

To: Supervisor Rex Scott  
and the Board of Supervisors

Date: 3-26-2025

From: John Van Vliet / Pamela Maouf  
(9980 N Camino Del Plata, Tucson, AZ 85742)

RE: Rezoning application for Case P24RZ00010 - Agenda meeting April 1<sup>st</sup> (File ID 18538)  
(2602 W Bountiful Lane, Tucson, AZ 85742)

Dear Supervisor Scott,

This letter is in regard to the proposed rezoning of the property at 2602 W Bountiful Lane, Tucson from the current status of SR to SR-2. We wish to register our opposition to this re-zoning effort.

We live inside the 1000' notification zone and at the border of the 300' point.

The current owner filed a request to subdivide this property stating it was to establish two residences, one for parents and another for his daughter. At our zoning commission meeting, he said he wanted to build the two residences for *himself* and his daughter. Besides this being a contradiction, this argument is open to doubt because under the current SR zoning, *it's perfectly legal to build a substantial secondary structure as a guest house (which would accommodate their desire to house their daughter).*

This explanation to rezone seems convenient (and an attempt to appeal to emotional "family" themes), yet if the intent is indeed truthful, it is **not** substantial enough to be the reason to grant a rezone due to the allowance of a secondary residential structure on SR zoned properties.

Many of our neighbors are speculating that this is really about creating two properties that can be developed and sold.\* Which is the basis of a "slippery slope" problem.

The surrounding properties (especially the currently SR zoned lots), reflect the general makeup and character of the surrounding neighborhood. The current zoning maintains an open space/low density, natural desert environment that we all presently share and defines the community and is the reason why most of us chose to live here. If we wanted to reside in a medium to high density neighborhood, denuded of natural foliage and purged of wildlife, we would have certainly moved there instead.

Besides our density concerns, there are a number of other issues concerning this specific lot, including natural habitat, limited road and emergency vehicle access, flooding and natural habitat destruction. It's clear from the staff reports that most of the information that is being used to make a decision regarding this property is at least 20 years old. To be fair to the residents that will have to live with the results of this rezoning, that data should be updated with real people physically looking at the property, not a video review, aerial photos and the word of the applicants.

Our area has narrowly escaped the crush of far too many people being wedged onto small tracts of land that have plagued so many other areas as evidenced by the one high density development project just south of the property that was rezoned 35 years ago. We would like to maintain what we have here and not be subjected to the constant whittling down every time somebody decides they can chop up the lots

further to exploit them at our expense. If this rezoning is allowed, this would signal to every “developer entrepreneur” that it’s open season here and we’ll be heading down that proverbial slippery slope.

During our appeal to the zoning commission, there was only a narrow 5-4 vote to allow this to go forward with one of the members openly agreeing that the current residents had a *reasonable expectation to believe the current SR zoning would remain in place when deciding to move here*. I think that pretty much sums it up.

Please vote **NO** on this application for zone change as we'd like to preserve the current characteristics of this neighborhood, preserve the beauty and integration of the surrounding Sonoran Desert and maintain the value of the homes here.

Sincerely,

A handwritten signature in black ink, appearing to read "John Van Vliet Pamela Malouf". The signature is written in a cursive, flowing style.

-John Van Vliet / Pamela Malouf

\*For the record, this “for the family” is *exactly* the same argument/reason that was used to gain a rezone next to our last home in Mohave county. Shortly after getting the lot subdivided, the owner put the lots up for sale and neither he or any of his family ever materialized. So, we’ve “seen this movie” before and know how it’s likely to end.