

3501 S Saguaro Shadows Drive
Tucson, Arizona 85730-5632
November 10, 2014

Pima County Board of Supervisors
130 West Congress, 5th Floor
Tucson, Arizona 85701

RE: OBJECTION TO APPROVAL of Type II Conditional Use Permit Requested by EL CORTIJO LLC, South Old Spanish Trail for a minor resort called the Bike Ranch.

Dear Chair Bronson and fellow members of the Pima County Board of Supervisors,

This is a protest against the latest threat to the Saguaro National Park East on behalf of the wildlife. I object to permitting this conditional SR zoning for a bike ranch resort located, not just adjacent to, but at the entrance to the Park. We live in the zoning notification area.

The development would bring more commercial and private vehicles, to say nothing of the large groups of bicyclist, on the two lane roads leading to the Park. More wildlife will be killed as they attempt to use their traditional wildlife corridors and paths while crossing Old Spanish Trail, Escalante and Freeman Roads. The hills on Escalante Road prevent motorist from seeing not only cars, but wildlife and bicyclist in the road in the dips on the other side of the hills. The wildlife, especially herds of javelina, use Escalante as an access to areas along the Pantano Wash. Speed bumps all along Escalante might help prevent accidents, but this solution would probably not please the commuters or bicyclist. Just last week I stopped 4 vehicles to allow a herd of 20 javelina to safely cross Escalante Road. A couple of days later an adult was found dead beside the road. This is not an unusual occurrence in a wildlife corridor.

The Park's neighbors feel very strongly about protecting the Park and its habitat. Remember, almost 20 years ago, when volunteers obtained agreements from over 62% of their neighbors to protect the area between (S to N) Golf Links Road and Broadway Blvd. and (W to E) Melpomene Road and Freeman Road. In November 1995 they celebrated as they recorded 168 deeds at the Pima County Recorder's Office. They were separate declarations of covenants and density restrictions to eliminate the ability to split a lot to less than 3.3 acres per house. They thought they had precluded any commercial development and saved the SR size lots to protect the wildlife and the Park. Imagine getting sixty- two per cent of the population to put and sign agreements on their property! It was important to them that the area was preserved. They were not asking or depending on the government to do it for them! Talk about putting your money where your mouth is!!!!

After seeing the Bike-Ranch Resort proposed location in front of Saguaro National Park, one of the 1995 signers and volunteers called, "I didn't think they could do that "she said, "I thought our covenants protected the Park." I explained that unfortunately their overwhelming efforts only covered their property. Official protection for the Park, this time, could ONLY come from the Board of Supervisors. The residents can't do it. We can only hope that our letters, emails, and calls will convince any Board

NO APPROBATION
NO APPROBATION

member today that the area around the Park and what surrounds it is worth preserving, if only for the wildlife.

I would like to suggest that the Board consider revisiting the Suburban Ranch and Buffer Overlay Zoning, and seriously consider deleting any conditional use permit for increased density or commercial development within at least one mile from the boundaries of Saguaro National Park East and West.

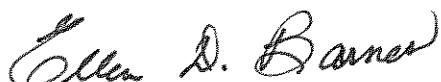
The BOZO purposes (below) provides protection for the Saguaro National Park except for Number 7. This is why the neighbors of the Park are objecting to a conditional zoning permit for a minor resort directly in front of the entrance to Saguaro National Park East. I hope that the Board will review chapter 18.67.060 (exceptions and variances) and consider changes for the future in this type of underlying zoning adjacent to a National Park.

The Buffer Overlay Zone (18.67.010) Purpose states:

- 1-**Preserve and protect the open space characteristics** of those lands in the vicinity of the public preserves while at the same time permitting the economically reasonable use of lands, (We believe SR zoned home sites to be an economically reasonable use that help maintain and protect the wildlife.)
- 2- Protect and enhance existing public preserves in Pima County as a limited and valuable resource;
- 3-Establish mechanisms that will protect the public preserves and result in an ecologically sound transition between the preserves and more urbanized development;
- 4-**Assure the continued existence of adequate wildlife habitat and foster the unimpeded movement of wildlife in the vicinity of Pima County's public preserve;**
- 5-Provide for an aesthetic visual appearance from and to Pima Count's public preserves;
- 6-**Promote a continued economic benefit to the region by protecting the public preserves for the enjoyment of residents and visitors alike; and**
- 7-**Neither promote nor discourage changes in underlying zoning**, but provide continuing performance standards for the unique lands within the buffer overlay zone.(As a result of the current request for a conditional zoning permit beside the National Park, we would urge the board to revisit The chapter 18.07 General Regulations and Exceptions strongly consider deleting a minor resort use in the Buffer Overlay Zone.)

Thank you for reading such a long letter to protest the approval of the Bike Ranch Resort conditional zoning permit. I urge you to vote for protecting the wildlife habitat surrounding Saguaro National Park.

Sincerely yours,



Ellen D. Barnes

ATTACHED - 1995 Covenant Document Record
Protecting 185 parcels and SAGUARO NATIONAL PARK
AREA FROM Development other than SR zoned HOME lots.

Broadway Boulevard

COVENANT
DOCUMENT
STATUS

GOAL: 171 (60%)
Recorded 175 (61.6%)

Mile 8

Tinwood

RECORDED
175 parcels
(168 Documents)
November 14, 1995

St. James

Twin Hills Trail

102.3% per cent of goal

Covenant documents received

No, or not
at this time

FREEMAN ROAD

To: Chair of the Board of Supervisors, The Honorable Sharon Bronson
Honorable Ally Miller, District 1 Supervisor
Honorable Ramon Valadez, District 2 Supervisor
Honorable Ray Carroll, District 4 Supervisor
Honorable Richard Elias, District 5 Supervisor
and Robin Brigode, Clerk of the Board of Supervisors

130 West Congress Street
Tucson, AZ 85701

Re: P21-14-003 Conditional Use Permit Request

11 November 2014

Dear Supervisors,

I am writing today to express my opposition to the Type II Conditional Use Permit being sought for the property directly across from the entrance to Saguaro National Park at 3700 S. Old Spanish Trail.

I am a neighbor living within the Buffer Zone and I am a Biologist with two degrees from the University of Arizona. I have lived for 53 years in Pima County. My reasons for opposing this development are the following:

- 1) Saguaro National Park is a NATIONAL TREASURE, that cannot be emphasized enough! The Park and its Biologist have said that they are against granting the Conditional Use Permit for this resort. I think we should listen to them, they know what is best for the Park. The Park is a treasure that must be protected from encroachment.
- 2) The issuance of a Conditional Use Permit for a resort within the Buffer Zone would effectively destroy the Buffer Zone as a means of protecting the Park from encroachment. Issuance would very likely create a flood of similar requests on the border of the Park and would lead to a ring of high density commercial development around the Park that would, in the long run, cause habitat and wildlife corridor fragmentation that would negatively effect the fragile ecosystem of the Park.
- 3) On May 21, 2014 a hearing was held in front of Hearing Administrator Jim Portner who issued a letter to the Board of Supervisors afterward in which he recommended for **DENIAL** Of the request for a Type II Conditional Use Permit for a minor resort because, "**The request is considered premature, at this point, with significant further work being necessary before any type of approval recommendation is warranted.**"

He said in his report that "**an accurate and reliable assessment as to whether this proposed use is consistent with the objectives of the Resource Transition (RT) category -- and whether it is compatible, in the long-term, with its existing context -- can only be made once the applicant has formulated substantially more design detail and has duly**

11/11/2014 10:26:56 PM
EBC

completed a full exploration and vetting of all surrounding stakeholder and neighborhood issues, and only after a good-faith effort has been exerted to discuss potential modifications and refinements and to generally seek some measure of common ground amongst all parties."

To date the developers have FAILED to indicate any interest in providing the level of design details, much less modifications, requested and in fact have stated that they can change anything on their plan at any time including AFTER the permit is issued, and that further detail will come only after the permit is granted. The developers stated at a meeting that they were not certain where the buildings were actually going to go. How do you even know what it is you will be voting for or against if the developers will not provide plans that they are willing to stand behind in a timely manner and to allow thorough vetting?

4) The location for this intensive development is inappropriate for this use. Development at this location should seek to further the goals of the Buffer Zone to protect Saguaro National Park from excessive development. But this project does just exactly the opposite, opening the areas adjacent to the Park to intense development. Can the Board legitimately turn away other requests for similar conditional use permits if they have already granted this one at the Park's entrance? I think it would be quite nearly impossible to protect the Park from encroachment after that. Note that I am not against using this property for the original SR zoning, i.e. one house every 3.31 acres.

5) At the Hearing Administrator's meeting, one plan was presented. On the developer's website they have not one but two different plans. To date the neighbors do not know which plan the developers are presenting for permit approval! Counting the buildings on the plans there appear to be anywhere from 18 to 25 structures, although it is not clear as to what constitutes a single building on the plans, that will be constructed on the 21.21 acres of the eastern portion of the property. In addition the developers have said that they would like to develop the remaining 23.98 acres with an additional 7 residences. When originally looked at by the Zoning Inspector the plans were for 49 rooms on 45 acres, a ratio of one unit per 0.92 acres. Now the developers have decided to divide the property and put those 49 rooms on the eastern 21.21 acres while using the other 23.98 acres for SR zoned residences. **That makes the ratio of units to acres just one unit per 0.43 acres!** This kind of intensive commercial development is not in keeping with the SR zoning of the area, which is defined on the Pima County website as one house per 3.31 acres and is described as "low-density, rural, residential" and violates the Overlay Buffer Zone.

6) This project is being sold to the public, and most importantly to the bicycling community, as a "bike resort" but in fact there is no guarantee that it will stay bicycle related. If they receive the permit the developers can turn around and sell the place to be developed as some other type of resort. After it is built it could be changed. The named purpose of it being just for the bicycling community is a red herring. At some point the builders could ask for permission to add one more room. One more room, what's wrong with that? One more room and it will be a major resort! At no time during talks with the neighbors did the developers offer to make the resort smaller, to have fewer rooms or buildings, to move a parking lot, lower a building height, limit the retail activities, in short at no point did they consider backing off from being one room short of a major resort. If someone else were to ask for a development of an adjacent property for another "minor resort" and both properties are later sold to the same owner at what point do we call the entire entity a "major resort". Please don't be fooled, calling it a Bike Ranch does not mean it

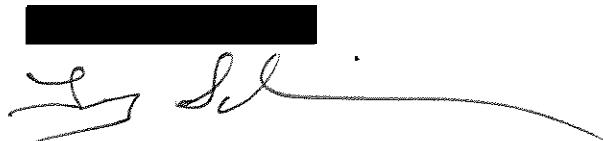
will stay that way. Building it one room short of a major resort does not mean it won't eventually become a major resort. If you allow one such conditional use permit are you not obligated to allow them all? What then becomes of the Buffer Zone?

7) The retail space, bike shop, and other amenities that will be provided in addition to the guest rooms is out of character with the existing zoning. The only retail establishments in the Buffer Zone are two grandfathered restaurants.

8) The property has an Important Riparian Habitat running along the southern side close to Escalante Rd. That wash is also subject to 100 year flood discharge and setbacks. It is unlikely that the plans have taken that into consideration especially since the Memorandum dated May 20, 2014 from the Deputy Chief Zoning Inspector to the Hearing Administrator says that staff is recommending the access road be moved from Old Spanish Trail to Escalante Rd. Because of adverse impacts of the additional traffic on the Park entrance. But if the access road is moved to Escalante for traffic reasons then it will adversely impact the Important Riparian Habitat because it will have to cross that wash. There is no way to both provide a relief for traffic for Saguaro National Park and provide a relief from disturbance of traffic crossing the wash for the wildlife and plants of the Important Riparian Habitat. This indicates that the Type II Conditional Use as a minor resort is too intensive for this property and is not appropriate in this area.

This project is nothing short of a foot under the door of the Buffer Zone. It will result in the destruction of the Buffer Zone. All we have to do is look to what Marana is doing now at the foot of the western region of Saguaro National Park and we can see the future of this region. Please consider this carefully, it is on your shoulders. You can put a stop to this now by DENYING this conditional use permit and allowing the Buffer Zone to continue preserving the Park. Thank you very much.

Tracy Scheinkman
11580 E. Saint James Rd.
Tucson, AZ 85748

A handwritten signature in black ink, appearing to read "Tracy Scheinkman", is written over a solid black rectangular redaction mark.

Letter to Board of Supervisors

Robin Brigode
Clerk of the Board of Supervisors
130 West Congress Street 5th floor
Tucson, Arizona, 85701

November 12, 2014

Chair of the Board of Supervisors
The Honorable Sharon Bronson
130 West Congress Street 11th floor

Honorable Ally Miller, District 1
130 West Congress Street 11th floor
Tucson, Arizona, 85701

Honorable Ramon Valadez, District 2
130 West Congress Street, 11th floor
Tucson, Arizona, 85701

Honorable Ray Carroll, District 4
130 West Congress Street
Tucson, Arizona, 85701

Honorable Richard Elias, District 5
130 West Congress Street
Tucson, Arizona, 85701

Regarding: P21-14-Conditional Use Permit Request (the Bike Ranch)

Years ago the Pima County Board of Supervisors created the Overlay Buffer Zone in order to protect Saguaro National Monument from having commercial development at its very boundaries. Since passing the Overlay the Monument gained acres, and importance and was elevated to the status of a national park. Due to the due diligence of our County Board of Supervisors, we are custodians of a national treasure.

GRANTING OF THE CONDITIONAL USE PERMIT WILL HAVE A DOMINO EFFECT. If the board grants one commercial enterprise, the board cannot deny further requests

NOV 12 2014 PROCD4PCGKJEFBI


PLEASE DENY O21-14-003 Conditional Use Permit Request (the Bike Ranch)

Sincerely,

A handwritten signature in black ink, appearing to read "Clement H. Kalthoff". The signature is fluid and cursive, with a large, stylized 'C' at the beginning.

Clement H. Kalthoff

November 10, 2014
3400 S. Spanish Terrace
Tucson, Az. 85730

Chair Sharon Bronson and the Members of the Board of Supervisors

Re: Save Saguaro National Park

I am very concerned about a proposal to build a bike resort across from Saguaro National Park East. We live in the buffer zone surrounding the park and one of the reasons we purchased property in the area was the fact that the homes had ample acreage around them so that the wildlife could cross Old Spanish Trail and look for areas to find food and have the protection that the neighbors of the park could provide.

We feel like the conditional zoning that the developers of the property have requested is not in the best interests of the National Park, the people that it would affect, or the animals. The construction of a hotel, restaurant, bike trails and other businesses would be detrimental to this sensitive area, not to mention the increased traffic of bicycles and cars on the two lane roads around the park!

We are sending this to the supervisors to voice our opposition to the building of the bike ranch across from the entrance to Saguaro National Park. Thank you,

Sincerely,


Alvin E. Ratliff Kate Ratliff

Alvin and Kate Ratliff

ALVIN & KATE RATLIFF
NOV 13 2014
SAGUARO NATIONAL PARK

November 11, 2014

To The Board of Supervisors

Re: Commercial Development called The Bike Ranch

When preparing to write this letter to you stating my objections to the proposed conditional use permit, it occurred to me that enclosing a copy of the talk I gave at the Public Hearing Meeting in May of this year would address most of the points.

The only thing I wish to add is how very important the Saguaro National Park East is to not only us in the neighborhood but for Tucson residents and our visitors. The park is for everyone to enjoy and even they are against the permit because of the increased bicycle traffic that this resort would bring. The park has recently installed speed cameras because there have been cyclists who endanger walkers, joggers, dog walkers, vehicles and other cyclists while "training" at high speeds in and around the park. It is to be expected that those who come to the resort will plan on the training opportunities that our city can provide including the park.

In addition to the initial hearing, there have been several meetings, a couple by the developers and numerous ones in our neighborhood. I attended all of these. All were high in attendance, and the vast majority in opposition to the project. The two meetings the developers had were rambling accolades to the merits of the project but very shy on details. When particulars were asked for, they got defensive so both meetings were far from productive and any attempt at good will or trust was lost.

I appreciate the opportunity to voice my concern to this very serious issue. If passed it will change our neighborhood and the environment we enjoy in more ways than I can say here. Please give very careful consideration to the consequences of this development.

Thank you for your kind attention,


Courtney J. Ashbrook

RECEIVED
COURTNEY J. ASHBOOK

Thank you for the opportunity to speak on this very important rezoning consideration.

I echo the concerns of my neighbors who spoke before me.

My name is Courtney Ashbrook and I reside at 3655 S Hunters Run which is less than a mile from the proposed site for this development. We purchased our house in 1980. It was one of the first houses built in this neighborhood in the early '60's. We immediately fell in love with the quiet desert beauty and the open space. I remember the first day I came to look at our house. It was unoccupied with the exception of a curious coyote standing in the back yard getting a drink from a small water catch the previous owners had provided. When we purchased the house we were given the assurance that zoning permitted only one house to a minimum of 3.3 acres. It cinched the deal.

I obviously am coming from a homeowner's perspective in this area.

The biggest reason that I oppose the rezoning for this resort is what it may open the door to. It is quite likely that this high density, commercial venture will pave the way for others in the neighborhood. This will impact our peaceful community in many ways. The bigger issue regarding zoning for me as a homeowner is what is to stop the possible rezoning of our home sites to allow a developer to come at some future date and build more houses than is now permitted per the 3.3 acres that we enjoy now?

Another serious concern all of us have is that of our water supply. Has consideration been given not only to the burden it will put on our existing supply but what about sewage. There is no sewer system in our area and we all rely on septic. It's hard to imagine a large resort relying on a septic system.

Something else that needs to be looked at is the safety of the guests at this bicycle resort. All of the roads in and around our area are two narrow lanes with bike paths. In addition most of the roads have many curves and dips and most flood during monsoon season. There have been numerous serious accidents involving motorists and cyclists in our area and by welcoming more cyclists onto these roads may be a recipe for disaster.

Do not misunderstand, as a couple of speakers before me have stated, this bicycle resort is a wonderful idea. Because Tucson is such a bicycle friendly city that visitors and residents can enjoy year 'round this would be a good fit. The national and international bicycle events held every year contribute to Tucson's

economy, no question. However, though it may seem convenient for this bicycle resort to be located adjacent to Saguaro National Park, we must remember that there are many who visit the park who are NOT cyclists and who come to enjoy all the uniqueness that the park offers, as Mr. Johnson so eloquently put it, and therefore the resort may well detract from the pristine environs of the park.

When you consider the impact this project will have on this neighborhood it is my suggestion that the developers look elsewhere to a more welcoming audience. And as suggested by Mr. Hoffman there are some more suitable and available sites.

In closing I would just like to say that this neighborhood is unique in many ways and none of us want the kind of change that would threaten it and we feel this venture would. The things we have come to love about our area besides the wildlife and vegetation are our beautiful night skies and the quiet.

I believe our neighborhood and the buffer zone can fairly be viewed as an extension of Saguaro National Park because we who live here, live among and protect the desert creatures, their habitats and the unique vegetation. We consider ourselves stewards of this delicate ecosystem.

I think that rezoning without consideration of these important issues we have put before you would be a regrettable mistake.

Thank you for your time today.

Letter to Board of Supervisors

Robin Brigode
Clerk of the Board of Supervisors
130 West Congress Street, 5th floor
Tucson, Arizona, 87501

November 11, 2014

Chair of the Board of Supervisors
The Honorable Sharon Bronson
130 West Congress Street, 11th floor

Honorable Ally Miller, District 1
130 West Congress Street, 11th floor

Honorable Ramon Valadez, District 2
130 West Congress Street, 11th floor

Honorable Ray Carroll, District 4
130 West Congress Street, 11th floor

Honorable Richard Elias, District 5
130 West Congress Street 11th floor

Regarding P21-14-003 Conditional Use permit Request
Also known as the Bike Ranch

Dear Supervisors:

I am a constituent of the Honorable Ray Carroll, District 4. The proposed Bike Ranch falls within his district.

1. Please DENY this terrible, misplaced proposal. A forty-nine bed ranch, hotel, or motel has no place next to Saguaro National Park East.
2. DENIAL has been recommended by Pima County Interacting Administrator.
3. Pima County Master Plan created a ONE MILE, OVERLAY BUFFER ZONE around Saguaro National Park East. This buffer zone consists of Suburban Ranch (SR) zoning,

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W312PCMKED

defined as: low density rural residential usage. Two restaurants existed at the time the buffer zone was created, and were grandfathered into the zone. Webb's Steakhouse, now known as Gary Ray's Smokehouse, and Saguaro Corners. Also grandfathered were several "cabins" existing on the property for which the Conditional Use Permit is being requested, the Bike Ranch.

Just over two thirds of home owners in Sections 18, and 19 supported the Buffer Zone by placing twenty-five year covenants on their properties preserving 3.3 acre or larger parcels from being broken into, or subdivided into smaller lots. Kalthoffs covenanted ten acres. Map enclosed.

4. Flim-flam seems to be the predominant feature of the the Bike Ranch meetings held to promote the project. No plans for sewage, and buildings seem to be mobile as they change locations with each permutation of the plan. Height adjustments as requested by the Pima County hearing official have not been made.

5. Development insurance is a major concern. Pima County has no way to enforce development of the plans presented to the public. Once the permit is granted the developers can create any sort of 49 bed mini-resort they so desire. They don't have to cater to bikes, they can sell the property with the permit, and not develop it themselves at all. A very threatening situation to the Overlay Buffer Zone and the preservation of Saguaro National Monument East. Our very own national treasure.

6. This constituent deeply resents being classified as anti-bicycle. As an opponent I object to the attendant desert destruction, fracturing of wildlife environment, and increased traffic a 49 bed anything in this environmentally sensitive, low density, single family residential area. It's not WHAT the facility is, it's WHERE the developers want to locate it.

7. Wildlife: Being adjacent to Saguaro National Park East, the Overlay Buffer Zone, properties enjoy the full array of desert fauna. A partial list includes: Harris Ground Squirrel, Round tailed Squirrel, Cotton tail, Jack Rabbit, Coyote, Javelina, Bob Cat, Fox, Raccoon, Badger, and Mountain Lion. All these animals have been seen on my block.

Saguaro Corners Restaurant opened in 1956. A major attraction for the facility is the wildlife. Traditionally Javelina have foraged past the restaurant windows entertaining diners. Javelina must cross from Saguaro National Park East, across Old Spanish Trail onto Saguaro Corners property. Wild animals cross from the Park to Western properties every day, twenty-four hour a day. Speed limits on Old Spanish Trail, and Freeman Road are posted at speeds up to and including fifty miles per hour. Local residents are treated to the sight of road kill on a daily basis. A 49 bed resort at Old Spanish Trail and Escalante will place the entire traffic increase in the heart of this hugely sensitive area. Nothing would mitigate the danger to wildlife.

Please DENY the resort conditional use permit. PROTECT Saguaro National Park East, PRESERVE the desert environment, and MAINTAIN the integrity of the Overlay Buffer Zone.

Sincerely,



Clement H. Kalthoff

W. Janice Kalthoff

11715 E. Twin Hills Road
Tucson, Arizona

85748

Phone: [REDACTED]

e-mail: [REDACTED]

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September 27, 1995

COVENANT
DOCUMENT
STATUS

GOAL: 171
RECEIVED: 142 (83%)

29 NEEDED
BY 11/1/95

SECTION PROGRESS REPORT

Section 18 Report

Number of Lots: 139

Documents received: 64

Section 19 Report

Number of lots: 145

Documents Received: 78

RESPONSE KEYS:

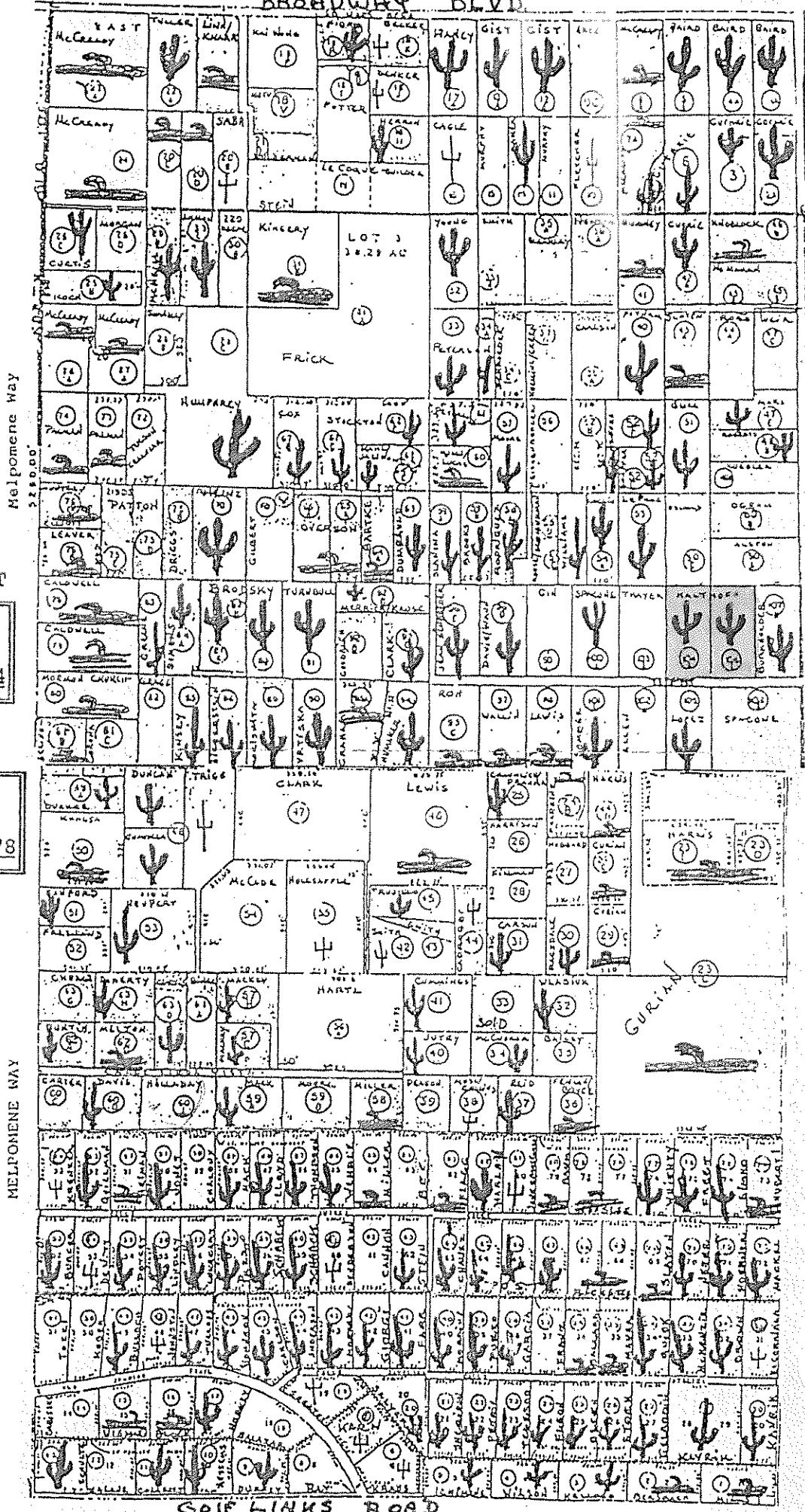
COVENANT DOCUMENT
RECEIVED



NO, OR DECLINED AT
THIS TIME

PROMISE OF DOCUMENT

11



From: [Ariel Jamison](#)
To: [COB mail: info@bikeranch.com](#)
Subject: I support Bike Ranch
Date: Thursday, November 13, 2014 3:40:46 PM

Dear Pima County Supervisors,

To: Clerk of the Board of Supervisors
130 W Congress, 5th floor
Tucson AZ 85701

Dear Pima County Supervisors,

I am in favor of the proposed Bike Ranch bicycling and training resort at the corner of Escalante and Old Spanish Trail. This project complements Pima County's large investment in bicycling infrastructure, and its image as an international cycling destination.

The fact that the Bike Ranch will use the highest standards of sustainable design, land preservation, and energy and water conservation is a big plus, and will set a high bar for future developments in our fragile desert landscape.

I believe that Saguaro National Park will directly benefit from introducing new riders and hikers to this beautiful desert while insuring a continual revenue stream. The Bike Ranch will have positive benefits for the entire Tucson community.

Sincerely,

--
Ariel Jamison

[REDACTED]
Tucson, AZ 85719

From: [Alex Fandel](#)
To: [COB mail: info@bikeranch.com](#)
Subject: I support Bike Ranch
Date: Thursday, November 13, 2014 3:38:58 PM

Dear Pima County Supervisors,

To: Clerk of the Board of Supervisors
130 W Congress, 5th floor
Tucson AZ 85701

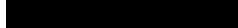
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Sincerely,

 Alex Fandel


From: [Boyang Shi](#)
To: [COB mail: info@bikeranch.com](#)
Subject: I support Bike Ranch
Date: Thursday, November 13, 2014 3:36:33 PM

Dear Pima County Supervisors,

To: Clerk of the Board of Supervisors
130 W Congress, 5th floor
Tucson AZ 85701

Dear Pima County Supervisors,

I am in favor of the proposed Bike Ranch bicycling and training resort at the corner of Escalante and Old Spanish Trail. This project complements Pima County's large investment in bicycling infrastructure, and its image as an international cycling destination.

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Sincerely,

--
Boyang Shi

1220 N Norris Ave
Tucson, AZ 85719
United States

From: [John Pratt](#) [John Pratt](#)
To: [COB mail: info@bikeranch.com](#)
Subject: I support Bike Ranch
Date: Thursday, November 13, 2014 3:30:59 PM

Dear Pima County Supervisors,

To: Clerk of the Board of Supervisors
130 W Congress, 5th floor
Tucson AZ 85701

Dear Pima County Supervisors,

I am in favor of the proposed Bike Ranch bicycling and training resort at the corner of Escalante and Old Spanish Trail. This project complements Pima County's large investment in bicycling infrastructure, and its image as an international cycling destination.

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Sincerely,

--
John Pratt John Pratt
[REDACTED]

From: [Cindy shrode](#)
To: [COB mail: info@bikeranch.com](#)
Subject: I support Bike Ranch
Date: Thursday, November 13, 2014 3:29:00 PM

Dear Pima County Supervisors,

To: Clerk of the Board of Supervisors
130 W Congress, 5th floor
Tucson AZ 85701

Dear Pima County Supervisors,

I am in favor of the proposed Bike Ranch bicycling and training resort at the corner of Escalante and Old Spanish Trail. This project complements Pima County's large investment in bicycling infrastructure, and its image as an international cycling destination.

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Sincerely,

--
Cindy shrode

1198 N A street
Tulare, ca 93274
united states

From: [jane berger](#)
To: [COB mail: info@bikeranch.com](#)
Subject: I support Bike Ranch
Date: Thursday, November 13, 2014 3:27:13 PM

Dear Pima County Supervisors,

To: Clerk of the Board of Supervisors
130 W Congress, 5th floor
Tucson AZ 85701

Dear Pima County Supervisors,

I am in favor of the proposed Bike Ranch bicycling and training resort at the corner of Escalante and Old Spanish Trail. This project complements Pima County's large investment in bicycling infrastructure, and its image as an international cycling destination.

The fact that the Bike Ranch will use the highest standards of sustainable design, land preservation, and energy and water conservation is a big plus, and will set a high bar for future developments in our fragile desert landscape.

I believe that Saguaro National Park will directly benefit from introducing new riders and hikers to this beautiful desert while insuring a continual revenue stream. The Bike Ranch will have positive benefits for the entire Tucson community.

Sincerely,

--
jane berger

2802 e 6th st
tucson, az 85716
usa

From: [Tom Shrode](#)
To: [COB mail: info@bikeranch.com](#)
Subject: I support Bike Ranch
Date: Thursday, November 13, 2014 3:23:13 PM

Dear Pima County Supervisors,

To: Clerk of the Board of Supervisors
130 W Congress, 5th floor
Tucson AZ 85701

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Sincerely,

--
Tom Shrode

[REDACTED]
1198 n A st
Tulare, ca 93274
usa