

BERGMAN RESIDENCE FROM THE GROUND

11



12

BERGMAN RESIDENCE FROM 50 FEET UP

EXHIBIT E1

BERGMAN RESIDENCE FROM THE GROUND

13



14

BERGMAN RESIDENCE
FROM 34 FEET UP

EXHIBIT E2



15

COLARIC RESIDENCE FROM 35 FEET UP

EXHIBIT F



Curtis Lueck & Associates

TRANSPORTATION PLANNING
TRAFFIC ENGINEERING
PUBLIC POLICY

February 6, 2019
Bike Ranch Resort
Traffic Statement - Preliminary Update

Michael Marks, AICP
MJM Consulting, Inc.
6401 E. Shepherd Hills Drive
Tucson, Arizona 85710

Dear Mr. Marks:

At the request of Ms. Kelley Matthews, we prepared a preliminary traffic statement in 2014 to examine existing and future traffic conditions associated with the proposed Bike Ranch Resort. The purpose of that planning-level analysis was to identify the magnitude of probable traffic impacts and suggest mitigation strategies if warranted. We assessed future conditions with the 49-room resort and a comparison with SR residential uses only. At that time, we stated that a more detailed traffic analysis would typically be required by the County during the permitting process.

That study, which is hereby incorporated by reference, concluded the following in 2014:

- The proposed Resort is located in an area of no congestion, as defined by standard traffic engineering practice. Current traffic volumes are low, and both Old Spanish Trail and Escalante Road operate at LOS A & B. This is much better than the adopted performance standard of LOS D.
- The site is adjacent to two existing bike routes with paved shoulders, route signs, and bike markings. The area has existing and committed bikeable access to The Loop and other facilities in the region.
- The trip generation analysis evaluated both the Bike Ranch Resort and residential development under the SR zoning. The Bike Ranch would generate about the same amount of traffic during the peak periods as existing uses, and about 20 more trips (total) per day during the remaining 22 hours. The SR residential use would increase current site traffic by about 62% during both peak periods and off peak periods. The Bike Ranch Resort is forecast to generate about 20% less site traffic than the SR residential use would generate.
- The development would have virtually no perceptible impact during peak traffic periods. Most of the site-related traffic would occur outside of peak hours when there is abundant capacity on these roadways. The development can easily be accommodated on the existing system with no mitigation strategies except perhaps for a turn lane into the site. The need for a turn lane would be determined during a subsequent and more detailed analysis.
- The project is unique and is expected to have lower than usual vehicular trip generation

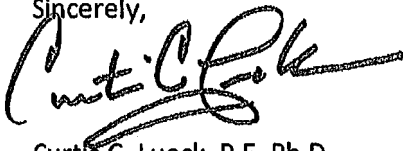
characteristics. Based on this, we believe that standard code requirement for parking may be excessive (resulting in more site grading) and that the County's standard impact fee calculations for the Rincon Benefit Area may be inappropriately high for this use.

The planning and design for the resort stalled in 2014 while several legal and planning issues were being resolved. This is not unusual in the development process, but it does cause technical studies to become stale and in need of an update. Since the traffic study is now five years old, it would be prudent to revise the analysis to reflect current traffic conditions and the modifications to the resort's site plan. Changes to the plan are not major from a traffic perspective, nor are the traffic conditions in the vicinity of the project much different today. Even though changes are not extensive, the report still should be refreshed. Upon update, I wouldn't expect any significant changes in the findings.

As you know, I am now retired and not available to prepare the update for you. I recently recommended a highly competent local traffic consultant to Ms. Kelley and you to help complete the update. Once retained, I'd expect the work to be completed in a few weeks' time, depending on the firm's current work load. I'd be glad to share my project files with your consultant to expedite the update.

Feel free to call or email if you have any further questions.

Sincerely,



Curtis C. Lueck, P.E. Ph.D.
Principal

CC: Kelley Matthews
Alexandro Angel, PhD, PE (Psomas)



Curtis Lueck & Associates

TRANSPORTATION PLANNING
TRAFFIC ENGINEERING
PUBLIC POLICY

May 20, 2014
Bike Ranch Resort
Preliminary Traffic Statement
CLA 2014.17

Ms. Kelley Matthews
Bike Ranch Resort
Via Email: Kelley Matthews <bikeranch@outlook.com>

Dear Ms. Matthews:

At your request, we prepared this preliminary traffic statement to examine existing and future traffic conditions associated with your proposed development on Old Spanish Trail at Escalante Road. The purpose of the analysis is to clarify the magnitude of probable traffic impacts. We assessed future conditions with the Report and a comparison with SR residential uses only. A more detailed traffic analysis is typically required by the County during the permitting process.

Project Site and Area Description

The 45 acre parcel is zoned Suburban Ranch, or SR. Current uses include eight residential casitas which are rented. Most of the surrounding area is also zoned SR. It is residential in nature, with a mixture of subdivided land and unsubdivided "wildcat" development. A restaurant on CB-1 zoning at the northwest corner of the Old Spanish Trail/Escalante intersection adjoins the site. Saguaro National Park lies across Old Spanish Trail and its main visitor access is across from the northeast corner of the parcel. Access to the proposed resort is via a driveway on Old Spanish Trail.

Development Concept

The trip generation analysis considers the proposed Bike Ranch Resort and an alternative.



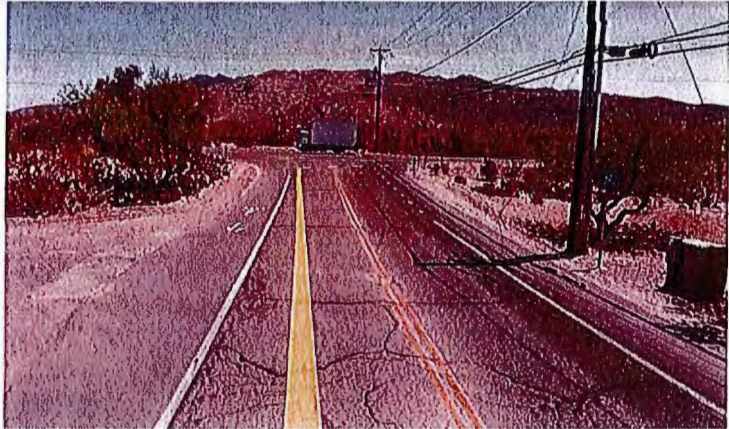
Bike Ranch Resort

– Includes a 49-room "Minor Resort" on approximately 21 acres and open space uses on the remaining 24 acres.

Alternative - Includes an SR subdivision with about 13 lots and single family residences. No special use permits are needed.

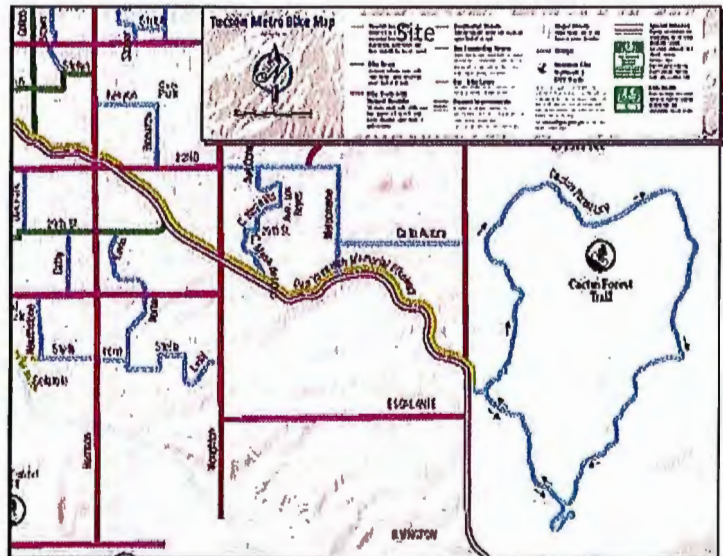
Current Traffic Conditions

Escalante Road and Old Spanish Trail meet in a one-way stop-controlled T-intersection. Escalante Road is a two lane road with paved shoulder for bikes. (See Google Earth photo.) It has a current volume of about 3,000 vehicle per day and a capacity of 13,320. Old Spanish Trail has a similar cross section, a current volume of about 7,000 vehicles per day and capacity of 14,060.¹



Both roads are designated bike routes on the Tucson Metro Bike Map, shown in an excerpt on the right.² Bike facilities already exist on both roads, including paved shoulders, signs, and markings. “The Loop” trail system map shows a connection between The Loop on Pantano River Park and the entrance to Saguaro National Park. The connection, via Escalante Road and Old Spanish Trail is shown as “under design or construction”.³

Additional traffic data is shown in Exhibit 1. Note that the data includes traffic associated with all existing uses including those onsite.



Existing Traffic Safety

Traffic safety data for roadways and intersections were not available for this preliminary report. Data will be included in a subsequent traffic impact study, if one is needed.

¹ For traffic volumes see <http://www.pagnet.org/documents/rdc/gis/maptrafficcount2012.pdf>; for capacities see <http://www.dot.state.fl.us/planning/systems/programs/sm/los/pdfs/2013%20QLOS%20Handbook.pdf>

² <http://www.pagnet.org/documents/bicycle/maps/BikeMap2010page2.pdf>

³ http://webcms.pima.gov/government/the_loop/



MEMORANDUM

PUBLIC HEARING - APRIL 4, 2019

DATE: March 19, 2019

TO: Jim Portner, AICP, Hearing Administrator

FROM: Mark Holden, AICP, Principal Planner

SUBJECT: **P19CU00005 EL CORTIJO LLC – S. OLD SPANISH TRAIL #2**
Type II Conditional Use - Minor Resort
Michael J Marks, AICP - Agent
El Cortijo LLC - Owner

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of this Type II Conditional Use Permit (CUP) request for a minor resort, subject to conditions listed below. The proposed project meets the Pima County Zoning Code requirements for the Chapter 18.17 SR Suburban Ranch Zone, Chapter 18.67 Buffer Overlay Zoning Ordinance (BOZO), and Chapter 18.07.030.F Minor Resort regulations. The applicants have conducted outreach with neighbor representatives and Saguaro National Park, and hosted a neighborhood meeting to share the project design and answer questions.

LOCATION

The minor resort site, approximately 19.26 acres in area, is part of a larger 45.23-acre parcel (205-62-159G) located northwest of the intersection of S. Old Spanish Trail and E. Escalante Road.

SURROUNDING LAND USE OR CONTEXT

The minor resort site (site) and surrounding area are designated Resource Sensitive by the Pima County Comprehensive Plan, for parcels and land holdings in close proximity to public preserves and other environmentally sensitive areas. The site and surrounding area are zoned SR Suburban Ranch, a low-density rural zone principally for single-family residences and associated conditional uses on large lots, which ensures a considerable reservation of open space.

The site is located within the Buffer Overlay Zone (BOZ), enacted to protect the county's public preserves and preserve the open space characteristics on lands in the vicinity of those preserves, while continuing to permit economically reasonable use of those lands (Appendix A). The southern edge of the larger parcel is designated Important Riparian Area (Escalante Wash), but the site is otherwise located outside of the Maeveen Marie Behan Conservation Lands System.

The site is located at the far eastern edge of the City of Tucson, surrounded by Saguaro National Park (SNP) immediately to the east, a 1.5-acre, CB-1 Local Business commercially-zoned parcel (restaurant) at the Old Spanish Trail and Escalante intersection, and SR-zoned subdivided and non-platted residential development to the north, south and west.

PUBLIC COMMENT

Public comment has been robust with concerns related to change in use on the property, traffic in the neighborhood and region, surrounding residential property values, effect of two-story development on viewsheds (into and from within SNP), changes in zoning, precedent for new commercial development in the area, wildlife habitat and corridors, and effects on neighboring SNP.

PREVIOUS CASES ON PROPERTY

A request to rezone 40 acres at the northwest corner of Old Spanish Trail and Escalante to CB-2 General Business zone in 1972 was denied. More recently, the owners submitted an application for a Type II CUP for a minor resort in 2014 (P21-14-003) which went before the Hearing Administrator but was withdrawn prior to the Board of Supervisors public hearing.

BACKGROUND INFORMATION

A minor resort is permitted in the SR zone as a Type II Conditional Use, intended to meet lodging, convention and recreational needs of short-term visitors (Appendix B). The larger parcel has existing development in the form of eight cottages constructed in the 1950s and currently used as rental units, and communal swimming pool – these are not part of the proposed resort. The remainder of the site is undeveloped Sonoran Upland vegetation, with a mix of trees (foothill palo verde, mesquite, acacia), shrubs (creosote bush, brittlebush, desert zinnia, paper flower), cacti (prickly pear, barrel, buckthorn and chain-fruit cholla) and ocotillo. The parcel contains a sparse population of saguaro cacti.

Parcels within the BOZ of 25 acres or greater in area when the ordinance was passed (August 1998) are subject to the requirements of the ordinance. The easternmost approx. 37 acres of the larger parcel, which includes the resort site, are subject to the ordinance. The ordinance requires thirty percent of the site be preserved as natural open space (NOS) forming an interconnected system to facilitate wildlife movement across the property, and a number of design performance standards, such as setbacks for structures, building color, fencing, lighting, and landscaping.

DEVELOPMENT SERVICES DEPARTMENT

The applicants propose a minor resort on the site catering to bicyclists (a "bike ranch"). Tucson is a highly-ranked bicycling city and year-round cycling destination and the proposed resort would be located in proximity to a number of popular local biking destinations, including the county's Chuck Huckelberry Loop Trail, Catalina Highway, Fantasy Island Mountain Bike Park, and SNP Scenic Loop Drive and mountain biking trails.

The proposed minor resort will be located on about 19 acres in the northeastern part of the larger parcel. The resort will be a mix of one- and two-story casitas with a single-story 'Ranch House' containing a restaurant, meeting rooms, and other gathering areas. A two-story 'Bike Barn' with guest rooms, fitness and training facilities, meeting rooms, bicycle rental, repair and sales, and café is also planned. Other smaller structures will include guest reception, management office, maintenance building, and swimming pool. All vehicle access and parking will be concentrated on the east end of the resort with service access along the north side. The resort meets the Minor Resort Regulations for 10-acre minimum site area, 49-guest room maximum, and a portion of the resort (Bike Barn café and bicycle retail, rental and repair) being the only services accessible to non-resort patrons.

The proposed minor resort will meet the general development standards of the SR zone, including setbacks, bufferyards, and building height (34 feet maximum). Between open space, bufferyards, and placement of buildings, main structures would be spaced at least 200 feet from the closest residences to the north and west, which meets the requirements of the two-story residential buffer setback in Chapter 18.09.110.

The proposed minor resort will also meet performance standards of the BOZO. The proposed development sets aside the necessary thirty percent NOS (in this case, a minimum of 5.78 acres for the 19.26-acre site). Additional undeveloped areas on the site that are adjacent to NOS and do not impede wildlife movement could be considered functional open space and could be credited as additional NOS at fifty percent. Structures and parking lots are set back at least 150 feet from the SNP boundary and parking lots will be screened from outside roads and the park with natural vegetation and landscape screening. All performance standards are noted on the BOZO Compliance Map submitted with the Preliminary Development Plan and will be part of the commercial Development Plan for the resort.

Neighbors raised a number of concerns regarding the proposed resort. A frequent comment was that the site should remain zoned SR Suburban Ranch. The proposed project is a conditional use that does not change the zoning on the site, which remains SR if the minor resort CUP is approved. There were also comments regarding precedent for commercial development in the region. The SR zone conditionally permits some commercial and service-oriented uses with minimum site area requirements and public hearing processes. More intense commercial uses (office, restaurant, retail, service, etc.) would require rezoning from SR to a commercial zone, preceded by an amendment of a site's comprehensive plan land use designation from Resource Sensitive to a compatible land use designation for commercial uses. The amendment and rezoning are separate processes, both with public hearings before the Planning and Zoning Commission and Board of Supervisors, and approval of the amendment is necessary before a rezoning may be requested. Under either the CUP or rezoning process, requests to permit commercial uses would be reviewed and evaluated on their merits on case-by-case basis.

Other concerns are addressed in comments from county departments and stakeholder agencies, below. Many of the specific or detailed development-related concerns (especially with regard to traffic, on-site wastewater disposal system, lighting, occupancy) will need to be addressed in the commercial Development Plan prior to permitting.

The applicant has met the requirements of the various chapters of the Zoning Code and has made an effort to communicate and work with neighbors and stakeholders. The department recommends approval of the proposed Minor Resort CUP subject to Conditions #1-4.

DEPARTMENT OF TRANSPORTATION

The Minor Resort site is located on S. Old Spanish Trail, a two-lane paved road adjacent to the property and identified as a Scenic Low Volume Arterial by the Pima County Major Streets and Routes Plan. The Department of Transportation has no objections to this conditional use permit and offers Conditions #5-6 be applied to the time of approval.

REGIONAL WASTEWATER RECLAMATION DEPARTMENT

The Planning Section of the Pima County Regional Wastewater Reclamation Department has no objection to the proposed CUP. The owner(s) must secure approval from the Pima County Department of Environmental Quality to use on-site sewage disposal system at the time a tentative plat, development plan or request for building permit is submitted for review.

DEPARTMENT OF ENVIRONMENTAL QUALITY

Since this project is to be served by on-site sewage disposal systems, a Construction Authorization and Discharge Authorizations must be obtained prior to using any sewage disposal systems.

REGIONAL FLOOD CONTROL DISTRICT

Based on the applicant's intent, the Preliminary Development Plan and the agreements made when the applicant met with the Regional Flood Control District, the District has no objection to the proposed CUP subject to Condition #7.

OFFICE OF SUSTAINABILITY AND CONSERVATION - ENVIRONMENTAL PLANNING DIVISION

About 2.8 acres (or 6%) of the larger approx. 45-acre parcel lies within the Maeveen Marie Beehan Conservation Land System Important Riparian Area designation; however, the location of this designation is in the southern portion of the parcel, which is not subject to the proposed use at issue in this request. Any disturbances to Important Riparian Area resources that may occur are regulated by the Regional Flood Control District according to the Watercourse and Riparian Protection and Mitigation Requirements of Pima County Code Title 16. In light of this, OSC-Environmental Planning has no comments on, or objections to, this project.

OFFICE OF SUSTAINABILITY AND CONSERVATION - CULTURAL RESOURCES DIVISION

The Cultural Resources Division reviewed the Development Plan for the Type II Conditional Use Permit for a minor resort for 19.26 acres on the northwest corner of the intersection of S. Old Spanish Trail and E. Escalante Road. A cultural resources survey was conducted in 2008 (P.A.S.T. Cultural Resources Report No. 081904). The archaeological survey covered 45.16 acres, which was the entirety of parcel no. 205-62-159G. No archaeological sites were identified on the property as a result of this survey. One pre-modern building (which may have been constructed in 1954) was identified in the southern portion of the property that is not currently included in the subject property identified in this development plan proposed for a minor resort (19.26 acres). The Cultural Resources Division recommends Condition #8.

SAGUARO NATIONAL PARK

SNP staff note the proposed minor resort concept aligns with a number of National Park Service strategic initiatives for building partnerships beyond park boundaries and promoting transportation alternatives for visiting national parks; SNP East has also long been a local bicycling destination. The proposed plan shows Escalante Wash and minor washes across the site remaining in an undeveloped state, which accommodates habitat connectivity between the park and low density neighborhoods. The plan also complies with setback, height, open space, screening, and other design standards of the SR zone and BOZO. Concerns regarding additional traffic on Old Spanish Trail may be mitigated through the use of alternate modes of transportation (shuttles, bicycles).

SNP staff state that they appreciate the efforts of the owners and their agent to include the park in discussions regarding the development, and look forward to continuing to be involved as the project moves forward.

US FISH AND WILDLIFE SERVICE

USFWS has no concerns or questions.

CITY OF TUCSON PLANNING AND DEVELOPMENT SERVICES

The City of Tucson Planning and Development Services Department has no concerns.

TUCSON WATER

Tucson Water takes no exception to the proposed Conditional Use Permit.

RURAL-METRO FIRE DISTRICT

Rural-Metro Fire District has no comments.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of this conditional use permit request subject to the following conditions:

1. Development shall meet all SR Suburban Ranch Zone development standards (18.17.040), Buffer Overlay Zone Ordinance performance standards (18.67.050) and Minor Resort Regulations (18.07.030.F).
2. Adherence to the Preliminary Development Plan as approved at public hearing.

3. A commercial Development Plan in accordance with Zoning Code Chapter 18.71 shall be required.
4. The 19.26-acre minor resort site shall be divided as a separate parcel. The property owner shall not further split or subdivide the minor resort site without the written approval of the Board of Supervisors.
5. During the Development Concept/Site Construction permitting process a Tier One Traffic Impact Study will be required to identify impacts to the Pima County right-of-way and any required mitigation and improvements as a result, to be constructed by the developer. This traffic study shall not only include vehicular impacts but also include an emphasis on bicycle and pedestrian impacts.
6. The northern driveway is described as an emergency access point that will restrict all other vehicular traffic other than emergency services. The location of the gate or chain restricting access will be reviewed during the permitting process for proper signage and turn-around area.
7. Structures and septic system shall be located outside floodplain and associated Erosion Hazard Setback.
8. In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during excavation or construction, ground disturbing activities must cease in the immediate vicinity of the discovery. State Laws ARS 41-865 and/or ARS 41-844 require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that appropriate arrangements can be made for the repatriation and reburial of the remains by cultural groups who claim cultural or religious affinity to them. The human remains will be removed from the site by a professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.

c: Steven Christy, District 4 Supervisor
Chuck Huckelberry, County Administrator
Carmine DeBonis, Jr., Deputy County Administrator for Public Works
Carla Blackwell, Development Services Department Director
El Cortijo LLC
Michael J Marks

Appendix A

Chapter 18.67 - BUFFER OVERLAY ZONE

18.67.010 - Purpose.

The purpose of this chapter is to:

1. Preserve and protect the open space characteristics of those lands in the vicinity of the public preserves while at the same time permitting the economically reasonable use of lands;
2. Protect and enhance existing public preserves in Pima County as a limited and valuable resource;
3. Establish mechanisms that will protect the public preserves and result in an ecologically sound transition between the preserves and more urbanized development;
4. Assure the continued existence of adequate wildlife habitat and foster the unimpeded movement of wildlife in the vicinity of Pima County's public preserves;
5. Provide for an aesthetic visual appearance from and to Pima County's public preserves;
6. Promote a continued economic benefit to the region by protecting the public preserves for the enjoyment of residents and visitors alike; and
7. Neither promote nor discourage changes in underlying zoning, but rather provide continuing performance standards for the unique lands within the buffer overlay zone.

Appendix B

18.07.030(F) - Minor Resort Regulations.

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.

Permitted accessory uses:

1. Meeting rooms;
2. Restaurants and drinking establishments;
3. Retail and service establishments (not to exceed 5% of minor resort total floor area);
4. Swimming pools and spas;
5. Game courts such as tennis and racquetball;
6. Fitness and exercise centers; and
7. Equestrian facilities.

Other provisions:

Minimum site area: ten acres

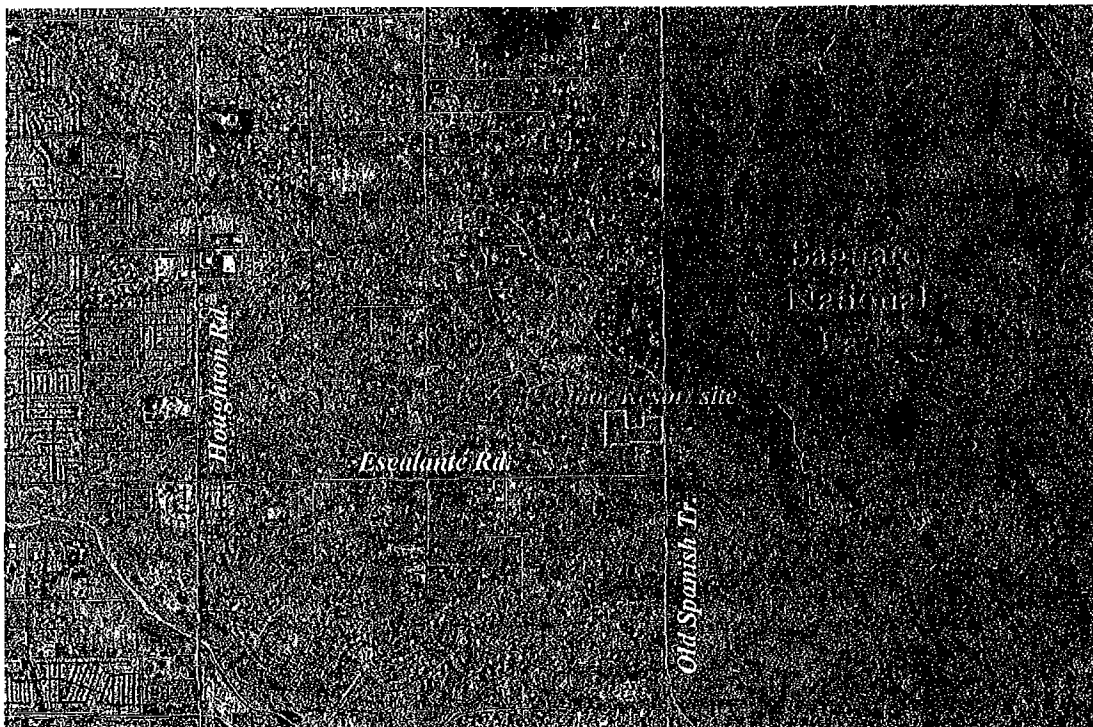
Guest rooms: fewer than fifty

Accessory uses shall be operated primarily for guests of the minor resort

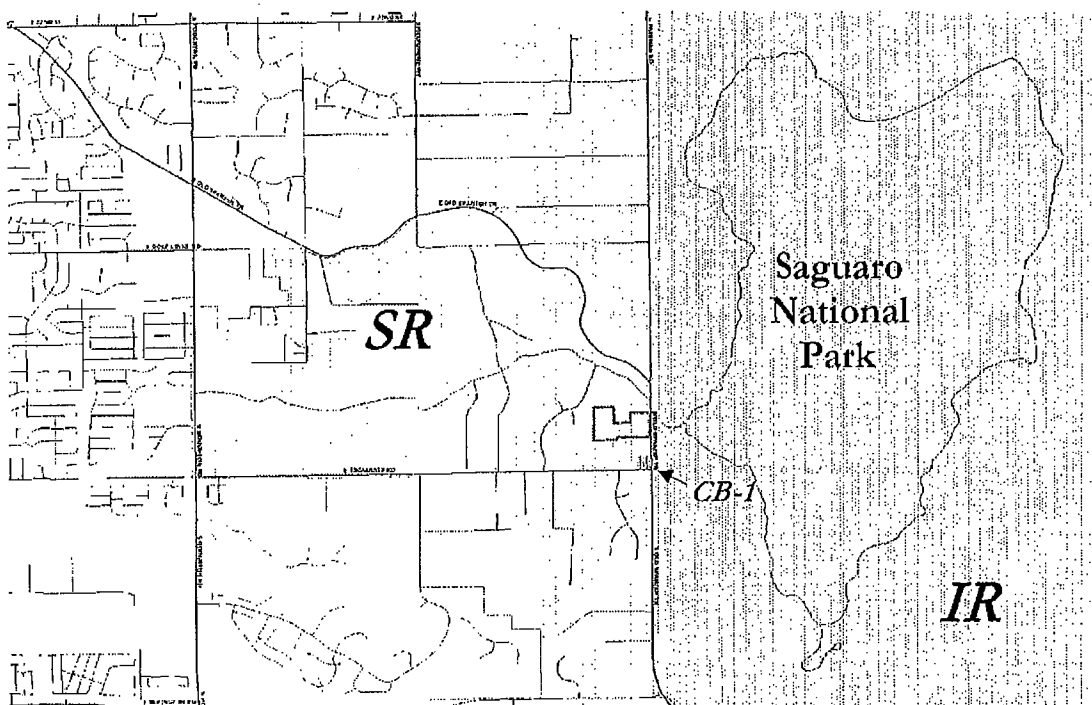
No sign identifying an accessory use shall be visible from a public street

No entrance to an accessory use shall face a public street

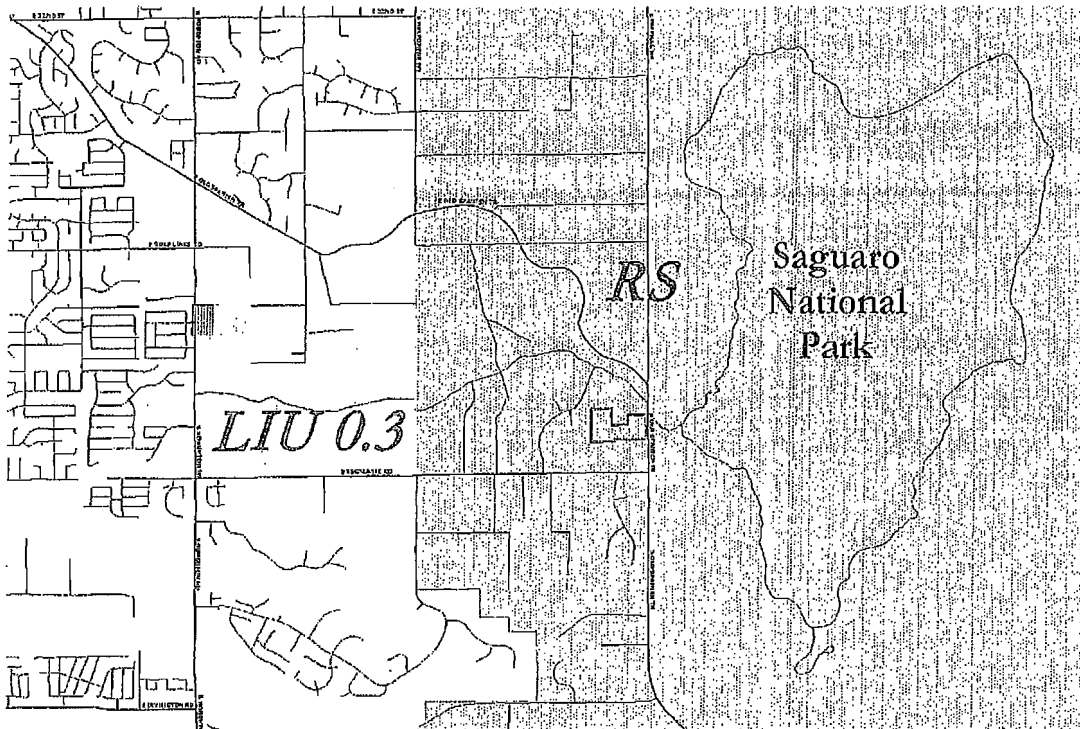
Other development standards: In accordance with the zone where located



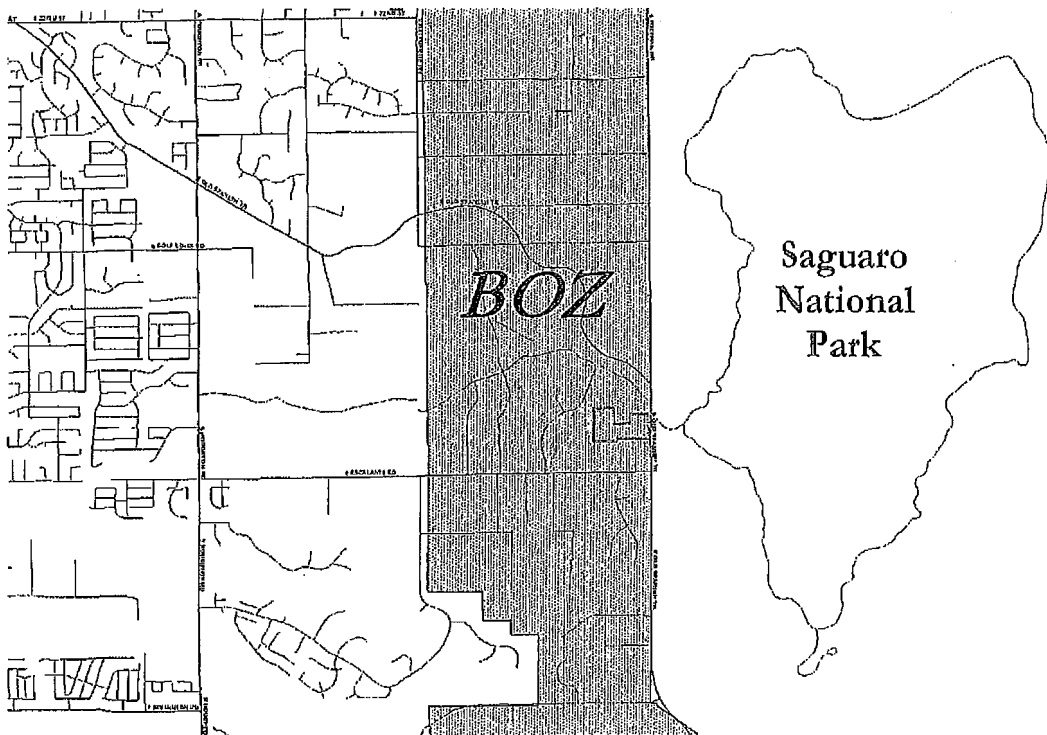
Aerial Photo



Pima County Zoning



Pima County Land Use Designations



Pima County Buffer Overlay Zone (BOZ)



United States Department of the Interior
NATIONAL PARK SERVICE
Saguaro National Park
3693 South Old Spanish Trail
Tucson, Arizona 85730



IN REPLY REFER TO:

February 28, 2019

Development Services Department
Planning Division
Attn: Nick Coussoulis
201 North Stone, Second Floor
Tucson, Arizona 85701

Mr. Coussoulis:

Thank you for the opportunity to review the submitted Type II Conditional Use Permit for a minor resort by El Cortijo LLC on South Old Spanish Trail. We understand that the proposal for a Bike Ranch (minor resort) is an allowable use under the underlying Suburban Ranch Zoning subject to a Conditional Use Permit.

Our main concern for any development adjacent to park boundaries is compliance with current zoning to include the additional protections offered under the Buffer Overlay Zone (BOZO). We believe the zoning that is in place provides protections for wildlife corridors and habitats, as well as reduced lighting, noise and visual impacts. These regulations also help to preserve wilderness characters within the park that many of our visitors seek. From a resource perspective, the most significant aspect of the property is Escalante wash. It is an important biological link that reaches from the protected habitats of Saguaro National Park into the adjacent low density neighborhoods. The current proposal does not include developing the portion of the property that includes Escalante wash, and accommodates habitat connectivity in two other minor washes in the development zone, keeping current development inward facing and outside of natural washes.

We have appreciated the efforts of the current land owners and MJM Consulting, LLC to include us in discussions regarding their development plan. Working with a single entity on the interconnectivity of undisturbed native vegetation, both upland and riparian to maintain biological connectivity as well as placement of driveways, structures, and utilities has provided us with a greater confidence in their ability to comply with and potentially exceed some of the regulations of the BOZO.

The developer has made significant changes to the development plan since 2014, most notably, complying with all current zoning regulations. The current plan, addresses park concerns of reducing visual impacts by providing for the required setbacks and buffer zones, not exceeding heights of 34 feet and using building colors that blend with the natural environment, maintaining the required 30% natural open space and striving for an additional 20% functional open space, low level lighting so as to not interfere with night sky viewing or impair the movement of nocturnal animals, screening parking lots and utilizing plants from the approved plant list. The developer is trying to achieve Platinum level LEED certification, which is certainly a standard we would support.

El Cortijo LLC's concept of a Bike Ranch falls in line with many National Park Service strategic initiatives including Green Parks Plan, Climate Friendly Parks Program, A Call to Action, Urban Agenda and Healthy Parks Healthy People. These strategies are all about building partnerships beyond park boundaries and promoting alternative transportation as a way to experience the park. Biking in Saguaro National Park has long been part of the culture at the Rincon Mountain District, and bicycle safety is of utmost importance to us. Working with the Bike Ranch, neighbors, Pima County and local biking groups to collaborate on ways to incorporate additional bicycle use safely and in a way that fits with Saguaro's current infrastructure will continue to be an important aspect of discussions we would be interested in joining as this concept moves forward.

Understandably there is a concern regarding the additional traffic that the Bike Ranch could generate on Old Spanish Trail near the entrance of the park. The current concept plan leans towards limiting traffic using shuttles and bicycles as the primary mode of transportation. Our understanding, based on the most recent traffic study, is the current carrying capacity on Old Spanish Trail will easily accommodate the estimated increases in traffic for the Bike Ranch concept. This sustainable increase in traffic also supports the requirement that a majority of the services offered at the minor resort are limited to guest use and public facing activities, which include bike rentals and a café, compliment the applicant's intent of this being a performance, training and fitness center for national and international bicyclists.

We look forward to continuing to work with current land owners as a neighbor and partner moving forward. Should you have any questions, please feel free to contact me at leah_mcginnis@nps.gov or 520-733-5101.

Sincerely,

A handwritten signature in cursive script, reading "Leah McGinnis".

Leah McGinnis
Superintendent, Saguaro National Park

From: Steve Shields
To: Nicholas Coussoulis
Subject: Re: [EXTERNAL]P19CU00005 El Cortijo LLC - S. Old Spanish Trail #2 - Conditional Use Permit Transmittal
Date: Tuesday, February 19, 2019 7:31:01 AM

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

I have no concerns.

Steve Shields
City of Tucson
Planning & Development Services Department
201 N. Stone Ave. 1st Floor
Section Manager
520-837-4956 (Direct)
Steve.Shields@tucsonaz.gov

>>> Nicholas Coussoulis <Nicholas.Coussoulis@pima.gov> 02/14/2019 9:39 AM >>>
Good Morning,

Please see the attached transmittal and supplemental information regarding a Type II Conditional Use Permit in Pima County.

If you should have any comments or questions please let me know.

Thank You,

Nicholas Coussoulis, Planner Sr
Pima County Development Services
201 N. Stone Avenue, 2nd Floor
Tucson, AZ 85701
520-724-6692
Nicholas.Coussoulis@pima.gov

From: [Michael Mourreale](#)
To: [Nicholas Coussoullis](#)
Cc: [Christina Castaneda](#); [Kellie Anderson](#)
Subject: P19CU00005 El Cortijo LLC - S. Old Spanish Trail #2 - Conditional Use Permit
Date: Thursday, February 28, 2019 9:31:06 AM
Attachments: [El Cortijo Bike Ranch 8Feb2019.pdf](#)

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.

Good morning

Tucson Water does not take exception to the proposed Conditional Use Permit of the subject property parcel number 205-62-159G. Any additional meter requirements/requests can be obtained at Tucson Water's New Services Section located at 201 N. Stone Ave in Tucson.

If you have any further comments or questions regarding this topic, please let us know.

Sincerely,

Michael Mourreale, PE
Engineering Manager
New Development
Tucson Water
Office: (520) 837-2233

From: Mike Marks <mjmconsulting@cox.net>
Sent: Tuesday, February 19, 2019 11:25 AM
To: Mark Holden <Mark.Holden@pima.gov>
Subject: FW: [EXTERNAL] Bike Ranch

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.

Mark,

Here is the response I got from the USF&WS.

Mike

From: Richardson, Scott <scott_richardson@fws.gov>
Sent: Tuesday, February 19, 2019 11:23 AM
To: Mike Marks <mjmconsulting@cox.net>
Subject: Re: [EXTERNAL] Bike Ranch

Thank you Mike. The U.S. Fish and Wildlife Service has no questions or concerns at this time. We appreciate the information.

Sincerely,
Scott Richardson
U.S. Fish and Wildlife Service
Tucson Suboffice
(520) 670-6150 x 242

On Tue, Feb 19, 2019 at 10:29 AM Mike Marks <mjmconsulting@cox.net> wrote:


Scott,

I have attached a letter of notification regarding a Conditional Use Permit I have filed with Pima

County. If you would like any additional information please let me know.

Mike

Michael Marks, AICP
MJM Consulting, Inc.
6401 E. Shepherd Hills Drive
Tucson, Arizona 85710

 Virus-free. www.avast.com