

From: Bike Ranch <donotreply@godaddy.com>
Sent: Tuesday, March 26, 2019 9:07 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:
cara ammann

Email:
[REDACTED]


Message:

RE: P19CU00005 Dear Pima County, Bike Ranch is a natural outgrowth of Tucson's investment in biking infrastructure. I support this progressive, eco-friendly, and economically beneficial project that will further promote Tucson as a cycling destination. Please vote for the Bike Ranch. The above is a copy and paste, but I agree 100% with the sentiment. I live in the Rita ranch/Vail community and have seen some misguided, negative comments from some of my neighbors who are opposed to the Bike Ranch because they do not like cyclists and do not like change. I know that these voices can sometimes be the loudest as many have the free time and availability to attend multiple committee and council meetings that I personally am unable to attend. As a member of the community, I wanted to voice my pro-Bike Ranch opinion as a vote for progress and new development that I believe would better the Tucson community. If the developers are working in tandem with Saguaro Park East to ensure there is minimal to no impact on wilderness areas, and can be relatively certain this will be a financial success (no one wants a ghost bike ranch), I see no reason why their re-zoning request should not be granted. Tucson needs to stop resisting progress because a few vocal individuals do not like change. My address is: 11463 E Dry Wind Dr Tucson, AZ 85747

APR 23 19 09:17 PM CCK/CFB


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

CLERK'S NOTE:
COPY TO SUPERVISORS 5287
COUNTY ADMINISTRATOR

DATE 3-26-19 
cc : Development Services.

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- The proposed development will:

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

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

PLEASE INCLUDE YOUR EMAIL ADDRESS AND/OR PHONE NUMBER IF YOU WISH TO BE ON THE CONTACT LIST.

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

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APR 26 1990 09:18 PC CLK OF HD

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12/12

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 - diminish the monetary and lifestyle value of low-density zoning for all residents, and
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[illegible]

MAR 26 1981 09:19 PC O/K OF HP

From: Bike Ranch <donotreply@godaddy.com>
Sent: Tuesday, March 26, 2019 3:23 PM
To: COB_mail
Subject: [BULK] New message - bikeranch.com

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

[Click here to reply](#)

Name:
Daphne Hope

Email:
daphne.hope@yahoo.com

Message:

RE: P19CU00005 Dear Pima County, Tucson is recognized internationally as a major cycling destination. The world class Loop Pathway, Mount Lemmon climb and Saguaro National Park all contribute to this reputation. The proposed Bike Ranch is an obvious answer to the needs of many of the visitors who come to our region every year and will further enhance the range of facilities available to cyclists. I live in Pima County and I support this development proposal. My address is 12245 East Horsehead Road, 85749

APR 26 19 03:25 PM CDT

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

2388871015

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR

DATE

3/26/19 *yk*

CC: Development Services.

From: Bike Ranch <donotreply@godaddy.com>
Sent: Wednesday, March 27, 2019 8:09 AM
To: COB_mail
Subject: [BULK] New message - bikeranch.com

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

[Click here to reply](#)

Name:
Ira Ernst

Email:
[REDACTED]

Message:

Congratulations to the developer and to government in recognizing the benefit of a quality and innovative development to Tucson's lifestyle. Tucson has been and continues to be a destination for those seeking an aesthetic environmental experience. What a perfect setting for a cyclist's resort!

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

2390965637

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR

DATE 3/27/19 Yol
cc: Development Services



March 27, 2019

Mr. Nick Coussoulis
Pima County Development Services
Planning Division
201 N. Stone Ave.
Tucson, Arizona 85701

RE: Bike Ranch Proposal

Dear Mr. Coussoulis,

Cycling Advocates of Southern Arizona (CASAz) is a non-profit organization dedicated to improving bicycle infrastructure and cyclists' safety. We do this through networking with groups and organizations, gathering and disseminating information and advocating on all issues related to cycling and cycling safety.

We were recently approached by the proponents of the Bike Ranch to ask whether we would be able to offer our support for the Bike Ranch proposal. We do not normally comment on development proposals, but our Board considered the request in terms of its impact on cycling safety. As part of our deliberations, we spoke to many of our contacts about the development proposal. The comments we received were generally favorable, provided the project was completed and operated as described in the proposal narrative.

Bringing more cyclists to the Tucson area brings more voices to speak out for better facilities, maintenance and enforcement leading to better safety for all road and pathway users. In this regard, we feel the successful development of the Bike Ranch would benefit cycling in the region.

In addition, the proponents have indicated to us that they would like to establish a committee with representatives of Saguaro National Park (SNP) and the community to address the issue of bicycle safety. We strongly support this idea and would offer our assistance in working with this committee to ensure cycling safety in the vicinity of SNP.

Yours truly,

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR

DATE: 3/28/19 yld
CC: Development Services

MR 28 19M1056PC01KF B0
yld

Daphne A. Hope, President

Cycling Advocates of Southern Arizona

CC. Supervisor Steve Christy, Pima County

Kelly Mathews

[REDACTED]

From: cj <[REDACTED]>
Sent: Thursday, March 28, 2019 5:40 PM
To: Nicholas Coussoulis
Cc: District4; COB_mail
Subject: Opposition to P19CU00005 El Cortijo, LLC application for conditional use permit
Attachments: map, SNP-Rincon Wilderness.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.

Constance J. Franz
11631 E Calle Javelina
Tucson AZ 85748
[REDACTED]

March 28, 2019

To:
Nicholas Coussoulis, Planner Sr (520-724-6692)
Pima County Development Services
201 N. Stone Avenue, 2nd Floor
Tucson, AZ 85701
520-724-6692

cc:
Supervisor Steve Christy (520-724-8094)
130 W. Congress 11th Floor
Tucson, AZ 85701

Julie Castañeda (520-724-8449)
Clerk of the Board
130 W. Congress 5th floor
Tucson, AZ 85701

Re: P19CU00005 El Cortijo, LLC application for conditional use permit

Dear Mr. Coussoulis,

Surely you must weigh the negative effect on the many versus the desire of the two applicants, Kelley Mathews and Peter Lasher.

Please recommend against approval for this development. It desecrates both the spirit and intent of the Buffer Overlay Zone.

There is only one Saguaro National Park in the world. It cannot be moved. The development can be built anywhere.

The development will benefit two people. But it will blight the open space at the entrance to the Park for hundreds of thousands of visitors. And it will ruin the life of 70 homeowners within 1000 feet and threaten thousands of locals' lifestyle and financial investment.

BUFFER OVERLAY ZONE
18.67.010 Purpose.

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR

DATE 3/29/19 *yo*
cc: *Development Services.*

APR 29 19M09M 4 POC CLK FEB

A. 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;

Development will destroy the open space characteristics of the lands across from the entrance to Saguaro National Park Rincon and less than one-third mile from Wilderness designated lands.

2. Protect and enhance existing public preserves in Pima County as a limited and valuable resource;

Development will damage and destroy the existing low-density buffer to the Park.

3. Establish mechanisms that will protect the public preserves and result in an ecologically sound transition between the preserves and more urbanized development;

Development will eliminate the transition between the park and the City smack dab in the middle of the existing six miles of buffer zone and at the very entrance to Saguaro National Park Rincon and within one-third of a mile of Wilderness designated lands.

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;

Development will destroy 19.26 acres (with an unspoken promise to develop the remaining 25.5 acres) of wildlife habitat and will be an impenetrable barrier for wildlife, particularly hoofed animals and shy creatures like kota mundis, ring-tails, raccoons badgers, skunks, gila monsters, bobcats, foxes and others.

5. Provide for an aesthetic visual appearance from and to Pima County's public preserves;

Enter the scenic roadway Old Spanish Trail at 22nd street and travel four miles through low-density, natural, mostly untouched Sonoran Desert then round the corner at the junction of Freeman Road and there it is, the entrance to the Park on the left, and on the right - seventeen 32-foot high buildings and one 34-foot high massive multi-use building - ruining the aesthetic visual appearance from and to the Park and within one-third of a mile of Wilderness designated lands.

6. Promote a continued economic benefit to the region by protecting the public preserves for the enjoyment of residents and visitors alike; and

El Tour de Tucson is in trouble. The bicycling industry is decaying. There is no need for short-term visitors at the entrance to the park. There will be no economic benefit.

7. Neither promote nor discourage changes in underlying zoning, but rather provide continuing performance standards for the unique lands within the buffer overlay zone.

The buffer overlay zone's unique lands will be damaged forever. If each of the developer's 33 buildings were placed on 3.3 acres, they would span 109 acres, 109 acres! The developer plans to put those 33 buildings, plus ten ancillary structures and three septic systems on 13.41 acres (19.26 minus open space of 5.85 acres). The desert will never recover.



The damage done by up to 256 people 24/7/365 across from the entrance to the Park and within one-third mile of Wilderness designated lands – the damage done by bull-dozing the desert and erecting the following on acreage across from the entrance to one of America’s best ideas is:

- nuts,
- irrevocable, and
- sets a dangerous precedent.

TOTALS:

33 buildings - 49 rooms - 106 beds - potential 196 occupancy - 60 employees

RESORT DETAILS:

- 19.26 total acres.
- 5.85 acres open space (minimum allowed by code and includes 40-foot-wide buffer along east, west and northwest lot lines).
- 13.41 acre building footprint.

DENSITY:

- 33 buildings (18 of them two-story) on 13.41 ac
- Current use: 1 dwelling per 3.3 acres.
- Proposed: 8.6 buildings per 3.3 acres.
- Almost 9 times current density.
- Or, 2.46 buildings per acre.
- If built at 3.3 acres per building, would span 109 acres!

BUILDINGS (33):

- SEVENTEEN, 2-story, 32-FOOT-HIGH buildings.
- ELEVEN, 1-story buildings.
- ONE, 2-story, 34-FOOT-HIGH, open to public, multi-purpose building with cafe (possibly with bar), bike rentals/repair/sales, and meeting rooms.
- Guest-only building with restaurant, lounge, bar, meetings rooms, and resort’s laundry.
- Reception building.
- Management office.

- Maintenance building.

ANCILLARY STRUCTURES (13):

- 1100 foot long (approximate), four-foot high, contiguous wall running west from Old Spanish Trail.
- 817 foot long, 26-foot-wide fire lane.
- 3 septic fields.
- Parking lot (79 spaces).
- Handicapped parking spaces (3?).
- Registration parking spaces (7?).
- Loading zone.
- Maintenance yard.
- Pool.
- Outdoor eating area.
- Walkways.

Recommend against this development.

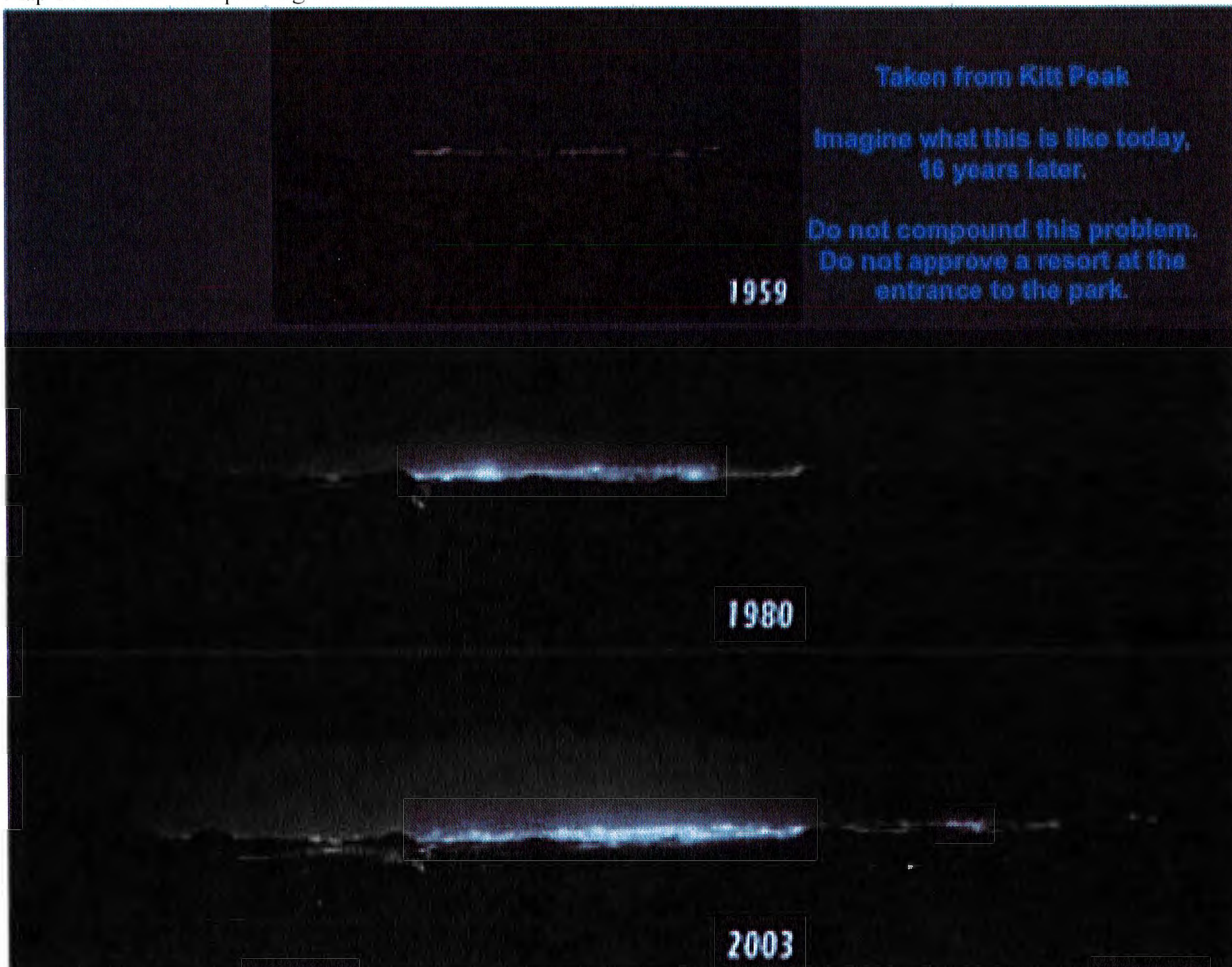
Constance J. Franz

Attachments:

Dark skies as taken from SNP Rincon

Map of Wilderness Lands one-third mile from development

Map of urbanization squeezing the Park

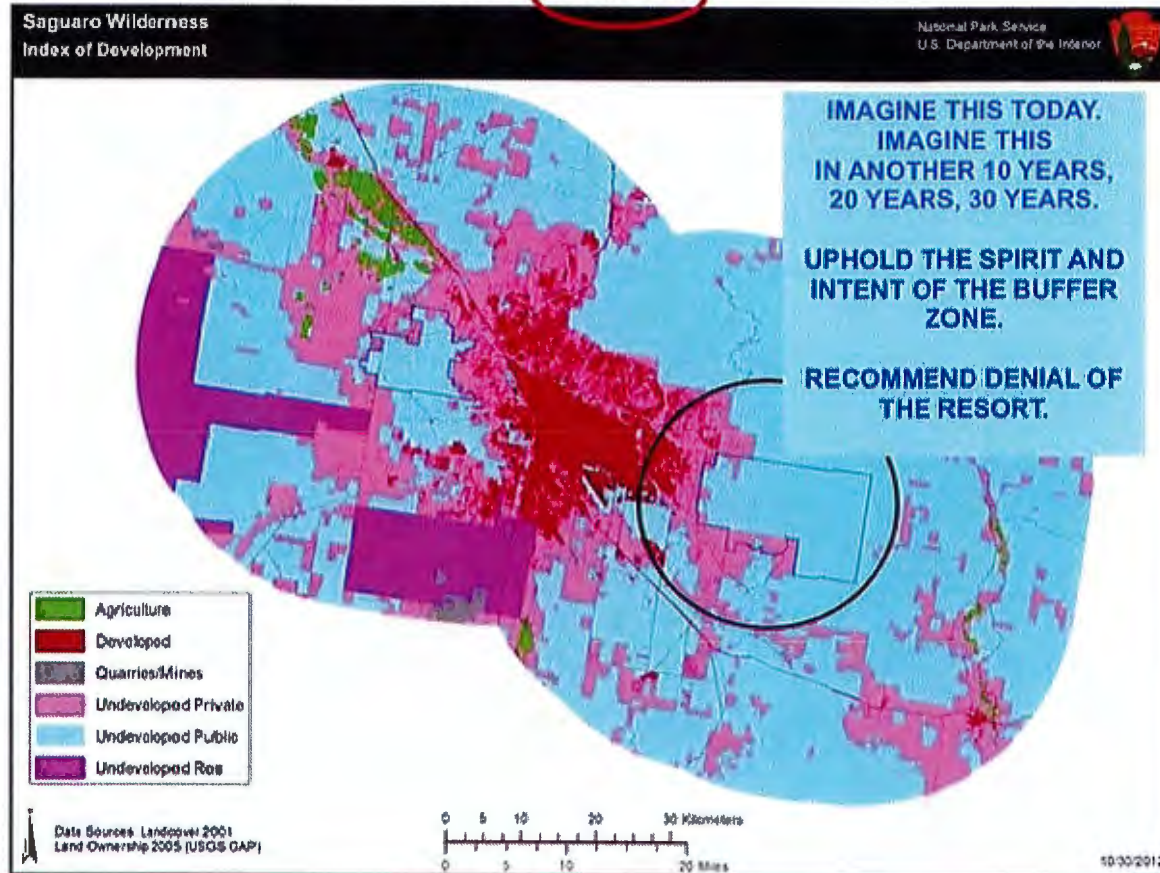


Wild Space in an Urban Setting - Wilderness Building Blocks for Saguaro National Park

Prepared by: Josse Engelsen, Interagency Wilderness Fellow Program National Park Service

Map of development within 30km of TMD and RMD **October 2012**

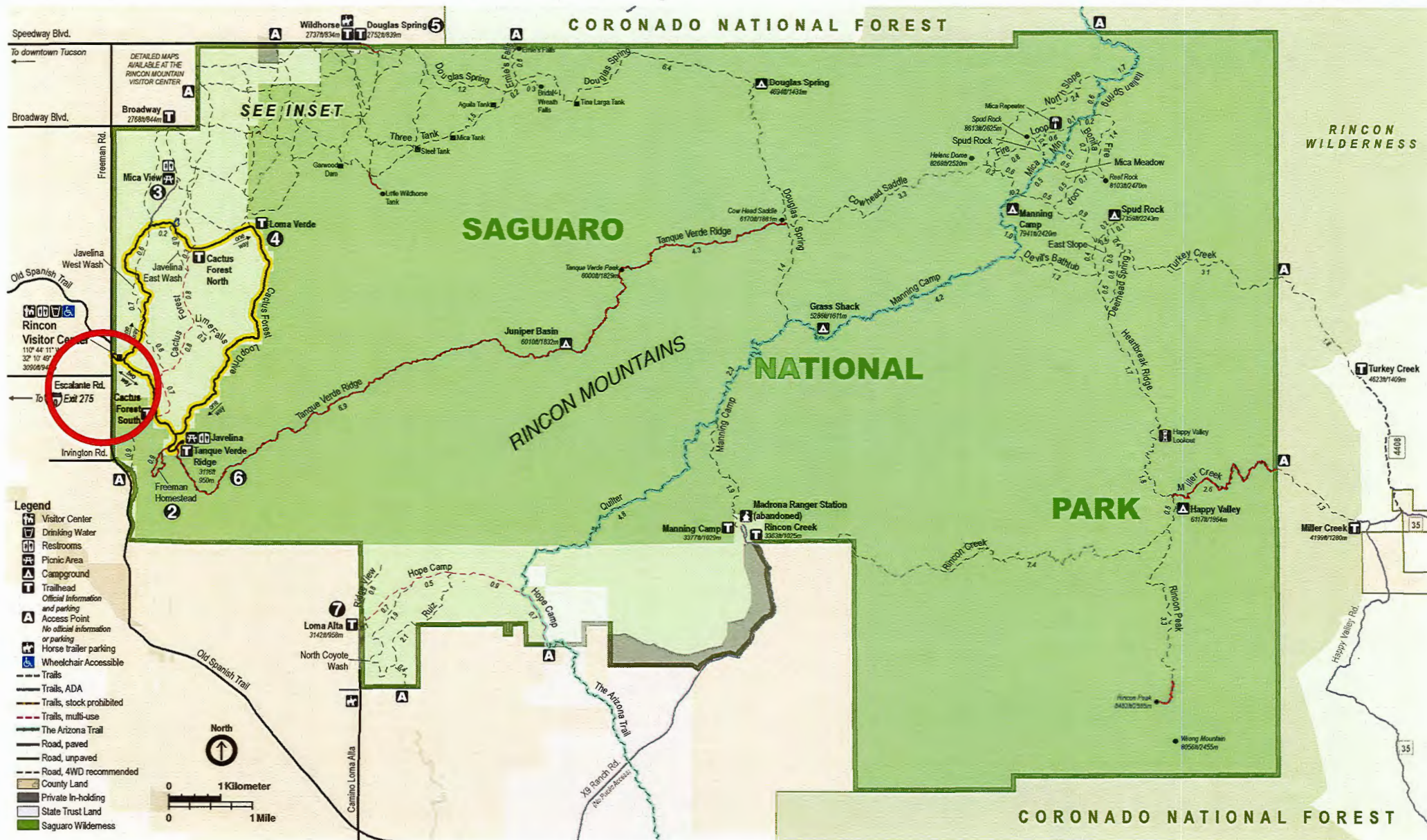
Attachment A



###

Rincon Mountain District (East)

Attachment B



[REDACTED]

From: L. Olais <[REDACTED]>
Sent: Friday, March 29, 2019 5:17 PM
To: Mark Holden; District4; coussoulis@pima.gov; COB_mail; [REDACTED]
Subject: Bike Ranch petition
Attachments: Bike Ranch petition.jpeg.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.

Please see attached signed petition in opposition to the proposed Bike Ranch:
El Cortijo, LLC conditional use application

Kindest regards,
Laura Olais
RYT 500

APR 01 19 09 51 PM CLK/ED

AFB

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR
Development Services
DATE 4/1/19 AFB



CONDITIONAL USE PROTEST PETITION

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

The proposed development will:

- irrevocably harm the quality of life and home values of contiguous home owners,
- diminish the monetary and lifestyle value of low-density zoning for all residents, and
- will harm the only national park that borders a major metropolitan area by commercializing its entrance and setting a precedent for further commercialization.

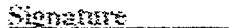




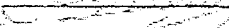
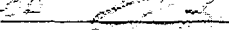
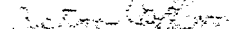




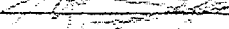


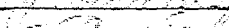


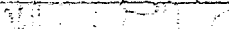
The proposed resort would irretrievably damage the existing natural landscape and

- * diminish the qualities of solitude, quiet and naturalness of the Buffer Zone and Saguaro National Park Rincon.

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PLEASE INCLUDE YOUR EMAIL ADDRESS AND/OR PHONE NUMBER IF YOU WISH TO BE ON THE CONTACT LIST.

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

Int Name	Signature	Street Address	ZIP	Phone (optional)	Email (optional)
Trisha Bogue		5735 S RIVERVIEW	85747		
Colin Turner		11405 Desert Santa Loop	85748		
Emily Lynn		3880 E ORANGE	85748		
Anthony Davis		2857 N. MAUIQUE	85715		
Aster Bloom		87 E. Linden Street Rd	85748		
Barbara		1049 E. Cedar	85747		
Carol Trevis		1049 E Cedar	85747		
Jed Smith		1576 E. Wm. H. Hall	85747		
Richard B. Breyer		1049 E. Cedar	85747		
Barbara Smith		4758 W. Second Ave	85745		
MAFV DPH		5572 E. Cactus Rd	85747		
Don't Wagner		7850 Blvd de l'avenue	85747		
Wade Smith		1049 E Cedar	85747		
Theresa Smith		809 E. Cedar	85747		
Karen Smith		760 S. Ponderosa Rd	85747		
Eric Lindero		1049 E. Cedar	85747		
John Smith		1049 E. Cedar	85747		
Diana Richards		12870 E. Chippendale Blvd	85641		
Jim Garriques		13861 E. Chippendale Drive	85641		

From: Save Saguaro National Park <SaveSaguaroNationalPark@gmail.com>
Sent: Friday, March 29, 2019 6:26 PM
To: COB_mail
Subject: [BULK] Email Blast: Reminder for Letters and County Meeting

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.

[View this email in your browser](#)



Greetings neighbor,

Well the big meeting is almost here where the county will consider the conditional use application to build the "bike motel" across from the entrance of Saguaro National Park East. The Task Force has been busy enlisting support from different groups, talking to the media, organizing our speakers for the county planning meeting, investigating every aspect known to man or beast that might help us stop this "bike motel".

So, what can you do to help the cause?

Attend the county planning meeting on April 4th.

CONDITIONAL USE HEARING

April 4, 2019
1:00 PM

(New Date)
(New Time)

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AKS

Board Of Supervisors chambers (New location)
130 W. Congress Ave.

WEAR YELLOW TO SHOW SOLIDARITY IN OUR CAUSE!!!

Write an Email(s) or Letter(s)

If you have not yet sent in a letter opposing this "motel", please do so. Here are the email addresses for both Nicholas Coussoulis, Sr. County Planner and County Supervisor Steve Christy, district 4. **Letters do make a difference.**

Nicholas Coussoulis: Nicholas.Coussoulis@pima.gov

Supervisor Steve Christy: 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 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:

Look for updates at our website: savesaguaronationalpark.com

Contact us: savesaguaronationalpark@gmail.com



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

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

Our mailing address is:

Save Saguaro National Park

3505 S Hunters Run

Tucson, Az 85712

[Add us to your address book](#)

Want to change how you receive these emails?

You can [update your preferences](#) or [unsubscribe from this list](#).



From: Bike Ranch <donotreply@godaddy.com>
Sent: Friday, March 29, 2019 9:45 PM
To: COB_mail
Subject: [BULK] New message - bikeranch.com

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[Click here to reply](#)

Name:
Colleen Carter

Email:
[REDACTED]

Message:
I support this initiative and am convinced that a bike ranch will be an asset to Tucson.

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

2403598614

APR 01 19 05:14 CDT
AKS

From: Bike Ranch <donotreply@godaddy.com>
Sent: Friday, March 29, 2019 10:40 PM
To: COB_mail
Subject: [BULK] New message - bikeranch.com

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

[Click here to reply](#)

Name:
Katalin Scherer

Email:
[REDACTED]

Message:

Do not listen to the NIMBYs. This bike ranch will be great for the region economically, socially, environmentally. We need more sustainable development like the bike ranch. Single family homes on large plots with their sprawling and expensive infrastructure (subsidized by all) are literally killing us and the planet. If you support good business and financially responsible growth you will help make the bike ranch a reality. Our and our childrens future depend on it.

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

2403611274

APR 01 09:09:51 PM CDT 2019
RCS