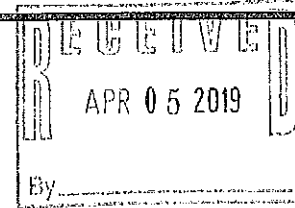


**Alina Barcenas**

**From:** Bike Ranch >  
**Sent:** Wednesday, April 3, 2019 3:22 PM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com



\*\*\*\*\*

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.

\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Stephanie Bruggink

**Email:**

[Redacted email address]

**Message:**

As a cyclist, I support this progressive, eco-friendly, and economically beneficial project that will further promote Tucson as a cycling destination. Please vote for the Bike Ranch. My address is 2501 E. Towner St Tucson, AZ 85716.

---

*This message was submitted from your website contact form:*  
<http://bikeranch.com>

2417218728

APR 05 19 04:16 PCC/K/DE BD  
RB

CLERK'S NOTE:  
COPY TO SUPERVISORS  
COUNTY ADMINISTRATOR  
Development Services  
DATE 4/3/19 ASB

Mr. Nick Coussoulis  
Pima County Development Services Planning Division

Subject: P19CU00005 EL Cortijo LLC – S. Old Spanish Trail #2  
The Bike Ranch

My Name is Tim Staring, I am up here in support of the proposed Type II Conditional Use Permit for a Minor Resort "The Bike Ranch" I am a neighbor of this property. My residence is located Adjacent to the proposed Bike Ranch, on the south side of Escalante Road.

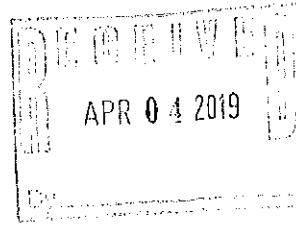
Kelley Matthews & Peter Lasher have been in contact with me over the past five years about their proposed Bike Ranch. They have asked for my input and concerns during the process, which I appreciated. I have also had recent meetings and discussions with Kelley Matthews this year, Which Involved going over the preliminary development and conceptual plans and ~~future~~ discussions about their proposed project.

*Further*  
After these meetings and discussions, I feel that any concerns I may have had have been satisfied.

Therefore, I am putting my support behind this project.

I believe an upscale project such as the Bike Ranch will be a positive addition to the area. "Thank You"

March 27, 2019



Supervisor Steve Christy  
130 W. Congress 11<sup>th</sup> Floor  
Tucson, AZ 85701

RE: P19CU00005 El Cortijo, LLC

Dear Supervisor Christy,

I am writing to express my opposition to the Conditional Use Permit for the Bike Ranch development proposed for the northwest corner of Old Spanish Trail and Escalante Road. There has been a robust response from other area residents on the impact of such a development on the Buffer Overlay Zone but I am concerned about the complete lack of analysis in the application for the increased bicycle traffic along S Old Spanish Trail north of the proposed location or E Escalante Road, both of which are identified as potential routes for guest at the Bike Ranch to access The Loop. This is not an incidental impact of having a Minor Resort at the proposed location but a direct impact of the proposed use of the property. Other roads in the area, such as S Old Spanish Trail south of the location and S Freeman Road are popular with local bicyclists and would likely be used by the guests of the Bike Ranch.

The application and supporting materials only contain vague mentions of potential off-property activities that may be offered by the resort. One can assume that the resort must offer activities to succeed as a business, and based on the concept laid out in the application those activities would logically be focused on long distance rides for serious bicyclists. It is also logical that the activities would include group rides led by resort staff and trainers to fully develop the Bike Ranch experience. The current bicycle traffic in the surrounding area is mostly made up of individuals or small groups. The impact of large training groups riding along S Old Spanish Trail, E Escalante Road and potentially S Freeman Road would be significant to both vehicular traffic and the rural residential nature of the area, in direct conflict with the intent of the Buffer Overlay Zone and Suburban Ranch zoning.

Large group rides could also have a significant, negative impact on the shared use concept of The Loop. The developers mention their intent to use The Loop as a major draw for the resort, but are vague about how that concept would be implemented. The Loop guidelines specifically state that the trail is not for high speed riding and bicyclists should limit their speed to 12 MPH. This does not align with the concept of building a destination for a "national and international market" that includes "serious bikers".

Lastly, the shoulders of S Old Spanish Trail and E Escalante Road, while identified by Pima County as a bicycle routes, are in places narrow and frequently covered in gravel which forces bicyclists to ride in the primary lanes of travel. No assessment of the safety or capacity of these bike lanes has been provided.

Because of these glaring omissions in the application, I am led to believe that the planning of the

proposed Bike Ranch Minor Resort is either woefully inadequate or that the developers are attempting to conceal the true impact to the community.

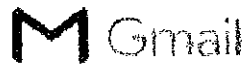
Regards,



Timothy Van Arsdale  
11544 E Camino Del Desierto  
Tucson, AZ 85747



CC Nicholas Coussoulis, Senior Planner



Tom Colaric [REDACTED]

---

## Conditional Use Application for a Bike Motel

1 message

---

Tom Colaric [REDACTED]  
To: Tom Colaric [REDACTED]

Thu, Apr 4, 2019 at 9:57 AM

My name is Tom Colaric and my wife Sue and I have lived in the buffer zone for over 31 years. At our current address, 3500 S. Old Spanish Trail for the 4 plus years. We specifically moved to this area due to the SR zoning in order to raise our family. We have enjoyed that environment immensely.

But now comes along a developer with a dream to build a "bike themed motel" across from the Saguaro National Park East and about 25 feet from our southern property line. We were always told that the buffer zone would protect the suburban ranch neighborhoods bordering the park so that we wouldn't have to contend with commercial properties in and around our homes and we paid a premium to live in this area. Just like the developers, we neighbors and taxpayers have a dream as well, and that is to continue to live in a peaceful suburban ranch setting. We would welcome single family homes on 3.3 acres.

Having lived in our home for over 4 years, we have observed the traffic flow into and around the national park and it is chaotic at best. A vast number of tourists have no clue of the traffic patterns surrounding the park. Cars and motor homes turning into the park often times come to a complete stop while still on Old Spanish Trail so that they can take a picture of the park sign. Cars coming out of the park seem to be in a world of their own and frequently pull out in front of oncoming traffic causing a lot of hard braking and horns blaring. There are also two school buses that have stops at the park entrance. Add to this scenario a greater number of bicycles from the proposed "bike motel" in addition to what we have now, and you are asking for a disaster. This will be especially true if the claim of the developers is true that a large portion of their business will come from outside the United States and not be familiar with our traffic laws.

The developers claim this proposed "bike motel" will be eco-friendly. Compared to what? They plan to build a total of 125,000 sq ft of buildings along with roads, parking lots, walkways and a swimming pool. When you blade off the natural vegetation and then put up your buildings, how is that eco-friendly? In addition to all of the structures they plan to build a 4 foot wall around most of the northern property line. How does this benefit the animals who have been moving freely through this area since the beginning of time? The definition of eco-friendly is being not harmful to the environment.

We ask the planning department to deny this conditional use permit. Thank you.

Hardly! This is a unique situation and deserves scrutiny.

It is WE who are true neighbors of the Park and yet, we get no notification from the Park Service or the County- **Let's face it**, the developer could care less about us

**and what we consider the proposed desecration of the desert.** And surprise, surprise, they want to **do this deed** at the very entrance of our Saguaro National Park!

I understand that the County has a record of approving only **one Conditional Use permit for a "minor resort"**. Regardless,

I am astounded that a proposal for a maximum unit... so called "minor resort"... in a Buffer zone .. has gotten this far!!.... **and ...with so little scrutiny! How does that happen?**

~~I have to give the Park Service credit,~~ Forty-nine units in front of the Park entrance, at the point of maximum congestion on Old Spanish Trail... She had to have the help of other people with a focus so narrow!. Public officials have a duty to do more than listen to...and read reports prepared by paid consultants. Public means a DUTY to the People.

**Consultants are paid by the developers. I need say no more.**

Mr Portman We are stakeholders... we all are... And we are citizens, **and we are taxpayers and we are voters.** We have a right to be heard and involved, **not after the fact.**

The proposed development is less than one-third of a mile from the designated Wilderness in Saguaro National Park. The County Supervisors as well as the Park Service have a responsibility for public policy and, if they are to honor their obligations to constituents **in retaining public trust**, they must **listen to the voices of the citizens and residents**

**...and appropriately act... as stewards of our natural resources!**

Had it had not been for the "Save Saguaro" people, hundreds of us would have remained unaware that this proposal had once again raised its ugly head. There is virtually NO neighborhood support for this proposal, **not then, not now!** The developer is well aware **but back they come!** It's not that the landowner's don't have other options on this acreage.

### **They simply refuse to consider them!**

Given the time line, it seems clear to me that we have been blindsided... **by design.** It is my considered opinion that the Superintendent's misdirected focus and exclusive dialog with the developer, have **unwittingly or not**, ... become part of what I consider, a clever ploy: **to slip in under the radar before anybody notices!**

A storm of opposition is building and there has already been **significant damage** to the Park's relationship with their real neighbors but

**...granting a permit would damage the Park and our personal environment, not to mention the desert. We should all be concerned!**

I believe that Superintendent McGinnis was used and sold a bill of goods that led her to take a very narrow view of her role. The Supervisors have a broader responsibility, one which should have been taken by the Park Service as well. Had Ms McGinnis read carefully the consultant's Bike Ranch narrative, **with a critical eye...** before she wrote her letter, she should have seen that this entire **proposal is suspect. At its core,** It is nothing more than a hotel project, one that I believe, has been misrepresented as an eco-friendly Bike Ranch! Regardless of the claimed environmental sensitivity, examination of the project's plot plans clearly gives evidence that the bulldozing of the 19 acres is a necessity! The County doesn't spend a lot on code enforcement and once approvals are in place, who knows what comes next? The developers also own 25 adjacent acres and they have stated, rather ominously, that they have "no immediate plans to develop". **Does that not reveal their true intentions?** This is a red flag that she missed and one that Mr. Coussoulis should have noticed.

And I have to ask **Does the County not care about the credentials and**

## **financial credibility of a developer?**

**No financing in place, no professional hotel management team, no feasibility or marketing studies (that we know of) and no business plan disclosed and this project is embraced as a great thing? The developer's flagrant use of the term "casita" for a Two-story, multiple unit structure is deceptive and insult to one's intelligence. This alone is evidence...**

**...evidence of "hogwash".**

**I contend the developer, apparently, unable to dazzle us with their footwork in 2014, has now taken the alternative tack:**

**To baffle us ... with their HOG WASH!**

**And how about that Bike Ranch ?...**

**....From the plot plans alone, it looks like a motel to me!**

**If it walks like a duck, talks like a duck...**

**... it's a Bike Ranch? Really?**

**With no bike trails? A bike motel..maybe.**

**Regarding "minor resorts, The code specifically defines intent:  
Section 1807.030 (F) (2)**

**"These regulations are intended to allow for minor resorts which meet the lodging, convention and recreational needs of short-term visitors to Pima County and are not intended to allow for the development of residential units for permanent or long-term residential use"**

**Why didn't Mr. Casssouli and his staff consider this to be of consequence? The INTENT of the Code is to meet a NEED., What evidence of need has been presented,? In an area that is close to the many great lodging facilities in Greater**



Tucson, I suggest there is no need. As evidence, I suggest you look where the hotels and motels are. There IS no market here and there is no need! **We all know that such facilities are not in short supply. In fact, There already exist a dozen airbnb's in the immediate neighborhood . and various B & B's as Mr. Marks has kindly pointed out.**

*The site is*  
**Oh, I forgot the big bike trade! What a draw! Only three and a half miles from the "Loop"... along with hundreds of sites along the "Loop"! But no, let's put it right at the entrance to Saguaro National Park, far from real bike trails, bike parks and eating and entertainment establishments.**

**It is hard for me to fathom why any visiting cyclists or tourist would want to seek lodging in such an inconvenient location. A place like Tanque Verde Ranch, a real ranch I could understand. By the Way, nearby Tanque Verde Guest Ranch has recently gotten approval for a new 20,000 sq ft tent and has already broken ground. It seats 300 for special events and opens in the fall. Granted, they are more horse oriented, but they have s a good supply of quality bikes for guests and they have bike trails !**

I think the developer is well aware of all of these factors... as well as the huge costs of new construction. After paying Mr. Marks, I suggest that someone examine what might be left for financing of actual construction. **Lets get real!** The acquisition of a permit will lead to attempts to seek a second permit and,... long before anything gets built, I suspect the entire deal **will go bust or flipped to someone with deeper pockets... and grander schemes, all to our detriment!**

In my opinion, a false narrative has been presented for the sole purpose of obtaining a permit, for maximum unit construction and **TO AVOID A ZONE CHANGE REQUEST**

**which would surely be denied. If this permit If granted, would set a precedent for further expansion!**

**If you give them one permit and deny them a second, you can bet they will sue the County and the county could lose, and so would we! This is apparently what they do, according to public record.**

**In conclusion, I contend that the developers "dream" is a 'smoke screen', which could become our nightmare...**

**for the tax paying residents, the Saguaro National Park and the County!**

We moved to this area because we sought the tranquility of the desert , a low density environment, solitude and naturalness, all of which are threatened by this slippery slope ahead.

**You now have a chance to consider what should have been the larger concerns of National Park Service and Development Services.**

**For the benefit of all ...I urge to do so and DENY this permit once and for all!**

Eli Karson  
11801 E. Rambling Trail

**From:** Eli Karson  
**To:** District4; Nicholas Coussoulis  
**Subject:** Info not presented -reference number: P19CU00005 El Cortijo, LLC  
**Date:** Friday, April 5, 2019 2:34:42 PM

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\*\*\*\*\*

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\*\*\*\*\*

reference number: P19CU00005 El Cortijo, LLC

Re: The Public Hearing yesterday April 4,2019 -omitted illustrations and vital points

Gentleman:

At the hearing, I was **forced to speak extemporaneously and edit my presentation on the fly. I missed vital points** in my delivery and showed only **one of my personally prepared illustrations.** I therefore attach these illustrations **for the record.** They need no commentary, only titles:

**(1)Proposed plan compared to a hypothetically larger plan, which everyone should fear.**

**(2) Illustration of the bottleneck on Old Spanish Trail and how the Proposed Plan makes it worse**

**SEE ATTACHMENTS**

**NEW INFORMATION,** omitted because of **hearing imposed constraints:**

I believe that the County has approved only one or two permits for a "minor resort" in the past. It could be a handful, but **never a Minor Resort on this SCALE.**

**I am astounded that a proposal for a maximum unit construction meets BOZO requirements, at the most constricted portion of old Spanish trail and at the Park entrance to boot!**

**SCALE!!!** That is the big issue for me. **Too many units!** **I speak for myself** on this, (sometimes with too much passion).

**I believe** Public officials have a duty **to do more than listen to and read reports prepared by paid consultants.** Consultants are paid to present but one side of the issue! The other side is up to us. **Public means a DUTY to the People.** Although I remain a skeptic, **I recognize the right of an owner to develop his property in a manner that complies to the Code.** It is sad

to realize the deficiencies of BOZO but reasonable people need to accept that. **But**, appropriate SCALE and NEED for facilities are part of the CODE and go hand in hand. The first is the responsibility of the Supervisors to decide but how can they with out evidence of NEED as defined in the Code, **Section 1807.030 (F) (2)** .

**I therefore urge, in the strongest terms, that you deny this permit based on the mismatch of SCALE vs site location. The developers should be required to resubmit their plan,with evidence of need as defined in the code and consideration of the sites limitations.**

**The developers pie in the sky vision, does not.** In the long run, denial at this stage, will be doing everyone a favor. It is a compromise that can save everyone a lot of grief.

**PLEASE CONSIDER CAREFULLY.**

Respectfully,

Eli Karson

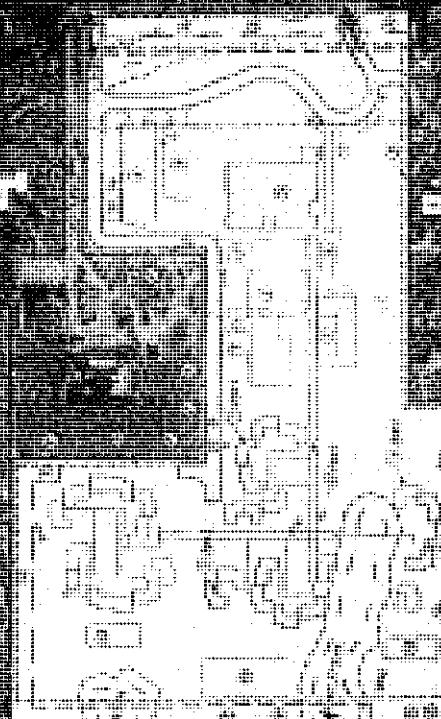
Elias H. Karson

11801 E. Rambling Tail

Tucson, AZ 85747



CURRENT LOW  
DENSITY  
ONE DWELLING  
PER 33 ACRES



19,200 acres  
33 BUILDINGS  
(18 TWO-STORY)  
11 ancillary structures  
25.5 ACRES LEFT  
FOR FURTHER  
DEVELOPMENT

April 3, 2019

Catherine and Ernest Gale  
11651 E. Camino Lejano  
Tucson, AZ. 85748

***RE P19CU0005 El Cortijo, LLC application for conditional use permit***

Nicolas Coussoulis, Planner Sr.  
Pima County Development Services  
Tucson, AZ 85701  
[Nicholas.Coussoulis@pima.gov](mailto:Nicholas.Coussoulis@pima.gov)

Cc: Honorable Steve Christy, District 4  
130 W. Congress St. 11<sup>th</sup> Floor  
Tucson, AZ 85701  
[District4@pima.gov](mailto:District4@pima.gov)

Julie Castaneda  
Clerk of the Board  
130 W. Congress St, 11<sup>th</sup> Floor  
Tucson, AZ 85701  
[cob-mail@pima.gov](mailto:cob-mail@pima.gov)

Dear Mr. Coussoulis,

We are residents of Pima County and live within the Overlay Buffer Zone in District 4. We request that you deny the conditional use permit for several reasons. Our main concern is that we want to protect Saguaro National Park from the permanent damage that will be caused if high density, commercial development is allowed right across the road from the Park. That is why the Overlay Buffer Zone was created. This is why residents have also placed covenants on their parcels to prevent high density development

**1)** If the conditional use permit is allowed it will set precedence for other property owners to seek higher density commercial development in the Overlay Buffer Zone. If you allow this permit you are opening the floodgates of such development and the unavoidable, permanent destruction of Saguaro National Park. This will be the domino effect. Do you want to be remembered as the Pima County Planning Department and the Board of Supervisor who destroyed the Overlay Buffer Zone by permitting commercial development to sneak in just because it fits on a 10 acre parcel?

**2)** Developers are proposing a mini-resort. One room less than a major resort. With accessories including a restaurant, café, retail store, fitness gym and bike repair facility and parking spaces for motor vehicles. Developers can renovate the existing cabins and create a Bike Ranch without seeking any permit. An already established restaurant, Saguaro Corners is

adjacent to proposed resort. Surely the owner would be happy to serve breakfast, lunch and dinner to the people staying in the cabins. 12 other restaurants are within 1.5 miles of the property. A pleasant 1.5 mile bike ride. There are already established fitness centers located within 3 miles of the property. A pleasant 3 mile bike ride. There is an already established local bike repair business at Broadway and Sarnoff. A pleasant bike ride along Old Spanish Trail will take visitors there. It would be environmentally sensitive to support already established local businesses that would welcome the business, instead of creating a commercial venture across the road from Saguaro National Park.

These accessories, restaurant, retail store are to be used primarily by guests under P.C.C. 18-07.030F Minor Resort Regulations and are not to be used primarily by the public. During the May 21, 2014 hearing on their last application, I asked the Hearing Officer who was responsible for enforcing the restrictions that the primary use is only for guests and not the public. The Hearing Officer replied that enforcement is up to the neighbors. The neighbors will have to contact the Zoning Department if there are violations. The developer has already stated that the café, bike rental and retail store will be open to the public.

**3)** Developer stated at their public meeting in February 2019 that this is "phase 1" and they will develop the other acreage in "phase 2". But they will not share those plans for "phase two". Is it for another resort to be squeezed into 10 acres or build more "casitas" on that property as well? This is definitely a slippery slope to destruction of the buffer overlay zone.

The Conditional Use Permit P19CU0005 should be denied. As in 2014, Developer again has not reached out to the neighbors. The lack of working with the neighbors was one of the reasons that the Pima County Planning Department recommended denial of the 2014 application. Nothing has changed they still have not really attempted to work with residents in the Buffer Overlay Zone. For example, at their February 2019 public meeting, their presenter said that the plans were not final and subject to change and they didn't to really present the details. He stated there would be a septic system set up on the western edge of the property. Nearby neighbors with water wells are concerned about the effect on the quality of their well water. How can you properly issue a conditional use permit if you do not know what conditions need to be placed on the permit?

We respectfully request that this conditional use permit be denied. The idea of a bike ranch is great, BUT it is not appropriate to place it within the Overlay Buffer Zone and across the road from Saguaro National Park.

Sincerely,

Catherine and Ernest Gale



**Bernadette Russell**

---

**From:** Bike Ranch [REDACTED]  
**Sent:** Tuesday, April 2, 2019 9:25 AM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

\*\*\*\*\*

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.

\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Gary George

**Email:**  
[REDACTED]

**Message:**

Dear Pima County, I am a supporter of the Bike Ranch plan. It will bring tourism and economic benefit to the area. Additionally, Saguaro National Park is a resource for everyone in our country and we should encourage an enterprise that will expose more people to it. Gary George 11240 E Irvington Rd Tucson, AZ 85747

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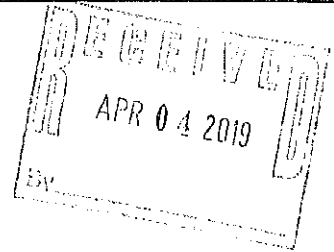
*This message was submitted from your website contact form:*  
<http://bikeranch.com>

2410574150

APR 02 19 09:31 POC CLK OF BI

Alina Barcenas

From: Bike Ranch [REDACTED]  
Sent: Tuesday, April 2, 2019 6:08 PM  
To: COB\_mail  
Subject: [8ULK] New message - bikeranch.com



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\*\*\*\*\*

[Click here to reply](#)

Name:  
Gini Crawford

Email:  
[REDACTED]

**Message:**

Dear Whoever it concerns, My husband and I have heard about the Bike Ranch since 2015. We have thought it was a wonderful idea for our cycling community since then. It's really a perfect match for our biking county. We hope the county will get behind this beneficial project. It will complement Tour de Tucson in putting Tucson on the map as a must go biking destination. Thanks! 12954 N Cactus Bluff Place, 85658

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*This message was submitted from your website contact form:*  
<http://bikeranch.com>

2411864539

APR 03 19 10:57 POC CLK OF HD  
ACB

CLERK'S NOTE:  
COPY TO SUPERVISORS  
COUNTY ADMINISTRATOR  
Development Services  
DATE 4/3/19 AFB

Harvey Ross

RE: P19CU00005 El Cortijo, LLC, S. Old Spanish Trail #2 Minor Resort  
April 2, 2019 at 2:25 PM

Betty Ross

Ms. Free,

Per your request, Fri. March 29, 2019, I am sending my comments concerning opposition for the application for Conditional Use as a Minor Resort on the property at 3700 S. Old Spanish Trail. Our reasons for our opposition are as follows:

We purchased our property ( located at 11707 E. Old Spanish Trail ) in 1995 liking the fact it is SR zoning. ( we know this is a Variance request ) We trusted that *would* remain firm. We are located 1/4 mile from the park entrance and the bike ranch project. We (wife & I ) believe this large business development will impact this area, *period*.

Tucson and area has lost major \$\$ events in the past, i.e. baseball spring training, etc, etc. The front page of the Tucson newspaper, 6 March, 2019, article El Tour de Tucson bike race was indebted to City of Tucson / Pima County of over \$150,000 dollars and may or go bankrupt. I'm a taxpayer locally and very concerned about this. Where would the "bike ranch" be with no race? But its too late to put the "Jeanne back in the bottle" — —

The bike ranch would be a training facility? Where? Only on their property? Don't think so! No one would **not** want to combined such with vehicles ( stop-standing-starting-middle of the one lane of traffic- slow-fast- 15mph? ) What a mix, people (running, standing or walking), wild life ( that can and is life threatening), pollution ( untold examples of this: trash, sewage, traffic, air quality, etc. ( that concerns us - We live next to park ) There is a bike park located on E. Irvington Rd. for JUST biking! Or maybe locate a bike facility on Speedway near Freeman Rd or ? that would be near SNPE. But, again, not in front of a National Park entrance.

*Now*  
This is the common sense that kicks in for the millions of visitors: present and in the future. This is the box that ~~staff studies~~ do not have and / or miss but says all is okay. Many people, years ago, had the foresight to create the Park for US. Let that sink in. It's not us but the future. It is now in our hands / responsibility to watch over and care for. And, in my opinion, not for a business. Again, once the "jeanie is out of the bottle" — — —

As stated in the brochure by Saguaro National Park East (SNPE) the visitor center, trailheads and picnic areas can be "**congested areas**" ! Why would the SNPE want to increase such liability and congestion at the detriment of the many other thousands and thousands of visitors that enjoy the Park. Management of SNPE should consider this. Just natural increase of visitors and traffic puts things all at risk, understandably, but to encourage more, not! Not Pima County problem, directly, but think common sense.

And, think on this: the entrance to the park is also the **exit!** What goes *in* MUST go *out* on the same road onto OST. Then add more from across OST! **Congested area!** Oh, just have the park redesign the park with an exit! That is a cost to the taxpayers and a convince for a business! Since when / why do we, the taxpayer, have to accommodate a business? We are tax payers, remember?

We, as a neighbor, have asked the Pima County Sheriff to set up a speed trap in the area, they have, BUT to little avail. I must look twice, three time to ensure I have a safe turn on to OST. Now you would ask the PCSD / Transpiration Dept. to put a speed limit of ?? in the area. Or a signal? It is already a congested area. You just complicated the whole area! Where is the common sense? **Why?**

These are but a few of the concerns and oppositions, *but not all*, we have.

Harvey & Betty Ross

**Alina Barcenas**

---

**From:** Bike Ranch <[REDACTED]>  
**Sent:** Tuesday, April 2, 2019 7:51 PM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

\*\*\*\*\*

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\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Hedy Seminario

**Email:**  
[REDACTED]

**Message:**

Dear Pima County, RE: P19CU00005 I am a Tucson cyclist. The more cycling tourist dollars we can get coming here the better. I've heard of this Bike Ranch for some years now and would really like to see it happen. My address is: 5396 E Francisco Loop, Tucson. 85712 Thank you, Hedy Seminario

---

***This message was submitted from your website contact form:***  
<http://bikeranch.com>

2412014722

APR 03 19AM 10:58 POC/KDF/HD  
ACS

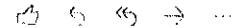
OPPOSITION for the application for Conditional Use as a Minor Resort on the property at 3700 S. Old Spanish Trail.



Fritz, Heidi

Mon 4/1/2019 9:20 AM

Nicholas.Coussoulis@pima.gov



Heidi Fritz  
10805 E. Pantano Trail  
Tucson, Arizona, 85730

April 1st, 2019

Mr. Nicholas Coussoulis, Sr. Planner  
Pima County Development Services  
201 North Stone Avenue, 2nd Floor  
Tucson, AZ 85701

Supervisor Steve Christy  
130 W. Congress 11th Floor  
Tucson, AZ 85701

RE: P19CU00005 El Cortijo, LLC, S. Old Spanish Trail #2 Minor Resort

Dear Mr. Coussoulis and Supervisor Christy,

The purpose of this letter is to communicate my opposition for the application for Conditional Use as a Minor Resort on the property at 3700 S. Old Spanish Trail.

My reasons for my opposition are as follows:

I purchased my property in 1993, 7.5 acres, with the understanding that the surrounding area is zoned SR Suburban Ranch, I have seen my area transition from 7.5 acres to a minimum area 3.31 acres per lots. I believe that this would be just the first of many variance changes I have already seen over the 25+ years I have been in my current location. The CCR's developed in 1996 were for the purposes of retaining our beautiful desert residential community, preserving the density of the area bordering the Saguaro National Park, and to protect the natural habitat for wildlife, along with a most important desire to protect property values in the area.

A conditional variance (SR exception) for this development would significantly increase building density and population. PHASE 1 has the potential for up to 200+ guests and 60 employees on this property and in the surrounding areas. I believe at a minimum this would increase vehicular traffic on Old Spanish Trail, (a winding 2 lane road) by at least 60 + vehicles. There is no infrastructure to support this. To this day I find it very dangerous to exit Avenida Los Reyes on to Old Spanish Trail with the amount of traffic increase, with this areas current growth.

Another reason for opposition is the water use. We live in a desert, where is our finite water going to come from to operate a 200+ guest facility? Who pays for it? Or is there a new conditional variance for this with Tucson Water.

With this potential I believe it is no longer a "minor resort". It has the look of a mid-size travel lodge which will contribute to greater traffic congestion, reduce the water availability for it residential customers, noise/light pollution as well as disturb the desert eco-system. Rincon Ranch Estates has a Natural Open Space policy set forth by pima county, what happens to that? It will destroy the beauty and tranquility of this area which was a major factor in my decision to live here and pay my taxes. There are other sites off Houghton that could better suit the bicyclists and their increase of vehicle traffic in our beautiful and quiet neighborhood of Rincon Ranch Estates.

Road Cyclists have always been welcome in our neighborhood. The resort is not.

The property is zoned SR for a reason. It hope it will remain that way!

Heidi Fritz

**Yvette Loreto**

---

**From:** Bike Ranch <[REDACTED]>  
**Sent:** Monday, April 1, 2019 4:01 PM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

\*\*\*\*\*

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\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Jack Swiergol

**Email:**  
[REDACTED]

**Message:**

I've read some of the objections re: this project and believe that they are being raised by alarmists. One individual is claiming that his view will be impacted by the barn. I challenge this person to physically demonstrate this allegation. Another claims that it will be used as a day motel. With the availability of lodging in Tucson and the fact that tourism is drastically reduced during our summer months leads me to believe that this allegation is not fact based. I've known other projects that the developer has completed in Pima County and can state with confidence that every one that I am familiar with have been completed with integrity and good taste.

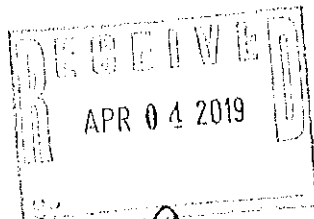
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***This message was submitted from your website contact form:***  
<http://bikeranch.com>

PER 01-19M0449PC0KCF RD



2408363924



March 27, 2019

To: Mr. Nicholas Coussoulis, Senior Planner  
Mr. Steve Christy, Supervisor

Dear Mr. Coussoulis and Mr. Christy,

I wish to express my opposition to the proposed Bike Panel. I live in the buffer zone and am concerned about the impact on wildlife, the increase in both bike and car traffic and the negative impact this will have on Saguaro National Park.

Please deny the original use permit.

Sincerely,

James Beedman

11661 E Exmoor Pl.

Tucson, Arizona 85748

JEFF BRUCE

Jim Portner, Hearing Administrator CUP for P19CU00005

April 4, 2019

Letter for the record

Good afternoon, I am Jeff Bruce and I am representing Save Saguaro National Park. My wife and I own the property directly adjacent to the north of the proposed development at 3399 S. Saguaro Shadows Drive.

We are strongly opposed to the Bike Ranch development and urge you to recommend complete denial of their Conditional Use Permit.

I am going to address our reaction to the Staff Report that was posted on 3/19 relative to this permit.

In the fifth paragraph labeled **"Previous Cases on Property"** the staff failed to include one major point about 2014. In 2014, Jim Portner specifically recommended to the Board of Supervisors that the permit be denied. I quote from the hearing minutes dated May 27, 2014 "It is the Hearing Administrator's position that the proposed conditional use application has, to date, left unaddressed an array of neighborhood issues and stakeholder interests that directly relate to the type of measures that would be necessary to appropriately safeguard adjacent properties." It was after your denial recommendation to the Board of Supervisors that the applicant pulled their application.

Why is this relevant? The community still holds firm that this motel disguised as a Bike Ranch is a bad thing for our community. The developer is the only one to benefit from this.

In our opinion, "working with" the community means developing a partnership based on transparency and trust. The applicant has not shown any good faith efforts to build that trust.

I am convinced that the reason they have not worked with the taxpayers adjacent to their parcel is they know that anything other than single family homes on 3.3 acres or similar would gain strong opposition.

I specifically call foul on the Staff remarks in the report as well as that of Michael Marks in his letter for the record submitted on March 14, 2019. The applicants have NOT conducted outreach with neighborhood representatives. The voluntary meeting conducted by Mr. Marks was nothing more than the developer checking a box to be able to say they worked with the neighborhood. The presentation on 2/18 was limited and the message was this is the plan, we meet all zoning requirements, we have the support of the national park and Development Services and we have this thing locked up, so, you might as well just accept it.



Furthermore, Mr. Marks specifically stated that he was not required to hold that meeting, but he did so as "a courtesy." In addition, attendees that live slightly outside of the 1000-foot radius were told that they were not welcome at that meeting. Lastly, he preferred to answer questions one on one after the meeting instead of providing responses to the entire crowd. The neighbors felt this was not transparent but sneaky and simply a way for the developer to collect a list of objections in order to refute our issues not to address concerns. These are examples of not working with the community.

At this point I would like to poll the audience with two questions. Please stand up and remain standing if (not including the 2/18 public meeting) you have been contacted directly by Mr. Marks or the applicant about the Bike Ranch Development.

Thank you, please remain standing if you feel that contact was made in a sincere, good faith manner to understand your concerns which might lead to design changes that if agreed to would gain your support or remove your opposition.

That speaks for itself!

They have never offered to consider design changes to make the development amenable to the neighborhood. And, we simply do not trust that they will "work with" us in a good faith manner to design a reasonable solution for the development of this parcel.

I submit to you an iteration of a previous Conceptual Plan that the applicant had put forth back in 2014. We didn't like it then, but the 2014 plan was BETTER. The current plan is WORSE for the surrounding neighbors because they have condensed all the buildings into the 19.26 acres and made most of the buildings 2-story. They also have not been transparent about the density of lodging. Wastewater and sewer using septic are still unproven solutions. They additionally have referred to the lodging facilities as both "casitas and cottages." 2-story connected units are neither casitas nor cottages, it is a motel.

Conditional uses on SR zoning are merely an erosion of the zoning to allow for greedy developers to gain while neighbors lose. This plan pushes the conditional use permit regulations to the maximum limits, yet it doesn't have to. They could use more of their overall property to lessen the impact of the design and spread out the development, like they did in 2014. They are holding that part of the parcel for future development and only the developer knows what conditional uses they will apply for on that half too. Then, we may end up with a Major Resort in our backyard.

This development plan creates a nuisance for the neighbors. They should NOT be allowed to build up to 49 units on this site just because the regulations allow that.

They should NOT be allowed two-story buildings up to 34 feet in height just because the code allows for it when single story with a maximum building height of 15' to 20' was once highlighted as part of their previous plans.

They should NOT be allowed to have anything less than 300-foot building setbacks.

They should NOT be allowed to have any public retail activities, just because the code permits it. There are several other improvements in the design that could have been discussed and considered. But, given the approach by the applicant we are forced to oppose the current plan in its entirety.

According to Development Services Staff there is only one other parcel granted Conditional Use for a Minor Resort in Pima County. An aerial view of Rincon Creek Ranch serves as a good example of a Conditional Use Permit for a Minor Resort. This property has only 7 single story lodging units and only one large event space. More importantly, it is located where there is little impact to neighbors and retains the open space characteristics of a development near the national park.

The Bike Motel can only be characterized as a high-density, commercial development in a sensitive natural area with a design plan which greatly impacts the neighbors and the result would be detrimental to the surrounding area.

Mr. Administrator, I implore you to deny their application on the same basis that you have previously denied it, failure to safeguard adjacent properties and this overwhelming public opposition.

Thank you for considering our position.

Jeff Bruce, Save Saguaro National Park and concerned resident of Saguaro Shadows

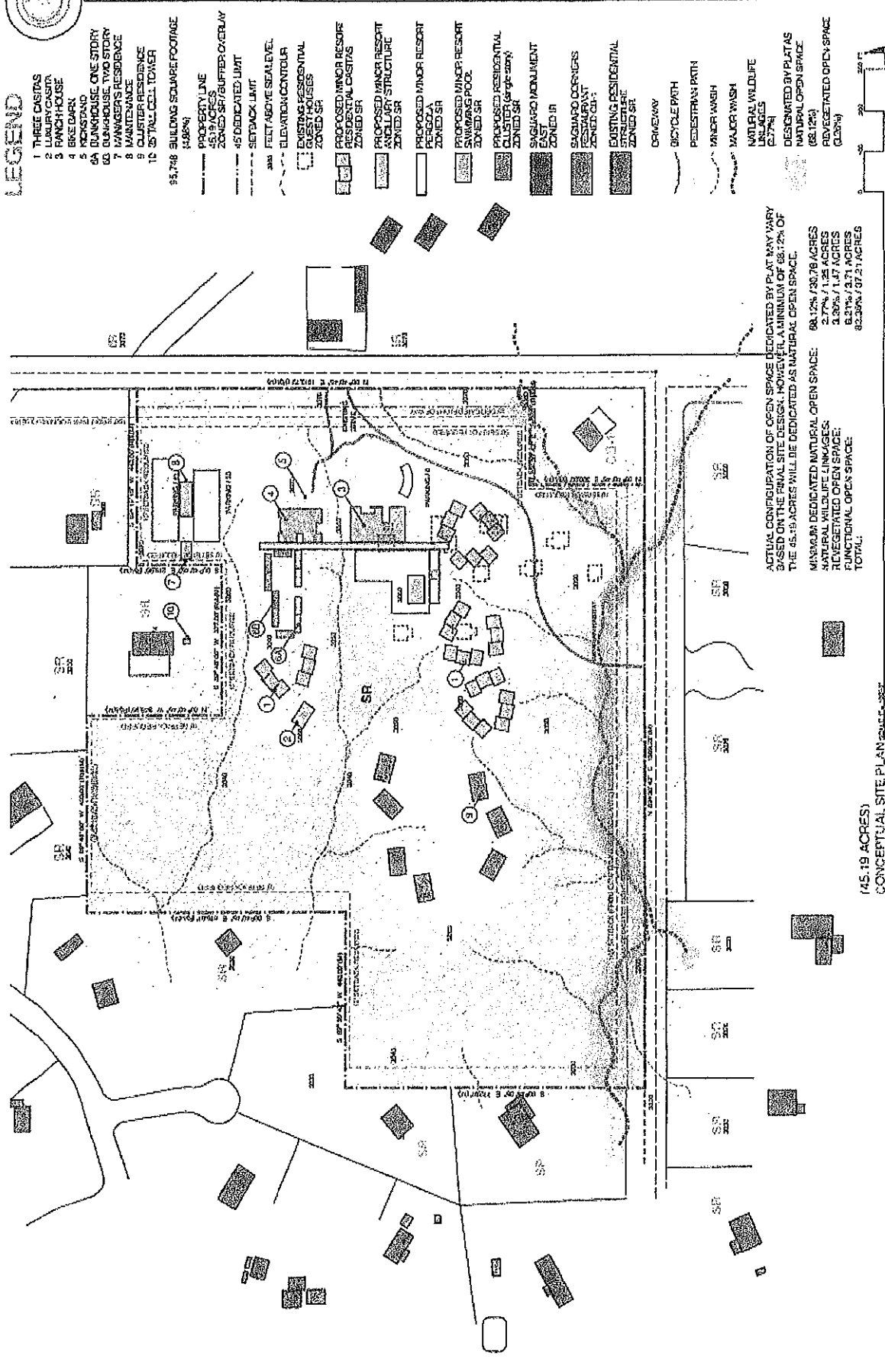
Attachments:

2014 Conceptual Plan

2019 Conceptual Plan

Google Earth Aerial picture of Rincon Creek Ranch

246





# Untitled Map

Write a description for your map.

## Legend

Pinpoint Creek Ranch

**Katrina Martinez**

---

**From:** Bike Ranch [REDACTED]  
**Sent:** Tuesday, April 2, 2019 6:56 AM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

\*\*\*\*\*

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\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Jeff hollansworth

**Email:**  
[REDACTED]

**Message:**

I travel to Tucson every January to ride a tandem bicycle with my wife. We would come much more if this cycling ranch works out. Please know that we will support it with our travels and our money spent in the city.

APR 02 19 08:15 PC CLKF RD

(X)

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***This message was submitted from your website contact form:***  
<http://bikeranch.com>

2410118274

**From:** Jeff  
**To:** Nicholas Coussoulis  
**Subject:** P19CU00005 El Cortijo, LLC  
**Date:** Friday, April 5, 2019 1:31:34 PM

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\*\*\*\*\*

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\*\*\*\*\*

Mr. Nicholas Coussoulis,

I found Mr. Marks to be disingenuous when he rebutted the concern that this project was in the middle of my neighborhood. As I understood, he gave measurements from his buildings location to only five of the the surrounding homes; but those were measurements from the applicants buildings to the surrounding homes footprint which included property that the applicants do not own. Also his pictures showing the surrounding homes were taken at an angle below the vegetation giving the impression that that the project would be screened. My property is approximately 300 feet from this project and I live on the other side of the street. I have two large banks of windows facing east (75" x 108" and 78"x 144") and this project will be in full view of my Rincon Mounrain vista. As well, in my foyer, there is an east facing window with dimensions of 76" x 36. In the living room there is an east facing window with dimensions of 62"x 44" plus a southeast facing picture window with dimensions of 96" x 56". Mr. Marks did not take this into consideration.

Jeff Shumaker  
3435 S Spanish Terrace  
Tucson, Az 85730

**Alina Barcenas**

---

**From:** Bike Ranch <[REDACTED]>  
**Sent:** Thursday, April 4, 2019 6:18 AM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

\*\*\*\*\*

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**Name:**  
Joseph Heun

**Email:**  
[REDACTED]

**Message:**

Please allow Bike Ranch conditional use permit. The increase in visitors to Tucson will benefit the whole community.

---

*This message was submitted from your website contact form:*  
<http://bikeranch.com>

2419991189

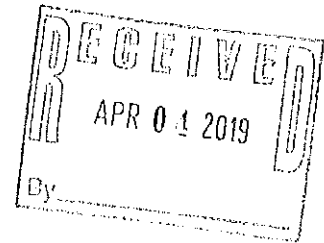
APR 04 19:01:07 PC CLK@FD

AFB



Alina Barcenas

From: Bike Ranch - [REDACTED]  
Sent: Tuesday, April 2, 2019 1:30 PM  
To: COB\_mail  
Subject: [BULK] New message - bikeranch.com



\*\*\*\*\*

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\*\*\*\*\*

[Click here to reply](#)

Name:  
Judith C Knox

Email:  
[REDACTED]

**Message:**

Dear Pima County, This letter is in support of the Bike Ranch. It will promote Tucson as a cycling vacation destination which will boost economic growth. It is environmentally friendly and a win for all. We live in Saddlebrooke and have friends from other states watching and hoping for the successful development of this project. Please vote in favor of the Bike Ranch. Sincerely, Judy Knox 37019 S Ribbonwood Lane Tucson, Arizona 85739

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<http://bikeranch.com>

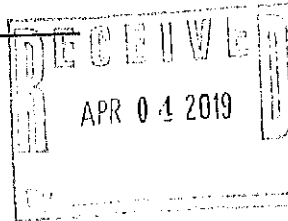
2411082908

APR 02 1940154 PC CLK OF RD  
AFB

CLERK'S NOTE:  
COPY TO SUPERVISORS  
COUNTY ADMINISTRATOR  
Development Services  
DATE 4/2/19 AFB

Name: KATE RATLIFF  
Address: 3400 S SPANISH TERRACE  
TUCSON AZ 85730  
Parcel No: 205 62 0530  
Date: 4-1-19

Nicholas Coussoulis, Senior Planner  
Pima County Development Services  
201 N. Stone Avenue, 2nd Floor  
Tucson, AZ 85701  
Nicholas.Coussoulis@pima.gov



Supervisor Steve Christy  
130 W. Congress 11th Floor  
Tucson, AZ 85701  
district4@pima.gov

Re: P19CU00005 EL CORTIJO LLC

Dear Mr Coussoulis and Supervisor Christy,

I own property within the 1000 foot radius of the proposed development.

The proposed development of a resort violates the spirit of the Buffer Overlay Zoning Ordinance. This development will conspicuously mar the seamless, low density transition from Tucson, through the buffer zone, and into the Park. It will negatively impact the value of both my life and the value of my property.

There are also the potential issues of increased traffic, bicycle use, lighting, garbage, and sewage, and the potential detrimental affect on wildlife habitat and migration corridors.

I oppose this proposed development. I strongly request that Planning recommend denying the Conditional Use Permit for this project.

Sincerely,

Kate Ratliff  
Signature

My name is Ken Bergman. I would like to give you my thoughts on the Bike motel .

Once you get past Houghton Road going east on Old Spanish Trail you soon enter an area zoned for Suburban ranches. The houses are on 3.3 acre lots or larger. This allows the desert to exist in a nearly natural state. People are drawn to this area to find quiet, privacy, natural beauty, wildlife, no city lights, and more stars in the sky.

I was lucky enough to find a house there with amazing views in all directions. From my backyard I can see Picacho Peak to the north, Tucson to the west, and Green Valley to the south. Looking out my front windows the Rincon mountains stand in their majesty with Saguaro National Park in the foreground. Ocotillo and sahuaros are everywhere.

The wildlife camera on the side of my house has taken pictures of deer, wildcats, foxes, javelina, coyotes, skunks, and even a ring-tailed cat. It is the retirement home I dreamed of.

I have wonderful neighbors who have come to this area for the same reasons I have. Our dreams are being shattered.

A developer has purchased 40 + acres of land across from the Saguaro National Park East and is planning to build a bike motel. The plan calls for the construction of buildings on three sides of my property. If allowed to be built, the views from my house will go from looking at beautiful desert, mountains, glorious sunsets and city lights to 18 two-story buildings on two sides of my house and a 79 car parking lot in front. And let me not forget that they plan to locate their garbage collection facility near the side of my house.

Instead of beautiful starry nights, I will have motel lights. Instead of privacy, I will have visitors looking out of the motel second story windows into my backyard. Instead of quiet solitude, I will have visitors voices coming from the motel grounds, swimming pool, and parking lot. And when sitting in my backyard I'll probably have the smell of garbage.

A 4-foot wall is planned to separate my property from theirs. This will prevent the wildlife from following their natural routes across my property. And I believe I will no longer see the deer and other animals that have been around my house.

Since I was told when I bought my property that the surrounding area was zoned to single-family houses on 3.3 acre lots, I feel that the motel is a gross misuse of the land at this location.

KLB

**Alina Barcenas**

---

**From:** Bike Ranch [REDACTED]  
**Sent:** Tuesday, April 2, 2019 9:52 AM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

\*\*\*\*\*

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\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Lance Takacs

**Email:**  
[REDACTED]

**Message:**

Dear Pima County, I support the Bike Ranch project for it's efforts to boost the local economy in ecologically friendly ways. Please support the Bike Ranch. My address: 1301 W Lambert Lane Apt.3303 Tucson, AZ 85737

---

*This message was submitted from your website contact form:*  
<http://bikeranch.com>

2410657237

APR 02 19 10:12 PC CLKF 20

AR3

**From:** [REDACTED]  
**To:** Nicholas Coussoulis; District4  
**Subject:** RE: P19CU00005 El Cortijo, LLC, S. Old Spanish Trail #2 Minor Resort  
**Date:** Friday, April 5, 2019 12:17:36 PM

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Dear Mr. Coussoulis and Supervisor Christy,

The purpose of this letter is to communicate our opposition for the application for Conditional Use as a Minor Resort on the property at 3700 S. Old Spanish Trail.

Our reasons for our opposition are as follows:

- We purchased our property with the understanding that the surrounding area is zoned SR Suburban Ranch, requiring a minimum lot area of 144,000 sf (3.31 ac) per lot. A conditional variance (SR exception) for this development would significantly increase building density and population. PHASE I has the potential for up to 200+ guests and 60 employees on this property and in the surrounding areas. It is no longer a "minor resort". It has the essence of a mid-size travel lodge which will contribute to greater traffic congestion, noise/light pollution as well as disturb the desert eco-system. It will destroy the beauty and tranquility of this area which was a major factor in our decision to live here.
- The proposed development is less than one-third of a mile from the designated Wilderness in Saguaro National Park. The law and case studies about land designated as Wilderness are clear that high-density development of any kind is detrimental to and inappropriate anywhere near Wilderness lands. National Wilderness Preservation System, 16 U.S. C. 1131-1136, 1964. Saguaro national Park Case Study, Douglas Kenney and Doug Cannon, 2004
- Reduces wildlife corridors, biodiversity, opportunities for solitude and getting in touch with nature. (July 2007 Draft, General Management Plan/Environmental Impact Study)
- Diminishes the qualities of solitude, quiet, and naturalness.
- Inappropriateness and potential negative impact of any increase in vehicles, cyclists, pedestrians, lights, sewage, garbage, pavement, crime, and noise.
- The property is zoned SR for a reason. It should remain that way!

Respectfully,

Leonard and Valerie Martinez

4240 S Escalante Ridge Place  
Tucson, AZ 85730

[REDACTED]

Email: [REDACTED]

My name is Mark Cochran, I live at 11615 E. Old Spanish Trail, north of the proposed development and within the 1,000' notification range. My wife and I moved there in January 2006.

As a matter of background, I am not a civil engineer, but a military aviation operations, and safety and operational risk management expert; I would be happy to provide my credentials upon request.

Relevant to this hearing, I am particularly familiar with data collection, data verification and validation, analysis and reporting, and risk management of operations in a variety of settings.

During the public hearing on April 4<sup>th</sup>, the staff reported to the Hearing Officer that traffic operations were about 5,000 per day and that put the traffic at about 30% of the capacity of Old Spanish Trail. I believe this information was taken from the traffic analysis memo of February 25<sup>th</sup>, 2019 written by PSOMAS, a civil engineering firm hired by El Cortijo and submitted with their application for conditional use.

This traffic memorandum contains significant errors and omissions and should NOT be considered as an authoritative source. The staff should carefully evaluate the value of PSOMAS' memorandum to the use application before continuing to quote or otherwise rely on its conclusions.

Specifically:

- 1- The county traffic data cited in the PSOMAS memorandum was not collected with the purpose or capability of conducting local traffic studies. The data source indicates that data was collected for a 24 hour period with a single sensor strip. The exact location within the section was not identified and is a critical factor in this case. A significant amount of vehicular traffic enters and leaves Saguaro National Park within this section. The National Park Service reports that nearly 1 million visitors were received at Saguaro National Park in 2017 and that visits had increased 7.7% during the prior 2 years. These counts are for both districts of our local park, however the Rincon district can be assumed to account for a percentage of this that reaches several hundred thousand visits. At an average of two visitors per vehicle this accounts for a large volume of traffic, particularly during mild months. A single counter does not account for all of this traffic and thus places the county traffic data in significant error. For example: If the counter was placed south of the park entrance, it will not collect the traffic entering from the north and exiting to the north. The same is true if the counter is placed north of the park entrance in relation to traffic entering from or exiting to the south.
- 2- Other traffic data are available, however are also not suitable for study purposes, for example: historical tabular and GIS data from the Pima Association of Governments point to annual average traffic counts of at least 7,600 passes per day in the immediate vicinity of the development. This data comes from 2012 and 2014. I include this only to point out that there is other data in existence that suggests that daily counts are much higher than the staff reported during the hearing.
- 3- The county traffic data cited by PSOMAS was collected during a single day in August, PSOMAS indicated that the data was collected in 2017, but the data source does not specify the year. Obviously, average daily traffic during the month of August is going to be lower than average and far lower than peak periods due to a smaller regional population during the summer months, as well as lower instances of park visits. The 10% peak assumptions made by PSOMAS are unsupported and dubious at best.

**From:** [Tracy Scheinkman](#)  
**To:** [Nicholas Coussoulis](#)  
**Subject:** Bike Ranch  
**Date:** Thursday, April 4, 2019 10:31:54 PM

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Mr. Nicholas Coussoulis, Sr. Planner  
Pima County Development Services  
201 North Stone Avenue, 2nd Floor  
Tucson, AZ 85701

Supervisor Steve Christy  
130 W. Congress 11th Floor  
Tucson, AZ 85701

RE: P19CU00005 El Cortijo, LLC, S. Old Spanish Trail #2 Minor  
Resort

Dear Mr. Coussoulis and Supervisor Christy,

We live in the Buffer Overlay Zone. The purpose of this letter is to communicate our opposition for the application for Conditional Use as a "Minor Resort" on the property at 3700 S. Old Spanish Trail.

Our reasons for our opposition are as follows:

We purchased our property with the understanding that the surrounding area is zoned SR Suburban Ranch, requiring a minimum lot area of 144,000 sf (3.31 ac) per lot. A conditional variance (SR exception) for this development would significantly increase building density and population. PHASE 1 has the potential for up to 200+ guests and 60 employees on this property and in the surrounding areas. It is no longer a "minor resort". It has the essence of a mid-size travel lodge which will



contribute to greater traffic congestion, noise/light pollution as well as disturb the desert eco-system. I have great concerns about the traffic in the area. The entrance is below a hill and just after a blind turn. Accidents, both bicycle and automobile are inevitable. Most importantly this development will encourage daisy chain developments along the entire Buffer Overlay Zone. Instead of being a one and done it will lead to the strip mall-ization of Saguaro National Park, one of the most endangered parks in the county. It will destroy the beauty and tranquility of this area which was a major factor in preserving the region near Saguaro National Park in the first place.

The property in this region is zoned SR for a reason. The variance for Conditional Use was not intended to allow for such an intense development but rather for smaller, quieter Bed and Breakfasts (of which there are plenty that currently already exist due to changes in laws concerning them). There is no "need" for a development of this type and we submit that allowing it would lead to intense development around Saguaro National Park, disrupting visitor experience, wildlife, and leading to a degradation of the Park itself. This property should remain SR zoned.

Signed:

Tracy Scheinkman  
Bruce W. Saul  
11580 E. St. James Rd.  
Tucson, AZ 85748

Tracy  
Sent from my iPad

**Bernadette Russell**

---

**From:** Bike Ranch <[REDACTED]>  
**Sent:** Tuesday, April 2, 2019 8:48 AM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

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[Click here to reply](#)

**Name:**  
Wayne Cullop

**Email:**  
[REDACTED]

**Message:**

The Bike Ranch should be approved. 1. All the leg work has been done to meet all the requirements of the County and SNPE. 2. The Bike Ranch did not require a zoning change. So those objecting to it are doing so without much, if any, legal standing. Their arguments are personal and do not reflect that growth and change are happening very rapidly on the east side. 3. Tucson is recognized and popular place for cycling and adding a dedicated facility will only bring more cycling and the associated dollars to the local area. Please approve the conditional use permit. Wayne Cullop

---

***This message was submitted from your website contact form:***  
<http://bikeranch.com>

2410466597

**Alina Barcenas**

---

**From:** Bike Ranch - [REDACTED]  
**Sent:** Tuesday, April 2, 2019 9:39 AM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

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[Click here to reply](#)

**Name:**  
William Harryman

**Email:**  
[REDACTED]

**Message:**

As an avid cyclist and long-time Tucson resident, I support the creation of cycling focused tourist destinations, such as this one, in Tucson. It's good for cycling and it's good for the local economy. Furthermore, their plan is desert-friendly, unlike the golf courses blighting our desert.

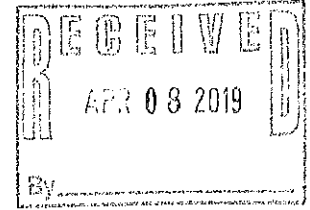
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2410597804

APR 02 19 10:12 PC CLK OF PD  
AKS

Nicholas Coussoulis, Planner, Sr.  
Pima Co Development Services  
201 N. Stone Ave 2<sup>nd</sup> fl.  
Tucson AZ 85701



Dear Mr. Coussoulis,

This letter is in reference to the proposed "Bike Ranch" development on the 20 acres north of Escalante and Old Spanish Trail. I have lived in the area since 1978. We primarily chose our location because of the SR zoning and the rural nature of the area. The most important asset to us was living just outside the buffer zone. Saguaro National Park East has benefited from this buffer zone which was established to ensure low density, low impact human habitation to protect the natural beauty of the area.

The proposed bike resort will severely infringe on this border and sets a dangerous precedent for further encroachment by developers seeking open, native acreage for their use/exploitation.

It is unfortunate that the owners of this property invested without understanding and appreciating the intent, value and importance of the park buffer zone. The scope of the project with a large profile barn and buildings and 20 casitas will forever alter the rural status of this area. My partner and I do bike in the park, we appreciate the desire of others to do so, but like us, they do not need to stay *inside* the buffer zone to enjoy biking in the area.

Please be certain, I strongly object to this proposal and urge you to deny the owners request. The impact on roads, traffic, wildlife, water resources and light pollution will place incalculable stresses on the environment and existing residents, not to mention on the Park itself.

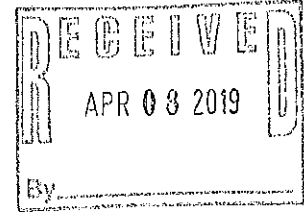
Respectfully,

A handwritten signature in cursive script, appearing to read "Gail D Paulin".

Gail D Paulin  
10885 E. Pinal Vista  
Tucson, AZ 85730

March 28, 2019

Nicholas Coussoulis, Sr. Plnr  
Pima County Development Svc  
201 N. Stone Avenue, 2nd Flr  
Tucson, AZ 85701



Re: P19CU00005      El Cortijo, LLC

Dear Mr. Coussoulis,

This project was withdrawn five years ago, largely due to neighborhood opposition. The resubmission was intentionally kept below the radar until only recently. It appears that the developer conspicuously avoided dialog with the residents of the neighborhood while courting the National Park with a host of misleading information. Once that deception was complete, they submitted their slick package for consideration.

The permitted conditional use statute is being subverted. The intent of the "minor resort" is to allow small resorts to meet the lodging, convention and recreational needs of short-term visitors. **There are no such needs!** A visit to the Saguaro National Park East will clearly illustrate the real need: More parking, within the park! There is no shortage of bikers.

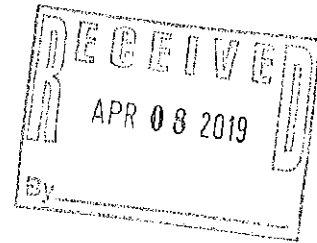
With the abundance of bike trails and parks all over Tucson and many competing facilities offering lodging, the creation of this facility makes no sense from any standpoint. The professed environmental concern of the developer is hog wash! This is simply a hotel project that, sadly, has been misrepresented. I urge you in the strongest possible term to deny approval.

Sincerely,

*Donna L. Brennan*  
*909 N. Camino del Corral*

*congestion,*  
*light pollution,*  
*noise pollution,*  
*reduced property values*

Ann L. Williams  
10701 E Pantano Trl  
Tucson AZ 85730  
Email: [REDACTED]  
March 31, 2019



Mr. Nicholas Coussoulis, Sr. Planner  
Pima County Development Services  
201 North Stone Avenue, 2<sup>nd</sup> Floor  
Tucson Az 85701

RE: P19CU0005 El Cortijo, LLC, South Old Spanish Trail#2 Minor Resort

Dear Mr. Coussoulis,

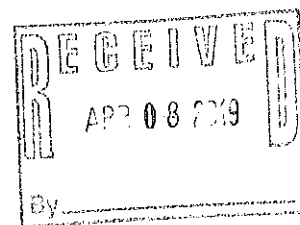
The purpose of this letter is to communicate my opposition for the application for Conditional Use as a Minor Resort on the property at 3700 S. Old Spanish Trail. This is a slippery slope designed to become a hi-density housing development. Since cyclists would use the resort in winter months it will only be a matter of time the remaining 20 acres as well would be developed into housing.

We purchased our property with the understanding that surrounding areas are zoned SR Suburban Ranch, requiring a minimum lot of 3.31 acres per lot. The proposed conditional variance for this development would increase traffic congestion to the point that it would be difficult to access Old Spanish Trail from Ave. Los Reyes. This is not a minor resort with the number of possible 200 guests and up to 60 employees. Accidents will increase and the peace and quiet will be gone. This area is zoned SR for a reason and should remain this way for the remote beauty the Saguaro National Forest was designed.

Signed:

*Ann L. Williams*

Name: ANTHONY W. DERYAN  
Address: 3412 S. SPANISH TRAIL  
TUCSON, AZ 85730  
Parcel No: 295-62-0540  
Date: 3/30/14



Nicholas Coussoulis, Senior Planner  
Pima County Development Services  
201 N. Stone Avenue, 2nd Floor  
Tucson, AZ 85701  
Nicholas.Coussoulis@pima.gov

Supervisor Steve Christy  
130 W. Congress 11th Floor  
Tucson, AZ 85701  
district4@pima.gov

Re: P19CU00005 EL CORTIJO LLC

Dear Mr Coussoulis and Supervisor Christy,

I own property within the 1000 foot radius of the proposed development.

The proposed development of a resort violates the spirit of the Buffer Overlay Zoning Ordinance. This development will conspicuously mar the seamless, low density transition from Tucson, through the buffer zone, and into the Park. It will negatively impact the value of both my life and the value of my property.

There are also the potential issues of increased traffic, bicycle use, lighting, garbage, and sewage, and the potential detrimental affect on wildlife habitat and migration corridors.

I oppose this proposed development. I strongly request that Planning recommend denying the Conditional Use Permit for this project.

Sincerely,

Anthony W. Deryan  
Signature

ANTHONY W. DERBIN  
3412 South Spanish Terrace  
Tucson, AZ 85730-5634

March 30, 2019  
Parcel No: 205-62-0540

To: Pima County Board of Supervisors

Re: 19CU00005 EL CORTIJO LLC

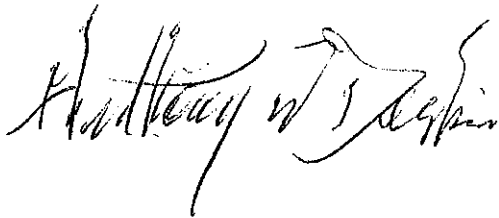
Dear Supervisors:

I have owned this property before the creation of the Saguaro National Park East Buffer Zone. I attended one the meetings leading to the Zone's creation. The meeting was well attended and raucous. The audience consisted of residents of the Zone and others, realtors and those interested in subdividing their lot size. The focus was on the size of the Zone and especially the Zone's density. The driving force of the effort was the protection of the Park. The Zone's creation was to remain in existence in perpetuity. Since then the only change that has occurred was the change in the Park's title from Monument to Park.

The proposed change for the resort would have you focus on their tiny deviation to the Zone's ordinance. Your overall focus should not change. Any change in short time would be the first of many and would mark the beginning of the end of the Zone. Please consider the following. The map showing the location of the project fails to display the location of the Park. The automobile entrance to Saguaro National Park is across the road from the proposed project. Is that deliberate? If this project is approved will it set a precedent? Can more requests be expected? The speed limit on Old Spanish Trail is 45 mph. Do you think intermingling bicycle traffic with cars is a good thing? Proponents and taxing authorities will admit that commercialization of the Park entrance is a good thing. Class action tax reduction for the entire Zone should be also considered.

Finally, if approved, your action will not go unnoticed in Washington and New York. Can our Board of Supervisors adapt to the new ethics of Washington and the infinite piles of cash in New York. They will come.

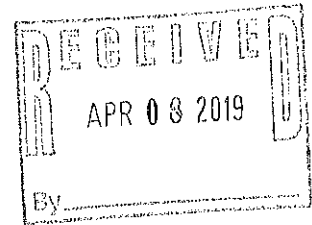
I AM OPPOSED TO THE PROJECT.

A handwritten signature in cursive script, reading "Anthony W. Derbin". The signature is written in dark ink and is positioned below the typed name.



April 1, 2019

Nicholas Coussoulis, Sr. Planner  
Pima County Development Services  
201 N. Stone Ave., 2<sup>nd</sup> Floor  
Tucson, AZ 85701



Dear Mr. Coussoulis:

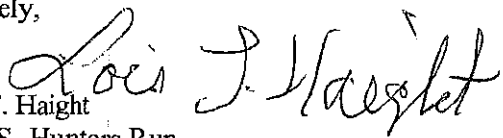
I oppose the proposed Bike Ranch across from Saguaro National Park. The issue is not whether the proposed Bike Ranch is a worthwhile endeavor but instead, what overreaching intrusion would this commercial enterprise have on Saguaro National Park and its environment? How would the Bike Ranch impact the surrounding natural environment? What impact would the Bike Ranch with a few thousand annual visitors have on the enjoyment of Saguaro National Park's more than half a million annual visitors? Is the planned development of the Bike Ranch in tune with the Park Buffer Zone, philosophically and legally?

In 2014, approval for the proposed Bike Ranch was blocked by then County Supervisor Ray Carrol, Park Superintendent Darla Sidles and Assistant, Scott Stonum. We have been told that since 2014 the Bike Ranch developers have made modifications to their original plan in order to make it more palatable. Alternatively, we would suggest that the developers instead waited until there had been a turn-over of the County Supervisor as well as both Park Administrators in an attempt to do an end run and seek approval for their plan and found a way to make their venture more profitable. There has been only one meeting between developers of the proposed Bike Ranch and Park neighbors, and then not until toward the end of the planning process. In addition, I have worked closely with leaders of Save Saguaro National Park, met with Park Administrators, and have been involved in several neighborhood meetings about the proposed Bike Ranch. I have yet to hear of a single person that has been contacted and asked for input by either Bike Ranch developers or Saguaro National Park administrators.

In the meantime, bike ranch developers have received a report, dated February 25, 2019, from the engineering firm, Psomas, this report is entitled "an evaluation of traffic conditions associated with the proposed bike ranch resort." what is perhaps more interesting about that report is what it does not say rather than what it does say. for example, in the "smoke and mirrors" of this report the term congestion is never used despite the "congested area" highway sign on ost where the bike ranch is proposed and located just a couple of hundred yards south of the park entrance. nor does the report mention the numerous highway signs immediately north of the park entrance that warn of things such as horses and riders, and curves ahead. that report also has an online reference to a regional bike map that shows Old Spanish Trail north of the park as a shared use bike path. that is because that section of Old Spanish Trail is shared by bikes, horses and riders, cars, trucks pulling trailers, and hikers, all approaching the park from the north, adding to the congestion of that section of ost.

As a resident of the area I request that you not approve the proposed Bike Ranch.

Sincerely,

  
Lois T. Haight  
3755 S. Hunters Run  
Tucson, AZ 853730

Supervisor Steve Christy  
130 W. Congress 11th floor  
Tucson, AZ 85701

cc to: Nicholas Conssoulis  
Planner SR,  
Pima County Development Services  
201 N. Stone Ave, 2nd floor  
Tucson AZ 85701

Regarding: The proposed Conditional Use Permit:  
P19CU00005 ELCort: jo, LLC

Dear Supervisor Christy & Planner Nicolas Conssoulis,

The intent of the Pima County Buffer Overlay Zone includes preservation & protection of open space characteristics within one mile of public preserves.

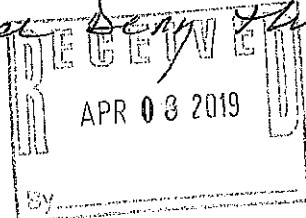
The Bike Ranch development, as proposed, would utterly destroy the intended protections of the Buffer Overlay Zone.

The Buffer zone ordinance seeks to protect Pima County preserves & maintain an ecologically sound transition between the preserves & more urban areas, without substantially affecting the local wildlife. Another goal of the buffer overlay zone is preservation of visual aesthetics of the surrounding area.

The Bike Ranch may be located many places. Saguaro National Park East, however, cannot be relocated.

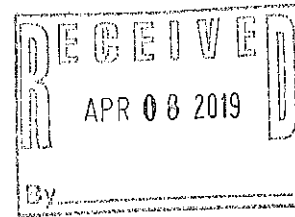
Please deny the Bike Ranch!

Sincerely,



Albion Adams  
4205 S. Perlita Rd  
Tucson, AZ 85730

Ernest F. Williams  
10701 E Pantano Trl  
Tucson AZ 85730  
Email: [REDACTED]  
March 31, 2019



Mr. Nicholas Coussoullis, Sr. Planner  
Pima County Development Services  
201 North Stone Avenue, 2<sup>nd</sup> Floor  
Tucson Az 85701

RE: P19CU0005 El Cortijo, LLC, South Old Spanish Trail#2 Minor Resort

Dear Mr. Coussoullis,

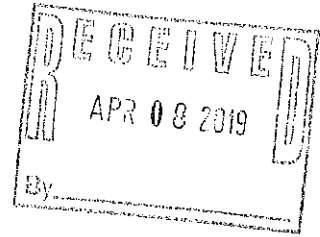
The purpose of this letter is to communicate my opposition for the application for Conditional Use as a Minor Resort on the property at 3700 S. Old Spanish Trail. Since cyclists would use the resort in winter months it will only be a matter of time the remaining 20 acres as well would be developed into housing.

We purchased our property with the understanding that surrounding areas are zoned SR Suburban Ranch, requiring a minimum lot of 3.31 acres per lot. The proposed conditional variance for this development would increase traffic congestion to the point that it would be difficult to access Old Spanish Trail from Ave. Los Reyes. This is not a minor resort with the number of possible 200 guests and up to 60 employees. Accidents will increase and the peace and quiet will be gone. This area is zoned SR for a reason and should remain this way for the remote beauty the Saguaro National Forest was designed.

Signed:

A handwritten signature in black ink, appearing to read "Ernest Williams", written over a horizontal line.

**R. ROY JOHNSON**  
**3755 S. HUNTERS RUN**  
**TUCSON, AZ 85730**  
Phone:(520)298-8418  
April 1, 2019



Nicholas Coussoulis, Sr. Planner  
Pima County Development Services  
201 N. Stone Ave., 2<sup>nd</sup> Floor  
Tucson, AZ 85701

Dear Mr. Coussoulis:

I oppose the proposed Bike Ranch across from Saguaro National Park. My wife and I have been residents of this neighborhood for 30 years. In addition to being a concerned Park neighbor I speak as a PhD scientist that worked with National Park Service issues for 3 decades. In 1973 I began as a member, of the Western Regional Advisory Committee, a western U.S. group that served as consultants to the National Park Service on management and science issues. From 1974 to 1992 I was a National Park Service Research Scientist. During that time I was involved in numerous research projects that studied impacts of various activities on Park resources and how factors such as crowding affected the Park visitors' experience.

**Allowing the construction of the proposed Bike Ranch across from the entrance to Saguaro National Park would increase CONGESTION in the area, thus increasing the probability of a vehicle collision with a bike or horse, possibility causing serious injury or death to a bicyclist or equestrian and/or to a vehicle occupant. Knowing of this congestion in advance and ignoring warnings of liability increases the legal liability of the Bike Ranch and perhaps any governmental agency approving its construction.**

A "CONGESTED AREA" standard highway sign has already been placed on Old Spanish Trail 0.1 mile south of the Park entrance. Also, when approaching the Park entrance from the north on Old Spanish Trail there are numerous highway warning signs declaring: "CURVES AHEAD," "WATCH FOR ANIMALS," an equestrian sign, and speed limit signs.

The proposed Bike Ranch would be in the midst of a 0.4 mile stretch of Old Spanish Trail (OST) that already has 8 entrance/exit points onto OST:

1. 2 Major intersections
  - (A) OST and Escalante Rd. to the south
  - (B) OST and Freeman Rd. to the north
2. 1 Minor intersection
  - (A) OST and Pantano Trail
3. 5 Entrances to OST from local establishments
  - (A) Saguaro National Park, directly across from a proposed Bike Ranch entrance
  - (B) Saguaro Corners restaurant
  - (C) 2 Private residences
  - (D) Driveway to a series of houses rented by the previous owners

The proposed Bike Ranch would also have 2 entrances and even though the entrance directly across from the Park entrance might be chained and for emergency vehicles, etc., bicyclists would have no trouble bypassing that chain, directly into Old Spanish Trail traffic.

In 2014, approval for the proposed Bike Ranch was blocked by then County Supervisor Ray Carrol, Park Superintendent Darla Sidles and Assistant, Scott Stonum. We have been told that since 2014 the Bike Ranch developers have made modifications to their original plan in order

to make it more palatable. Alternatively, we would suggest that the developers instead (1) waited until there had been a turn-over of the County Supervisor as well as both Park Administrators in an attempt to do an end run and seek approval for their plan and (2) found a way to make their venture more profitable. There has been only one meeting between developers of the proposed Bike Ranch and Park neighbors, and then not until toward the end of the planning process. In addition, I have worked closely with leaders of Save Saguaro National Park, met with Park Administrators, and have been involved in several neighborhood meetings about the proposed Bike Ranch. I have yet to hear of a single person that has been contacted and asked for input by either Bike Ranch developers or Saguaro National Park administrators.

In the meantime, Bike Ranch developers have received a report, dated February 25, 2019, from the engineering firm, Psomas. This report is entitled "an evaluation of traffic conditions associated with the proposed Bike Ranch Resort." What is perhaps more interesting about that report is what it does not say rather than what it does say. For example, in the "smoke and mirrors" of this report the term CONGESTION is never used despite the "CONGESTED AREA" highway sign on OST where the Bike Ranch is proposed and located just a couple of hundred yards south of the Park entrance. Nor does the report mention the numerous highway signs immediately north of the Park entrance that warn of things such as horses and riders, and curves ahead. That report also has an online reference to a regional bike map that shows Old Spanish Trail north of the Park as a SHARED USE bike path. That is because that section of Old Spanish Trail (OST) is shared by bikes, horses and riders, cars, trucks pulling trailers, and hikers, all approaching the Park from the north, adding to the congestion of that section of OST. In addition, within a distance of 0.2 of a mile there are:

1. A sharp curve on OST
2. The Park entrance
3. The major intersection of OST with Freeman Rd.
4. The intersection of Pantano Trail with OST
5. The entrances to 2 residences

So, you can understand why we're skeptical when the engineering report done for the Bike Ranch suggests that everything should be hunky dory with the Bike Ranch being plopped down on top of all of this congestion and that no traffic problems are expected to be associated with development of the Bike Ranch. I would term it differently—as **an accident waiting to happen**.

As a resident of the area and a retired National Park Service Research Scientist I request that you not approve the proposed Bike Ranch. Thank you for the opportunity to present my views on the subject.

Sincerely,



R. Roy Johnson

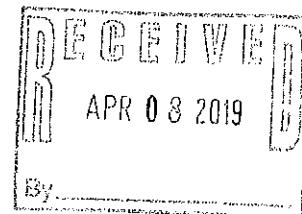
Name: Thomas P + Georgia S. Colaric

Address: 3500 S. OLD SPANISH TRAIL

TUCSON, AZ 85730

Parcel No: 62-1210

Date: 4/1/19



Nicholas Coussoulis, Senior Planner  
Pima County Development Services  
201 N. Stone Avenue, 2nd Floor  
Tucson, AZ 85701  
Nicholas.Coussoulis@pima.gov

Supervisor Steve Christy  
130 W. Congress 11th Floor  
Tucson, AZ 85701  
district4@pima.gov

Re: P19CU00005 EL CORTIJO LLC

Dear Mr Coussoulis and Supervisor Christy,

I own property within the 1000 foot radius of the proposed development.

The proposed development of a resort violates the spirit of the Buffer Overlay Zoning Ordinance. This development will conspicuously mar the seamless, low density transition from Tucson, through the buffer zone, and into the Park. It will negatively impact the value of both my life and the value of my property.

There are also the potential issues of increased traffic, bicycle use, lighting, garbage, and sewage, and the potential detrimental affect on wildlife habitat and migration corridors.

I oppose this proposed development. I strongly request that Planning recommend denying the Conditional Use Permit for this project.

Sincerely,

Thomas P. Colaric  
Signature

Name: Ronald Jensen  
Address: 11630 E. Pantano Trl  
Tucson AZ 85730  
Parcel No: 624124B  
Date: 3/31/19

Nicholas Coussoulis, Senior Planner  
Pima County Development Services  
201 N. Stone Avenue, 2nd Floor  
Tucson, AZ 85701  
Nicholas.Coussoulis@pima.gov

Supervisor Steve Christy  
130 W. Congress 11th Floor  
Tucson, AZ 85701  
district4@pima.gov

Re: P19CU00005 EL CORTIJO LLC

Dear Mr Coussoulis and Supervisor Christy,

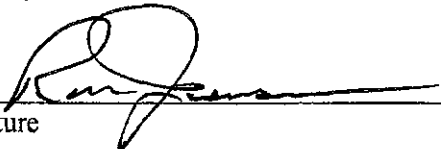
I own property within the 1000 foot radius of the proposed development.

The proposed development of a resort violates the spirit of the Buffer Overlay Zoning Ordinance. This development will conspicuously mar the seamless, low density transition from Tucson, through the buffer zone, and into the Park. It will negatively impact the value of both my life and the value of my property.

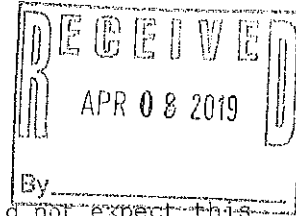
There are also the potential issues of increased traffic, bicycle use, lighting, garbage, and sewage, and the potential detrimental affect on wildlife habitat and migration corridors.

I oppose this proposed development. I strongly request that Planning recommend denying the Conditional Use Permit for this project.

Sincerely,

  
Signature

**From:** Bike Ranch <[REDACTED]>  
**Sent:** Thursday, April 4, 2019 9:56 PM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com



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.

APR 05 1949 926 FCLC:R  
453

1



**Alina Barcenas**

---

**From:** Bike Ranch [REDACTED]  
**Sent:** Thursday, April 4, 2019 10:49 PM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

\*\*\*\*\*

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.

\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Kevin Modlin

**Email:**  
[REDACTED]

**Message:**

I live about 9 miles from this location and I have to say that I was really excited to hear its always was disappointing to want to take travel on bicycle and just have a place to go and enjoy the amazing desert

---

*This message was submitted from your website contact form:*  
<http://bikeranch.com>

2422393229

APR 03 15:09:25 PC CLK OF BD  
AKS

**Alina Barcenas**

---

**From:** Michelle Pedersen [REDACTED]  
**Sent:** Friday, April 5, 2019 12:59 PM  
**To:** District4; Nicholas Coussoulis; COB\_mail  
**Subject:** Save Saguaro National Park

\*\*\*\*\*

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 Portner, Mr. Christy, Mr. Coussonlis and the Board of Supervisors,

I live 1/2 mile from the proposed Bike Ranch. I was the last of the ten designated speakers for the Save Saguaro National Park on April 4.

I have three questions I forgot to ask Mr. Porter at the hearing and would welcome a response from any of you. The first is nothing has changed in regards to the Bike Ranch developers application. They have just reshuffled the deck so to speak in regards to building placement. I was surprised to find the most recent report by the Pima County Development Staff recommend approval of application. While the reports from May and November 2014, recommended denying the application, listing specific concerns and recommendations to make. Why the significant shift in the assessment by the Pima County Development Staff when nothing has changed in regards to the application and the developers have ignored the previous staff's recommendations?

My second question regards my the suggestion to move the Bike Ranch to another location. Would the Pima County Board of Supervisors be open to working with the Save Saguaro National Park group to help find a conservation group or individual to purchased the developers 45 acres and designate it as a land trust. Or possibly consider partnering with our group to share the cost of purchasing this property and place it in a land trust?

And the last question. How does one go about initiating the process of amending the zoning regulations to more accurately reflect the SR zoning of one suburban house per 3.3 acres with minimal commercial use?

Thank you for your time and consideration.

Sincerely,  
Michelle Pedersen

APR 07 19:01:05 PC CLK OF PD  
AR3

As the undersigned, do hereby protest the proposed Conditional Use Permit P19CU00005 El Cortijo, LLC and request that it be denied.

By the undersigned, do hereby protest:  
This proposed development will:

- will harm the only national park that borders a major metropolitan area by commercializing its entrance and setting a precedent for further commercialization.
- The proposed resort would irretrievably damage the existing natural landscape and
- diminish the qualities of solitude, quiet and naturalness of the Buffer Zone and Saguaro National Park Rincon.

***There is one Saguaro National Park in the world. It cannot be moved. The Bike Ranch can be built anywhere.***

**PLEASE INCLUDE YOUR EMAIL ADDRESS AND/OR PHONE NUMBER IF YOU WISH TO BE ON THE CONTACT LIST. YOUR EMAIL AND/OR PHONE NUMBER WILL NOT BE SHARED OR PUBLISHED.**

**YOUR EMAIL AND/OR PHONE NUMBER WILL NOT BE SHARED OR PUBLISHED.**

Print Name	Signature	Street Address	ZIP	Phone (optional)	Email (optional)
HAL E MYERS	<i>Hal E. Myers</i>	4605 E LINDEN ST	85712		
Jennifer Gregg	<i>Jennifer Gregg</i>	4350 N. Dennis Ave	85718		
April Conley	<i>April Conley</i>	7531 S. Greenfield	85752		
Cinder Simms	<i>Cinder Simms</i>	8235 10th Ave	85701		
Berita Götter	<i>Berita Götter</i>	2127 E. Main St	85714		












# CONDITIONAL USE PROTEST PETITION

We, the undersigned, do hereby protest the proposed Conditional Use Permit P19CU00005 El Cortijo, LLC and request that it be denied. The proposed development will:

- irrevocably harm the quality of life and home values of contiguous home owners,
  - diminish the monetary and lifestyle value of low-density zoning for all residents, and
  - will harm the only national park that borders a major metropolitan area by commercializing its entrance and setting a precedent for further commercialization.
- The proposed resort would irretrievably damage the existing natural landscape and
- diminish the qualities of solitude, quiet and naturalness of the Buffer Zone and Saguaro National Park Rincon.

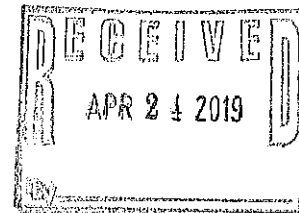
***There is one Saguaro National Park in the world. It cannot be moved. The Bike Ranch can be built anywhere.***

**PLEASE INCLUDE YOUR EMAIL ADDRESS AND/OR PHONE NUMBER IF YOU WISH TO BE ON THE CONTACT LIST.  
YOUR EMAIL AND/OR PHONE NUMBER WILL NOT BE SHARED OR PUBLISHED.**

Print Name	Signature	Street Address	ZIP	Phone (optional)	Email (optional)
Charles Currie		62306 Frontier Pl	85750		
Abbie Currie		6230 E. Frontier Pl	85750		
Harvey Ross		11708 E. Old Spanish Dr.	85730		
Betty Ross		380 N Eastern Slope	85748		
Erneen Nelson		380 N Eastern Slope	85748		
David Nelson		380 N Eastern Slope	85748		
Christine Nelson		19199 S Sonoma Hwy	85104		
Christy Hudson		19199 S Sonoma Hwy	85104		
Michael Roush		19199 S Sonoma Hwy	85104		
Ted Hudson		19199 S Sonoma Hwy	85104		
Diana Hudson		19199 S Sonoma Hwy	85104		

April 15, 2019

Chairman Elias  
Members of the Pima County Board of Supervisors  
131 W. Congress St.  
Tucson, Arizona 85701



Re: Bike Ranch CUP

Honorable Supervisors,

Following my discharge from active duty from the U.S. Air Force in April 1971, I enrolled at the University of Arizona, and subsequently earned my M.S. and Ph.D. from the School of Renewable Natural Resources. Following the completion of my M.S. Degree, I worked as a Land Use Planner for Pima County between 1974-79 (one of my primary responsibilities was writing the Hillside Development Zone Ordinance). Next, I was employed as an Environmental Analyst for Tucson Electric Power Company between 1979-84, while I concurrently served on the Pima County Planning Commission between 1980-84. In late December 1984, I was appointed to and served as the Pima County Planning and Development Services Director until February 1989 when I left Tucson, relocated to Irvine, California, to begin employment as the Director of Community Development for the City of Irvine.

Specific to this letter, it was during my employment as Planning & Development Services Director that the Pima County Board of Supervisors adopted the Buffer Overlay Zoning Ordinance and modified the Guest Ranch development requirement and changed its designation to Minor Resort. Because of the role I played in the creation of both the Pima County Buffer Overlay Zoning Ordinance and the Minor Resort CUP process, Kelley Matthews and Peter Lasher, i.e., Elcortijo LLC, retained my services in 2014 to verify the purpose and intended applications of these zoning requirements.

#### PURPOSE OF THE BUFFER ORDINANCE

From the mid 1970s through the 1980s, Pima County was one of the five fastest growing counties in the United States. At that time, there was a huge demand for affordable homes on 7,200 square foot lots. Large vacant parcels, especially on the creosote flats overlaying the unincorporated lands between the eastern boundary of Tucson and what was then Saguaro National Monument East, were ideal for the construction of new subdivisions. The standard procedure for developing this style of residential development was to scrape away the existing vegetation, flatten the natural landforms and channelize the drainage ways.

As the "scraped earth" housing tracts rapidly migrated east towards Saguaro National Monument, residents' living in the low-density SR-4 buffer adjacent to the park were fearful that many of the large vacant tracts near and adjacent to the Monument would be rezoned and developed at higher densities. National Park rangers were alarmed as well. They dreaded the

APR 23 19 08:47 PM CLK:ED

1

CLERK'S NOTE:  
COPY TO SUPERVISORS  
COUNTY ADMINISTRATOR

DATE 4/23/19 YPT  
cc: Development Service

intrusion of new subdivisions near or adjacent to the Monument which they believed would result in an influx of domestic pets and invasive non-native plant species migrating into the Park and they were fearful that new housing tracts would close off historic wildlife corridors.

Therefore, in early 1985, and in an effort to protect the natural parks surrounding Tucson from intrusive development, the Board of Supervisors directed planning staff to develop a Buffer Zoning Ordinance. The Board wanted to create a permanent and ecologically sound transition zone between the natural preserves and encroaching urban development. The Board also made it emphatically clear to staff that they did not want an ordinance that prohibited common sense, economically reasonable and appropriate land uses within the buffer areas. In other words, the ordinance was to be designed specifically to prohibit new scraped earth subdivisions from being permitted within a transition zone between an urbanizing Tucson and natural open space parks.

As a result, staff drafted an overlay zone that was intended to force builders and developers to fit new development into the natural landscape i.e., develop outside the 100-year floodplains, protect wildlife habitat, maintain natural wildlife corridors, minimize grading, utilize cluster development, and reduce the visual impact of the development especially from inside the park looking out.

Remarkably, thirty-one years after the adoption of the Buffer Overlay Zone, only the Rocking K Ranch Specific Plan has been approved in the buffer zone. To date only a small part of that plan has been developed due to road access financing.

#### **REASON FOR SUPPORTING THE BIKE RANCH CUP**

**Is the Bike Ranch development plan consistent with the requirements of the Buffer Zone?**  
**YES**

**As you are aware the application before you is for a Conditional Use Permit for a Minor Resort; the underlying Suburban Ranch zoning will not be changed.**

**It is my opinion that the proposed Bike Ranch development plan exceeds the intent & requirements of the Buffer Overlay Zone Ordinance by:**

- Ensuring an ecologically sound transition between the National Park and urban land uses.
- Protecting critical and sensitive wildlife habitat.
- Fostering the unimpeded movement of wildlife in and out of the National Park.
- Allows for an economically and reasonable use of a vacant parcel of land.

**The Bike Ranch development plan goes further by:**

- Clustering the guest suites in the north eastern portion of the property.

- Protecting all drainageways that serve as wildlife corridors.
- Respecting the natural desert ambiance by creating a cluster development, with low to earth casitas that are designed to flow with the natural terrain.
- Designing a building complex that replicates traditional guest ranch architecture.
- Creating a building complex that will strive to meet a LEED Platinum rating.
- Serving a regional need by creating a comprehensive travel destination for avid bicyclists.
- Creating new jobs.

Therefore, I strongly recommend that you approve The Bike Ranch CUP.

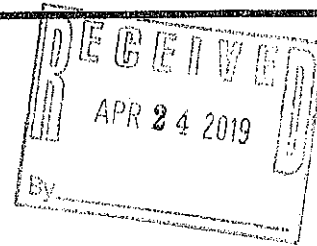
Respectfully submitted

A handwritten signature in black ink, appearing to read 'Robert C. Johnson', with a long horizontal line extending to the right.

Robert C. Johnson Ph.D.  
Irvine, California

Yvette Loreto

From: Michael Thomsen [REDACTED]  
Sent: Tuesday, April 23, 2019 7:00 AM  
To: COB\_mail  
Subject: P19CU00005



\*\*\*\*\*

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 Pima County Board of Supervisors,

My wife and I purchased a house at 11701 E Spanish Ridge Pl in the Saguaro National Park buffer zone last July. The suburban ranch zoning and national park buffer zone were two features that led to our purchase.

We are avid cyclists which was a large part of why we bought in Tucson. However, there is no compelling reason that the Bicycle Ranch needs to be in this location. As serious cyclists we ride across the entire metro area to join organized rides, thus the cyclists coming to a high end cycling resort could start their rides anywhere in the metro area.

I believe this is a reasonable idea but it does not need an exception to the zoning philosophy in our area. It should be built in an area zoned for a resort. The negative impact to the homes in the vicinity is dramatic. I am incredulous that purchasing in this buffer zone and zoning area does not actually mean that commercial ventures are precluded from becoming our neighbors.

Please deny the special use permit for the Bicycle Ranch and encourage them to find a more appropriate site.

Sincerely,

Michael Thomsen

APR 23 19 08 47 PCD CLK OF PD

CLERK'S NOTE:

COPY TO SUPERVISORS

COUNTY ADMINISTRATOR

DATE 4/23/19

CC: Development Services



**Yvette Loreto**

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**From:** Carleen Carlson [REDACTED] >  
**Sent:** Saturday, April 20, 2019 7:36 AM  
**To:** COB\_mail  
**Subject:** Bike Resort

\*\*\*\*\*

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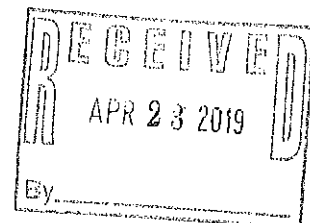
\*\*\*\*\*

We don't want commercial development in the Saguaro National Park buffer zone. Houghton East should continue as a minimum 3.3 acre residential area, to protect the environment and wildlife bordering the Park.

Please vote against the Bike Resort.

Carleen Carlson  
11591 E Calle Catalina  
Tucson, AZ 85748  
[REDACTED]

APR 22 19 08 06 PC CLK DE PD  
*UP*



CLERK'S NOTE:  
COPY TO SUPERVISORS  
COUNTY ADMINISTRATOR

DATE 4/22/19 *JA*

*cc: Development Services*

**Yvette Loreto**

---

**From:** Elizabeth Gundy [REDACTED]  
**Sent:** Saturday, April 20, 2019 9:06 AM  
**To:** COB\_mail  
**Subject:** Re: Case P19CU00005

\*\*\*\*\*

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\*\*\*\*\*

151 North Avenida Javalina  
Tucson, AZ 85748  
April 20, 2019

Re: Case P19CU00005

Dear Pima County Board of Supervisors:

We, who live in the buffer zone of Saguaro National Park, are extremely distressed at the prospect of the projected commercial development off Old Spanish Trail within feet of the park's entrance.

It is a violation of the purpose of the buffer zone, and will bring urban encroachment with all its many ills to this rare oasis that serves lovers of the wilderness and the wilderness itself.

We hope you will save Tucson's beloved National Park for future generations.

Yours truly,  
Elizabeth Gundy

APR 22 19 08:35 PC CLK OF BD

Yvette Loreto

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From: Carol Grubb [REDACTED]  
Sent: Saturday, April 20, 2019 2:06 PM  
To: COB\_mail  
Subject: Case P19CU00005

\*\*\*\*\*

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 had so hoped not to have to write another letter regarding this matter but here goes.

I live within a mile of the proposed Bike Ranch site. I am appalled and heartsick that this is even being considered **again**.

This is a prime example of urban encroachment and a violation of the intended buffer zone for our beautiful national park.

With every development, the wildlife and ecological diversity of the sacrificial land is destroyed forever. You can't just "put it back" if it fails. Preservation of this area should be at the TOP of your list, not even the consideration of this development travesty.

The sanctity of this area will be forever changed: increase in vehicular traffic, pedestrian bicycles, runoff from pavement, etc. will be the norm rather than the exception.

Additionally, in conjunction to the impact on wildlife and land, what about we landowners who purchased our homes with the intent to live in and protect this beautiful area with it's solitude, quiet, dark skies, and distinct way of life. What about our rights?????

We are vehemently AGAINST this proposal. Please consider the short and long term impact of your decision regarding this matter. You have the power to preserve our national treasure or give in to the pressure of developers. Please make the decision for the land.

Carol and Scooter Grubb  
11555 E. Calle Aurora  
Tucson 85748  
[REDACTED]

APR 22 19 09:09 PM CCI K OF PD

**Yvette Loreto**

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**From:** Fran Maiuri [REDACTED]  
**Sent:** Saturday, April 20, 2019 4:01 PM  
**To:** COB\_mail  
**Subject:** RE: Case # P19CU00005

\*\*\*\*\*

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Dear Pima County Board Supervisors and other Interested Parties:

This letter is to strongly oppose the approval of the "Bike Ranch" proposed to be developed within the Buffer Zone in the vicinity of Saguaro National Park Rincon Mountain District. I am a resident of the City of Tucson. I am not a resident in the area of this Buffer Zone but I appreciate the forethought of setting aside Saguaro National Park and the buffer zone. I understand that we are extremely lucky to have a unique designated wilderness area and attached buffer zone on the edge of our growing city. There are not many (if any) cities of our size with such a unique wilderness area at the edge of it and the forethought to zone the surrounding area to buffer development to keep the area unique.


Economic development is not all about what you can build today. It is also about preserving natural and wild spaces and as those spaces decline through poor decision-making they will become even more valuable to our preservation and our economy. Our city benefits greatly from the existence of this unique wilderness area, both naturally and economically. Zoning laws were enacted to limit the use of land around the national park to preserve bird, animal and plant habitat and the feeling of open nature in the surrounding properties. This bike hotel can be built in other areas away from the Buffer Zone. Approving these changes, sets you up for future waivers and allows this larger scaled development to take a foothold while they plan their next steps of expansion.

I want to say that I am a cyclist—both road and mountain biking. I understand that this activity may seem to be low impact but the residences associated with the Bike Hotel are not low impact when looked at other properties in the Buffer Zone. One glance at the map of the area, would show you how the Bike Hotel would look like a blemish on the open land in the area. I am also a hiker and backpacker and know first hand the wildness felt in the area of Saguaro NP, within the park and when biking along Old Spanish Trail. What the Bike Hotel is trying to capture is that feeling of the "old west" that exists along Old Spanish Trail. Ironically what they want to take advantage of they will be impacting and changing in ways still unseen—increased vehicle traffic (cars and bikes!), impact to water sources, natural desert vegetation, bird flyways, dark skies, and animal byways.

Please DO NOT approve this Bike Hotel. Make a decision that encourages the developers to find property outside of the buffer zone. In this way developed areas increase in confined areas and natural areas remain protected and continue to exist in Pima County. I have in the past appreciated the thought and support from Pima County in creating public recreation areas and protecting green spaces in our county. Tweaking how the buffer zone is enforced and allowing this large scale development reduces the integrity of these public areas. One has only to look at the Vail area and the many subdivisions in the county to see how much natural desert has already been impacted by development. We are only asking you to vote to keep areas others have had the foresight to protect, protected for our future and the future of our kids and grandkids. Our future is in your hands and I encourage you as a group, to make good decisions to protect the buffer zone near Saguaro NP and disallow this Bike Ranch to build within the zone.

Thanks for adding my comments to your discussions of the proposed Bike Hotel and I beg you to vote not to allow the building of the Bike Ranch within the Buffer Zone of Saguaro National Park.

Thank you,

Frances Maiuri  
2861 N. Magnolia Ave  
Tucson, AZ 85712  


**Yvette Loreto**

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**From:** Carl Evertsbusch [REDACTED]  
**Sent:** Sunday, April 21, 2019 10:01 AM  
**To:** COB\_mail  
**Subject:** Bike Motel

\*\*\*\*\*

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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Saguaro National Park East is a crown jewel of Tucson. It is the only National Park containing Wilderness that abuts a major urban area. The flora and fauna that are able to flourish in this Wilderness make this a special place to recreate. The Park was a prime motivator when my wife and I chose to relocate to Tucson nine years ago.

The Bike Motel will encroach upon the buffer zone necessary to maintain the integrity of the Park and Wilderness. A large increase in bicycle traffic will threaten fauna habitat proximate to the Loop Road, which will degrade the experience for Park visitors who use the Loop Road as their primary access.

I urge you to vote to not allow this development to proceed as a means to preserving this very special place.

Thank you for your consideration

Frederick Evertsbusch

2861 N.Magnolia Ave.

Tucson, AZ 85712

APR 22 15:08:06 PC CLK OF RD

Yvette Loreto

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**From:** Joy Tucker [REDACTED]  
**Sent:** Sunday, April 21, 2019 11:10 AM  
**To:** COB\_mail  
**Subject:** Case P19CU00005 - Proposed Bicycle Ranch at Old Spanish Trail and Escalante

\*\*\*\*\*

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\*\*\*\*\*

April 21, 2019  
Tucson, Arizona

Dear Members of the Board of Supervisors:

I write this letter in **opposition High-Density Commercial Resort at the entrance of Saguaro National Park East that is being requested by El Cortijo LLC**. I do hope that you vote against the proposed Bicycle Ranch because the property is within the Buffer Overlay Zone that restricts such development around our Saguaro National Park East.

As you may or may not recall The Buffer Overlay Zone Ordinance was established in 1980's to transition landscape from growing urban development's to open park space this ordinance was created with issues such as this one in mind. Developers coming in to build high density resorts that will have an adverse effect on the vegetation, animal life, terrain, air quality and human foot print. We all know this is not a "minor resort" and the changes they have proposed do really very little to protect our Sonoran Desert and its sustainability.

You, the Board of Supervisors, well know that developments such as this will increase traffic, noise and disturb the desert. I enjoy seeing cyclist on Old Spanish Trail, having visitors come to Tucson but placing this type of resort at the gates of Saguaro National Park East will not be that much of a benefit to cyclists. Cyclists have come to Tucson for years and will stay in any part of the city to ride bicycles in our desert. I have also heard that the developer mentions proximity to The Loop that is not true as there is not a nearby easy access to The Loop from Old Spanish Trail, Escalante, Freeman.

You are also aware that more and more developments are being built further east off of Old Spanish Trail and Loma Alta and in years to come Old Spanish Trail will be widened to 2 lanes in either direction and a bridge built around the area of Rincon Creek this too will diminish the number of cyclist as the road ways will not be that conducive to biking adversely affecting the Bicycle Ranch attendance so then we have abandoned structures.

I do hope that you truly listen to the residents of the area and concerned citizens of Tucson who want to protect our desert and the Rincon Valley. This resort can be placed outside of the Buffer Zone and still make money for the owners of El Cortijo LLC and still have a favorable economic impact on our community with our destroying our desert.

I appreciate your time and effort in our support of Saguaro National Park East and our opposition to the Bicycle Ranch.

I look forward to your response,

Respectfully,

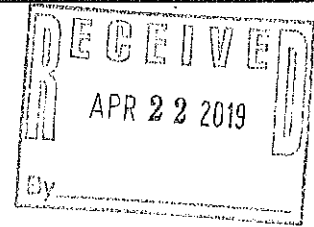
Joy Tucker  
12331 E Los Reales Road  
Tucson, AZ 85747  
520-444-0667  
[REDACTED]

--  
Joy Tucker  
Tucson, Arizona, USA  
[REDACTED]



**Yvette Loreto**

**From:** Bike Ranch [REDACTED]  
**Sent:** Wednesday, April 17, 2019 10:51 PM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com



\*\*\*\*\*

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\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Chris Fuchser

**Email:**  
[REDACTED]

**Message:**

Hello. Please DO NOT approve the bike ranch initiative. Bikers in Tucson are not nice and they are a threat to the health of walkers. Every time we try to walk along any of the two-way walking/biking trails in Tucson, we feel like we are taking our lives in our hands. We regularly encounter speed bikers whose goal in life is to go 40 mph on a bike as they fly by us, putting our health in jeopardy. I keep fearing that one slight misstep by my innocent 6 yr old who is riding her scooter will cause her to get creamed by the passing cyclists who don't have the slightest consideration to either slow down as they pass or to be even slightly cautious going past us. One day while we were walking to the right of the yellow dividing line on the walking/bike path, a retired cyclist who was going in the opposite direction yelled at us, "you're blocking the way!" because there was a cyclist behind us waiting for him and his buddies to pass us so that then he could pass us on the left. No, pedestrians on the paths are not in the way! We were not standing there. We were moving, we were walking, and we were walking to the right of the yellow dividing line! That incident was near Michael Perry's Park. But we also live off Old Spanish Trail and like to walk along that walking/bike path. Thankfully all the speedster bikers stay on the roadway bike path that is part of the Old Spanish Trail roadway, and off of the rougher bike path where we are walking, the path that is parallel to Old Spanish Trail a few feet off the roadway. We don't need more speedster bikers, who errantly think they are getting healthier by breathing in noxious traffic fumes from the cars that pass only a few feet away from them. We don't need any more adrenaline junkies who errantly think it's a better workout to pedal in their aerodynamic tights and space helmets on \$7000 streamlined carbon frame lightweight bikes going 40 mph, rather than pedaling heavier bikes with clothes flapping in the wind going 15 mph.

APR 18 1944 1003 PC CLK IF BD

**CLERK'S NOTE:**

**COPY TO SUPERVISORS**

**COUNTY ADMINISTRATOR**

**DATE**

4/18/19 *YH*

cc: Development Services.

*This message was submitted from your website contact form:*  
<http://bikeranch.com>

2462934015

**Yvette Loreto**

---

**From:** Bike Ranch [REDACTED]  
**Sent:** Thursday, April 18, 2019 9:15 AM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

\*\*\*\*\*

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\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Diane Knapp

**Email:**  
[REDACTED]

**Message:**

After having reviewed the plans for the bike ranch, I feel that it would be a great addition for Tucson. Tucson is known as a "biking friendly" city. This certainly would validate that and ensure more tourism money would flow into the Tucson economy. Like the gem show and rodeo, it would affect Tucson's economy positively in many ways. The fact that the bike ranch has been designed specifically not to negatively affect the environment is a testament to the desire of those involved to do what is best for Tucson and our precious resources. Biking has become such an important activity for so many. I hope there will be a day in our near future when visitors to Tucson can enjoy the planned bike ranch.

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***This message was submitted from your website contact form:***  
<http://bikeranch.com>

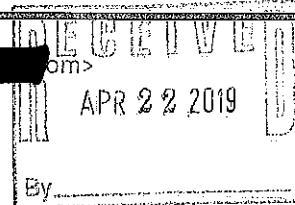
APR 18 19M1000FCCKIFPD



2464928586

Katrina Martinez

From: Save Saguaro National Park <[REDACTED]@com>  
Sent: Friday, April 19, 2019 4:06 PM  
To: COB\_mail  
Subject: [BULK] County Supervisor Meeting Scheduled



\*\*\*\*\*

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[View this email in your browser](#)



# WE NEED YOU!

## Save Saguaro National Park

Greetings neighbor:

The tentative date for the Board of Supervisors meeting where they will decide on the Bike Motel is May 21st. They have not yet listed a time for the Bike Motel on the agenda as yet. Once they do, we will send out an email blast to everyone.

Now is the time to write letters and/or talk to all of the county supervisors. At the conditional use meeting we had a 3 to 1 ratio of letters against the Bike Motel. We need to impress the supervisors that the neighbors do not want this type of commercial development across from Saguaro National Park.

PIMA COUNTY BOARD OF SUPERVISORS

CLERK'S NOTE:  
COPY TO SUPERVISORS

COUNTY ADMINISTRATOR  
Cc: Development Services  
DATE 4/19/19 *(Signature)*

EMAIL - cob\_mail@pima.gov (this one email address will go to all supervisors, county administrator, planning services and others)

ADDRESS - 130 W. Congress Street, 11th Floor, Tucson, AZ 85701

Ally Miller, District 1 (520) 724-2738

Ramón Valadez, District 2 (520) 724-8126

Sharon Bronson, District 3 (520) 724-8051

Steve Christy, District 4 (520) 724-8094

Richard Elías, District 5 (520) 724-8126

TIPS FOR LETTERS: Reference "Case P19CU00005"

- Send one letter and it will go all five Supervisors (email address referenced above will automatically send to all of them).
- Include your full address.
- If live in Buffer Zone or near development, state so.
- Stick to issues (not people) and the future (not the past).
- Keep is simple; stick to one or two points and get it onto one or two pages.
- Send more than one letter if you have more than one or two points to make.
  - Pollution: dark skies, noise, viewscales, air, runoff from pavement, etc.
  - Increased bicycles, pedestrians, vehicles.
  - Increased crime.
  - Violation of buffer zone purpose.
  - Effect if project fails.
  - Precedent: all it takes for the next one is ten acres, that's it, ten acres.
  - Wildlife, biodiversity.
  - Urban encroachment.
  - Diminished solitude, quiet and naturalness.
- Try to find corroboration/documented support for your point(s).
- Use attachments, as many as needed, to bolster your point(s).
- If you need help with a letter (research, resources, etc.), please email us.
- If you need a ride to the hearing, email us and we will see if we can help.

Look for updates at our website: [savesaguaronationalpark.com](http://savesaguaronationalpark.com)

Contact us: [savesaguaronationalpark@gmail.com](mailto:savesaguaronationalpark@gmail.com)



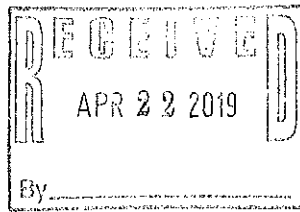
*Copyright © 2019 Save Saguaro National Park, All rights reserved.*

You gave us your email address so you may be kept informed of our activities regarding protecting  
Saguaro National Park

**Our mailing address is:**  
Save Saguaro National Park  
3505 S Hunters Run  
Tucson, Az 85712

[Add us to your address book](#)

Want to change how you receive these emails?  
You can [update your preferences](#) or [unsubscribe from this list](#).



**Houston's Horseback Riding**  
**12801 E. Speedway Blvd.**  
**Tucson, AZ 85748**

Dear Board of Supervisors:

I am writing this letter in support of the proposed Bike Ranch development on Old Spanish Trail across from Saguaro National Park East. As a life long Tucsonan and small business owner, (within the buffer overlay zone surrounding the park), I am excited about the Bike Ranch and the positive impact it will have on my neighborhood, the community, and Tucson.

My husband Matt and I have owned and trained horses for over 35 years and started Houston's Horseback Riding in 1989. We offer riding lessons as well as scenic trail rides twice daily, almost every day, primarily through Saguaro National Park. We are supportive of any small business enterprise in Tucson. The Bike Ranch will be quiet and beautiful—with attractive, 1930's style adobe casitas similar to many at the Tanque Verde Guest Ranch. The majority of the 45 acres will remain open and natural. It will bring tourist dollars and jobs to Tucson which we so desperately need. It will also bring guests who wish to take a day off from cycling to go on a horseback trail ride through our pristine park. How I love to share its beauty and majesty with out-of-town guests!

Many of my guests have been cyclists. I've asked them what they think is the best way to pass a horse and rider. "Oh, slip by quickly and quietly so that we don't scare the horse." Unfortunately, this strategy is guaranteed to startle any horse. I've spoken with Kelley Matthews, one of the developers who grew up with horses, about this concern. She assured me that all guests of the Bike Ranch will receive specific instruction regarding the best way to pass a horse—slow down, call out, let the horse and rider know that you are approaching. I look forward to the Bike Ranch teaching so many cyclists how to be safe when sharing the road with a horse.

I believe the Bike Ranch will be a positive addition to Tucson in every way. I hope that you agree and will vote to support the growth of small business in Tucson.

Sincerely,

Bobbi Houston

APR 17 19PM 02:40 PC CLK OF PD

CLERK'S NOTE:  
COPY TO SUPERVISORS  
COUNTY ADMINISTRATOR

cc: Development Svcs DATE 4/17/19 AW

1410 N. Smokey Springs Rd.  
Tucson, AZ 85749  
October 26, 2014

Clerk of the Board  
130 W. Congress, 5<sup>th</sup> floor  
Tucson, AZ 85701

Dear Board of Supervisors:

I am extremely supportive of the proposed "Bike Ranch" resort at 3700 S. Old Spanish Trail. As an equine veterinarian, horse woman and neighbor I feel uniquely qualified to address some of the concerns expressed by the Saguaro Horsemen's Association.

The first concern is that "bicycles and horses don't mix." It is indeed true that a group of bicycles silently zooming past a horse can have dire results. Unfortunately, most cyclists have no idea how to safely approach a horse and rider. That is why every guest of the Bike Ranch will receive training, not only in Arizona biking laws and etiquette, but in the best way to approach and pass a horse. They will learn to slow down and call out, "Good morning – passing on your left." This gives the rider the opportunity to stop and turn toward the bicyclist. The horse is not startled, stands quietly, and there are no dire results. I'm thrilled that all Bike Ranch guests will be excellent role models for other cyclists in Tucson as well as bikers in their home towns, and countries.

Another concern is that there will be an increase in close encounters between horses and cyclists. I ride in Saguaro National Park East frequently using the "multi-use trails" such as Shantz, Vanover, and Pink Hill and have never encountered a bicyclist. In several areas the trails are narrow and deep – it would be impossible for cyclists to use the same trails commonly used by horseback riders and hikers in the park. The cyclists in Saguaro National Park share the roads with cars, not horses.

The Saguaro Horsemen's Association expressed concerns regarding a dramatic increase in bicycle traffic on roads surrounding and within the park. This will be minimal. Guests of the Bike Ranch, many professional cyclists, will be training on

CLERK'S NOTE:

COPY TO SUPERVISORS

COUNTY ADMINISTRATOR

cc: Development Svcs DATE 4/17/19 *Alw*

APR 17 19 02 33 PC CLK OF PD

*Alw*

*Alw*

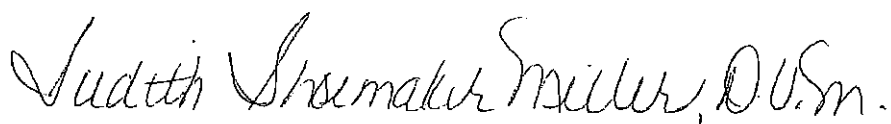


Mt. Lemmon, the Colossal Cave trails, Cat-D trail in Redington and the Arizona Trail. The Bike Ranch will not significantly increase bike traffic within the park. An increase of 6-10 cyclists per day is expected. "The Loop", the 130 mile system of shared use paths encircling Tucson, will bring many times that number of cyclists to Saguaro National Park East each day.

I understand the concerns regarding wildlife and the desire to preserve wildlife habitats. As a veterinarian and past Medical Director of the Tucson Wildlife Center, I feel confident that our wildlife population will not be adversely affected by the Bike Ranch. Wildlife migration corridors have been studied and will be preserved. Wildlife have strong survival instincts and are extremely adaptable to changes in the environment. The plan for the Bike Ranch includes clusters of buildings leaving more than 70% of the 45 acres untouched. Approximately 32 acres will be left open and undisturbed. There will be no fences. Coyotes, bobcats, and javelina will be free to roam as they please. Any rattlesnake that is found within the cluster of Bike Ranch buildings will be humanely caught and relocated to nearby areas in which rattlesnakes currently live and thrive.

I have spent considerable time with the developers of the Bike Ranch, Peter Lasher and Kelley Matthews, asking questions and reviewing their business and building plans. I am convinced that the concerns of the Saguaro Horsemen's Association are unfounded. The Bike Ranch will be a positive addition to our community and to Tucson. It will help to stimulate our stagnant economy, create jobs, and promote Tucson as a premier biking destination. I hope you agree and approve the Bike Ranch development.

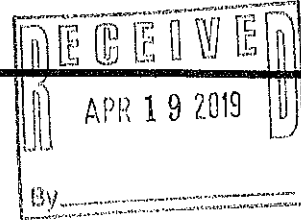
Sincerely,

A handwritten signature in cursive script that reads "Judith Shoemaker Miller, D.V.M.".

Judith Shoemaker Miller, D.V.M.

Yvette Loreto

From: Bike Ranch [REDACTED]  
Sent: Friday, April 12, 2019 5:48 PM  
To: COB\_mail  
Subject: [BULK] New message - bikeranch.com



\*\*\*\*\*

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.

\*\*\*\*\*

[Click here to reply](#)

Name:  
Jane berger

Email:  
[REDACTED]

**Message:**

I support cycling in Tucson, AZ. I don't support revising the zoning in this historic part of Tucson. I'm unclear how sustainable this resort could be, considering most people don't cycle in Tucson May thru December. Will revising the codes invite large scale hotels to demand the same code changes to destroy the natural desert on the east side? Considering I moved here to bike ride, I'm not sure I want this kind of structure on Old Spanish Trail. How does the county plan to handle traffic and bike traffic at that odd intersection which is deemed dangerous to begin with?

APR 15 19 09:44 PC CLK (F) RD

*This message was submitted from your website contact form:*  
<http://bikeranch.com>

CLERK'S NOTE:  
COPY TO SUPERVISORS  
COUNTY ADMINISTRATOR

DATE 4/15/19 YJ

CC: Development Services

**Yvette Loreto**

---

**From:** Bike Ranch [REDACTED]  
**Sent:** Saturday, April 13, 2019 7:38 AM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

\*\*\*\*\*

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\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Judith trivett

**Email:**  
[REDACTED]

**Message:**

Please approve. Tucson needs unique travel options. Can't compete with typical tourist destinations, so it must develop and create fun and unique options.

---

***This message was submitted from your website contact form:***  
<http://bikeranch.com>



**Yvette Loreto**

---

**From:** Bike Ranch [REDACTED]  
**Sent:** Saturday, April 13, 2019 2:57 PM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

\*\*\*\*\*

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.

\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Maureen Morris

**Email:**  
[REDACTED]

**Message:**

Dear Pima County, I am a visitor to Tucson at least three to four times every year. It is a perfect environment for biking. I am very excited to see this Bike Ranch grow and develop. It will be a wonderful asset for bikers both locally and also for visitors like myself. The development of this project would be a win-win for both bikers and the local community. One of the things that appeal to me is the understanding and care taken for the local ecology as well as being modern in its look and design. This ranch would be a positive addition to Tucson and would encourage others in the biking community to visit this beautiful area. Maureen Morris 5146 Pony Soldier Dr. Colorado Springs, CO 80917

---

***This message was submitted from your website contact form:***  
<http://bikeranch.com>

**Yvette Loreto**

---

**From:** Bike Ranch <[REDACTED]>  
**Sent:** Sunday, April 14, 2019 5:03 AM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

\*\*\*\*\*

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\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Stephen Cohen

**Email:**  
[REDACTED]

**Message:**

Please approve the Bike Ranch development. As a cyclist who lives in Tucson, and has cycled all over the world, this property will contribute to the "World Class" cycling community we enjoy in Tucson. Thank you.

---

***This message was submitted from your website contact form:***  
<http://bikeranch.com>

**Yvette Loreto**

---

**From:** Bike Ranch <[REDACTED]>  
**Sent:** Sunday, April 14, 2019 6:01 AM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

\*\*\*\*\*

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.

\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Jackie Ludwig

**Email:**  
[REDACTED]

**Message:**

To our County Board of Supervisors: I am writing in support of Bike Ranch. This project with its sensitivity to our natural environment while promoting eco- tourism is exactly what Pima County needs and should support.

---

***This message was submitted from your website contact form:***  
<http://bikeranch.com>

2452685699

**Yvette Loreto**

---

**From:** Bike Ranch [REDACTED]  
**Sent:** Sunday, April 14, 2019 9:09 AM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

\*\*\*\*\*

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.

\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Kevin Bond

**Email:**  
[REDACTED]

**Message:**

We do NOT support the zoning change for this property. Nearby residents bought their property with an understanding that their neighborhood would consist of low-density residential housing. Not a commercial development that can be expanded and redeveloped in the future to be even larger and more damaging than this proposed development. This isn't the only place a bike "resort?" can be built and the property owners shouldn't have purchased this land knowing it wasn't zoned for their "dream". Please DO NOT APPROVE the change in zoning.

---

***This message was submitted from your website contact form:***  
<http://bikeranch.com>

**Yvette Loreto**

---

**From:** Bike Ranch [REDACTED]  
**Sent:** Sunday, April 14, 2019 9:33 AM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

\*\*\*\*\*

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.

\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Randy Creeger

**Email:**  
[REDACTED]

**Message:**

I'm in favor of the bike ranch. I think it would be a great addition to Tucson. Tucson already draws people to bike, the bike ranch would be another positive reason to visit Tucson. Please approve this project.

---

***This message was submitted from your website contact form:***  
<http://bikeranch.com>

2453183363



**Yvette Loreto**

---

**From:** Bike Ranch [REDACTED]  
**Sent:** Sunday, April 14, 2019 9:54 AM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

\*\*\*\*\*

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\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Alex Starrett

**Email:**  
[REDACTED]

**Message:**

RE: P19CU00005 Dear Pima County, I'm a biker who lives in Tucson and support the Bike Ranch. Please vote for the Bike Ranch. My address is: 5394 N Via Sempreverde, Tucson. Alex Starrett

---

***This message was submitted from your website contact form:***  
<http://bikeranch.com>

2453203374

**Yvette Loreto**

---

**From:** Bike Ranch <[REDACTED]>  
**Sent:** Sunday, April 14, 2019 10:14 AM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

\*\*\*\*\*

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\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Karim Elsharif

**Email:**  
[REDACTED]

**Message:**

RE: P19CU00005 Dear Pima County, Bike Ranch is a natural outgrowth of Tucson's investment in biking infrastructure. I support this progressive, eco-friendly, and economically beneficial project that will further promote Tucson as a cycling destination. Please vote for the Bike Ranch. My address is: 4543 McCoy Ave. San Jose, CA 95130. I currently live and cycle a lot here in Silicon Valley. This would help me want to move back and retire in Tucson, Arizona, as my parents have done the same and are now enjoying Marana.

---

***This message was submitted from your website contact form:***  
<http://bikeranch.com>

**Yvette Loreto**

---

**From:** Bike Ranch [REDACTED]  
**Sent:** Sunday, April 14, 2019 11:04 AM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

\*\*\*\*\*

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\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Janice Saunders

**Email:**  
[REDACTED]

**Message:**

I want to say that I fully approve the Bike Ranch & I do live northeast Tucson. I also am not a cyclist; however, cycling is one of our tourism draws & we should do things to enhance what is already such a great boom to our economy. Development is going to happen & we have an opportunity to do it right in this area, so, as said, I approve.

---

***This message was submitted from your website contact form:***  
<http://bikeranch.com>

2453267936

**Yvette Loreto**

---

**From:** Bike Ranch [REDACTED]  
**Sent:** Sunday, April 14, 2019 1:23 PM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

\*\*\*\*\*

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\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Don Flink

**Email:**  
[REDACTED]

**Message:**

I support the idea of the Bike Ranch. As an avid biker myself I see this as another way we can promote Tucson as a top cycling city and as top destination in the country.

---

***This message was submitted from your website contact form:***  
<http://bikeranch.com>

2453356302

**Yvette Loreto**

---

**From:** Bike Ranch [REDACTED]  
**Sent:** Sunday, April 14, 2019 2:31 PM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

\*\*\*\*\*

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\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Peter Bisschop

**Email:**  
[REDACTED]

**Message:**

At the heart of the dispute is suburban ranch zoning, a low-density rural designation that is principally for single-family residences and associated conditional uses on 3.3-acre lots. It allows one home for every 3.3 acres. The developers are asking for too much in an area that should be treasured and respected by everyone. The car handling capacity of an already overwhelmed road is not conducive to such a project. Vail area development is already taxing the use of this road and it will continue to get worse. Old Spanish Trail is too narrow and too busy to accommodate large packs of cyclists. Bike barns? Large parking lot? Restaurant and cafe? A lighted outdoor public gathering area? These are all not acceptable. I urge the planners and all those otherwise involved to deny this development request and stick to their guns on the true meaning of not only the SR zoning, but the value of the area near a superb natural treasure.

---

***This message was submitted from your website contact form:***  
<http://bikeranch.com>

**Yvette Loreto**

---

**From:** Bike Ranch [REDACTED]  
**Sent:** Sunday, April 14, 2019 4:34 PM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

\*\*\*\*\*

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.

\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Rick Abrams

**Email:**  
[REDACTED]

**Message:**

This proposed development appears to be a natural outgrowth, related to the existing bicycle and pedestrian use of the Loop; various trail systems for mountain biking; and, for an environment that encourages street bike use as well. In addition; a commercial hotel/resort development would obviously bring additional revenue to Tucson. Without knowing all of the development issues; I still support this development concept.

---

***This message was submitted from your website contact form:***  
<http://bikeranch.com>

2453440179

**Yvette Loreto**

---

**From:** Bike Ranch [REDACTED]  
**Sent:** Sunday, April 14, 2019 4:54 PM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

\*\*\*\*\*

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\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Howard Arnberg

**Email:**  
[REDACTED]

**Message:**

I am an avid bicyclist and frequently bike in Saguaro East. I don't feel that a "resort" such as this is appropriate directly across the street from a National Park.

---

***This message was submitted from your website contact form:***  
<http://bikeranch.com>

2453465301

**Yvette Loreto**

---

**From:** Bike Ranch [REDACTED]  
**Sent:** Monday, April 15, 2019 5:56 AM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

\*\*\*\*\*

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.

\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Stacey Knapp

**Email:**  
[REDACTED]

**Message:**

If anyone can create something that enhances Tucson's natural beauty, brings tourism and revenue to Tucson, adopts a strategy that is both environmentally friendly and conducive to fitness - it is Kelley Matthews and Peter Lasher. In addition to being innovators - both Peter and Kelley are also very conscioues about the prescous wildlife and vegetation.

---

***This message was submitted from your website contact form:***  
<http://bikeranch.com>

2454210099



**Yvette Loreto**

---

**From:** Bike Ranch [REDACTED]  
**Sent:** Monday, April 15, 2019 7:08 AM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

\*\*\*\*\*

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\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Mark McKenna

**Email:**  
[REDACTED]

**Message:**

I believe this would be an asset to Pima County to have this project approved by the Board of Supervisors. Thank you, Mark McKenna

---

***This message was submitted from your website contact form:***  
<http://bikeranch.com>

2454644757

**Yvette Loreto**

---

**From:** [REDACTED]  
**Sent:** Monday, April 15, 2019 7:07 AM  
**To:** COB\_mail  
**Subject:** Bike Park @ SNP

\*\*\*\*\*

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\*\*\*\*\*

Sirs,

I firmly oppose the proposed bike park at SNP East for several reasons. The proposed development is too large to be unobtrusive and will be disruptive to the wildlife. Also, typically when a larger development occurs, it is followed by annexation by the city which is followed by the city bus route extending to the area and further disruption of the rural nature of this wildlife sanctuary area.

If the development is scaled back, I would support it.

Thank you,

Diana Jones  
1551 N King St  
Tucson, AZ 85749  
[REDACTED]

Sent from my iPhone

**Yvette Loreto**

**From:** Bike Ranch [REDACTED]  
**Sent:** Friday, April 12, 2019 12:17 PM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

\*\*\*\*\*

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\*\*\*\*\*

[Click here to reply](#)

**Name:**  
ADRIAN RAMIREZ

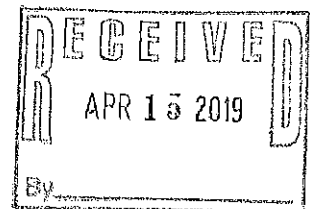
**Email:**  
[REDACTED]

**Message:**

RE: P19CU00005 Dear Pima County, Bike Ranch is a natural outgrowth of Tucson's investment in biking infrastructure. I support this progressive, eco-friendly, and economically beneficial project that will further promote Tucson as a cycling destination. Please vote for the Bike Ranch. My address is: 7887 N La Cholla Blvd Tucson, AZ 85741 #1067

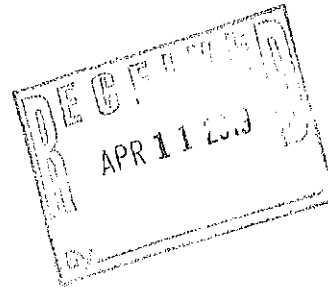
APR 12 19 01 04 PC CLK OF ED

*This message was submitted from your website contact form:*  
<http://bikeranch.com>



CLERK'S NOTE:  
COPY TO SUPERVISORS  
COUNTY ADMINISTRATOR

DATE 4-12-19 *YK*  
CC: *Development Services*



Re: P19CU00005 El Cortijo, LLC

Dear Nicholas Coussoulis:

I strongly oppose the proposed development of this "minor resort", in reality a motel disguised as a "Bike Ranch". The proposed development violates the spirit of the Buffer Overlay Zoning Ordinance. This development will conspicuously mar the seamless, low density transition from Tucson, through the buffer zone, and into the Park.

Regardless of the claimed environmental sensitivity, the projects plot plans submitted clearly show that the bulldozing of the 19 acres will be a necessity! The developers own 25 adjacent acres and have stated, **rather ominously**, that they have "**no immediate plans** to develop the second parcel". Does that not reveal their true intentions?

I further object to the developers flagrant use of the term "casita". A casita is a small house! Two-story, multiple unit structures are certainly NOT casitas and look very much like a motel to me. What am I missing? I consider this misrepresentation!

The basis for granting a permit for a minor resort is the NEED of Short -term visitors. There is no NEED for a lodging facility for bicyclists in an area so close to the many great lodging facilities of Greater Tucson. Such facilities are not in short supply. In fact, the site proposed is so off the beaten path and far from real bike trails, bike parks and eating and entertainment establishments, it is hard for me to fathom why any visiting cyclists would want to stay there.

The whole basis of this proposal seems to be to use a false narrative to obtain maximum unit construction without requiring a zone change. I contend that the developers "dream" is a smoke screen, designed to secure a permit which will result in a nightmare for permanent tax paying residents. We came here to a Suburban Ranch SR zoned area because we sought a low density environment offering quiet, solitude and naturalness which is now threatened.

There exists something called the "Doctrine of Public Trust". We are all beneficiaries of the lands that are held in trust for us by the Federal Government. The proposed development is less than one-third of a mile from the designated Wilderness in Saguaro National Park. The Supervisors have the responsibility for public policy and, if they are to honor their obligations of **public trust**, then they must listen to the voices of the citizens and residents, and appropriately act...

**...as stewards of our natural resources!**

In order to do so, it is our profound belief that this permit for a misrepresented "minor resort" must be denied!

Sincerely,

Re: P19CU00005      El Cortijo, LLC

Dear Nicholas Coussoulis:

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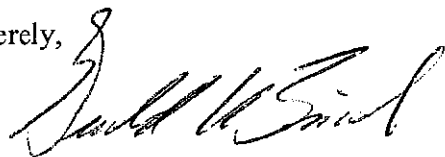
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...as **stewards of our natural resources!**

In order to do so, it is our profound belief that this permit for a misrepresented "minor resort" must be denied!

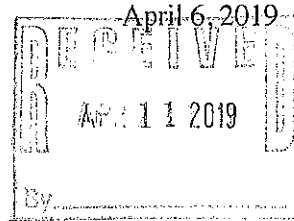
Sincerely,



Roger & Judy Carpenter  
1124 N. Camino de Oeste, Tucson AZ 85745

[REDACTED]

Members, Pima Co. Board of Supervisors  
130 W. Congress St.  
Tucson AZ 85701



Re: "Bike Ranch," P19CU00005, El Cortijo, LLC

Dear Mr. Coussoulis, and Pima Co. Supervisors;

I write in strong protest of any conditional use permit or rezoning that would permit the construction of the "Bike Ranch" hotel so close to the eastern section of Saguaro National Park. Though I live on the west side of Tucson, I have followed the description of the plans for this development in the paper and through online sources. The proposal to put a commercial business of this density is offensive to me, especially since the other adjacent properties are zoned SR. I know from personal experience that SR zoning is generally compatible with wildlife populations, usually causing no harm except from vehicle accidents.

APR 09 19PM0234PC CLK DE SD

It seems to me that anyone who supports the Use Permit for the "Bike Ranch" must have a view of our desert like that seen in New York City: dense development right up to the crisp edge of a designated parkland, soon to be surrounded by more high density commercial or apartment development. The result is that natural parks and refuges become like islands surrounded by homes, hamburger joints and other features that will impede wildlife movement. This is what is happening to the Tucson Mts., as growth occurs on all sides, though thankfully tempered by low density zoning.

My view of the Bike Ranch proposal is based in part on my experience in SR zoning on the east slope of the Tucson Mts. About 20 years ago there were similar developmental threats to wildlife, parks and low density residences in our area. But on July 13, 1999, the Supervisors approved our request to deny a conditional use permit to build a charter school on seven acres at the SW corner of Gates Pass Rd. and Camino de Oeste. And on June 6, 2000, the Board voted unanimously to deny a zoning change from SR to Major Resort for a proposed 20-acre "Rancho del Monaco" with sixty casitas on adjoining land. These votes seem to serve as precedents for the vote that the Supervisors should make with regard to commercialism near Saguaro Park East.

CLERK'S NOTE:  
COPY TO SUPERVISORS  
COUNTY ADMINISTRATOR

DATE 4-9-19 *yl*  
CC: Development Services

Our arguments against both of these proposals were *identical* to those we can imagine at this distance, and read about with regard to the "Bike Ranch:" Damages to wildlife habitat, increased traffic (over Gates Pass Rd., in our case), nighttime illumination, and commercial development directly across the road from what would be an extension of Tucson Mt. Park.

Please vote for the good of the environment, and not business interests. Thank you.

Sincerely yours,

A handwritten signature in black ink that reads "Roger E. Carpenter". The signature is written in a cursive, flowing style.

Roger E. Carpenter,

Member , Gates Pass Area Neighborhood Association

Yvette Loreto

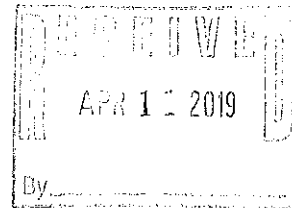
From: Tony Cas [REDACTED]  
Sent: Wednesday, April 10, 2019 8:10 AM  
To: COB\_mail; Terri Tillman  
Subject: Re: P18RZ00011 Objection Petition  
Attachments: P18RZ00011 Objection Petition as of 08Apr19.pdf

\*\*\*\*\*

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\*\*\*\*\*

Attn: Julie Casteneda, Clerk of the Board of Supervisors  
Planning & Zoning Commission Member  
Board of Supervisors  
Attn: Terri Tillman, Principal Planner



Hello,

Please find attached a Rezoning Objection & Protest Petition in respect of Rezoning Case No. P18RZ00011, as of 08 April 2019. Our analysis results in representation for this Petition which is well in excess of both 20% of the owners of property and 20% of the property area.

Some information with respect to the attached Petition is as follows:

- The Petition is planned to be updated in future as additional signatures continue to be gathered.
- A number of property owners who did not sign the Petition due to availability, logistics, etc. have indicated that they have sent letters or registered their objection and protest on a direct basis, and should be taken together with the signatories of the Petition.
- For some properties registered in the name of a Trust, the signatories identified themselves as trustees authorized to sign on behalf of the Trust.
- Some of the properties represented either were, or are, in the process of being sold or transferred, with the listed signatories contained on the Petition representing themselves as, and believed to be, the property owner of record at the time they signed.
- A few of the signatories are not the actual property owners, but are lessees or renters who demanded to be allowed to sign as they would be affected by the proposed rezoning.
- A couple of the signatories are outside of the 1,000 ft notification area and similar to the lessees and renters above, demanded to be allowed to sign as they would be affected by the proposed rezoning.

CLERK'S NOTE:  
COPY TO SUPERVISORS


COUNTY ADMINISTRATOR

DATE 4-10-19 YR  
CC: Development Services



The attached Petition is a scan of the original document, which is available for review or submission upon request. Please do not hesitate to contact me if any questions arise, or in that I may provide additional data to ensure the validity of this Petition.

Sincerely,

Tony Casagrande  
2222 W La Cresta Road  
Tucson, AZ 85742  


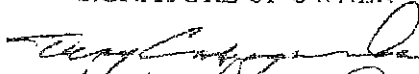
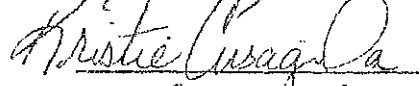
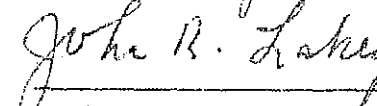
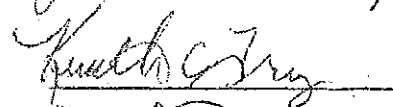
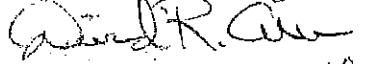
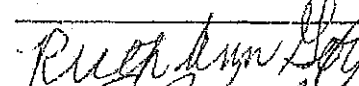
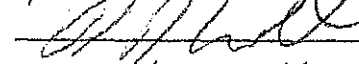
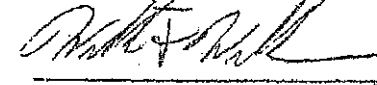
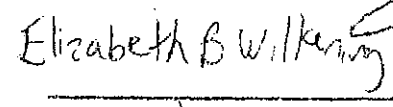

# REZONING OBJECTION & PROTEST PETITION

Objection & Protest Petition against Rezoning Case No. P18RZ00011

We, the undersigned property owners, do hereby object & protest the rezoning from SR (current) to CR-5 (proposed) on the 51 acres near La Cholla Boulevard and Overton Road, to wit in Parcels 225-04-003P Harbour Trust & 225-04-002C Northwest Bible Church - 225-04-002A Quest Land Group.

We, the undersigned, realize that this petition of objection & protest will be submitted to the Pima County Planning & Zoning Commission and the Pima County Board of Supervisors offices regarding this rezoning application and case. Further, we realize that this Petition objects and is in opposition to the rezoning application and our signatures cannot be removed after filing unless certain lawful actions are taken to remove the Objection & Protest Petition.

We, the undersigned, are owners of real property located within the statutory area of notification related to the area for which a rezoning is sought or in close proximity, whereby, our signatures shall hereafter be verified by one of the signers of the Protest Petition as true and correct signatures in order for this Objection & Protest Petition to be valid.

SIGNATURE OF OWNER	PRINTED NAME of OWNER	PROPERTY DESCRIPTION (address and/or parcel no.)
	TERRY CASAGRANDE	2222 W. LA CRESTA RD.
	KRISTIE CASAGRANDE	" "
	JOHN R. LAKEY	2290 W LA CRESTA RD
	Kenneth C. Troy	2336 W La Cresta Rd
	David R. Allen	9560 N. Camino del Plata
	RUTH A. GOEBEL	2442 LA CRESTA Rd
	MEL MELVIN	2471 W. CATALPA RD
	WILLIAM F. WILKEN	2470 LA CRESTA
	Elizabeth B. Wilken	2470 W. La Cresta Rd
	Edna Nehrmeyer	9330 N Camino del Plata

RECEIVED  
 PIMA COUNTY  
 CLERK OF SUPERVISORS  
 10/10/18