



**BOARD OF SUPERVISORS AGENDA ITEM REPORT**

Requested Board Meeting Date: February 18, 2020

Title: P19CU00014 Forest Investments LLC - N. Sabino Canyon Park

**Introduction/Background:**

This is a request for a Type II Conditional Use Permit (CUP) for a Hotel/Lodge along N. Sabino Canyon Park on Mount Lemmon.

**Discussion:**

The proposed Type II CUP for a Hotel/Lodge is on approximately 0.28 acres located at 12833 and 12841 N. Sabino Canyon Park. Zoning on the property is RVC (Rural Village Center). The Conditional Use Permit will capture the use of a 12 room Hotel/Lodge, along with a cafe, gift shop, and employee's quarters.

**Conclusion:**

Staff has received overwhelming support from the public. Multiple letters of support have been provided by members of the Mount Lemmon and Summerhaven community.

**Recommendation:**

Staff and the Hearing Administrator recommend approval subject to standard and special conditions.

**Fiscal Impact:**

N/A

**Board of Supervisor District:**

1       2       3       4       5       All

JAN 21 2020 P01 PCC CLK OF PD

Department: Development Services, Planning Division Telephone: 520-724-8800

Contact: Nick Coussoulis, Senior Planner Telephone: 520-724-6692

Department Director Signature/Date: [Signature] 1/25/2020

Deputy County Administrator Signature/Date: [Signature] 1/28/2020

County Administrator Signature/Date: C. P. [Signature] 1/29/2020



**PIMA COUNTY**  
DEVELOPMENT SERVICES

**TO:** Honorable Steve Christy, Supervisor, District #4  
**FROM:** Chris Poirier, Planning Official *Tom Drzgowski*  
Public Works-Development Services Department-Planning Division  
**DATE:** January 21, 2020  
**SUBJECT:** P19CU00014 FOREST INVESTMENTS LLC – N. SABINO CANYON PARK  
(Conditional Use – Type II – Hotel/Lodge)

The above referenced Conditional Use Permit is within your district and scheduled for the Board of Supervisors' **TUESDAY, February 18, 2020** hearing.

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**REQUEST:** Conditional Use – Hotel/Lodge

**OWNER:** Forest Investments LLC  
PO Box 31017  
Tucson, AZ 85751

**AGENT:** Diana Osborne, Manager  
PO Box 31017  
Tucson, AZ 85751

**DISTRICT:** 4

**STAFF CONTACT:** Nick Coussoulis, Senior Planner

**PUBLIC COMMENT TO DATE:**

As of January 21, 2020, staff has received twenty-four (24) letters of support. There were no letters of objection received.

**HEARING ADMINISTRATOR RECOMMENDATION:** APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS.

**STAFF RECOMMENDATION:** APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS.

**MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM:** The site is located outside of the Maeveen Marie Behan Conservation Lands System.

TD/NC/ar  
Attachments



**PIMA COUNTY**

DEVELOPMENT SERVICES

**BOARD OF SUPERVISORS MEMORANDUM**

Subject: P19CU00014

Page 1 of 2

**FOR FEBRUARY 18, 2020 MEETING OF THE BOARD OF SUPERVISORS**

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Chris Poirier, Planning Official  
Public Works-Development Services Department-Planning Division

DATE: January 21, 2020

**ADVERTISED ITEM FOR PUBLIC HEARING**

**CONDITIONAL USE PERMIT**

**P19CU00014 FOREST INVESTMENTS LLC – N. SABINO CANYON PARK**

Request of Forest Investments LLC, represented by Diana Osborne, located at 12833 and 12841 N. Sabino Canyon Park, in the RVC (Rural Village Center) zone for a Type II Conditional Use Permit for a Hotel/Lodge, in accordance with Section 18.41.040 of the Pima County Zoning Code. The Hearing Administrator recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS.**  
(District 4)

**Summary of the Hearing Administrator Meeting (January 8, 2020)**

In accordance with Pima County Zoning Code Section 18.97.030.F.3, a public hearing was held on this application on January 8, 2020. The applicant presented the case to the hearing administrator and answered all of his questions.

Numerous members of the public attended the hearing, three (3) of whom elected to speak on the matter. All of the speakers expressed their strong and unconditional support of the proposed use, stressing that it is badly needed on Mt. Lemmon and that it represents an important investment in the community. In that there were many more present in the room than the three who had chosen to speak, the Hearing Administrator asked for a show of hands. All in attendance were in support of the application and none (0) were in objection.

Staff indicated that it had received many letters of support from the surrounding property owners and no (0) letters of objections. These letters are part of the case record and have been included in the Board of Supervisors packet on this item.

After hearing all of the above, the Hearing Administrator closed the public hearing.

After visiting the subject property and considering the facts and testimony presented at the public hearing, together with the written materials submitted by the applicant and neighbors, the Hearing

Administrator recommends **APPROVAL** of this request for a Type II conditional use permit for a hotel/lodge. The applicant is advised that this is a recommendation to the Board of Supervisors, who will make the ultimate and final decision on this CUP request.

Should the Board of Supervisors agree with the Hearing Administrator's recommendation for approval, it is suggested that his approval be granted subject to the following standard and special conditions:

Standard Conditions & Requirements per the Pima County Zoning Code

1. A hotel/lodge is allowed in the RVC Zone as a conditional use per Section 18.41.040.A.36

Special Conditions – Hearing Administrator

1. This conditional use permit is for the operation of a 14-room hotel/lodge, together with a café, gift shop, and employee headquarters. No other unrelated or more intensive commercial uses are approved for the site.
2. The property shall be developed in accordance with the Site/Grading Plan, Concept Landscape Plan, and Building Elevation drawings provided with this conditional use permit application.
3. As part of the permitting process, a parking plan or analysis shall be provided to demonstrate the hotel's function for those users visiting the café and gift shop, but who are not actual guests of the lodge. A simple letter report with appropriate exhibits can suffice for this requirement.

TD/NC/ar  
Attachments

cc: Forest Investments LLC, PO Box 31017, Tucson, AZ 85751  
Diana Osborne, PO Box 31017, Tucson, AZ 85751  
Tom Drzazgowski, Chief Zoning Inspector Pima County Development Services  
Nick Coussoulis, Planner Senior Pima County Development Services  
P19CU00014 File



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# MEMORANDUM

## PUBLIC WORKS - DEVELOPMENT SERVICES

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P19CU00014

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### FOR BOARD OF SUPERVISORS FEBRUARY 18, 2020 PUBLIC HEARING

**TO:** HONORABLE BOARD OF SUPERVISORS

**FROM:** Jim Portner, Hearing Administrator

**DATE:** January 15, 2020

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**DOCUMENT:** P19CU00014

#### CONDITIONAL USE PERMIT REQUEST FOR PUBLIC HEARING:

Request of Diana Osborne, representing Forest Investments, LLC (owner), on property located at 12833 & 12841 N. Sabino Canyon Park, in the **RVC (Rural Village Center) Zone**, for a new hotel/lodge, in accordance with Section 18.41.040.A of the Pima County Zoning Code. (District 4)

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#### CASE BACKGROUND AND PARTICULARS

This is a request to construct a new hotel/lodge within the Summerhaven community on Mount Lemmon. The lodge is designed in the "chalet" style". At one time, Summerhaven had three lodging options for overnight guests. Currently, it has none, the last of which was destroyed during the Aspen Fire of 2003. The newly proposed hotel/lodge has overwhelming support from the Mt. Lemmon community, including its individual property owners, the Mt. Lemmon HOA, and the Mt. Lemmon Water District.

#### SUMMARY OF THE HEARING ADMINISTRATOR MEETING

In accordance with Pima County Zoning Code Section 18.97.030.F.3, a public hearing was held on this application on January 8, 2020. The applicant presented the case to the hearing administrator and answered all of his questions.

Numerous members of the public attended the hearing, three (3) of whom elected to speak on the matter. All of the speakers expressed their strong and unconditional support of the proposed use, stressing that it is badly needed on Mt. Lemmon and that it represents an important investment in the community. In that there were many more present in the room than the three who had chosen to speak, the Hearing Administrator asked for a show of hands. All in attendance were in support of the application and none (0) were in objection.

Staff indicated that it had received many letters of support from surrounding property owners and no (0) letters of objections. These letters are part of the case record and have been included in the Board of Supervisors packet on this item.

After hearing all of the above, the Hearing Administrator closed the public hearing.

#### HEARING ADMINISTRATOR'S COMMENTS

The Hearing Administrator is in full support of this application and is gratified that the support of the surrounding property owners and the Mt. Lemmon community appears to be overwhelming.

The submitted materials demonstrate a high level of architectural quality and a style of design that is wholly appropriate for its setting. Given same, I feel no need to articulate a lengthy set of special conditions, other than simply requiring that the development adhere to the site plan and conceptual drawings that accompanied this conditional use permit submittal.

The only other special condition addresses a matter raised by the Department of Transportation to ensure that appropriate attention is given to parking, as this is an issue that has long been problematic in Summerhaven during high-use times.

#### HEARING ADMINISTRATOR'S RECOMMENDATION

After visiting the subject property and considering the facts and testimony presented at the public hearing, together with the written materials submitted by the applicant and neighbors, the Hearing Administrator recommends a **APPROVAL** of this request for a Type II conditional use permit for a hotel/lodge. The applicant is advised that this is a *recommendation* to the Board of Supervisors, who will make the ultimate and final decision on this CUP request.

Should the Board of Supervisors agree with the Hearing Administrator's recommendation for approval, it is suggested that this approval be granted subject to the following standard and special conditions:

#### Standard Conditions & Requirements per the Pima County Zoning Code

1. A hotel/lodge is allowed in the RVC Zone as a conditional use per Section 18.41.040.A.36.

#### Special Conditions – Hearing Administrator

1. This conditional use permit is for the operation of 14-room hotel/lodge, together with a café, gift shop, and employee quarters. No other unrelated or more intensive commercial uses are approved for the site.
2. The property shall be developed in accordance with the Site/Grading Plan, Concept Landscape Plan, and Building Elevation drawings provided with this conditional use permit application.
3. As part of the permitting process, a parking plan or analysis shall be provided to demonstrate the hotel's function for those users visiting the café and gift shop, but who are not actual guests of the lodge. A simple letter report with appropriate exhibits can suffice for this requirement.

## **REQUIRED STANDARDS AND FINDINGS**

Following are the Hearing Administrator’s findings relative to the standards set by Pima County Code Sec. 18.97.030.F.3.c. These Sections stipulate that the following standards be met by the proposed use:

- 1. It will not be in serious conflict with the objectives of the general land use plan or the area plan in which situated.**

The Pima County Comprehensive Plan designates this site and the surrounding private properties as *Neighborhood Activity Center (NAC)*, the purpose of which is to provide designated areas for the provision of neighborhood-level goods and services for the convenience of surrounding residents.

It is the Hearing Administrator’s position that the proposed hotel/lodge is wholly consistent with the purpose of the *Neighborhood Activity Center (NAC)*, especially in this particular instance where the Summerhaven community is in great need of such a facility.

- 2. It will provide safeguards for the protection of adjacent developed property, or if the adjacent property is undeveloped, for the legal permitted uses of such property.**

It is the Hearing Administrator’s position that the proposed conditional use, if constructed in substantial conformance with the submitted Site/Grading Plan and the *Special Conditions* prescribed above, will satisfactorily safeguard the adjacent properties and their permitted uses of same.

- 3. It has adequate accessibility to the County road network.**

The site has direct access to N. Sabino Canyon Park, which is a paved, public street and the “main street” of Summerhaven. Access is found to be adequate, as long as it is controlled in accordance with the *Special Conditions* attached to this approval.

- 4. It has sufficient off-street parking and loading facilities, that will be developed in accordance with County engineering standards.**

Required parking shall be reviewed accordingly by staff at the time of final permitting. Per Special Condition No. 3, a parking plan/analysis will be submitted by the applicant.

- 5. It will meet County standards in terms of control of noise, smoke, glare or heat, odors, vibrations, fly, ash, dust, fumes, vapors, gasses, and other forms of air pollution, liquids and solid wastes.**

It is the Hearing Administrator’s finding that the new use poses no significant public threat in any of the above ways.

- 6. Hours of operation will not be detrimental to adjoining residents.**

Hours of operation are found to not be an issue in this instance.

7. **Landscaping will be fully in conformance with zoning code regulations.**

Required landscape buffers, etc. shall be reviewed by staff at the time of final permitting.

**SONORAN DESERT CONSERVATION CONCEPT PLAN/ENVIRONMENTAL ISSUES**

**Comprehensive Plan Regional Environmental Policies — Conservation Lands System**

In December, 2001 the Board of Supervisors incorporated the Maeveen Marie Behan Conservation Lands System (MMB-CLS) into the Comprehensive Plan 2001 Update as the Regional Environmental Policies. The MMB-CLS is the heart of the Sonoran Desert Conservation Plan (SDCP). On June 21, 2005, the Board of Supervisors amended the Comprehensive Plan Regional Environmental Policies and the MMB-CLS to reflect recommendations from the SDCP Science Technical Advisory Committee that were based on new scientific and technical data. As adopted, Conservation Guidelines associated with the MMB-CLS establish conservation objectives for a variety of projects (e.g. rezoning actions, comprehensive plan amendments, Type II and Type III conditional use permits, etc.) that require a discretionary decision by the Board of Supervisors. Conservation objectives include:

1. Important Riparian Areas — 95% undisturbed natural open space
2. Biological Core Management Areas — 80% undisturbed natural open space
3. Special Species Management Areas — 80% undisturbed natural open space
4. Multiple Use Management Areas — 66-2/3% undisturbed natural open space

The subject property is **OUTSIDE OF** the MMB-CLS.

**Staff Commentary on Biological Impacts**

Staff has reviewed this application and finds that, as long as the site is developed in conformance with the submitted conceptual site plan, then: 1) its approval is not expected to affect any resources essential to Pima County's biological conservation priorities; and 2) it would not be in conflict with the Regional Environmental Policies of the 2001 Comprehensive Plan Update. The property lies within a general area that has already been significantly impacted; no additional material impacts will result from the approval this conditional use permit.

**Facts Confirmed by the Pima County Geographic Information System (GIS)**

The following facts are confirmed by the Pima County GIS and the Sonoran Desert Conservation Plan maps with respect to this conditional use permit request:

**Cactus Ferruginous Pygmy Owl.** The subject property is located within an area that was not designated as former critical habitat and is not a part of draft recovery area. This site is not located within the Priority Conservation Area (PCA) for this species.

**Western Burrowing Owl.** The subject property is not located within the Priority Conservation Area for this species.

**Pima Pineapple Cactus.** The subject property is located within an area that is outside of the known range for the Pima Pineapple cactus. It is not within the Priority Conservation Area (PCA) for this species.

**Needle-Spined Pineapple Cactus.** The subject property is located within an area that is outside of the known range for the Needle-Spined Pineapple cactus. It is not within the Priority Conservation Area (PCA) for this species.

**DEPT. OF TRANSPORTATION RECOMMENDATION:**

The Department of Transportation has reviewed this application and provided specific comments pertaining to parking; these have been addressed in recommended Special Condition No. 3.

attachments

cc: Carla Blackwell, Director, Development Services  
Dan Ice, Chief Building Official  
Chris Poirier, Planning Official  
Tom Drzazgowski, Chief Zoning Inspector  
Lauren Ortega, DSD/DOT  
Ann Moynihan, RFCD  
Forest Investments, LLC, Owner  
Diana Osborne, Applicant



## Conditional Use Permit Application

Property Owner: Forest Investments, LLC Phone: (520) 907-2634

Owner's Mailing Address, City, State & Zip: PO Box 31017, Tucson, AZ 85751

Applicant (if different from owner): Diana Osborne, Manager Phone: (520) 907-2634

Applicant's Mailing Address, City, State & Zip: PO Box 31017, Tucson, AZ 85751

Applicant's or Owner's Email Address: dko@dkostudio.com

Property Address or Tax Code: 205-14-1420 and 205-14-1430

Type of Use Proposed for the Property: The project will consist of a lodge. The lodge will have 14 guest rooms, 2 employee apartments, a cafe and a gift shop adjacent to the reception desk.

Discuss the proposed use and it's compatibility with the surrounding area: The Mount Lemmon Lodge is located across the road from the Mt Lemmon General Store. There is a 4-story rental to the south and an undeveloped RVC lot to the north.

The applicant agrees to contact the Regional Flood Control District to discuss the proposal prior to application submittal.

The applicant agrees to contact United States Fish and Wildlife Service at scott\_richardson@fws.gov and provide a written notice that an application for a conditional use permit has been submitted a minimum of 15 days prior to the public hearing date.

### This application is for a (Select one):

Type I Conditional Use  Type II Conditional Use  Type III Conditional Use

### Terms and Conditions

I confirm the information provided is true and accurate to the best of my knowledge. I am the owner of the above described property or have been authorized by the owner to make this application. (By checking the box, I am electronically signing this application.)

Date: 12/05/2019

# Forest Investments, LLC

December 5, 2019

Pima County Conditional Use Hearing Administrator  
Pima County Board of Supervisors  
130 W. Congress, 1st Floor  
Tucson, Arizona 85701

Re: Mount Lemmon Lodge  
12833/41 N. Sabino Canyon Park  
Parcels 205-14-1430/1420  
Owner: Forest Investments, LLC  
Rural Village Center Development, Mount Lemmon, Az

Dear Hearing Administrator,

This letter is to demonstrate compliance and request approval for a conditional use permit of a lodge in the RVC zone in Summerhaven.

Our proposed Mount Lemmon Lodge is in harmony with the general intent and purposes of the conditional uses code and will serve great needs in Summerhaven. We meet all exceptions to permit our commercial uses within the spirit and intent of the Rural Village Center zoning.

The new Mount Lemmon Lodge, designed in the Swiss Chalet Style, will provide the elegant yet rustic romance of the old small lodges of Europe. Fourteen guest rooms, a café, a gift shop and 2 employee apartments in the heart of the Summerhaven commercial zone will bring back to the village what Mt. Lemmon's historic lodges once provided.

The Mount Lemmon Lodge will create a central place to meet up with friends, have a meal or spend the night. The café will fill the gap in dining facilities on the Mountain, where existing restaurants currently experience lines and lack of seating.

The gift shop will offer more recreational options for Mt. Lemmon visitors to enjoy while focusing on gifts celebrating the mountain and Arizona heritage like at National Park lodges.

Guest accommodations will allow visitors an opportunity to experience the mountain for more than a day visit meanwhile also reducing 2-way daily traffic.

The employee apartments will eliminate long commutes, provide long-term employment opportunities, and add to Summerhaven's depressed (over historical levels) economy overall. The overnight guests and employees will bring additional business to other commercial venues on the mountain throughout the year.

Increased economic success in this tiny, visitor-overwhelmed community is important to maintain a quality environment for those who live on the mountain as well as day visitors. And

the lodge will provide emergency shelter if needed. Just last year, a sudden mountain storm marooned many visitors in Summerhaven, requiring emergency use of the Community Center for overnight lodging.

The Mount Lemmon Lodge will have the same rules of quiet time that hotels do. The manager living at the lodge will be able to ensure the rules are followed. The lodge is planned with decks and fenestration facing the road for most of the rooms. North and south walls have minimal fenestration to reduce any impact of noise or light on neighboring properties in the RVC zone. The building steps up the hill to create a single-story structure at the upper level adjacent to ML zoning with a 25-foot setback. This setback will permit us to create a forest garden with native vegetation to help with visual screening.

The Lodge will not cause injury to or adversely affect the rights of surrounding property owners and residents covering the issues ranging from visual impact to noise, light, or other adverse effects. The Lodge will blend well with the 4-story rental dwelling on the adjacent RVC lot to the south. The lot to the north has remained vacant since its structure burned in 2003 in the Aspen Fire.

On-site parking provides reserved space for 13 rooms. Even if occupancy rates reach or approach one hundred percent (an amazing rate), nearby off-pavement space and nearby county parking, which is used very little outside of work hours and overnight, provide overflow parking space.

The Mt. Lemmon Lodge will comply with the Rural Village Center Design Standards and the intent of the Allowed Conditional Uses. It will stimulate a renaissance of guest accommodation. Visitors will have a larger selection of activities and existing businesses will benefit by the additional attraction. Our company proposes to secure the permits for the Lodge and break ground in the Spring of 2020.

We request you approve a conditional use permit for the Mt. Lemmon Lodge property. Thank you for your consideration.

Sincerely,

*Diana K. Osborne*

Diana K. Osborne  
Manager  
Forest Investments, LLC



SEQUENCE: 20193080498  
No. Pages: 4  
11/4/2019 2:29 PM



F. ANN RODRIGUEZ, RECORDER  
Recorded By: HEM(e-recording)

RECORDING REQUESTED BY:  
Title Security Agency, LLC  
AND WHEN RECORDED MAIL TO:  
Forest Investments, LLC, an Arizona  
limited liability company  
P.O. Box 31017  
Tucson, AZ 85751

ESCROW NO.: 600-151582-GEC  
600-151582-GEC

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**WARRANTY DEED**

For the consideration of Ten Dollars, and other valuable considerations, I or we,

**George Edgar Hackney, II and Eden Hart Hackney, as Trustees of the George and Eden Hackney Revocable Trust U/A dated February 15, 2011**

do/does hereby convey to

**Forest Investments, LLC, an Arizona limited liability company**

the following real property situated in Pima County, State of Arizona:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated: October 31, 2019

Grantors:

George and Eden Hackney Revocable Trust U/A dated February 15, 2011

BY: George Edgar Hackney II  
George Edgar Hackney, II  
Trustee

BY: Eden H. Hackney  
Eden Hart Hackney  
Trustee

Escrow No.: 600-151582-GEC

State of Arizona )ss:  
County of Pima

On this 4 day of NOVEMBER, 2019 before me,  
The Undersigned

a Notary Public in and for said County and State, personally  
appeared

George Edgar Hackney, II and Eden Hart Hackney, as Trustees  
of George and Eden Hackney Revocable Trust U/A dated  
February 15, 2011

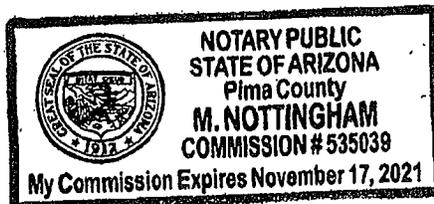
personally known to me (or proved to me on the basis of  
satisfactory evidence) to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that  
he/she/they executed the same in his/her/their authorized  
capacity(ies), and that by his/her/their signature(s) on the  
instrument the person(s), or the entity upon behalf of which the  
person(s) acted, executed the instrument

WITNESS my hand and official seal.

Notary Public: [Signature]

My Commission Expires: 11-17-2021

FOR NOTARY SEAL OR STAMP



Escrow No.: 600-151582-GEC

**EXHIBIT "A"**

Lots 24 and 25, Block 8 of SUMMERHAVEN SUBDIVISION, according to the plat of record in the office of the Pima County Recorder, in Book 4 of Maps, page 99.

DATE: October 31, 2019

ESCROW NO.: 600-151582-GEC

### TRUST DECLARATION

#### Disclosure of Beneficiaries

Pursuant to ARS 33-404, the names of the beneficiaries of the Declaration of Trust dated, February 15, 2011 are as follows:

Name: George Edgar Hackney, II and Eden Hart Hackney

Address: 4795 N. Camino Luz, Tucson, AZ 85718

Name: \_\_\_\_\_

Address: \_\_\_\_\_

By: *George Edgar Hackney II*  
(Signature of Trustee)

*Eden H. Hackney*  
(Signature of Trustee)

as Trustee(s) of The George and Eden Hackney Revocable Trust U/A dated February 15, 2011

(This document will be recorded at the Close of Escrow attached to the Deed)

**COMMISSIONERS**  
MARC SPITZER - Chairman  
WILLIAM A. MUNDELL  
JEFF HATCH-MILLER  
MIKE GLEASON  
KRISTIN K. MAYES



**ARIZONA CORPORATION COMMISSION**

**BRIAN C. MCNEIL**  
Executive Secretary  
  
**JOANNE C. MACDONNELL**  
Director, Corporations Division

**RECEIVED**  
FEB 25 2004

February 20, 2004

MELISSA FUCA  
33 N STONE AVE #2100  
TUCSON, AZ 85701

CHANDLER & UDALL, LLP

RE: FOREST INVESTMENTS, L.L.C.  
File Number: L-1115786-4

We are pleased to notify you that your Articles of Organization were filed on February 5, 2004.

You must publish a notice of the filing of your Articles of Organization OR alternatively, you may publish the Articles of Organization in their entirety. The publication must be in a newspaper of general circulation in the county of the known place of business, in Arizona as filed with the Commission, for three (3) consecutive publications. A list of acceptable newspapers in each county is attached and is also posted on the Commission web site [www.cc.state.az.us/corp](http://www.cc.state.az.us/corp).

For your convenience we have provided a Notice of Publication form. Please complete this form, in its entirety, and submit to an appropriate newspaper of your choice. An affidavit from the newspaper, evidencing such publication, must be delivered to the Commission for filing WITHIN NINETY (90) DAYS from the date of this letter.

The Commission strongly recommends that you periodically check Commission records regarding the corporation. The Commission web site [www.cc.state.az.us/corp](http://www.cc.state.az.us/corp) contains information specific to each Limited Liability Company of record and is a good general source of information.

If you have any questions or need further information, please contact us at (602) 542-3135 in Phoenix, (520) 628-6560 in Tucson, or Toll Free (Arizona residents only) at 1-800-345-5819.

Sincerely,

PATRICIA DAVIDSON  
Examiner  
Corporations Division

LL:13  
Rev: 01/2003

02-05-04 09:20  
AZ CORP COMMISSION

FILED

L-1115786-4

FEB 5 2004

ARTICLES OF ORGANIZATION  
OF  
FOREST INVESTMENTS, L.L.C.

APPR. Tim Davidson  
TERM \_\_\_\_\_  
DATE 2-5-04

Pursuant to Arizona Revised Statutes §29-632, the undersigned states as follows:

1. The name of the limited liability company is: Forest Investments, L.L.C.
2. The address of the registered office in Arizona is 5711 East Fort Lowell, Tucson, Arizona 85712.
3. The statutory agent's name and address is Lawrence S. Rollin, Esq., Chandler & Udall, LLP, 39 North Stone Avenue, Suite 2100, Tucson, Arizona 85701.
4. The latest date on which the limited liability company is to dissolve is December 31, 2035.
5. Management of the limited liability company is vested in a manager or managers. The names and addresses of the managers at the time of the formation of the limited liability company are:

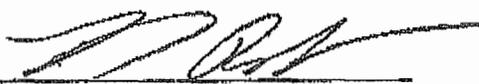
Diana K. Osborne	John E. Osborne
5711 East Fort Lowell	5711 E. Fort Lowell
Tucson, Arizona 85712-5213	Tucson, Arizona 85712-5213

6. The name and address of the initial member of the limited liability company at the time of the formation thereof, who owns all interests in the capital and profits thereof, is as follows:

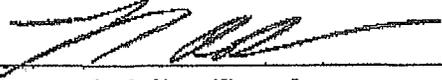
Talon Investments, L.L.P.  
301 East Virginia Avenue, Suite 3300  
Phoenix, Arizona 85004

Dated this 5<sup>TH</sup> day of February, 2004.

Chandler & Udall, an Arizona limited liability partnership

By:   
Lawrence S. Rollin, partner

The undersigned, having been designated to act as statutory agent, hereby consents to act in that capacity until removed or resignation is submitted in accordance with the Arizona Revised Statutes.



Lawrence S. Rollin, Esq., Statutory  
Agent



Imagery ©2019 Google, Imagery ©2019 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2019 100 ft

SUBJECT PROPERTY



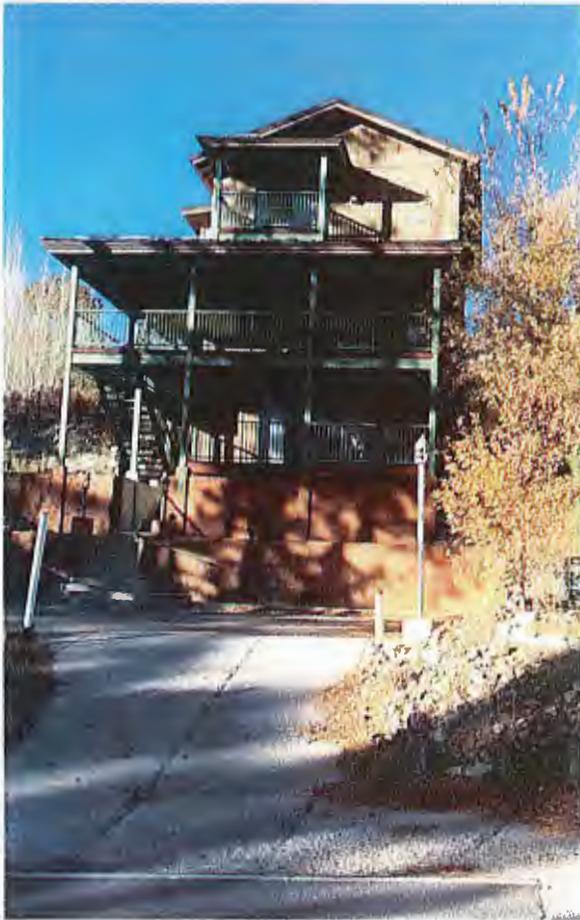
Imagery ©2019 Google, Map data ©2019, Map data ©2019 20 ft

SUBJECT PROPERTY

# MOUNT LEMMON LODGE SITE IMAGES



View 1 – Looking west at subject property



View 2 - Looking west at neighbor to the south



View 3 – Looking west at lot to the north

# MOUNT LEMMON LODGE SITE IMAGES



View 4 – Looking south from center of subject property



View 5 – Looking east from subject property  
toward the Mt Lemmon General Store



View 6 – Looking north from subject property

ASSESSOR'S RECORD MAP

205-14

SUMMERHAVEN SUBDIVISION

DETAIL 2



ASSESSED W/530 (205-13)  
CODES: 205-13-0078  
0068

NV COR. LOT 2  
SEC 30

N 84-9 V

19945° 130° 130° 130° 130° 130° 130°

SEE DETAIL 3

SEE DETAIL 1

SUBJECT  
LOTS

pio  
county  
assessor

SEE BOOK 04 PAGE 019, S.Y.  
SEE BOOK 04 PAGE 099 M&P  
2019-1

S30,T11S,R16E  
NMP04\04099\_02- 04/02/19

0 150 300 450 600

FEET



201 N. Stone Avenue, 2<sup>nd</sup> Floor  
Tucson, AZ 85701-1207  
(520) 724-9000

## Biological Impact Report

*(Not Applicable for Rezonings that Require a Site Analysis)*

The Biological Impact Report assists staff in assessing a proposed project's potential to impact sensitive biological resources and is required by the Pima County Zoning Code Chapter 18.91. A project's design should conserve these important resources.

This report will include information provided by both Pima County Planning staff (Part I) as well as the applicant (Part II).

### **Part I. Information Provided by Pima County staff:**

Pima County Planning staff will provide the following information for the proposed project site, as applicable:

1. Is the project located in the Maeveen Marie Behan Conservation Lands System?   
Any Special Species Management Areas?
2. Is the project in the vicinity of any of the six Critical Landscape Linkages?
3. Is the project Designated for acquisition as a Habitat Protection or Community Open Space property?
4. Is the project located within the Priority Conservation Area for any of the following species?
  - a. Cactus ferruginous pygmy-owl
  - b. Western burrowing owl
  - c. Pima pineapple cactus
  - d. Needle-spined pineapple cactus

### **Part II. Information Provided by the Applicant:**

1. Has the owner of the project site had any communications with Pima County about the County potentially acquiring the property?

If yes, provide a summary of those communications: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**PIMA COUNTY**

**DEVELOPMENT SERVICES**

2. Several species are of particular interest. Please fill out the following table to the best of your ability.

Species	Ever found on project site?	Date of last observation if found on project site?	Future surveys planned?
Cactus ferruginous pygmy owl	No <input type="checkbox"/>	<input type="text"/>	No <input type="checkbox"/>
Western burrowing owl	No <input type="checkbox"/>	<input type="text"/>	No <input type="checkbox"/>
Pima pineapple cactus	No <input type="checkbox"/>	<input type="text"/>	No <input type="checkbox"/>
Needle-spined pineapple cactus	No <input type="checkbox"/>	<input type="text"/>	No <input type="checkbox"/>

Contact the Office of Sustainability and Conservation at 520-724-6940 if you have any questions about this report.

# Mount Lemmon Lodge

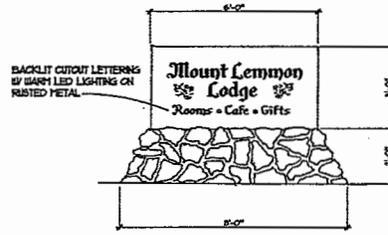
12833/41 North Sabino Canyon Park  
Parcel 205-14-1430/1420  
Mount Lemmon, AZ 85619

## SCHEDULE OF DRAWINGS

- 1.0 Title Sheet / Site Grading Plan
- L1 Landscape Plan
- 2.0 Floor Plans
- 3.0 Elevations and Section

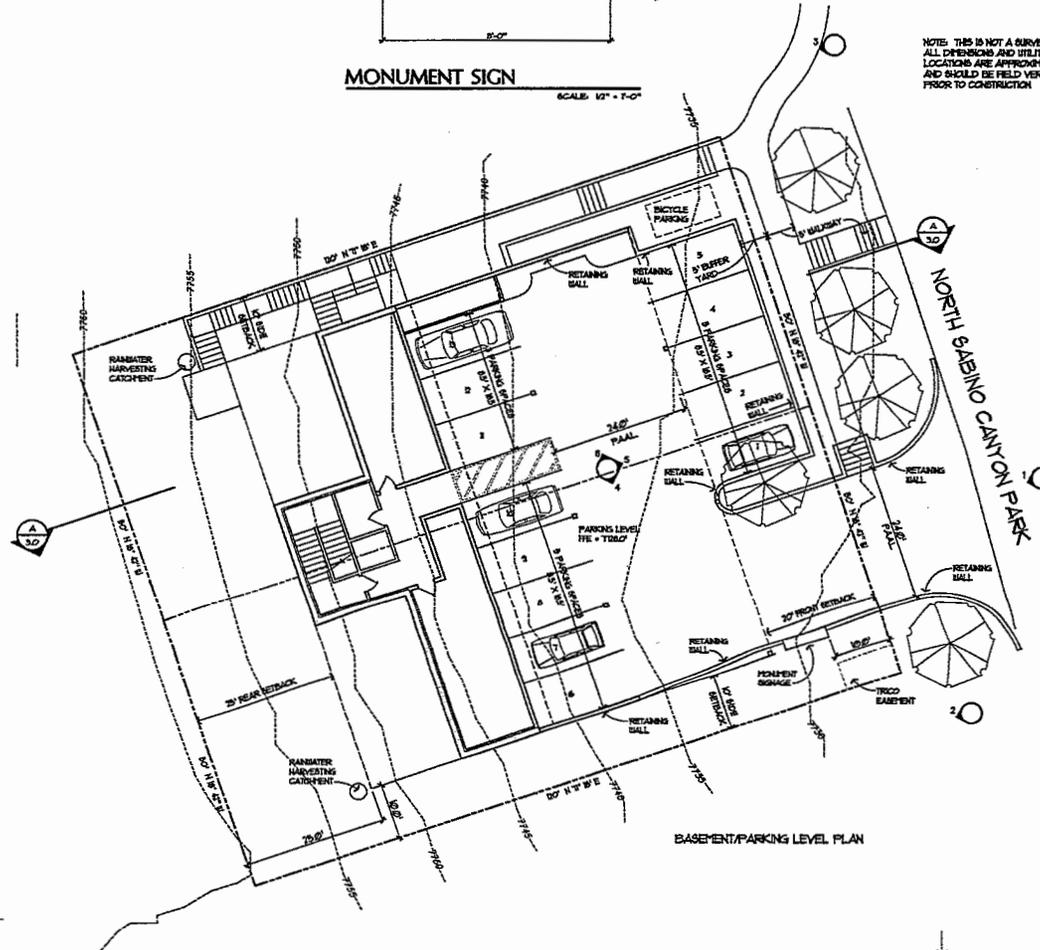


VICINITY ZONING MAP  
NO SCALE



MONUMENT SIGN

SCALE: 1/2" = 1'-0"

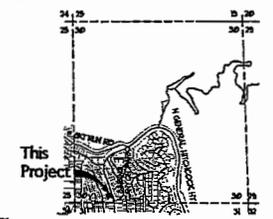


SITE/GRADING PLAN

SCALE: 1" = 10'-0"



NOTE: THIS IS NOT A SURVEY  
ALL DIMENSIONS AND UTILITY  
LOCATIONS ARE APPROXIMATE  
AND SHOULD BE FIELD VERIFIED  
PRIOR TO CONSTRUCTION



### LEGAL DESCRIPTION

DEPARTMENTAL LOTS 24 & 25, BLK 8  
PINAL 225-14-1420 / 1420  
205-14-1430/1420 North Sabino Canyon Park  
Township 38, Range 14E, Section 30

### OWNER

FOREST INVESTMENTS, LLC  
DIANA K. OSBORNE, MANAGER  
PO BOX 3027  
TUCKER, AZ 85781  
(520) 507-2834  
dko@dkostudio.com

### ZONING

RVC - RURAL VILLAGE CENTER  
65' SETBACK - 20' Front, 17' Side, 25' Rear  
MAX HEIGHT - 34'

### LEGEND

- PROPERTY LINE
- - - PROPERTY SETBACKS
- EASEMENT
- WATER LINE
- - - ELECTRICAL SERVICE
- - - GEOTECHNICAL LINE
- - - DRAINAGE FLOW LINE
- - - EXISTING CONTOUR LINE
- PROPOSED HSE CONTOUR (TYPED EXCEPT FOR CLARITY)
- INDICATES SITE PHOTOS (SEE ATTACHED EXHIBIT)

### AREAS

BASEMENT LEVEL	1900 SQ FT
LOBBY LEVEL	3200 SQ FT
ROOF LEVEL 2	3200 SQ FT
ROOF LEVEL 3	3200 SQ FT
COVERED DECK	2500 SQ FT
<b>TOTAL BUILDING AREA</b>	<b>15,400 SQ FT</b>

### INDIVIDUAL AREAS

GIFTS	182 SQ FT
CAFE	1068 SQ FT

REVISIONS	BY

ENVISSION CORPORATION  
1250 N. GILBERT AVENUE  
SUITE 100  
TUCKER, AZ 85788  
TEL: 520.713.5200  
WWW.ENVISSION.COM



DKO Studio  
Diana Osborne, Architect  
10101 19th Street, Suite 201, 85718  
Mount Lemmon Lodge  
12833/41 North Sabino Canyon Park  
Parcel 205-14-1430/1420  
Mount Lemmon, Arizona 85619

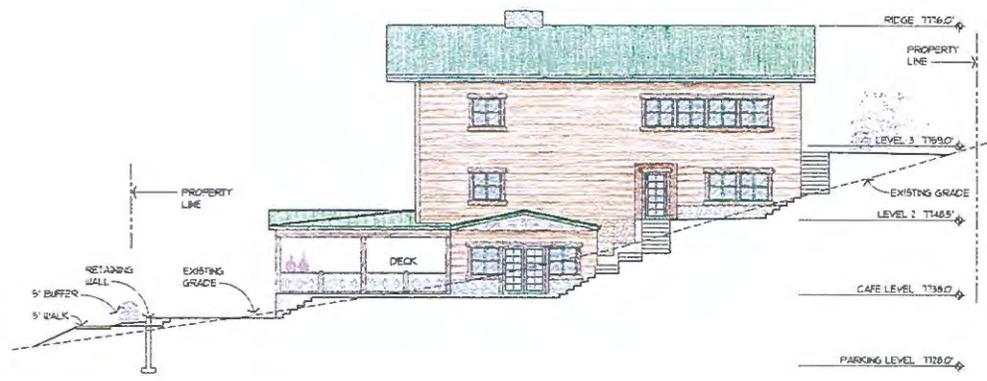
Design Concept Plans - 14 November 2019 - Not for Construction

**SITE PLAN**

DATE: 09/17/20  
CHECKED: [Signature]  
DATE: 10/15/19  
SCALE: AS NOTED  
PROJECT: MOUNT LEMMON LODGE  
SHEET: 1.0

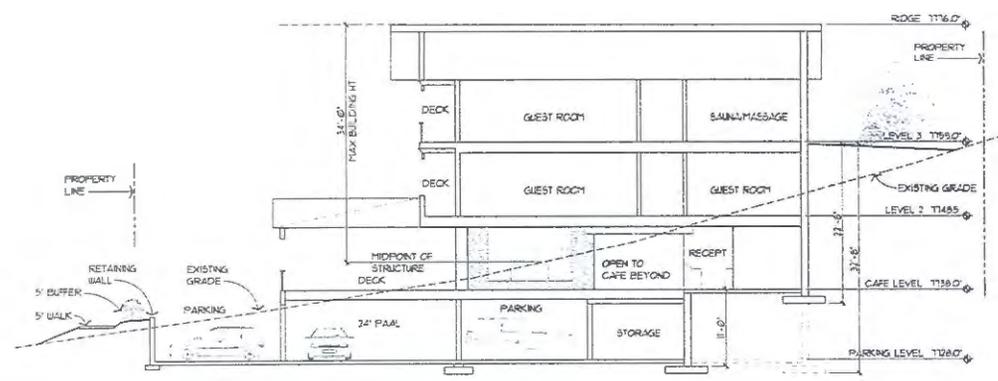






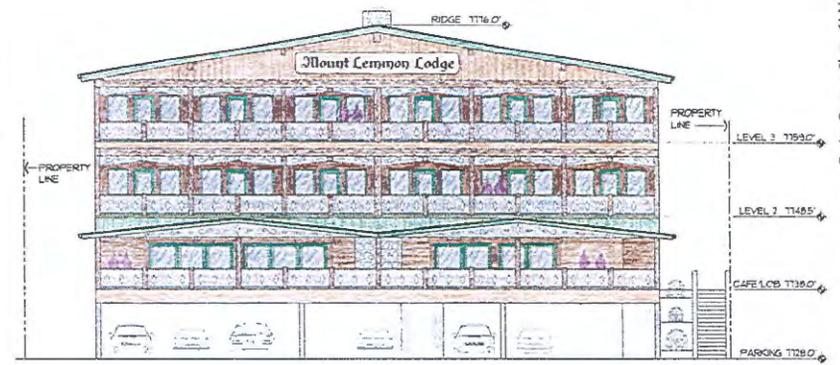
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



BUILDING SECTION A-A

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

REVISIONS	BY

© COPYRIGHT AND DESIGN

**ENVISION CORPORATION**  
 10000 N. 25th Ave., Suite 100  
 Denver, CO 80238  
 www.envision.com



**DKO Studio**  
 Diana Osharke Architect  
 12345 Main St., Suite 100  
 Phoenix, AZ 85001  
 Phone: 602-123-4567  
 Email: info@dkostudio.com

**Mount Lemmon Lodge**  
 12345 Main St., Suite 100  
 Phoenix, AZ 85001  
 Parcel 2025-14-1400-1420  
 Mount Lemmon, Arizona 85119

Design Concept Plans - 14 November 2019 - Not for Construction

**ELEVATIONS BUILDING SECTION**

DATE: 14 NOV 19  
 SCALE: AS NOTED  
 SHEET: 3.0

3.0

## **P19CU00014 Public Comments Received**

Twenty-two (22) letters of support were received prior to the January 8, 2020 public hearing with the Hearing Administrator.

Two (2) letters of support were received two days later.

Zero (0) letters of opposition have been received.

**From:** Barbara Earnest <barbara.earnest@gmail.com>  
**Sent:** Tuesday, December 17, 2019 5:19 PM  
**To:** Thomas Drzazgowski <Thomas.Drzazgowski@pima.gov>  
**Subject:** Osborne Mt Lemmon Project

\*\*\*\*\*  
This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.  
\*\*\*\*\*

Tom,  
My husband and I are happily enthusiastic about the idea of a new lodge in Summer haven. We have lived on the mountain since 1983. We enjoyed going to the old lodge and seeing our mountain neighbors. It made for community.  
Now the plan for a new lodge is most welcome.  
Sincerely, Barbara and Earnest

13051 N. Upper Loma Linda Lane, Mt Lemmon

**From:** niehoffc@aol.com <niehoffc@aol.com>  
**Sent:** Friday, December 20, 2019 9:55 AM  
**To:** Thomas Drzazgowski <Thomas.Drzazgowski@pima.gov>  
**Cc:** dko@dkostudio.com  
**Subject:** Mount Lemmon Lodge

\*\*\*\*\*

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\*\*\*\*\*

From: Carol Niehoff - 13049 N. Upper Loma Linda Lane (Mount Lemmon property owner for 20 years)

It is with great pleasure that I voice my support for the Mount Lemmon Lodge. So often we have guests that would like to stay for a night or two, yet the cabins are too often booked ahead of time. The structure itself will add a handsome gathering place and strikingly visible anchor for the community.

Thank you for the opportunity to voice my support for this exceptional addition to Summerhaven.

28 Dec. 2019

Pima Co. Development Services  
Planning Div.  
201 N. Stone Av., 2nd Fl.  
Tucson, Az. 85701

Re: 8 Jan. 2020  
Board of Supervisors Hearing  
9 AM - # P19 C400014  
Forest Investments

Dear Administrator:

We support the granting of the permit for the Mt. Lemmon Lodge. Parcels 205-14-1430 + 205-14-1430 at 12833 and 12841 N. Sabino Canyon Parkway.

The Lodge will be an attractive addition to Summerhaven, will complement the business district and provide accommodations for visitors to the mountain. A well-planned gathering place.

We have owned our property (across the street) at 12824 N. Sabino Canyon Parkway, 85619, for 50 years. We are members of the Homeowners Association and have served on the Water Co. op Board and the Mt. Lemmon Ski Patrol.

Thank you.

George + Eden Hackney  
our parcel 205-14-4210 Mt. Lemmon  
Tucson address:  
4795 N. Camino Sag  
Tucson, Az. 85718

**From:** Grey Carpenter <grey.carpenter@outlook.com>  
**Sent:** Wednesday, December 18, 2019 2:32 PM  
**To:** Thomas Drzazgowski <Thomas.Drzazgowski@pima.gov>  
**Cc:** Teri Carpenter <mtlemmonteri@outlook.com>  
**Subject:** Support Letter for the Mt Lemmon Lodge

\*\*\*\*\*

This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.  
\*\*\*\*\*

Dear Mr. Drzazgowski,

We live at 12856 N Sabino Canyon Parkway, directly behind the Mt Lemmon General Store that we own. We would like to express our enthusiastic support for the Mt Lemmon Lodge as Diana Osborn has proposed it.

As the store owners we frequently speak with customers that wish there was a place like the Lodge to stay. Many arrive on short notice and there are few options to chose from. The mountain is in great need of a lodge like this and we are very excited that Diana is willing to take the risk to make it happen.

We are also very pleased with the proposed layout and design of the Lodge as it will make great use of the land and provide a beautiful landmark that compliments Mt Lemmon and the Summerhaven community.

Most Sincerely,

*Grey and Teri Carpenter*

Mt Lemmon General Store & Gift Shop

Mtlemmon.com

Phone 520-576-1468

Cell 520-631-6847

**From:** Joseph McCollough <jncmcc1@gmail.com>  
**Sent:** Wednesday, December 18, 2019 3:44 PM  
**To:** Thomas Drzazgowski <Thomas.Drzazgowski@pima.gov>  
**Cc:** Diana Osborne <dko@dkostudio.com>  
**Subject:** Proposed Lodge

\*\*\*\*\*  
This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.  
\*\*\*\*\*

Dear Mr. Drzazgowski:

We, as cabin owners, are writing to express our support for the new 'Lodge' to be located in Summerhaven, Arizona. We understand the Lodge is in the planning stage, etc., but we feel the new owners, John and Diana Osborne, will build a beautiful building that will add to the surroundings, and will provide the means for many individuals to experience our neat little town up on Mt. Lemmon. My wife, Carole, and I wish John and Diana Osborne the very best of luck with their new, and needed, venture!

If you would like to speak to us about our recommendation, then please feel free to call us at 520-331-4563.

Sincerely,  
Joe & Carole McCollough  
12979 Tempe Ave.  
Summerhaven, AZ 85619

-----Original Message-----

From: John Mulay <johnwmulay@gmail.com>

Sent: Tuesday, December 17, 2019 6:13 PM

To: Thomas Drzazgowski <Thomas.Drzazgowski@pima.gov>

Subject: Osborn Lodge

\*\*\*\*\*

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\*\*\*\*\*

I have owned property on the mountain since 1975 and would really like to see the lodge be built. This project is something that is really needed for people that are looking for places to stay and enjoy the mountain. My address is 12709 N. Casa Grande Ave.

John Mulay

Sent from my iPhone

-----Original Message-----

From: Laura Mance <lmance@longrealty.com>

Sent: Wednesday, December 18, 2019 7:09 AM

To: Thomas Drzazgowski <Thomas.Drzazgowski@pima.gov>

Cc: Diana Osborne <dko@dkostudio.com>; DOUG MANCE <dmance@comcast.net>

Subject: Mount Lemmon Lodge

\*\*\*\*\*

This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

\*\*\*\*\*

Dear Tom,

My husband and I have a cabin at 12802 Tucson Avenue on Mount Lemmon. We're actually located fairly close to the Osbornes proposed Lodge and we're writing to support it.

Ever since the Aspen fire when many cabins, businesses and lodging were lost, the village has struggled to regain a balanced demographic. Now, we are a combination of owners, day trippers and outside of town, campers. The lack of short term overnight lodging is a frequent complaint. There is a need.

We also trust the Osbornes to make a positive addition to our mountain community. They've lived on and loved and contributed to the mountain in only positive ways for many many years.

I write as a neighbor of the lodge and president of Long Realty. When people re-built after the fire they built large, expensive cabins. Material and building costs soared to over \$200.00 a ft. Immediately after and stricter building codes added to the expense. There are many cabins valued between \$400,000 and \$1,000,000. When one of those comes on the market due to natural turnover, it typically sits for many months and in some cases years. Having a Lodge where people could stay over night and become more bonded with the community could only have a positive impact on resales on the mountain due to exposure and engagement.

One more comment and that has to do with the tax base. A limited number of home and land owners are supporting the community, the water department and the fire department which primarily serves the day tourists. The lodge will be a much needed source of tax revenue for the county.

We fully support the development of the Lodge in Summerhaven by the Osbornes. Thank you for your consideration.

Regards,

Laura

Laura Mance, President  
Long Realty Company & Mt Lemmon Resident  
520.918.5460

P.S. By the way, you share the last name of our favorite epileptologist out of Mayo in Phoenix. Dr "Draz" changed our daughters life. Any relation?

**From:** Leanne Mack <lemmonite@gmail.com>  
**Sent:** Wednesday, December 18, 2019 3:11 PM  
**To:** Thomas Drzazgowski <Thomas.Drzazgowski@pima.gov>  
**Subject:** Mt Lemmon Lodge

\*\*\*\*\*

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\*\*\*\*\*

Dear Mr. Drzazgoeski

My name is Leanne Mack, I am 1 of the 41 permanent residence that reside in Summerhaven full time. I live at 12864 N Phoenix Ave. I am also the manger of the General Store for the last 4 years & the secretary of the Mt Lemmon Business Economic Association.

I have lived on the mountain on & off since April of 2000. I remember before the fire what the Alpine Lodge provided for the town. I also worked at The Alpine for several years up until the fire. My family has a history of running business up here since 1997 until 2018. We have talked to & heard from many visitors over the years what the town lacks & needs since the Aspen fire.

It would be a huge asset to our community to have nightly lodge available to our visitors. We constantly have customers asking & calling for nightly rentals. I am very excited & support what Diana Osborne has proposed to this community. The proposed look is very pleasing to the eye & fits right in with the look of the other businesses. Also the plans & layout look not only functional but well thought out.

Thank you for your time

Leanne Mack

**From:** Linda Currin <lcurren@q.com>  
**Sent:** Thursday, December 26, 2019 11:30 AM  
**To:** Thomas Drzazgowski <Thomas.Drzazgowski@pima.gov>  
**Cc:** 'Diana Osborne' <dko@dkostudio.com>  
**Subject:** Mt. Lemmon Lodge support`

\*\*\*\*\*

This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.  
\*\*\*\*\*

Tom,

I am writing you as the Pima County Zoning Chief Inspector and urging your support and vote to approve the Mt. Lemmon Lodge plans submitted by Diana Osborne. Since 1970, my family has owned a rustic mountain cabin at 12517 Middle Sabino Road in the Loma Sabino Pines subdivision. Our cabin survived the tragic Aspen Fire of 2003, and I've worked ever since to help the Mt. Lemmon Community Center, the Firewise program and mountain we cherish. The Lodge, being designed and built by Diana Osborne with tasteful love, first-class materials and workmanship, will finally bring much-needed lodging for the many visitors who always ask why there aren't any places to stay! This in turn will encourage more businesses and enterprises to invest in our community. Please approve this important and worthwhile project.

Sincerely,

Linda Currin

Treasurer, Mt. Lemmon Homeowner's Association

-----Original Message-----

From: John Mulay <ljmulay@gmail.com>  
Sent: Tuesday, December 17, 2019 6:14 PM  
To: Thomas Drzazgowski <Thomas.Drzazgowski@pima.gov>  
Subject: Osborn lodge

\*\*\*\*\*

This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

\*\*\*\*\*

I have been a property owner since 1975 on Mt Lemmon I support having a place to meet for coffee and be a much needed place for visitors to spend the night Looking forward to the addition to the village!

Linda Mulay  
12709 N Casa Grande  
Mt Lemmon, Arizona  
85619

Sent from my iPhone

-----Original Message-----

From: Pamela Winsten <pwinsten@me.com>  
Sent: Sunday, December 22, 2019 8:48 AM  
To: Thomas Drzazgowski <Thomas.Drzazgowski@pima.gov>  
Subject: Mt Lemmon Lodge

\*\*\*\*\*

This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

\*\*\*\*\*

Dear Mr. Drzazgowski,

My husband and I built a cabin in Mt. Lemmon two years before the fire and rebuilt afterwards. We chose to locate our family's vacation home there for the same reason so many Tucson families choose to drive up to the mountain:

So close (!)

25°-30° cooler

Completely different climate zone

Camping

Fishing

World class rock climbing

Birdwatching

Hiking

Skiing

Snowshoeing

Sledding

Trees, ferns, waterfalls

Wildlife

The only sticking point is that we are fortunate enough to be able to build a cabin. Most people rely on camping or just a day trip. We encounter people throughout the year who ask about overnight accommodations. These visitors identify themselves as birdwatchers (a rapidly growing segment), skiers, older folks or parents of young children who don't want to camp or rent a cabin for multiple nights, out of state/country visitors who were caught off guard by the great hiking or rock climbing and want to stay one more day, visitors who came up for lunch and would like to stay and explore, Saturday night diners who imbibed a little too much and don't want to drive down the mountain and overflow cabin guests.

The Summerhaven community desperately needs guest accommodations!

And while our family, selfishly, does not look forward to the noise and disruption of construction we do see a huge community need for the lodge.

Thank you for your time and consideration.

Pam Winsten

11090 E Turkey Run Rd., Mt Lemmon, AZ

4940 N Shulemkeh Pl., Tucson, AZ

Sent from my iPhone  
Pam Winsten  
529-331-4636  
Tucson, Arizona

**From:** PAUL GELSINGER <PLGELSINGER@msn.com>  
**Sent:** Wednesday, December 18, 2019 9:36 AM  
**To:** Thomas Drzazgowski <Thomas.Drzazgowski@pima.gov>  
**Cc:** 'Mickie Gelsinger (mqgelsinger@msn.com)' <mqgelsinger@msn.com>  
**Subject:** Support for Mt. Lemmon Lodge

\*\*\*\*\*

This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.  
\*\*\*\*\*

Hi Tom:

My wife, Mickie, and I are totally supportive of John & Diana Osborne's efforts in improving the village of Summerhaven. As homeowners there, it will be wonderful to have the Mt. Lemmon Lodge as a place to meet & recommend for mountain visitors. Diana's thoroughness as an architect is awesome, and their resources will ensure a unique experience for everyone utilizing what they build.

Sincerely,

Paul & Mickie Gelsinger  
11070 E. Carter Canyon Rd.  
Mt. Lemmon, AZ 85619  
520-370-3456  
[plgelsinger@msn.com](mailto:plgelsinger@msn.com)

-----Original Message-----

From: Sally Crawford <crawford.sally@gmail.com>  
Sent: Wednesday, December 18, 2019 10:09 AM  
To: Thomas Drzazgowski <Thomas.Drzazgowski@pima.gov>  
Subject: Mount Lemmon Lodge

\*\*\*\*\*

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\*\*\*\*\*

Sally and Bob Crawford have a cabin on 12796 Upper Loma Linda (the lot is 12796 Ajo in the records, it has always been reached by Upper Loma Linda)

We highly support the lodge. Everyone asks where can we stay up here. It would help the businesses and the community. We think it is a win win for the Mt. Lemmon residents and the Tucson community. Mt. Lemmon is one of the treasures of our desert community. It will also help the city of Tucson.

Sally and Bob Crawford  
520-299-0210

**From:** Thomas F Riley <bigtyme383@cox.net>  
**Sent:** Friday, December 20, 2019 7:57 PM  
**To:** Thomas Drzazgowski <Thomas.Drzazgowski@pima.gov>  
**Subject:** Mt. Lemmon Lodge

\*\*\*\*\*  
This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.  
\*\*\*\*\*

I would like to express my feelings about the new Mt. Lemmon Lodge. I sincerely believe this is one of the things that have been missing since the Aspen Fire.

It would be nice to have a place to take a friend or meet a friend for coffee or lunch like we used to. The lodge would offer this, plus a place to stay for all those people who are looking for accomodations. I think this would greatly improve the atmosphere on the Mt. and also offer something for young families.

From a purely selfish view , as a former member of the Mt. Lemmon Fire Board the lodge would add to our tax base, which would monetarily aid the fire department in providing support to the community.

In closing I think this is a fantastic idea. One that has been long over due in coming and should be started as soon as possible.

Tom and Patsy Riley

I

**From:** Christina Grossman <christina@grossman.com>  
**Sent:** Tuesday, December 31, 2019 6:51 AM  
**To:** Thomas Drzazgowski <Thomas.Drzazgowski@pima.gov>  
**Cc:** Diana Osborne <dko@dkostudio.com>  
**Subject:** In support of the Mount Lemmon Lodge in Mount Lemmon, AZ

\*\*\*\*\*

This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.  
\*\*\*\*\*

To whom It May Concern:

This email is to demonstrate my full support for the Mount Lemmon Lodge. The lodge will allow so many people and families to come up the mountain and enjoy what Mount Lemmon has to offer. It will be a great addition that will honor the rich history of the mountain, as well as a wonderful contributor toward the future of Mount Lemmon. I am a property owner at 12725 N Phoenix Ave. Mount Lemmon, AZ 85619.

Sincerely,

Christina Grossman  
520 360-7694  
[christina@grossman.com](mailto:christina@grossman.com)

-----Original Message-----

From: Rainbowz <rainbowz@mindspring.com>  
Sent: Friday, January 3, 2020 11:51 PM  
To: Thomas Drzazgowski <Thomas.Drzazgowski@pima.gov>  
Subject: Mount Lemmon Lodge

\*\*\*\*\*

This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

\*\*\*\*\*

I would like to voice my support for the Mount Lemmon Lodge. My name is Debbie Fagan. I moved to the mountain in the summer of 1979 and opened The Living Rainbow Gift Shop, with my home attached. I knew instantly, that I wanted to spend the rest of my life here. Forty one years later, I'm still living in paradise. I work 7 days a week, talking to visitors from all over the world. What stands out is the need for lodging available at a moments notice. With the Arizona Trail coming through the town, the need has multiplied. There is presently no accommodations for a room (and shower) at a moments notice. The hikers end up spending the night in our post office or the community center bath room( both are heated ). I have complete faith in Diana Osborne. Her love and respect for the mountain and village goes way back and continues to this day. The Mount Lemmon Lodge will be a much needed addition to our town. Thank you.

Sent from my iPad

**From:** Henry Johnson <henry.johnson@mtlemmonazimages.com>  
**Sent:** Saturday, January 4, 2020 11:28 AM  
**To:** Thomas Drzazgowski <Thomas.Drzazgowski@pima.gov>  
**Cc:** Henry Johnson <henry.johnson@mtlemmonazimages.com>  
**Subject:** Letter in support of the Mt Lemmon Lodge proposed by Diana Osborne

\*\*\*\*\*  
This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.  
\*\*\*\*\*

Dear Mr. Drzazgowski,

I am writing in support of the Mt Lemmon Lodge proposed by Diana Osborne.

My wife Dorothy and I have owned property in Summerhaven since 2004, building a cabin on N. Tucson Avenue in 2009. We know the Osborne family and look forward to their development of the land opposite the general store.

Since the Aspen fire in 2003 cabins have been built in the village but there has been a lag in commercial development. Currently the core of Summerhaven still looks "burned out" and abandoned. We desperately need good overnight accommodations for visitors, which the Osborne project will provide.

I am a birder and member of the Tucson Audubon Society. Mt Lemmon is a birding hotspot, but it is very difficult right now for individuals or groups to spend the night in Summerhaven. The Mt Lemmon Lodge will open up new opportunities for birding on Mt Lemmon, and help to build the Tucson area as a birding destination.

I have read their proposal and seen the elevations, and I recommend approval of the proposal with no reservations.

Thank you for your time and attention.

Henry Johnson  
12712 N Tucson Avenue

Mt Lemmon, AZ 85619

[henry.johnson@mtlemmonazimages.com](mailto:henry.johnson@mtlemmonazimages.com)

[www.mtlemonazimages.com](http://www.mtlemonazimages.com)

----- Forwarded message -----

From: **john hughes** <jrhendo@me.com>

Date: Tue, Dec 17, 2019 at 9:50 PM

Subject: Mount Lemmon Lodge

To: <dko@dkostudio.com>

Hello Diane

Thompson and I have owned a caBIN on Mount Lemmon for over 30 years. Our first was lost in the Aspen Fire. We bought the first cabin sold after the fire right down a ways from you at 13056 Upper Loma Linda Road. We are excited to here you are in the process of building a lodge on the mountain....a project long over due. Hooray for you and John!  
John and Thompson Hughes

**From:** S Crum <9705wc@gmail.com>  
**Sent:** Tuesday, January 7, 2020 9:29 AM  
**To:** Thomas Drzazgowski <Thomas.Drzazgowski@pima.gov>  
**Subject:** Support for Mt. Lemmon Lodge

\*\*\*\*\*

This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.  
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Dear Mr. Drzazgowski:

We're writing to express my support for the proposed Mt. Lemmon Lodge in Summerhaven.

Mt. Lemmon is a major tourist attraction, but is sorely lacking in accommodations for those visitors. The proposed lodge will not only provide lodging (and parking) for visitors, but will offer another choice for dining and entertainment to visitors and residents alike.

We are looking forward to this new addition to Mt Lemmon 'experience'

Thank you

Lou Sally Crum

Cabin owners

**From:** Mike Anderson <mike3407@aol.com>  
**Sent:** Monday, January 6, 2020 6:18 PM  
**To:** Thomas Drzazgowski <Thomas.Drzazgowski@pima.gov>  
**Cc:** mike3407@aol.com  
**Subject:** Proposed Mt Lemmon Lodge

\*\*\*\*\*  
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Mr. Tom Drzazgowski  
Pima County  
Chief Zoning Inspector

Dear Mr Drzazgowski

I wish to express my strongest possible support for the newly proposed Mt Lemmon Lodge.

My family and I have been cabin owners on Mt Lemmon for the last 20 years. In 2003 our cabin, along with over 300 others was destroyed in the Aspen Fire. That fire also consumed the small Aspen Bed-and-Breakfast Hotel and the Alpine Lodge which were the only two remaining overnight lodging facilities in Summerhaven. Both burned to the ground. They have never been replaced. Their absence leaves a gaping void in our close-knit community.

This development by John and Diana Osborne, who have been residents of Mt Lemmon for nearly 50 years, is a courageous, expensive and high-risk venture. That is most likely why it has taken nearly 20 years for someone to replace the destroyed Alpine Lodge.

Following the Aspen fire the public sector went out of its way to facilitate

the rebuilding of Summerhaven by streamlining development hurdles in order to help quickly restore our mountain community. I ask that you do all that you can legally do to give this long overdo venture that same special consideration. I don't ask this out of selfish concerns as I have no interest in the project. Rather, I ask it for the one million residents of Tucson and the one million visitors who travel to Mt Lemmon annually.

Mt Lemmon is Tucson's "ocean front property"; a small mountain village with a completely different ecosystem that sits in the midst of 50,000 square miles of desert. Mt Lemmon Makes Tucson Special! It's a very special retreat in both summer and winter.

Over the decades there have been at least four hotels on the mountain all of which have been destroyed by fire.

There is now no hotel for Tucson residents, no hotel for visiting tourists and no hotel for corporate CEOs who are considering relocating their companies to Tucson. Here we have one of the best and most unique aspects of Tucson to showcase and no place to stay overnight unless one is a cabin owner. This void is unacceptable.

Thank goodness for the Osborne's!

For the sake of the Mt Lemmon Community, the Tucson residents and the throngs who visit the mountain, I respectfully ask that you approve this venture. I ask that do whatever you can to ease the pain of development and give it all the support and consideration that it warrants.

Respectfully,  
Mike Anderson  
12708 N Tucson Ave  
Mt Lemmon, Az 85619

Mike Anderson, Chairman/Member  
Empire Management L.L.C.  
Tucson Houses LLC  
520-977-1110 (m)  
520-327-1010 (o)



**From:** Comcast <krobbird1@comcast.net>  
**Sent:** Sunday, January 5, 2020 11:52 AM  
**To:** Thomas Drzazgowski <Thomas.Drzazgowski@pima.gov>  
**Cc:** Diana Osborne <dko@dkostudio.com>; Robin Kirk <krobbird1@comcast.net>  
**Subject:** Fwd: Mt Lemmon Lodge Support

\*\*\*\*\*  
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\*\*\*\*\*

Sent from my iPhone

**Subject: Mt Lemmon Lodge Support**

Dear Mr. Drzazgowski,

I am a Mt Lemmon Homeowner, and am fully in support of the new Mt. Lemmon Lodge! It will be a tremendous addition to the Mt Lemmon economy and the community! The Osborne's will do a superb job and are dedicated Mt Lemmon Homeowners. After the Aspen Fire, the village of Summerhaven, was devastated and this will be another step in the long rebuilding process to restore our community.

My address is: Robin Kirk  
12845 N. Ray Ave.  
Mt. Lemmon, Arizona. 85619  
And  
7345 E. Shoreward Loop  
Tucson, Arizona 85715

Sincerely,

Robin Kirk  
520-403-5166

Sent from my iPhone

-----Original Message-----

From: Tami Arthur <tamiarthur@gmail.com>

Sent: Thursday, January 2, 2020 9:33 PM

To: Thomas Drzazgowski <Thomas.Drzazgowski@pima.gov>; Diana Osborne <dko@dkostudio.com>

Subject: Letter of support for Mt. Lemmon Lodge

\*\*\*\*\*

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To whom it may concern:

Mt. Lemmon greetings to you all,

I am so proud to support the community addition of the Mt Lemmon Lodge. I am a bodywork therapist that moved to the mountain three years ago. I love it up here and am excited to promote our community with the acceptance of this facility. It will bring business to our community as well as giving those of us that live here an opportunity for friends and family to stay and play.

Thank you for letting me contribute.

Best to you

Tami

Tami Arthur, LMT, CLT

Massage in the Pines

DoTERRA Consultant

520-449-3339

**From:** Bernadette Blatt <bernablatt@gmail.com>  
**Sent:** Tuesday, January 7, 2020 6:54 PM  
**To:** Thomas Drzazgowski <Thomas.Drzazgowski@pima.gov>  
**Subject:** Mt Lemmon residents urge you to approve the Proposed Mt Lemmon Lodge

\*\*\*\*\*  
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\*\*\*\*\*

Dear Mr. Drzazgowski,

We are full-time residents and cabin owners in Summerhaven and heartily endorse the Osborne's plans for a lodge in the village. This is exactly the kind of high quality, thoughtful development needed to reenergize the community, expand the tax base and serve residents as well as visitors. We know the Osbornes are committed to the best interests of Mt. Lemmon---they have demonstrated this in numerous ways over the years---and we trust them to execute well on their fine plans and operate an asset that will attract many visitors from around the world.

Sincerely,  
David and Bernadette Blatt  
12748 N Tucson Ave  
Mt Lemmon, AZ 85619

--  
.....

Bernadette Steele Blatt

-----Original Message-----

From: Phil Mack <pjmack01@gmail.com>  
Sent: Wednesday, January 8, 2020 7:27 AM  
To: Thomas Drzazgowski <Thomas.Drzazgowski@pima.gov>  
Cc: Mack Phil <pjmack01@gmail.com>; Mack Carol <cbmack517@gmail.com>  
Subject: Mt Lemmon Lodge Support

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Thomas

We Phillip & Carol Mack, are cabin owners on Mt Lemmon living at 12525 N Middle Sabino Road, Mt. Lemmon, AZ 85619. US Mail at PO Box 814, Mt. Lemmon, AZ 85619.

Carol & myself want to express our support for the Mt Lemmon Lodge project by Diana & John Osborne. I do not know of another couple who truly care about Summerhaven as much as they do! Their interest is not just financial, they truly want to offer something to the people that the mountain has lacked for almost 40 years.

We could not find better good stewards of our land.

Phillip & Carol Mack