



TO: Honorable Sharon Bronson, Chair, Pima County Board of Supervisors
Honorable Ally Miller, District 1 Supervisor
Honorable Ramón Valadez, District 2 Supervisor
Honorable Ray Carroll, District 4 Supervisor
Honorable Richard Elías, District 5 Supervisor
130 West Congress Street, 11th Floor
Tucson, AZ 85701

VIA: Clerk of the Board

RE: My Strong Support for Co9-15-04, Landmark Title Tr 18109 - W. Sunset Road Rezoning

Dear Supervisor Bronson and Board Members:

As a very long term resident of the Tucson Mountains, I have been monitoring the progress of this rezoning because it is one of the few remaining larger parcels in the area available for quality development. I am very pleased to see a well-planned residential community proposed for the site. It is a welcome contrast to the wildcat development so prevalent in the Tucson Mountains. The applicant has committed to build a project similar to Tucson Mountain Reserve, where I live. TMR is the finest residential enclave west of Silverbell Road. My wife and I truly welcome another project quite similar to TMR in our neighborhood.

We noted with interest an unexpectedly high level of neighborhood consternation about this project. In my view, such dissent was caused by leaflets printed and distributed by a small group of property owners living near the site. Much of this information was inflammatory, containing misinformation and hyperbole about the project. It is obvious that the unidentified authors either did not read the comprehensive and unbiased staff reports, did not understand them, or they simply chose to ignore the facts. At any rate, I trust you will recognize that much of the objection to this project is based on misinformation and give it appropriate weight in your decision-making.

As most of you know, prior to my retirement, I was very active in regional and local development projects, with particular emphasis on land use and transportation planning. I have reviewed all of the documents pertaining to this rezoning -- including myriad technical reports, extensive special conditions, letters of objection, and meeting minutes -- and support this project wholeheartedly. It is a well-conceived and exceedingly well-planned use of the site.

If we could turn back time in the Tucson Mountains and do it over again, we'd hopefully have many more projects like this and much less of the rampant wildcat development and marginally-legal lot splitting that constitutes an uncontrolled blight on the area. Instead, this project will have sensitive site development down to the individual lot level, stringent architectural controls, and extensive environmental mitigation. Traffic impacts, often used to derail a project, are a total non-issue here.

I congratulate the applicant and staff for envisioning such a wonderful concept for the site. And, I look forward to meeting the new neighbors, pending your approval of the rezoning and special conditions on Tuesday.

Sincerely,

A handwritten signature in blue ink, appearing to read "Curtis C. Lueck", with a stylized flourish at the end.

Curtis C. Lueck, Ph.D., P.E.

Photographer

Curtis Southwest Images

Principal Emeritus

Curtis Lueck & Associates
