

From: [R Jensen](#)
To: [COB mail](#)
Date: Friday, November 14, 2014 11:39:07 AM

Please do not approve a proposed rezoning for commercial development near Saguaro National Park. As a resident of the area our neighborhood is strongly opposed to commercial development of the buffer zone between Tucson and park boundary.

Sent from my Verizon Wireless 4G LTE smartphone

Date: 11-12-14

Name: Laura & Aniceto Olais

Address: 3901 ~~10~~ S. ESCALANTE RIDGE
TUCSON, AZ 85730

To: Pima County Board of Supervisors

Re: Proposed commercial development of a luxury bike resort near the entrance to Saguaro National Park East

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

The proposed development of the Bike Ranch 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.

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 the Board deny the Conditional Use Permit for this project at the public hearing on November 18, 2014.

Sincerely,

Laura Olais

signature

Signature: Aniceto Olais
3901 S. ESCALANTE RIDGE
TUCSON AZ 85730

NEW 1414PM01177PC01K (OF HD)

AB3

Date: 11/12/14
Name: Corrie Jones
Address: 3525 S. Saguaro Shadow Dr.
Tucson AZ 85730

To: Pima County Board of Supervisors
Re: Proposed commercial development of a luxury bike resort near the entrance to Saguaro National Park East

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

The proposed development of the Bike Ranch 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.

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 the Board deny the Conditional Use Permit for this project at the public hearing on November 18, 2014.

Sincerely,


signature

NOV 14 2014 PM0125 PC CLK/JKF BD
Aca

Date: 11/12/14

Name: Valerie F Kravette

Address: 3635 S Saguaro Shadows Dr
Tucson, AZ 85730

To: Pima County Board of Supervisors

Re: Proposed commercial development of a luxury bike resort near the entrance to Saguaro National Park East

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

The proposed development of the Bike Ranch 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.

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 the Board deny the Conditional Use Permit for this project at the public hearing on November 18, 2014.

Sincerely,

Valerie F Kravette
signature

This is a poorly planned development proposal. It was promised to be low impact, but the plan has grown to be anything but. I oppose this development so close to my property and the Park.

NOV 14 14 PM 0126 PC CLK (FF)
Ae3

Date: Nov 12 2014
Name: JOHN SHEMROSK E

Address: 3551 S. SAGUARO SHADOWS PL.
Tucson AZ 85730

To: Pima County Board of Supervisors
Re: Proposed commercial development of a luxury bike resort near the entrance to Saguaro National Park East

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

The proposed development of the Bike Ranch 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.

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 the Board deny the Conditional Use Permit for this project at the public hearing on November 18, 2014.

Sincerely, John R Shemanske
signature John R Shemanske

NOV 14 2014 PM 01:25 PC CLK OF RD
AR3

Date: 11-12-2014

Name: Jeffrey / Charlene Shumaker

Address: 343S S. Spanish Terrace
Tucson, AZ 85730

To: Pima County Board of Supervisors

Re: Proposed commercial development of a luxury bike resort near the entrance to Saguaro National Park East

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

The proposed development of the Bike Ranch 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.

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 the Board deny the Conditional Use Permit for this project at the public hearing on November 18, 2014.

Sincerely,

Jeff Shumaker Charlene Shumaker
signature

NOV 14 2014 PM0125 PC CLK/JF ED
AR3

Date: 13 November 2014

Name: Mr & Mrs Colclazier

Address: 3304 S. Saguaros Shadows Dr
Phone No 290-4145

To: Pima County Board of Supervisors

Re: Proposed commercial development of a luxury bike resort near the entrance to Saguaros National Park East

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

The proposed development of the Bike Ranch 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.

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 the Board deny the Conditional Use Permit for this project at the public hearing on November 18, 2014.

Sincerely,


signature

NOV 14 2014 POCO KJ/ED

AG3

Date: 11/13/2014

Name: CHARLES R. GINN

Address: 3333 S. SAGUARO SHADOWS DR
TUCSON, AZ 85730

To: Pima County Board of Supervisors

Re: Proposed commercial development of a luxury bike resort near the entrance to Saguaro National Park East

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

The proposed development of the Bike Ranch 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.

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 the Board deny the Conditional Use Permit for this project at the public hearing on November 18, 2014.

Sincerely,


signature

NOV 14 2014 PRO 125 PC CLK OF BD
AAS

Date: Nov 13 2014

Name: George Boulton

Address: 11470 E Escalante Rd
Tucson AZ 85730

To: Pima County Board of Supervisors

Re: Proposed commercial development of a luxury bike resort near the entrance to Saguaro National Park East

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

The proposed development of the Bike Ranch 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.

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 the Board deny the Conditional Use Permit for this project at the public hearing on November 18, 2014.

Sincerely,



George Boulton

signature

NOV 14 2014 PM 01:24 PM CLK/JF RD
AFB

Date: 11/12/14

Name: 

Address **Anthony W. Derbin**
3412 S Spanish Ter
Tucson, AZ 85730-5634

To: Pima County Board of Supervisors

Re: Proposed commercial development of a luxury bike resort near the entrance to Saguaro National Park East

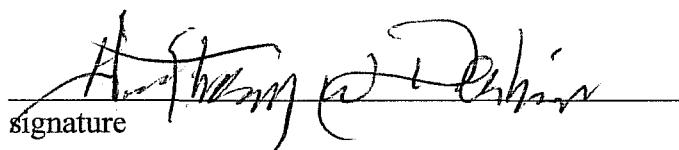
I own property within the 1000' radius of the proposed development.

The proposed development of the Bike Ranch 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.

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 the Board deny the Conditional Use Permit for this project at the public hearing on November 18, 2014.

Sincerely,


signature

NOV 14 2014 PM0124 PC CLK (OF HD)
AFS

Date: 11-12-14

Name: Rudy D. Pittman & Teresa D. Pittman

Address: 3600 S. SAGUARO SHADOWS DR.
Tucson, AZ. 85730

To: Pima County Board of Supervisors

Re: Proposed commercial development of a luxury bike resort near the entrance to Saguaro National Park East

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

The proposed development of the Bike Ranch 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.

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 the Board deny the Conditional Use Permit for this project at the public hearing on November 18, 2014.

Sincerely,

Rudy D Pittman
signature
Teresa D Pittman

NOV 14 2014 10:01:24 PM CLK/CFO/HJ
PES

Date: 11-12-14

Name: Ann Effinger

Address: 3640 S Saguaro Shadsw
Tucson, AZ 85730

To: Pima County Board of Supervisors

Re: Proposed commercial development of a luxury bike resort near the entrance to Saguaro National Park East

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

The proposed development of the Bike Ranch 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.

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 the Board deny the Conditional Use Permit for this project at the public hearing on November 18, 2014.

Sincerely,

Ann K. Effinger
signature

John A. Effinger

NOV 14 2014 PM0123 PC CLK/JF/H
AFB

Date: 11-12-14

Name: Daniel Altman

Address: 3441 S. Saguaro Shadows DR.
Tucson 85730

To: Pima County Board of Supervisors

Re: Proposed commercial development of a luxury bike resort near the entrance to Saguaro National Park East

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

The proposed development of the Bike Ranch 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.

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 the Board deny the Conditional Use Permit for this project at the public hearing on November 18, 2014.

Sincerely,

Daniel Altman
signature

NOV 14 2014 PM0123PC CLK (OF RD)
AP3

Clerk of the Board of Supervisors
130 W. Congress
5th floor
Tucson, Az 85701
November 12, 2014

Chair Sharon Bronson and the Members of the Board of Supervisors.

My home is located within the buffer zone, and close to the boundary of the proposed "bike resort." Following are the reasons I am OPPOSED to this development.

1. Traffic
2. Sewage issues
3. Stress on water system
4. Noise and light pollution
5. Trash along road
6. Human pollution - 135 employees, 1-4 occupants per 49 rooms
7. Natural drainage issues
8. Opens door to new commercial development along Saguaro National Park, which would cause major impact on a fragile ecosystem

Bike resorts have merit, but not located next to a National Park! Please spare our beautiful park and deny the "conditional use" permit.

Sincerely,

Leslie Lowell
11361 E. Escalante Rd.
Tucson, Az 85730

NOV 14 2014 PM0108 PC CLK/JF RD
W

John Fenlon
1781 S. Monument Trail
Tucson, AZ 85748-7803
Parcel No.: 205 43 0360 5

November 13, 2014

Attn: Clerk of the Board
Pima County Board of Supervisors
Pima County Administration Building
130 W. Congress
Tucson, AZ 85701

RE: Protest of requested conditional use permit for a resort to be located at Old Spanish Trail and Escalante, adjacent to Saguaro National Park, east.
P21-14-003 – EL CORTIJO LLC – SOUTH OLD SPANISH TR.

Pima County Board of Supervisors:

Just say no to the granting of a conditional use permit for the proposed resort development (Bike Ranch) immediately adjacent to the entrance of Saguaro National Park East. This particular parcel of land is located in a buffer overlay zone (BOZ) which is, in part, intended to protect public preserves, which include Saguaro National Park. There are more suitable areas for development to the west, outside the buffer zone. These could be connected to city water and sewage alleviating the need for any high impact sewage treatment that the resort may have planned.

This type of operation will create a huge increase in all types of traffic in the immediate area and will have a negative impact on the Saguaro National Park visitor's experience and local residents, considering it is a 24 hour business. The entire neighboring area is primarily single family homes, on a minimum lot size of 3.3 acres. This area is deliberately "low density", as is appropriate in the buffer zone between urban development and public preserves.

The Bike Ranch may well be a good idea, but not at this location. Instead we should use the BOZ as intended: to preserve and protect the open space characteristics of those lands in the vicinity of the public preserves; protect and enhance existing public preserves in Pima County; establish mechanisms of protection for public preserves for an ecologically sound transition between the preserves and more urbanized development; protect the public preserves for the enjoyment of residents and all visitors alike.

The main objective of the establishment of the buffer zone was to exclude large commercial development that would detract from the natural area and existing use and appearance of public preserves.

11/14/14 PH/0109 PC CLK (EF BD)


Remember all of the community effort that went into the development of the Sonoran Desert Conservation Plan (SDCP). There is a lot of interconnection between the areas included in the BOZ and the areas that the SDCP has identified as qualifying for special protection. It is an important part of the implementation of the plan and should be respected.

Don't make a decision to undermine the effective buffer zone which may then lead to a domino effect unraveling protections that were very carefully determined. It is important that these protections will remain in place for future generations. The buffer is only one mile wide. A bike ranch one mile west would not be unreasonable and still protect the zone. Say no to this location, respect that zone so we can all continue to enjoy this resource.

Say no to a conditional use permit for development in this area.

Sincerely,


John Fenlon
Pima County Resident
Parcel No.: 205 43 0360 5

Jean Boyce
1781 S. Monument Trail
Tucson , AZ 85748-7803
Parcel No.: 205 43 0360 5

November 11, 2014

Attn: Clerk of the Board
Pima County Board of Supervisors
Pima County Administration Building
130 W. Congress
Tucson, AZ 85701

RE: Protest of requested conditional use permit for a resort to be located at Old Spanish Trail and Escalante, adjacent to Saguaro National Park, east.
P21-14-003 – EL CORTIJO LLC – SOUTH OLD SPANISH TR.

Pima County Board of Supervisors:

We object to the granting of a conditional use permit for the proposed resort development (Bike Ranch) immediately adjacent to the entrance of Saguaro National Park East. This particular parcel of land is located in a buffer overlay zone (BOZ) which is, in part, intended to protect public preserves, which include Saguaro National Park.

The planned resort is a major commercial operation, operating 24/7, complete with restaurant facilities, meeting rooms, and other retail outlets. This type of operation will create a huge increase in all types of traffic in the immediate area and will have a negative impact on the Saguaro National Park visitor's experience and local residents. Lighting for this commercial facility will severely impact the area for park visitors and residents alike, due to the non-stop hours of operation. In addition, this area is not served by public sewer and would therefore involve major infrastructure development to handle waste for a 49 room hotel. The entire neighboring area is primarily single family homes, on a minimum lot size of 3.3 acres. This area is deliberately "low density", as is appropriate in the transition area between urban development and public preserves.

As you know Pima county zoning, Chapter 18.67 - BUFFER OVERLAY ZONE, 18.67.010 -Explains the purpose of the zone and includes the following:

- Preserve and protect the open space characteristics of those lands in the vicinity of the public preserves while at the same time permitting the economically reasonable use of lands;
- Protect and enhance existing public preserves in Pima County as a limited and valuable resource;
- Establish mechanisms that will protect the public preserves and result in an ecologically sound transition between the preserves and more urbanized development;

NOV 14 2014 PCC CLK (FHD)
JM

- Provide for an aesthetic visual appearance from and to Pima County's public preserves;
- Promote a continued economic benefit to the region by protecting the public preserves for the enjoyment of residents and visitors alike.

Saguaro National Park is specified in Chapter 18 as a public preserve and therefore the following would apply: Chapter 18.67.030 part D.:

- Allowed uses: All uses of the underlying zone are allowed in the buffer overlay zone, except as may be restricted by a condition of rezoning or specific plan. The development standards of the underlying zone apply except when in conflict with this chapter, in which case, this chapter applies.

From reading the above referenced chapter one would understand that a main objective of the buffer zone is to preclude large commercial development that will detract from the natural area and existing use and appearance. A resort in this zone would be in clear conflict with this chapter and not sufficiently comply with the intent of the buffer zone. A commercial development of this size and scope will destroy the area surrounding the park, degrade the visitor experience, and change the historic and cultural aspects of the area.

We ask that the supervisors remember all of the community effort that went into the development of the Sonoran Desert Conservation Plan (SDCP). The local jurisdictions, community residents, and business all pulled together to create a plan for our natural areas and future development. Though the buffer overlay zone pre-dated the SDCP there is a lot of interconnection between the areas included in the BOZ and the areas that the SDCP has identified as qualifying for special protection. It is therefore an important part of the implementation of the plan.

Please don't make a decision to undermine the effective buffer zone which may then lead to the unraveling of protections that were very carefully determined, with a lot of research, and a lot of community involvement. The whole community benefits when we can rely on the fact that previously made sound decisions to protect our area's greatest assets are implemented and adhered to, as intended. It is important to know that these protections will remain in place for future generations. The buffer is only one mile wide and it is not unreasonable to respect that zone and maintain its integrity for the sake of the entire community, so we can all continue to enjoy this resource.

Please do not approve a conditional use permit for development in this area.

Thank You,



Jean Boyce

Pima County Resident

Parcel No.: 205 43 0360 5

11/13/14

To: Chair Sharon Bronson and the members of the Board
of Supervisors

This letter is regarding the proposed zoning change request
for a luxury like resort to be built directly across from
the entrance of Saguaro National Park East.

The enclosed flyer by Save Saguaro National Park sums up
the problem for us very well.

We are against the proposed resort outside of the Saguaro
National Park East.

Thank you,

Eldon Sharp
Charlotte L. Sharp
Carol Lee O'Dell

NOV 14 14 PM 0141 PC CLK/OFB
XW

Public Hearing: Tuesday Nov 18 at 9:00am

Pima County Admin Bldg, 130 W. Congress, downtown Tucson

Save Saguaro National Park NO RESORT!

Developers want to build a “luxury bike resort” on Old Spanish Trail just north of Escalante – directly across from the entrance of Saguaro National Park East. However, the 45+ acres they want to develop are in the Buffer Overlay Zone – a special SR (Suburban Ranch) zone designated as a protective barrier surrounding the park, protecting it from commercial development.

The developers want the Pima County Board of Supervisors to grant a variance so they can build their luxury resort next to Saguaro National Park East.

The Buffer Zone was created in the 1970s to protect Saguaro National Park East from the negative effects of development – development just like the proposed resort. If the developers are granted the zoning waiver and build their resort, it will start a “domino effect” that will bring more commercial and high-density residential development all around Saguaro National Park – from the Tanque Verde loop all the way into Vail.

A luxury bike resort isn't a bad idea. Putting it directly across from a sensitive ecological treasure is.

With as many bike paths our bicycle-friendly community has, there are undoubtedly dozens of other suitable locations for a bike resort – locations that won't require a zoning variance and will be more environmentally respectful.

The proposed plans are referred to as Phase 1 – exactly how much more development is planned beyond the initial project?

Along with over 50 rooms, the resort plans include a retail complex with bike rentals, spa amenities, training facilities and at least one restaurant in a strip mall configuration. When pressed about how they will handle the resort's sewage (as all structures in the area are on septic tanks), the developers admitted that the resort may have to process their sewage with an **OPEN-AIR CESSPOOL**. This would be located within a half-mile from the entrance of Saguaro National Park East. The resort will also bring traffic, delivery trucks, noise, light pollution and other problems that will have a detrimental and irreversible effect on the park.

Simply put, there is not a single good reason to allow this resort to be built – there are thousands of reasons for it not to be. Saguaro National Park itself and Friends of Saguaro National Park oppose this plan.

Add your voice against the zoning request change! The Pima County Board of Supervisors needs to hear from you. If you're uncomfortable speaking in front of an audience, please attend the hearing to cheer your neighbors on (please wear YELLOW!) as we fight to save Saguaro National Park East for future generations. Thank you!

Save Saguaro National Park

Join us at SaveSaguaroNationalPark@gmail.com

Visit Save Saguaro National Park on Facebook

November 12, 2014

FROM: Catherine and Ernest Gale
11651 E. Camino Lejano
Tucson, Az 85748

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

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

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

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

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

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

NOV 14 2014 PM0142PCCLKOFFR


Regarding: P21-14-003 (Bike Ranch) Conditional Use Permit Request for November 18, 2014 meeting

Dear Board of Supervisors:

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.

- 1)** The Saguaro National Park Service is opposed to the resort conditional use permit. The Park's opposition by itself is sufficient to deny the conditional use permit in the Overlay Buffer Zone.
- 2)** If the conditional use permit is allowed it will set precedence for other property owners to seek higher density 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. Do you want to be remembered as the Pima County Board of Supervisors who destroyed the Overlay Buffer Zone?

3) 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. 110 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, 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 and retail store will be open to the public.

4) Developer stated at the May 21 2014 hearing that they were willing to covenant the balance of the property holdings (23.98) acres to the adjacent west of the resort site) would be left undeveloped. Now the design map, that was shared at the September “community meeting”, indicates building seven residences on that property). Developer is not clear on final, actual intentions for property. To date no final plan has been submitted to the County.

5) Developer has failed to follow the direction given by the Hearing Administrator that the request is premature, design is incomplete and the developer needs to work with the community to resolve issues. Six months later the design plans are even more vague and Developer has created a red herring by claiming the neighbors are against bike riders when that is not true. The neighbors want to protect Saguaro National Park and the Overlay Buffer Zone. As of this date, November 12, 2014, no final plans have been filed. Various plans appear on the Bike Ranch website. Which plan will it be?

The Conditional Use Permit P21-14-003 should be denied. Hearing Administrator noted in his hearing report of May 21, 2014 at page 4, item #1. “An accurate and reliable assessment as to whether this proposed use is consistent with the objectives of the *Resource Transition (RT)* category -- and whether it is compatible, in the long term, with its existing context – can only be made once the applicant has formulated substantially more design detail and has duly completed a full exploration and vetting of all surrounding stakeholders and neighborhood issues, an only after a good faith effort has been exerted to discuss potential modifications and refinements and to generally sees some measure of common ground amongst all parties. Nothing approaching this level of outreach and good-faith effort has been made to this date”

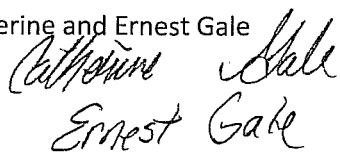
Six months later and the developer have still failed to make a good-faith effort to provide a level of outreach to its neighbors, including Saguaro National Park, who is a very special neighbor indeed. And six months later design details are even more vague. Developer conducted two "community meetings". They only notified the residents living within 300 feet of the meetings. Other neighbors and the community only heard about the meetings through word of mouth. This indicates a lack of good-faith effort to reach out to the neighbors in the Overlay Buffer Zone. At their "community meeting" in September, the developer introduced Bob Johnson (sp) (former Pima County Zoning Department employee) who was hired to "steer" the property through the permit process. Developers, through their hired presenter, proceeded to inform the community that this permit was allowable and was going to happen whether we liked it or not. Developer stated that the designs were not complete and they were not sure exactly where buildings would go, how they would handle sewage and that a final site engineering report had not been done because of the expense of having one done and they would do one after they got the permit. How can you properly issue a conditional use permit if you do not know what conditions need to be placed on the permit?

Developers have since then reached out to the local bike riding community to turn this resort permit issue into an imaginary "Neighbors are against Bike Riders" contest. This is a red-herring and indicates a lack of good-faith effort to explore and vet out all of the neighborhood issues. **The concerned citizens are not against bike riders; we are against having the Overlay Buffer Zone being destroyed by allowing a resort and high density development and the resulting irrevocable damage to Saguaro National Park.**

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

The image shows two handwritten signatures. The top signature is "Catherine Gale" and the bottom signature is "Ernest Gale".

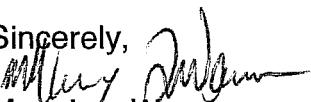
Clerk of the Board of Supervisors
130 W. Congress
5th floor
Tucson, Az 85701
November 12, 2014

Chair Sharon Bronson and the Members of the Board of Supervisors.

I have lived fourteen years within the buffer zone, and close to the boundary of the proposed "bike resort." Following are the reasons I am OPPOSED to this development.

1. Traffic
2. Sewage issues
3. Stress on water system
4. Noise and light pollution
5. Trash along road
6. Human pollution - 135 employees, 1-4 occupants per 49 rooms
7. Natural drainage issues
8. Opens door to new commercial development along Saguaro National Park, which would cause major impact on a fragile ecosystem

Bike resorts have merit, but not located next to a National Park! Please spare our beautiful park and deny the "conditional use" permit.

Sincerely,

Mary Lee Warren
11361 E. Escalante Rd.
Tucson, Az 85730

NOV 14 2014 PHOTOBLOCK CLK/HB

From: mcgrubin@aol.com
To: [COB mail](#)
Subject: To The Honorable Board Of Supervisors
Date: Friday, November 14, 2014 2:19:41 PM

To The Honorable Board of Supervisors:

We oppose the application for a Conditional Use for a Mini Resort across from Saguaro National Park East.

This issue continues to be referred to as the "Bike Ranch Proposal". The issue is not Bike(s)....This is an application for a

Conditional Use for a **Mini Resort**. "Bike" being the first word used is very misleading. Bikes today, Marriott Courtyard tomorrow.

Simply and clearly put, what is unacceptable and inappropriate for this location is plans for a **Mini Resort**. Vocabulary can go a long way

to undermine and deflect the real issue. It does not change the extreme impact on the existing ecosystem, required water use,

additional/new septic treatment. **A concentration of traffic directly across from the busy entrance to the Park**, will generate more than a

few accidents. Traffic will generate traffic lights. And what happens when the road, Old Spanish Trail, needs to be widened to provide

a safer intersection at the Park entrance, that just shouldn't be there in the first place?

We ask that you support the values our Park has to offer, and not allow commercial degradation of this area.

Respectfully,

Kathy McGuire
Norman Rubin
4000 S. Javelina Run Trail
Tucson, AZ 85730