

Pima County Board of Supervisors.

November 10, 2014

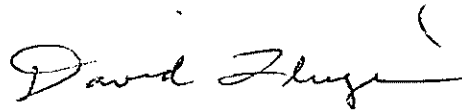
Clerk of the board.

Pima County Board of Supervisors,

I am writing in enthusiastic support of the proposed Bike Ranch development. I have been a practicing dermatologist in Tucson for 40 years. Tucson has a wonderful national reputation as a mecca for cycling. The Bike Ranch is ecologically sound and will help the fostering of economic development from tourism in our town. The plan is beautiful and will positively impact our entire community.

Sincerely,

David Flieger M.D.  
7081 E. Calle Tolosa.  
Tucson, AZ 85750



NOV 10 14 PM 04:34 PC CLK OF RD



CLERK'S NOTE:

COPY TO SUPERVISORS

COUNTY ADMINISTRATOR

CC: Development Services

DATE 11/10/14 

**From:** [Timothy O'Connor](#)  
**To:** [COB\\_mail; info@bikeranch.com](#)  
**Subject:** I support Bike Ranch  
**Date:** Monday, November 10, 2014 9:53:45 AM

---

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,

--

Timothy O'Connor

  
810 N. Camino Santiago # 16  
Tucson, Arizona 85745  
United States

**From:** [Eric Larson](#)  
**To:** [COB\\_mail; info@bikeranch.com](mailto:info@bikeranch.com)  
**Subject:** I support Bike Ranch  
**Date:** Monday, November 10, 2014 3:41:38 PM

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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,

--

Eric Larson

[REDACTED]  
325 E Main  
Plano, Ill 60545  
USA

**From:** [Elizabeth Weintraub](#)  
**To:** [COB\\_mail; info@bikeranch.com](#)  
**Subject:** I support Bike Ranch  
**Date:** Monday, November 10, 2014 3:44:14 PM

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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,

--

Elizabeth Weintraub

[REDACTED]

2470 E. Avenida de Posada  
Tucson, AZ  
USA

**From:** [Gil Daugherty](#)  
**To:** [COB\\_mail](#); [info@bikeranch.com](mailto:info@bikeranch.com)  
**Subject:** I support Bike Ranch  
**Date:** Monday, November 10, 2014 3:59:02 PM

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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,

--

Gil Daugherty



6 Virginia Ave  
Jeffersonville, IN 47130  
USA

**From:** [Louisa Kessel](#)  
**To:** [COB\\_mail; info@bikeranch.com](mailto:info@bikeranch.com)  
**Subject:** I support Bike Ranch  
**Date:** Monday, November 10, 2014 4:08:42 PM

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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,

--

Louisa Kessel

  
5015 E Colby Pl  
Tucson, AZ 85718

**From:** [Brian Bates](#)  
**To:** [COB\\_mail](#); [info@bikeranch.com](mailto:info@bikeranch.com)  
**Subject:** I support Bike Ranch  
**Date:** Monday, November 10, 2014 4:11:14 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,

--

Brian Bates

  
Vail, AZ 85641

**From:** [Bruce LaRose](#)  
**To:** [COB\\_mail; info@bikeranch.com](#)  
**Subject:** I support Bike Ranch  
**Date:** Monday, November 10, 2014 9:50:03 AM

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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,

--

Bruce LaRose

  
8155 E. Estes Lane  
Tucson, ARIZONA 85710  
United States



**From:** [Tom Triplett](#)  
**To:** [COB mail](#); [info@bikeranch.com](mailto:info@bikeranch.com)  
**Subject:** I support Bike Ranch  
**Date:** Monday, November 10, 2014 9:40:29 AM

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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,

--

Tom Triplett

  
6810 E Paseo Penoso  
Tucson, Arizona 85750  
United States

**From:** [Robert Martin](#)  
**To:** [COB mail](#); [info@bikeranch.com](mailto:info@bikeranch.com)  
**Subject:** I support Bike Ranch  
**Date:** Monday, November 10, 2014 11:25:51 AM

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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,

--

Robert Martin

  
1918 N Campbell Ave  
Tucson, AZ 85719  
USA

**From:** [Ali Zeltkalns](#)  
**To:** [COB mail](#); [info@bikeranch.com](mailto:info@bikeranch.com)  
**Subject:** I support Bike Ranch  
**Date:** Monday, November 10, 2014 11:50:29 AM

---

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,

--

Ali Zeltkalns  


**From:** [Roy Hill](#)  
**To:** [COB\\_mail; info@bikeranch.com](mailto:info@bikeranch.com)  
**Subject:** I support Bike Ranch  
**Date:** Monday, November 10, 2014 1:02:31 PM

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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,

--

Roy Hill

[REDACTED]

9661 Quail Pl  
Tucson, AZ 85748  
USA

**From:** [Erin Holladay](#)  
**To:** [COB mail; info@bikeranch.com](mailto:info@bikeranch.com)  
**Subject:** I support Bike Ranch  
**Date:** Monday, November 10, 2014 1:18:01 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,

--

Erin Holladay

  
12380 e thunderhead ranch  
Tucson, Az 85747  
Usa

**From:** [Roxanne Gump](#)  
**To:** [COB\\_mail](#); [info@bikeranch.com](mailto:info@bikeranch.com)  
**Subject:** I support Bike Ranch  
**Date:** Monday, November 10, 2014 2:24:55 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,

--

Roxanne Gump  
  
2817 n wilson ave  
tucson, Arizona 85719  
United States

**From:** [stephen.auerbach](mailto:stephen.auerbach@bikeranch.com)  
**To:** [COB\\_mail; info@bikeranch.com](mailto:info@bikeranch.com)  
**Subject:** I support Bike Ranch  
**Date:** Monday, November 10, 2014 2:44:56 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,

--

stephen.auerbach

2442 euclid street  
santa monica, ca 90405  
usa

**From:** [Irene Campos](#)  
**To:** [COB\\_mail](#); [info@bikeranch.com](mailto:info@bikeranch.com)  
**Subject:** I support Bike Ranch  
**Date:** Monday, November 10, 2014 10:30:41 AM

---

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,

--

Irene Campos  
  
1501 N Freeman Rd  
Tucson, AZ 85749



**From:** [STEVE WEINSTEIN](#)  
**To:** [COB\\_mail](#)  
**Subject:** Old Spanish Trail Bike Resort  
**Date:** Monday, November 10, 2014 1:17:00 PM

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Dear Board of Supervisors,

I am sending this email on behalf of my family and neighbors to express my deep concern about the proposed "Bike Hotel" that is currently being considered for approval in our neighborhood. I have been living on Old Spanish Trail, about 1/3 of a mile away from the proposed site for 17 years. The reason we chose to build our home where we did was due to the pristine nature of the area and the lack of commercial development. We are now being faced with the prospect of having a resort built smack in the middle of our little paradise. What a disgrace!

I am certain that if the proponents of this project lived in our neighborhood, they would be appalled with this proposal. Not only will this resort lead to increased car traffic on a scenic and historic road (which is already overburdened with heavy traffic), but it will result in a strain on our already precious resources including water, sewer, and clean and fresh smelling air. The prospect of a "water treatment" facility in our neighborhood is repulsive.

The only thing that could be considered positive with this proposal is that a few bicycle enthusiasts will have a nice place to play. Well, if this is what they want, they need to look at a different location. There are NO high density structures in our area, nor are there any large commercial businesses. We have 2 restaurants and Saguaro National Park as nearby businesses all of which have been in the area for many, many years.

Allowing this project to go forward would be an extremely bad decision on the Board's part. Please vote against this ridiculous and harmful proposal.

Sincerely,

Steven, Joann, Tyler and Jacob Weinstein

**From:** Sharon McCusker [REDACTED]  
**Sent:** Saturday, November 8, 2014 7:00 PM  
**To:** District1  
**Subject:** Saguaro National Park East

Dear Supervisor Miller,

We are communicating with you to express great concern with the proposed "Bicycle Ranch" request for rezoning. We have lived in this area for 37 years (one of the first residents) and have fallen completely in love with the rural ambience and life style which we hope that the zoning would preserve. The addition of a large commercial enterprise will greatly urbanize the area, increase traffic congestion both vehicular and bicycle and be detrimental to the wildlife habitat. The property in question, at the corner of Old Spanish Trail and Escalante Road, is presently rural conforming to SR-4 zoning. This was the zoning when we moved here and when the developer purchased the parcel. I do not believe a zoning change should be approved to accommodate the desires of one individual at the degradation in living ambience of those long term residents.

The area falls under an buffer overlay zoning designed to enhance and preserve the esthetics of the open space represented by Saguaro National Park East. Existing zoning, with no changes or variances, should remain. The applicable Pima Code was crafted to maintain the character of our County.

The developer has sent a publicity letter to several residents pointing out that there are eight grandfathered rental units which they can improve under a "non-conforming" exception to the existing code. My belief is that if they destroy these buildings, the "non-conforming" use ceases. I also note that the parking lot on their Preliminary plot plan/survey appears to be about 40% of the total property indicating plans to host large gatherings as opposed to a few dedicated bicyclists.

This proposal will virtually destroy the neighborhood and a way of life that the County evidently desired to promulgate with the Pima County AZ Buffer Overlay Zone law.

Ms. Miller, we urge you to do all in your power to deny this request for a zoning change/variance. Your support will be greatly appreciated.

Robert and Sharon McCusker  
1776 S. Monument Trail  
Tucson, AZ 85748

NOV 10 14 AM 11:45 PCD/KOF/BD

(KM)

November 9, 2014

Re: Bike Ranch Proposal

Dear Board of Supervisors,

I am writing to you as the owner of the historic Saguaro Corners Restaurant and the closest neighbor to the proposed Bike Ranch on Old Spanish Trail. I am also writing as a developer/builder in Tucson and a neighbor/friend of Saguaro National Park.

**Both myself and Saguaro National Park are against the current proposed plan.** We both could be supportive with the proper adjustments but the owners have chosen to go against every suggestion. In fact the current plan is denser, higher and with less considerations to its neighbors than the plan presented to Jim Portner at the Conditional Use Hearing. Specifically I would ask that you consider the following:

CLERK'S NOTE:

COPY TO SUPERVISORS

COUNTY ADMINISTRATOR

cc: Development Services

DATE 11/10/14 (KM)

**No conditions exist for approval.**

The owners of the proposed Bike Ranch, Ms Mathews and Mr Lasher, have not only chosen to work against its neighbors, they have chosen to steamroll Pima County staff as well. Hence the plan being brought forward to BOS has no recommended conditions to go along with the plan. If somehow the BOS decides to move forward the minimum conditions should be 1) single story, 2) no structure within 200' of their property line, 3) no open sewer pond (only septic), 4) natural desert colors, 5) no commercial restaurant and 6) and 75% natural undisturbed open space.

**The neighbors including the Park are not supportive.**

While the owners of the proposed development may generate many support letters from other parts of Tucson the true question is how many are within the notification area for this variance. As their closest neighbor I have told the owners I would support them with subtle tweaks. As a developer myself I can say nothing proposed by myself or the Park is onerous but the owners have decided to take a confrontational approach. They are creating ill will that is not necessary in a good development process.

**The current proposal harms the Saguaro National Park.**

Saguaro National Park is a treasure of Pima County. Darla Sidles, superintendent of SNP, has stated she has "grave concerns" and "our job as one of the units of the National Park System is to protect resources and provide for our visitors, and that's why we have concerns about a proposed development immediately contiguous to the park boundary." These statements were made about the original plan which was less dense and only single story.

**The current proposal harms Saguaro Corners Restaurant.**

Saguaro Corners has been a restaurant on the far east side since 1959. It is quite famous for its scenic view outside its picture windows with a natural wild life corridor behind it. The current bike ranch proposal builds 3-4 casitas behind the restaurant and places a bike road through the wildlife corridor. The single request I made to the owners at my first meeting with them was about helping enhance rather than destroy our scenic wildlife view. They have chosen to ignore my one single request.

**The Bike Ranch owners have misled during the public process.**

As a developer I am well aware of the right and wrong way to work with neighbors and the County. In my first meeting with the owners they told me that the west half of the project would remain open space and the project was single story. I told them I was supportive. It wasn't until I went to an informational meeting that I heard their consultant state that the west side now had seven estate homes, the project now had two story structures and they planned an open sewer pond next to the historic restaurant. Needless to say I was shocked at the new direction. (I have since heard they are going septic but there are no conditions to that effect.)

**The Bike Ranch owners are now bullying their way to approval.**

In the last 30 days the Bike Ranch has taken the approach that they are a grandfathered guest ranch. They are presenting an "alternative plan" that shows 30-40 casitas that they could build without approval from the Board of Supervisors. The fact is those homes on the old Calvert property have always been long term rental homes and never daily rentals or anything like a guest ranch. But that doesn't stop the owners from propagating this lie, this threat. The purpose of a public hearing is for the neighbors to be heard and through intimidation as well as drowning out their voices with non-neighbors the Bike Ranch owners are doing everything possible to hijack the process.

Members of the Board, the only fair and logical path forward is to VOTE NO on the current proposal so Ms. Mathews and Mr Lasher will feel compelled to sit down in good faith with Saguaro National

Park myself. The proposal has merits and is one we could support if only for some basic tweaks and collaboration. Thanks for your understanding and if you have any questions I can be reached on my cell at [REDACTED].

Sincerely,  
Jim Campbell

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** Monday, November 10, 2014 10:50 AM  
**To:** [REDACTED]  
**Subject:** FW: The Bike Ranch

**From:** Mark Russell [REDACTED]  
**Sent:** Sunday, November 9, 2014 10:10 PM  
**To:** District1  
**Subject:** The Bike Ranch

My name is Mark Russell. I'm a local physician, and have lived in Tucson for over 25 years. I'm writing you to share my hope that you will join citizens and cyclists across the city of Tucson in supporting the Bike Ranch. This is truly a wonderful project that will bring positive publicity, healthy and upscale visitors, an environmentally-sensitive facility, and significant tourism dollars to our community. Despite some of the outlandish negative rhetoric I've been hearing and reading, I'm hoping that you will recognize this as a superb addition to the neighborhood of east Tucson!

Being an avid cyclist for all of my adult life, I rode my first lap of the Saguaro National Park (then a National Monument, of course) the first week I arrived in Tucson in August of 1987. Since then, I would estimate that I've ridden well over 1000 laps around "the Loop"! My purpose in sharing this with you is so you will know how much I enjoy, appreciate, and support the Park. My entire family rides, runs and hikes the trails on a near daily basis. There is simply no way that I would support a development such as the Bike Ranch if I thought that it would negatively impact our experiences there!

Please know that there are many local residents that, while not as vocal as those in opposition, are in full support of the Bike Ranch! If you would like to speak to me concerning this matter, please feel use my cell number in the signature line.

With good health,

R. Mark Russell, MD  
Twin Hills Neighborhood

November 5, 2014

To Whom It May Concern:

Arizona is full of tourist attractions from its restaurants to its breathtaking scenery. Tourists from around the globe travel to Arizona to see these wonderful sites and participate in special events including: The Grand Canyon, The Biosphere, the historic towns of Bisbee and Tombstone, the gem show, The Kit Peak Observatory, and El Tour De Tucson to name a few. Arizona is also home to several of America's largest and most promising universities, including the University of Arizona, which is located in Tucson.

Although Tucson can draw attention and tourism from these attractions, it has the potential to be so much more. Tucson, Arizona would benefit from innovation, change, and some new and original attractions. These much-needed attractions must reflect the history and culture of this southwestern town. What better way to increase tourism and create a new and refreshing culture than to build this innovative Bike Ranch right here in Tucson.

According to one article, *Visit Tucson*, El Tour de Tucson has grown from a 198-person cycling event that raised \$5500.00 for the American Diabetes Association in 1983, to a two-month series of activities that attracts up to 9,000 cyclists, who raised more than \$4 million for charities in 2013 alone (Visit Tucson, 2014). El Tour De Tucson not only raised money for charity but generated revenue for many local businesses, such as hotels and restaurants. The proposed Bike Ranch would certainly encourage additional participation in El Tour De Tucson and increase revenues in a variety of ways throughout the entire year.

The idea of the Bike Ranch is both fresh and innovative. Not only could it provide another tourist attraction for the city, but it is a perfect fit for this cycling friendly town. The construction of this project will benefit the city in a number of ways by providing another tourist attraction, employment opportunities, and additional revenue for other local businesses.

The individuals standing in the way of this project are inhibiting growth in this popular town. Tucsonans must step outside of their own paradigms and embrace change. Change is sometimes scary, but it is the foundation of growth. As a community, we must embrace those, who are willing to create positive change instead of making change impossible. We should be encouraging and supporting those, who are willing to challenge the process and recognize them as leaders and pioneers.

Although resistance to this project is appreciated in terms of expressing doubts or reservations, it is something that can be remedied. One of the most extraordinary concepts of the Bike Ranch is its relentless commitment to preserving wildlife and the natural habitat that is Arizona. In fact, if those questioning the Bike Ranch and its motives would investigate and further research the

NOV 10 14 AM 10:53 PC CLK OF RD

design and the intention of the ranch, they may find that it is in sync with Tucson's long-term plans. We should become first-time movers and allow Tucson, Arizona to become home to one of the most state-of-the-art bicycling facilities in the United States.

As an American poet and essayist once stated,

"Don't go where the path may lead, go instead where there is no path and leave a trail."

- Ralph Waldo Emerson

Respectfully,

A handwritten signature in black ink, appearing to read 'Stacey Dyan Knapp', with a long, sweeping horizontal line extending to the right.

Stacey Dyan Knapp  
541 W. Windowmaker Road  
Oro Valley, Arizona 85737

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** Monday, November 10, 2014 11:28 AM  
**To:** [REDACTED]  
**Subject:** FW: Saguaro National Park East

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**From:** [REDACTED]  
**Sent:** Monday, November 10, 2014 8:00 AM  
**To:** District1  
**Subject:** Saguaro National Park East

Dear Friends,

We are fighting to defeat the proposed resort just outside of the gate to Saguaro National Park East.

The National Park belongs to all of us. It is our duty to protect it for future generations.

The developers do not care that the Saguaro National Park itself, the Friends of Saguaro National Park, various other community and environmental groups, and all of the adjoining neighborhoods are against this.

Allowing the construction of a restaurant, retail stores, bike rentals, coffee shop and hotel amenities on this site will set a precedent for the destruction of the Buffer Zone between the encroaching city and the park. If this is granted, anyone with any development plans will be able to do what they want in this extremely sensitive ecological area.



**LOUISA P. KESSEL  
5015 E COLBY PLACE  
TUCSON, AZ 85718**

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████████████████████

November 10, 2014

Attn: Clerk of Pima County Board of Supervisors

Dear Clerk of the Board:

I want to voice my strong support of the establishment of the Bank Ranch resort in Tucson. When I first heard about the proposed ranch many months ago, I checked out the website and was highly impressed with the ecological and environmental planning that has gone into this project and the determination and commitment of the property owners not to damage the surrounding environment in any way.

It upsets me that this exemplary plan is not a "done deal" and that there seem to be obstacles in its path. The fact is that the kind of thought and planning behind this proposed ranch should be a model and an example for all developers in future projects. Not only will the proposed resort be an asset for the community, but the measures taken by its owners to preserve our fragile Sonoran Desert environment should serve as a blueprint for the standards we should demand of every developer.

I personally am strongly committed to the preservation of the Sonoran Desert and have spent over a thousand volunteer hours on various environmental projects relating to it. Here we have an example of people trying to do some good things. Let's send a message to the community that this is the kind of development we want to see in our area.

Thank you for your consideration.

Sincerely,

Louisa P. Kessel

Tamar Rala Kreiswirth  
6501 N Calle Lottie  
Tucson, AZ 85718



November 10, 2014

Clerk of the Board

I am writing this letter to voice my support for the proposed Bike Ranch. Please approve the conditional use permit to allow this wonderful project to move forward.

I work in Real Estate and over the last 20+ years have seen the positive effect a well-planned business has on our neighborhoods & our community. How lucky we are that this project is being proposed by people who care about our environment & our natural resources and not only will serve the needs of Southern Arizona visitors & our bicycling community but can be a resource by establishing an environmentally sustainable model for future developments.

In an article I read in the local paper, the park superintendant, Ms Sidles, was quoted as being concerned about increased traffic, maintaining dark skies and preserving the wildlife. Thankfully, the owners of this project are concerned as well and therefore have designed a project with the utmost concern for the wildlife, our skies and our environment....actually they are including solar energy and gray water use to have as light a footprint as possible.

As far as the comment about traffic is concerned, the traffic study clearly states that if this property was subdivided into residential lots, there would be 20% more traffic than the Bike Ranch would generate. There are huge subdivisions all along this road and more to come that may be a concern for traffic but, when the majority of the in-and-out traffic from the Bike Ranch will be on bicycles, the park couldn't ask for a better neighbor!

What a great idea this is for the Tucson community and the Tucson economy.

Thanks for your support.

Sincerely,

Tamar Rala Kreiswirth