rd from Camino de Oeste on west is on 3.3 acres. EVERY SINGLE ONE. The proposed Plan Amendment would put a higher density subdivision right smack in the middle of 3.3 acre parcels. The applicant intends to use Sunset Rd for their ingress and egress but not conform to the existing look, scale and zoning of the area. This is unacceptable.

TUSD

As is stated in the staff report, TUSD is AGAINST this proposed Plan Amendment. The high school will not be able to handle to added capacity in its already overcrowded classrooms. Let us not put profit before our children's education.

Math

According to the project engineer of this proposal, they will be putting the 46 homes on 2 acre parcels. With 77+ acres of property, how do you fit 46 homes? Math would dictate a minimum of 92 acres would be necessary, and that is before you account for roads, infrastructure, setbacks, Riparian areas and CLS requirements. Either there is a new kind of math we are unaware of or we are being deceived.

Definition of Marginal

Webster Dictionary defines marginal as 'not of central importance; limited in extent, significance or stature'.

The staff report states this Plan Amendment request seeks a "marginal increase in allowable residential density". Since when is more than doubling something considered a "marginal increase"? Perhaps the applicant should then consider a "marginal decrease" and build only half of the 22 homes they are currently plat approved for.

Different Rules for Different People

When the Kai Family/Landmark Title Trust purchased this property on Sunset Rd in the 1980's they knew it was zoned as 1 house per 3.3 acres. They chose to purchase it. If their intention all along was to at some point change it to higher density in order to maximize their profits, then they came into this with less than honest intentions. We ALL purchased homes and land out here knowing it was 1 house per 3.3 acres. That's why we did it. One neighbor recently paid \$30k for .3 acres of land to comply with zoning to build a home, as when they split their property they were .3 acres short of the 3.3 acre requirement. THEY were told they could not apply for rezoning. But the Kai family/Landmark Title Trust can?

Lets be frank. This proposal is before you because the applicant wants to make more profit from their investment. They don't seem to care about protecting wildlife or the environment as is evidenced by the fact that their proposed plan is NOT in full compliance with the CLS. Close is just not good enough. So now, it's about whether or not you are going to let them get away with it. Please represent the people, not the money.

Proposed Compromise

We propose a compromise in a gesture of good faith. Have the applicant come back with a proposal that is in 100% compliance with the CLS and that does NOT go over the 22 homes they are currently plat approved for. This would satisfy the CLS, TUSD and the residents. In exchange, the applicant can reconfigure their lots and sizes to do a cluster development option in order to minimize their development costs and maximize their profits.

It would be a win/win for everyone. It would be fair. It would be the right thing to do.

Thank you for your time and consideration,

Carl Sandberg

Geeta Sandberg

Jim Curry

Elna Curry

Bo Curry

Julie Curry

PETITION AGAINST

The

Proposed Comprehensive Plan to
Increase the Density of 77+ Acres on the
South Side of Sunset Rd Between
Camino de Oeste and Sunray.

We the Residents in the vicinity of the above
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Landmark Title Trust, to amend the Pima County
Comprehensive Plan and increase the density of
allowable residential uses on this property.

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<u>Joy Johnson</u>	<u>5701 N SENITAWAY</u>		<u>20</u>
Name	Address	Phone	# Yrs Here

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Mike HANOKA	5701 N SENITA WAY		20
Name	Address	Phone	# Yrs Here

NOV 18 13 PM 01:23 POC CLK UF BD

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Geeta Sandberg	5265 W. Sunset Rd		11
Name	Address	88743	Phone # Yrs Here



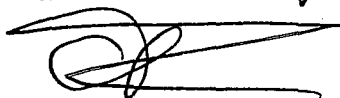
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Carl T. Sanchez 5205 W. Sunset Rd 30
Name Address Phone # Yrs Here



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B7

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Robert [Signature]

4300

W. SUNSET RD

45+ years

Name

Address

Phone

Yrs Here

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YASUE TOYOTA 5220 W SUNSET
TUCSON, AZ

1 / 4

Name

Address

Phone

Yrs Here

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<u>Donny J. J. J.</u>	<u>526 W. Sunset Rd .</u>		<u>47</u>
Name	Address	Phone	# Yrs Here

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Devin W. Galt 5120 W. Sunset #7
Name Address Phone # Yrs Here

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Judith H. Cooney 5600 N Sunray Dr 34 years
Name Address Phone # Yrs Here

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PAUL NASSLER	4892 W. SUNSET RD		ONE
Name	Address	Phone	# Yrs Here

PETITION AGAINST

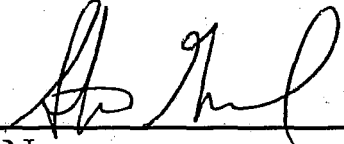
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NOV 18 13PM 0124PC CLK OF RD

BT

 4892 Sunset |

Name Address Phone # Yrs Here

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The

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WARREN GREY	4840 W. SUNSET DR		5
Name	Address	Phone	# Yrs Here

NOV 18 12PM 01 24 PC CLK OF HD

Bf

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Wanda Brey 4840 W Sunset Rd 1111 2311
Name Address Phone # Yrs Here 5
Tucson, AZ 85143

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NOV 18 13 PM 01:24 PM CLK OF BD

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MARK WEBER	4751 W SUNSET RD		26
Name	Address	Phone	# Yrs Here

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NOV 18 13 PM 01:24 PC CLK OF BD

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AURIL WEBER

4751 West Sunset Road

16 years

Name

Address

Phone

Yrs Here

A. G. Weber

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NOV 18 13 PM 01:24 PC CLK DF BD

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Joan C. Phillips 4755 W. Sunset Rd.

Name

Address

Phone

Yrs Here

10 years

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The

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Frank J. Phillips, 4755 W. Sunset Rd, TISM

Name

Address

Phone

Yrs Here

10

PETITION AGAINST

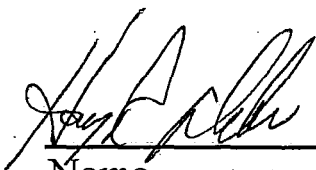
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 4761 W Sunset Rd 21
Name Address Phone # Yrs Here

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<u>Judy Bailey</u>	<u>5475 N. Camino de Oeste</u>	<u></u>	<u>3 yrs</u>
Name	Address	Phone	# Yrs Here

Judy Bailey

NOV 18 13PM 0124 PC CLK OF BD

B1

PETITION AGAINST

The

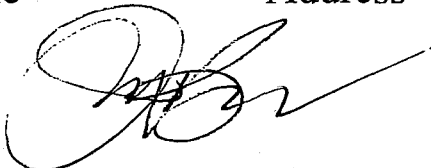
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NOV 18 13PM 01 24 PC CLK OF BD

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MARK BAILEY 5475 N CAMINO DE OESTE 3
Name Address Phone # Yrs Here



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NOV 18 13 PM 01:25 PC CLK/CF BD

87

<u>Don Quisenberry</u>	<u>5228 N. PLACITA DEL PENSADOR</u>	<u>-----</u>	<u>13</u>
Name	Address	Phone	# Yrs Here

PETITION AGAINST

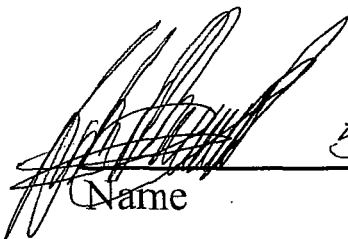
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NOV 18 13 PM 01:25 PCLKUF:BD

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Name

5745 N. Santa Way

Address

Phone

Yrs Here

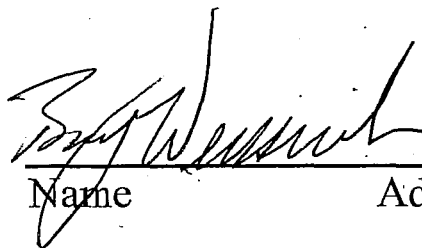
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 5710 W LARKSPARE RIDGE RD 15 ~~15~~
Name Address Phone # Yrs Here
19

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NOV 18 13 PM 01:25 POC CLK CF 80

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5220 W.
Larkspur
Anderson Ridge
Name Address Phone # Yrs Here 23 yrs

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NOV 18 13 PM 01:25 P.C. CLK OF BD

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Cynthia Elliott 5825 N. Timson 19
Name Address Lane Phone # Yrs Here
85743

[Signature]

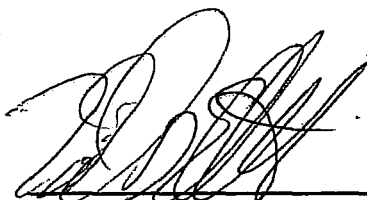
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NOV 18 12PM 01 25 PC CLK/DJ-BD

Bf



Name

Address

Phone

Yrs Here

5825 N. JIMSON LANE 85743

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Maxwell Elliott	5825 N. Jimson Ln		18
Name	Address	Phone	# Yrs Here

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NV 18-13F0125 PC CLK OF BD

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<u>Norberto E. Loraño Valenzuela</u>	<u>_____</u>	<u>_____</u>	<u>18 yrs</u>
Name	Address	Phone	# Yrs Here
<u>5815 N JIMSON LN</u>			

PETITION AGAINST

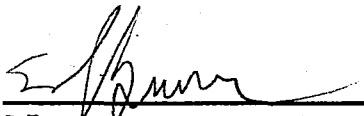
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NY 1813PM0125 PC CLK/CF BD

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Name	Address	Phone	# Yrs Here
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Edward Buey	5750 N Santa Way		
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Julie Curry 5225-2 W Sunset 4
Name Address Phone # Yrs Here

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Chylene B. Long 5225 W Sunset Rd #2 4
Name Address Phone # Yrs Here

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PETITION AGAINST

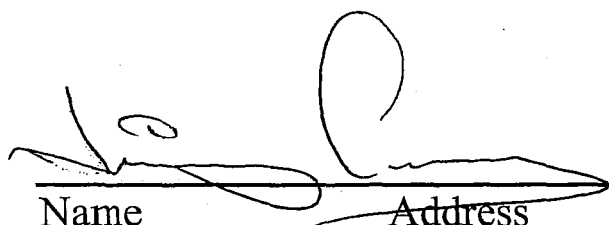
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			23
Name	Address	Phone	# Yrs Here
	5225 W SUNSET RD #1		
	TUCSON, AZ		
	85743		

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Jennifer Claver
Jennifer Claver

4860 W. Jacob Rd
Tucson AZ 85745

11

Name

Address

Phone

Yrs Here

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Thomas A. O'Leary 5255 N. AVENIDA LARGO 3
Name Address Phone # Yrs Here

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JOSEPH BLAIS

Joseph Blais 5342 W AVENIDA CONCHA

Name

Address

Phone

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Connie Martin 5211 W. Avenida Comba
Name Address Phone # Yrs Here

274RS

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We the Residents in the vicinity of the above mentioned land hereby petition the Board of Supervisors to **Deny** the proposed request of Landmark Title Trust, to amend the Pima County Comprehensive Plan and increase the density of allowable residential uses on this property.

Mike Hagel 5210 W. Blue Canyon 10
Name Address Phone # Yrs Here

NM 18-13 PMO 126 PC CLK UF BD

B7

PETITION AGAINST

The

Proposed Comprehensive Plan to
Increase the Density of 77+ Acres on the
South Side of Sunset Rd Between
Camino de Oeste and Sunray.

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DON MITCHELL 5465 N. Blue Bonnet Rd

Name

Address

Phone

Yrs Here

14

NOV 18 13PM 01 26 POC CLK OF BD

BT

PETITION AGAINST

The

Proposed Comprehensive Plan to
Increase the Density of 77+ Acres on the
South Side of Sunset Rd Between
Camino de Oeste and Sunray.

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NY 1813PM0126PC CLK OF BD

25



Robin Anderson	5425 W Sunset Rd		
Name	Address	Phone	# Yrs Here

1 yr

PETITION AGAINST

The

Proposed Comprehensive Plan to
Increase the Density of 77+ Acres on the
South Side of Sunset Rd Between
Camino de Oeste and Sunray.

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NOV 18 13 PM 01:26 POC CLK OF BD

85

<i>Elaine Shesler</i>	<i>5625 N Sunray</i>	<i>---</i>	<i>28 yrs</i>
Name	Address	Phone	# Yrs Here

PETITION AGAINST

The

Proposed Comprehensive Plan to
Increase the Density of 77+ Acres on the
South Side of Sunset Rd Between
Camino de Oeste and Sunray.

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85
NOV 18 13 PM 01:26 PC CLK OF BD

<u>Nancy Riley</u>	<u>5701 X Sunray Rd</u>	<u></u>	<u>60</u>
Name	Address	Phone	# Yrs Here

PETITION AGAINST

The

Proposed Comprehensive Plan to
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NOV 18 13 PM 01:26 POC CLK OF BD

BT

<u>M R Willis</u>	<u>5736 N. SUNFLOWER PL.</u>	<u>51</u>
Name	Address	# Yrs Here

PETITION AGAINST

The

Proposed Comprehensive Plan to
Increase the Density of 77+ Acres on the
South Side of Sunset Rd Between
Camino de Oeste and Sunray.

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NOV 18 1 30 PM '12 / PC CLK/CF BD

B7

<u>Carol L. Knight</u>	<u>5830 N Sunray Cir</u>		<u>33</u>
Name	Address	Phone	# Yrs Here

PETITION AGAINST

The

Proposed Comprehensive Plan to
Increase the Density of 77+ Acres on the
South Side of Sunset Rd Between
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NY 1813 PM 12 / PC CLK OF BD

BT

BILL EASTMAN	5245 W. SUNSET RD		27
Name	Address	Phone	# Yrs Here

BW E

PETITION AGAINST

The

Proposed Comprehensive Plan to
Increase the Density of 77+ Acres on the
South Side of Sunset Rd Between
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NOV 18 13 PM 01:27 PC CLK OF BD

25

<u>Nissa Gane</u>	<u>5875 N. Jimson Lane</u>	<u></u>	<u>4</u>
Name	Address	Phone	# Yrs Here

PETITION AGAINST

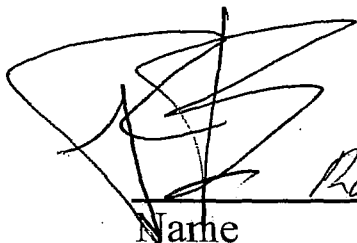
The

Proposed Comprehensive Plan to
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NOV 18 13 PM 01:27 PC CLK OF BD

871



5910 N. SUNRAY CIRCLE

Robert Bracketti

Name

Address

Phone

Yrs Here

4

PETITION AGAINST

The

Proposed Comprehensive Plan to
Increase the Density of 77+ Acres on the
South Side of Sunset Rd Between
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NOV 18 12 PM 01/27/PC CLK OF BD

BT

Patricia Benson 5815 N. Sunray _____
Name Address Phone # Yrs Here
42 yrs

PETITION AGAINST

The

Proposed Comprehensive Plan to
Increase the Density of 77+ Acres on the
South Side of Sunset Rd Between
Camino de Oeste and Sunray.

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NOV 18 12PM 01/27 PCC CLK OF BD

B5

<i>Ruth Joyce Roe</i>			<i>48 years</i>
Name	Address	Phone	# Yrs Here

PETITION AGAINST

The

Proposed Comprehensive Plan to
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NOV 18 13 PM 01:27 PC CLK KF-BD

B7

Name

Address

Phone

Yrs Here

Joseph E. Sola

5121 W Camino de La Arroyo

3

PETITION AGAINST

The

Proposed Comprehensive Plan to
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Comprehensive Plan and increase the density of
allowable residential uses on this property.

NOV 18 13 PM 01:27 POC CLK OF BO

BT

Julie Mullings 5135 N. Tortolita Rd.

Name

Address

85745

Phone

Yrs Here

10 yrs

PETITION AGAINST

The

Proposed Comprehensive Plan to
Increase the Density of 77+ Acres on the
South Side of Sunset Rd Between
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NOV 18 13PM 01/27/PC CLK/CF BD

B7

KAREN DEW	4820 W. ZEPHYR PL.		8 YRS
Name	Address	Phone	# Yrs Here

PETITION AGAINST

The

Proposed Comprehensive Plan to
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NM 18-13PM0127PCCLKCF BD

BT

<i>Chuck Jones</i>	<i>4862 W. Jacob Rd</i>		<i>11</i>
Name	Address	Phone	# Yrs Here
	<i>Tucson, Az 85745</i>		

PETITION AGAINST

The

Proposed Comprehensive Plan to
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South Side of Sunset Rd Between
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Lisa Brown 5200 W. T. BETA LTA
Name Address Phone # Yrs Here

MM1813PM0127PCCLKDF 80

BT

PETITION AGAINST

The

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NOV 18 13 PM 01:27 POC CLK OF BD

BT

Raymond [Signature] 5135 N. Tortolita Rd 10 yrs
Name Address Phone # Yrs Here

PETITION AGAINST

The

Proposed Comprehensive Plan to
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South Side of Sunset Rd Between
Camino de Oeste and Sunray.

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NOV 18 13 PM 01:27 PC CLK OF BD

85

Darryl M. Smith 5115 N Tortolita Rd 26 yrs
Name Address Phone # Yrs Here

PETITION AGAINST

The

Proposed Comprehensive Plan to
Increase the Density of 77+ Acres on the
South Side of Sunset Rd Between
Camino de Oeste and Sunray.

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NOV 18 13 PM 01:27 HC CLK OF BO

85

Paul M. Warrum

5121 W Camino de la Amapolta
Tucson AZ 85745

2

Name

Address

Phone

Yrs Here

PETITION AGAINST

The

Proposed Comprehensive Plan to
Increase the Density of 77+ Acres on the
South Side of Sunset Rd Between
Camino de Oeste and Sunray.

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NOV 18 1990 12/PC CLK OF BD

35

KRIBI SARA H	8152 W. CAMINO DE LA MARSA		
Name	Address	Phone	# Yrs Here

4.

PETITION AGAINST

The

Proposed Comprehensive Plan to
Increase the Density of 77+ Acres on the
South Side of Sunset Rd Between
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NOV 18 12PM 0128 POC CLK DF BD

B5

William R. Hart 5101 W Camino DE LA Amapola
Name Address Phone # Yrs Here

PETITION AGAINST

The

Proposed Comprehensive Plan to
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NOV 18 13 PM 01:28 PM CLK OF BD

BT

<i>Mark</i>	<i>5270 N. Pescadero Ranch</i>		<i>134rs</i>
Name	Address	Phone	# Yrs Here

PETITION AGAINST

The

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NOV 18 13 PM 01:28 PCLKCF 80

BT

Panc Boyer

5229 W. Avenue Pima County

5

Name

Address

Phone

Yrs Here

PETITION AGAINST

The

Proposed Comprehensive Plan to
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• Used our neighborhood as an example of 1 acre properties. Ours is not 1 acre (1.5-2) & restricted EECU wash protection.

- "Just like other properties surrounding it." It is not
- "Conversion Exchange" ?
- Dangerous Access pts/Road Volume

Eric & Ann Peterson 5230 W. Ave. Combra 10
Name Address Phone # Yrs Here

Ann Peterson

NOV 18 13 PM 01:28 POC CLK DFD 30

B7

PETITION AGAINST
The
Proposed Comprehensive Plan to
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South Side of Sunset Rd Between
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NEW 18-13PM0128PC QLKCF BD

BT

Josh & Cindy Zent 5239 W Ardena Comba Trc AZ 85745
Name Address Phone # Yrs Here

(3)

PETITION AGAINST

The

Proposed Comprehensive Plan to
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South Side of Sunset Rd Between
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NOV 18 12 PM 01 28 POC CLK OF BD

B5

Joseph Deitering	5260 W Avenida Comba		
Name	Address	Phone	# Yrs Here
			16 years

PETITION AGAINST

The

Proposed Comprehensive Plan to
Increase the Density of 77+ Acres on the
South Side of Sunset Rd Between
Camino de Oeste and Sunray.

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mentioned land hereby petition the Board of
Supervisors to **Deny** the proposed request of
Landmark Title Trust, to amend the Pima County
Comprehensive Plan and increase the density of
allowable residential uses on this property.

NOV 18 12PM 0128HPC CLK OF BD

51

Martin J. Monger 5249 W Avenida Comba (20.5 years)
Name Address Phone # Yrs Here

PETITION AGAINST

The

Proposed Comprehensive Plan to
Increase the Density of 77+ Acres on the
South Side of Sunset Rd Between
Camino de Oeste and Sunray.

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NOV 18 13 PM 01 28 POC CLK OF BD

B7

Marilyn Easton

Marilyn Easton 5301 W. Avenida Comba

Name

Address

Phone

Yrs Here

18 yrs.

*Firefighters paid call to discuss the road condition
on sunset*

PETITION AGAINST

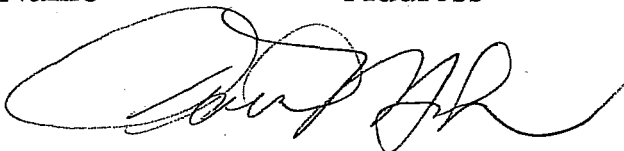
The

Proposed Comprehensive Plan to
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Comprehensive Plan and increase the density of
allowable residential uses on this property.

NOV 18 12PM 01 28 PM CLK OF BO

Paul Mischel 5253 N Avenida Largo 9
Name Address Phone # Yrs Here



PETITION AGAINST

The

Proposed Comprehensive Plan to
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South Side of Sunset Rd Between
Camino de Oeste and Sunray.

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NOV 18 1991 PM 01:28 POC CLK DF BD

51

Elma Curry 5225th Sunset Rd 23
Name Address Phone # Yrs Here

PETITION AGAINST

The

Proposed Comprehensive Plan to
Increase the Density of 77+ Acres on the
South Side of Sunset Rd Between
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NOV 18 13 PM 01 28 POC CLK OF BD

87

Benjamin Weissman 5120 W. Larkspur Rd. Dr.
Name Address Phone # Yrs Here

19 yrs.

PETITION AGAINST

The

Proposed Comprehensive Plan to
Increase the Density of 77+ Acres on the
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NOV 18 13PM 0128 POC CLK BF BD

Gregory A. Wilmsch 5625 N Sunray B 20 Yrs
Name Address Phone # Yrs Here