

Date: 11/14/14

Name: Cedric & Barbara Berheim

Address: 11535 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,

Cedric L. Berheim

signature

Barbara Berheim

NOV 18 14 PM 02:00 PCK OF BR  
AS

Date: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

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.

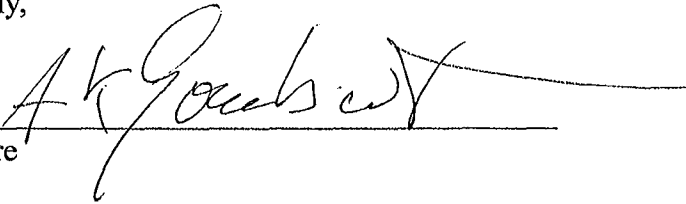
The proposed development of the Bike Ranch resort violates the spirit of the Buffer Overlay Zoning Ordinance. This development will conspicuously mar the seamless, low density transition from Tucson, through the buffer zone, and into the Park.

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

A handwritten signature in black ink, appearing to read "A. K. G. Jacobs", written over a horizontal line.

11/21/14 00:07:00 KCEB

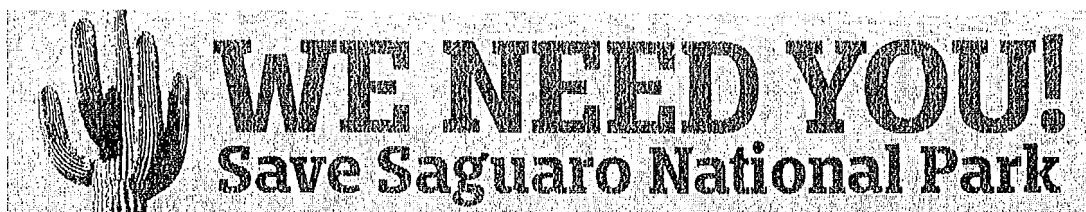
**From:** Save Saguaro National Park <SaveSaguaroNationalPark@gmail.com>  
**Sent:** Saturday, March 2, 2019 9:38 AM  
**To:** COB\_mail  
**Subject:** [BULK] The Bike Ranch is back!

\*\*\*\*\*

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\*\*\*\*\*

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Save Saguaro National Park

Watch this space for the next area residents meeting!!!

For most of this area's residents, what initially attracted us as perspective residents was the rural, tranquil life style that could be enjoyed in a beautiful, serene setting. At the eastern boundary of this residential area is the crown jewel, Saguaro National Park. Many of us regularly visit the park to walk, run, bike, horseback ride or simply to decompress from the stresses of everyday life. It is a cherished sanctuary that is shared by local residents, and out-of-town and world visitors.

But there was another major consideration that influenced most of us when we were evaluating this area of Tucson as a place to live and raise our families. Pima County had implemented two regulations to preserve and protect the character of this area and to provide a barrier to commercial development in the vicinity of the park. The Suburban Ranch (SR) zoning designation required low density residential housing surrounding the park with its stipulation that single-family residences must be on a minimum of 3.3- acre

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COUNTY ADMINISTRATOR  
+NRPR

DATE 3/4/19 ARB

parcels of land. This was followed by a second layer of protection from urban sprawl when the Buffer Overlay Zone (BOZO) was enacted. This one-mile buffer around the park was designed to preserve and protect the open space characteristics of the land in the vicinity of public preserves. As well it was to provide a transition area between these preserves and Tucson's urban commercialized areas. To us as prospective residents, these regulations provided assurances that the rural, open, uncommercialized character of this area would be unconditionally preserved in perpetuity.

Regretfully, over the years the zoning regulations have been weakened by the introduction of SR conditional use provisions, which now make commercial development possible. This is the situation that we find ourselves in today- a developer seeking to provide guest rooms to an estimated population of 250+ (Phase 1 and 2). Imagine the stark contrast between the serene park setting on one side of Old Spanish Trail (which by the way is a designated scenic highway with historical significance); on the other side picture the hustle and bustle of bike ranch vehicle and pedestrian traffic arising from bicyclists; retail shops, restaurants, arriving and departing guests and staff, vendors, and bike rentals by visitors and families. Does this sound like a "resort" experience to you? This proposed development is simply not consistent nor compatible with a nature preserve nor with the low-density residential housing in the surrounding area.

We need your support to oppose the latest version of the bike ranch development. **Public opposition through emails, letters, attendance and spoken/delivered comments at the public hearings were the most impactful actions that have prevented this project from moving ahead previously.** We urge you to sign up for our email communication system by emailing Tom at [savesaguaronationalpark@gmail.com](mailto:savesaguaronationalpark@gmail.com). We also request that you attend and comment at the Zoning Administration meeting on Wednesday March 27, 2019 at 2:30 pm in the Public Works Building at 201 N. Stone Ave. (the northwest corner of Stone and Alameda); and email your opposition to Development and Zoning staff [mark.holden@pima.gov](mailto:mark.holden@pima.gov) /and Supervisor Steve Christy [district4@pima.gov](mailto:district4@pima.gov). Make sure that you include this reference in your correspondence (P19CU00005 El Cortijo, LLC, S. Old Spanish Trail #2 Minor Resort). A sample letter is provided for you at the end. Use it or feel free to create your own. Once again, developers are trying to obtain a conditional use permit for a minor resort to build a "bike ranch" on Old Spanish Trail, just north of Escalante-directly across from the entrance to Saguaro National Park-East. The 45 acres they ultimately want to develop are in the Buffer Overlay Zone-a special SR (Suburban Ranch) zone designated as a protective barrier surrounding the park to shield it from commercial development and the negative impacts of commercialization. If the developers are granted

waivers to build this project, it may start a "domino effect" which could result in commercial and high-density residential development around the park and on Tucson's far northeast/east side ranging from Tanque Verde to Vail.

Concerns about the proposed development as understood from a 2/18/2019 public meeting as well as from a filed application and previous owner-provided, public information follows:

- Initial development will be on 19.26 acres which is basically the northern half of Parcel 205-62-159G. The balance of this parcel as well as an additional approximate 26 acres is intended to occur sometime in the future.
- The proposed housing improvements of the initial phase include 49 guest rooms, 46 of which the developer refers to as "casitas" (29 one story units and 17 two story 32 ft units), with 3 team guest rooms in the 2-story (34 ft) bike barn. Many of the 49 guest rooms will have 2 bedrooms. While specific bed count numbers have not been provided, it is estimated that occupancy could be as high as 200+ per night.
- There will be a restaurant and a cafe, with at least one liquor license, but possibly two.
- Public bike rentals will be available at the bike ranch. The developers' information indicates that they anticipate guests' biking experience to span all skill levels.
- There will be 79 parking spaces.
- There is a lighted outdoor public gathering area.
- Guest rooms which will be available to bicyclists as well as the general public and will be marketed nationally and internationally.
- The bike ranch expects to employ 60 people.
- A crosswalk from the project to the entrance of Saguaro National Park is planned.
- At this time, **Saguaro National Park supports the development** and will be voicing this position at the public meetings. Although this is a reversal of the Park's past position, the change is attributed to a new park superintendent that was appointed in 2018. Prior park superintendents have strongly opposed this commercial development because of the perceived adverse impact on 1) wildlife and fauna, 2) park visitors' experience, 3) traffic within the park, 4) congestion on Old Spanish Trail and Escalante, and 5) dark skies for the park's astronomy program. As expressed by the prior superintendent *"Our job as one of the units of the National Park System is to protect resources and provide for our visitors (experience), and that's why we have concerns about a proposed*

development immediately contiguous to the park boundary”(1). This quote embodies the custodial responsibilities/duties that the prior superintendent perceived in her role as the guardian of Saguaro National Park.

- **This is no “minor resort”.** It has the appearance of a project that once built and occupancy rates established could easily be converted or sold to become a mid-scale hotel. While a bike ranch in the right area has its merits, **this is not a development that should be undertaken directly across from the entrance to Saguaro National Park and in an area that has been zoned Suburban Ranch (SR) for NON-COMMERCIAL USE.**

At a neighborhood meeting held by the consultant representing the developers, it was conveyed that waste water treatment is planned to be septic systems; however, they admitted to not having completed any due diligence to ensure that solution will be adequate and not affect neighboring properties.

We are also concerned about the financial viability of the developer in completing the project, as well as their ability to supplement cash flow if occupancy is insufficient to sustain the bike ranch long term. The possibility exists that this could result in empty buildings and neighborhood blight similar to the former Webb’s restaurant on S. Old Spanish Trail that has changed owners’ multiple times and remains for sale today.

Property values’ plummeting as a result of a commercial establishment on this property is also concerning to people who bought property in the area over the years because of the SR zoning, open space and large lots between houses. The developer should not be allowed to exploit or financially harm those that have invested in such properties expecting to retain the suburban ranch requirement of a minimum of 3.3 acre or larger lots in their neighborhoods.

Increases in lighting and noise as well as traffic congestion primarily on Old Spanish Trail and Escalante roads are also concerns voiced by area homeowners. The developers have said that historically Tucson manages the increased bicycle traffic adequately during El Tour de Tucson. While the neighbors support that event, we do not want a El Tour de Tucson experience all year long!

For a historical perspective, click the link below:

(1)Bregel, Emily. “bike ranch Proposed near Saguaro National Park.” *Arizona Daily Star*, Arizona Daily Star, 18 May 2014, [https://tucson.com/news/science/environment/bike-ranch-proposed-near-saguaro-national-park/article\\_606ab278-30b4-5fdb-ae02-655bab9d16cd.html](https://tucson.com/news/science/environment/bike-ranch-proposed-near-saguaro-national-park/article_606ab278-30b4-5fdb-ae02-655bab9d16cd.html)

Sample Letter

(Name)

(Address)

Tucson, AZ 857\_\_

(Phone/Email)

(Date)

Pima County Development Services  
Conditional Use Hearing Administrator--Jim Portner  
201 North Stone Avenue  
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. Portner and Supervisor Christy,

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

My/Our reasons for our opposition are as follows:

1.

2.

3.

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. It will destroy the beauty and tranquility of this area which was a major factor in our decision to live here.

The property is zoned SR for a reason. It should remain that way!

Signed:

---

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**Our mailing address is:**  
Save Saguaro National Park



3505 S Hunters Run  
Tucson, Az 85712

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**From:** Save Saguaro National Park <SaveSaguaroNationalPark@gmail.com>  
**Sent:** Tuesday, March 5, 2019 11:56 AM  
**To:** COB\_mail  
**Subject:** [BULK] Letter Writing Campaign Update

\*\*\*\*\*

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Save Saguaro National Park

We are currently working to secure a meeting location that will accommodate what we anticipate a large crowd at our next neighborhood meeting. Watch this space.

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

Folks, we have discovered that we should **NOT** send letters or email directly to Jim Portner, but instead to his staff as well as Supervisor Steve Christy. So, here is the email information for both:

Nicholas Coussoulis: [Nicholas.Coussoulis@pima.gov](mailto:Nicholas.Coussoulis@pima.gov)

Supervisor Steve Christy: [district4@pima.gov](mailto:district4@pima.gov)

If you wish to send a letter via U.S. Mail, the street address information is listed below for both in the sample

**CLERK'S NOTE:**  
**COPY TO SUPERVISORS**  
**COUNTY ADMINISTRATOR**

**DATE** 3/5/19 AFB

PR 0519M120PCAKCFBD  
AFB

letter.

Sample Letter

(Name)

(Address)

Tucson, AZ 857\_\_

(Phone/Email)

(Date)

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

My/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. It will destroy the beauty and tranquility of this area which was a major factor in our decision to live here.

The property is zoned SR for a reason. It should remain that way!

Signed:



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**Our mailing address is:**

Save Saguaro National Park  
3505 S Hunters Run  
Tucson, Az 85712

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**From:** Save Saguaro National Park <SaveSaguaroNationalPark@gmail.com>  
**Sent:** Friday, March 8, 2019 1:21 PM  
**To:** COB\_mail  
**Subject:** [BULK] Community Meeting Saguaro Buttes Church March 18th @ 6:30 PM

\*\*\*\*\*

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Greetings neighbor,

The next neighborhood information meeting will be on **Monday, March 18th at the Saguaro Buttes Church at 6:30 PM. located at 5825 S. Old Spanish Trail.** This purpose of this meeting is to bring the community up to date with actions that have been taken by the task force to stop this large commercial development across from our national park and rally support for the upcoming Pima County conditional use application meeting.

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

The following link is the application for phase I of this commercial development. Open it up and you will find that it is huge! AND, the superior court ruling last year allows the developer to double the rental

CLERK'S NOTE:

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COUNTY ADMINISTRATOR

via Nicholas Coubssoulis, Development Services Planner

DATE 3/8/19 AFB

unit size and build 5 more homes on the OTHER 25.97 acres in phase II of this development!!!

El Cortijo, LLC conditional use application

Listed below is the flyer being mailed to local residents to make sure everyone is notified of this proposed development.

Please join the Save Saguaro National Park organization in opposing the development of 20 acres just north of Escalante off of Old Spanish Trail (within feet of the entrance to the Park).

We believe it is our right to protect Saguaro National Park from high-density development, particularly one that includes eighteen, 32-foot-high, two-story buildings. All of the development planning in the world cannot minimize the negative impact of this development being across from the entrance to one of America's Best Ideas - Saguaro National Park Rincon District (east).

This is a national issue; please contact friends, family and acquaintances to send in protest letters.

**PLEASE ATTEND** (We wear yellow to make our solidarity instantly visible):

**SAVE SAGUARO NP PUBLIC MEETING**

Monday March 18, 2019

6:30 PM

Saguaro Buttes Church (2.6 miles south of Escalante)

5825 S. Old Spanish Trail

Tucson Az. 85747

**CONDITIONAL USE HEARING**

March 27, 2019

2:30 PM

Public Works Building Basement

Conference Room "C"

201 N. Stone Ave.

**PLEASE EMAIL/MAIL OPPOSITION LETTERS TO THE FOLLOWING:**

Nicholas Coussoulis, Planner Sr

Pima County Development Services

201 N. Stone Avenue, 2nd Floor

Tucson, AZ 85701

520-724-6692

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

**CONTACT "SAVE SAGUARO NATIONAL PARK ORGANIZATION"**

savesaguaronationalpark@gmail.com (EMAIL US TO BE PUT ON CONTACT LIST)

https://savesaguaronationalpark.com/ (being updated)

https://www.facebook.com/savesaguaronationalpark (DO NOT NEED FACEBOOK ACCOUNT TO VIEW)

https://twitter.com/SaguaroSave (DO NOT NEED TWITTER ACCOUNT TO VIEW)

**TASK FORCE ACTIONS**

Meeting with Planning and Development, Steve Christy, Saguaro Corners, and the Park Superintendent.

Looking into Press Releases, ads, and other forms of mass communication.

Mailing a flyer to residences within the Buffer Zone that are northwest and southwest of the Park.

**Information about proposed development:**

- 20 acres.
- 49 guest rooms (many are two-bedroom units).
- 29 individual "casitas."
  - 17 are two stories and 32-foot high.
- 34-foot high "Bike Barn."
- 79 parking spaces.
- 60 employees.
- Ranch House.
- Restaurant.
- Cafe.
- Liquor license (possibly two).
- Public bike rentals.
- Lighted outdoor public gathering area.
- Crosswalk to the entrance of Saguaro National Park.
- Estimated occupancy is as high as 200-plus per night (no bed count was given).
- Rooms will be marketed nationally and internationally.
- The general public as well as bicyclists will be targeted.

Thank you,  
Your Save Saguaro National Park Task Force



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Saguaro National Park

**Our mailing address is:**

Save Saguaro National Park

3505 S Hunters Run

Tucson, Az 85712

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**From:** Save Saguaro National Park <SaveSaguaroNationalPark@gmail.com>  
**Sent:** Friday, March 15, 2019 11:09 AM  
**To:** COB\_mail  
**Subject:** [BULK] Meeting Reminder: Saguaro Buttes Church, Monday 3/18 @ 6:30 PM

\*\*\*\*\*

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\*\*\*\*\*

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Greetings neighbor,

Just a reminder:

The next neighborhood information meeting will be on **Monday, March 18th at the Saguaro Buttes Church at 6:30 PM. located at 5825 S. Old Spanish Trail.** This purpose of this meeting is to bring the community up to date with actions that have been taken by the task force to stop this large commercial development across from our national park and rally support for the upcoming Pima County conditional use application meeting.

**ATTENTION.....ATTENTION.....ATTENTION.....ATTENTION.....**

There has been a change in Date/Time/Location of the Conditional Use

CLERK'S NOTE:

COPY TO SUPERVISORS

COUNTY ADMINISTRATOR

DATE

3/15/19

Hearing held by the county! New/updated information below.

**CONDITIONAL USE HEARING**

April 4, 2019

(New Date)

1:00 PM

(New Time)

Board Of Supervisors chambers

(New location)

130 W. Congress Ave.

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

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



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3505 S Hunters Run

Tucson, Az 85712

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**From:** Bike Ranch <donotreply@godaddy.com>  
**Sent:** Friday, March 15, 2019 7:55 PM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

\*\*\*\*\*

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\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Bret Paulk

**Email:**  
[REDACTED]

**Message:**

This bike ranch will ruin the park and the neighborhood. Don't approve it please.

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

2357622264

CLERK'S NOTE:  
COPY TO SUPERVISORS  
COUNTY ADMINISTRATOR

DATE 3/18/19 yz

**From:** Bike Ranch <donotreply@godaddy.com>  
**Sent:** Saturday, March 16, 2019 11:43 AM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

\*\*\*\*\*

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\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Jorge Rico

**Email:**  
[REDACTED]

**Message:**

Please do not consider approval fro this project. It encroaches on a very beautiful national park that does not need this horrid idea of capitalism so close that it will destroy the core beauty of this majestic desert space.

MAR 18 19AM 10:14 POC CLK OF BD



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

2359051114

**From:** Bike Ranch <donotreply@godaddy.com>  
**Sent:** Sunday, March 17, 2019 6:29 AM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

\*\*\*\*\*

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\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Marshall Hill

**Email:**  
[REDACTED]

**Message:**

As a resident and property owner in Pima County, I support the development of the Bike Ranch.

HR1819M1014PCQKGFED



---

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

2360215443

**From:** Bike Ranch <donotreply@godaddy.com>  
**Sent:** Sunday, March 17, 2019 7:08 AM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

\*\*\*\*\*

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\*\*\*\*\*

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**Name:**  
Nathaniel Miller

**Email:**  
[REDACTED]

**Message:**

Dear Pima County, I write to you in support of the proposed Bike Resort near Saguaro N.P. It is my belief that any initiative to increase visitors to the area is important to consider. This is especially the case when the increase is not in visitors in automobiles, but in bicycles. Bicycles are a great way to increase the number of visitors without needed to redesign roadways and amenities for the increased vehicular traffic. Additionally, with the investment Pima County has made in bicycle infrastructure, this a way the bicycling industry can pay it back to the County with the increase in tourism spending. Best Regards, Nathaniel Miller Pima County Resident

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

2360416894

HR19M014PC0K0F0



[REDACTED]

---

**From:** Bike Ranch <donotreply@godaddy.com>  
**Sent:** Monday, March 18, 2019 10:19 PM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

\*\*\*\*\*

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**Name:**  
Steve Kunz

**Email:**  
[REDACTED]

**Message:**

I fully support the Bike Ranch. I enjoy Saguaro National Park several times a month all year long and live seven minutes away in a nearby neighborhood. The development plan is consistent with our precious desert and precious park. Please support this project. Steve Kunz 5259 S.Morning Sky Ln. Tucson

APR 19 15:06:50 PC CLK OF RD

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

2364028956

**From:** Bike Ranch <donotreply@godaddy.com>  
**Sent:** Monday, March 18, 2019 12:22 PM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

\*\*\*\*\*

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\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Deja

**Email:**  
[REDACTED]

**Message:**  
Hello

MAR 18 15:40:02 PCD CLK/FBD

*yk*

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

2362612800

CLERK'S NOTE:  
COPY TO SUPERVISORS  
COUNTY ADMINISTRATOR

DATE 3/19/19 *yk*



**From:** Bike Ranch <donotreply@godaddy.com>  
**Sent:** Saturday, March 23, 2019 7:07 PM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

\*\*\*\*\*

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\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Bobbi Paley

**Email:**  
[REDACTED]

**Message:**

Creating a bike ranch provides another reason for winter visitors to experience Tucson & potentially buy a second home. Great for our economy & reputation!

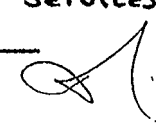
MR 25-19M08270146 BD  
AS

---

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

2382602791

CLERK'S NOTE:  
COPY TO SUPERVISORS  
COUNTY ADMINISTRATOR  
Development Services  
DATE 3/25/19 AFB



**From:** Bike Ranch <donotreply@godaddy.com>  
**Sent:** Saturday, March 23, 2019 10:08 PM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

**Categories:** Green Category

\*\*\*\*\*

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:**  
Test

**Email:**  
[Test@mail.com](mailto:Test@mail.com)

**Message:**  
Test

APR 23 19:06:52 PC CLK FB  
AGS

---

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

2382661786

[REDACTED]

---

**From:** Bike Ranch <donotreply@godaddy.com>  
**Sent:** Sunday, March 24, 2019 8:47 AM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

\*\*\*\*\*

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\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Kristine Moran

**Email:**  
[REDACTED]

**Message:**

Re: P19CU00005 Dear Pima County, I am in strong support of the Bike Ranch. This progressive and eco-friendly and economically beneficial project will promote visitors to Tucson as a cycling destination. The ranch will appeal to visitors that will respect and appreciate Tucson, Saguaro East and the desert. Please vote for the Bike Ranch. Thank you. Kristine Moran 8160 E Brookwood Dr, Tucson, Az 85750

NR 2519M062 PC CLKD RD  
ACB

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

2383692660

[REDACTED]

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**From:** Bike Ranch <donotreply@godaddy.com>  
**Sent:** Sunday, March 24, 2019 9:26 AM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

\*\*\*\*\*

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\*\*\*\*\*

[Click here to reply](#)

**Name:**  
D'Ann A Hunt

**Email:**  
[REDACTED]

**Message:**

I am encouraged with the forward thinking of Bike Ranch. Who knows what would be built on the parcel of land across from Saguaro Park if left in someone else's hands?! It couldn't possibly be as eco-friendly or concerned with preserving the natural beauty of the desert landscape and conservation of wildlife as what is planned with Bike Ranch by Ms Matthews and Mr Lasher. We'll get all that AND further promote Tucson as a cycling destination while Southern Arizona reaps the economic benefits of hosting a world class cycling resort. I strongly support Bike Ranch. I urge you to vote FOR Bike Ranch.

APR 25 19:08:52 PC1K6 RD  
AS

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

2383727847

[REDACTED]

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**From:** Bike Ranch <donotreply@godaddy.com>  
**Sent:** Sunday, March 24, 2019 9:54 PM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

\*\*\*\*\*

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\*\*\*\*\*

[Click here to reply](#)

**Name:**  
David Blair

**Email:**  
[REDACTED]

**Message:**

I read about this plan in the newspaper today and though I respect Neighbors in the area wanting low-density development this plan is in line with legal zoning requirements and also in line with our community goal to be known as a bike-friendly and environmentally friendly City. Please do not confuse neighborhood protest with neighbors putting their own personal emotions and feelings in front of what's best for a community as a whole.

NR 25194083 PC CLKFH  
AS

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

2384090488

**From:** Bike Ranch <donotreply@godaddy.com>  
**Sent:** Monday, March 25, 2019 11:51 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:**  
Walter Crutchfield

**Email:**  
[REDACTED]

**Message:**

Dear Pima County, As a responsible and sustainable developer with innovative projects all over the state of Arizona, I am impressed with Bike Ranch. The documents they have made available and the partnerships with the National Park Service they have forged demonstrate real transparency. In our recent master planned community in Flagstaff Arizona, Timber Sky, we delivered the finest dark skies compliant master planned community in the US. This was accomplished by listening to the greater Flagstaff community and innovating new practices that allow for long term sustainability. I see this development team doing exactly the same thing. Please do not allow a few NIMBY's to cancel a project that is so forward thinking and forging the kind of partnerships with our National Park Service that will help our park systems sustain. Unless projects like this go forward our communities will never see real innovation and sustainability in future development. Please vote yes for this development. Sincerely, Walter Crutchfield Vintage Partners

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

2385507735

HR 2519M1157PCLKCFB  
AS

**From:** Bike Ranch <donotreply@godaddy.com>  
**Sent:** Monday, March 25, 2019 11:26 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:**  
Daniel Smith

**Email:**  
[REDACTED]

**Message:**

To Pima County, I'm totally in favor of the Tucson Bike Ranch proposal. As a 20+ year resident of Tucson's eastside and an avid cyclist this is exactly what Tucson, Pima County, and southern AZ needs. I like many Tucson residents love our city and the Tucson way of life. We are a cycling friendly community. It's my belief that allowing the Tucson Bicycle Ranch to proceed with development will not only enhance the standing of our community as a bicycle friendly community, but will also bring in an environmentally "low impact" tourist destination. For those residents who are against the development I say they are those who would complain about anything. They have the NIMBY (Not In My Back Yard) syndrome and I say shame on them. My only suggestion would be that Pima county look at the plans carefully and ensure the development adheres to their approved plans. Again I support this development

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

2385487799

CLERK'S NOTE:  
COPY TO SUPERVISORS  
COUNTY ADMINISTRATOR  
Development Services  
DATE 3/25/19 AFB

APR 25 19 11 01 POC/KCF/BD

RES