

[REDACTED]

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**From:** cj <[REDACTED]>  
**Sent:** Saturday, March 30, 2019 12:29 AM  
**To:** Nicholas Coussoulis  
**Cc:** District4; COB\_mail  
**Subject:** Opposition to P19CU00005 El Cortijo, LLC application for conditional use permit  
**Attachments:** 1995 sec 30 CCRs Friends of Saguaro NP.pdf; 1996 sec 30 CCRs flyerpdf.pdf; 1996 sec 30 CCRs.pdf; 1997 sec 30 CCRs Ina Gables letter.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 30, 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  
CC&Rs on Section 30, Township 14 South, Range 16 East

Dear Mr. Coussoulis,

On March 15, 2019, I emailed you information about existing CC&Rs on the 169 (60-plus percent) parcels in Sections 18 and 19, Township 14S, Range 16E, that prohibit commercial development and two-story construction.

There are also CC&Rs on at least 60 percent of the parcels in Section 30, Township 14 South, Range 16 East. Unfortunately, Ina Gables, the person(s) who managed the drive to preserve the SR zoning, has passed away and there are few documents available. But there are cover documents about the drive for CC&Rs including a letter from Saguaro Forest Associates that support this.

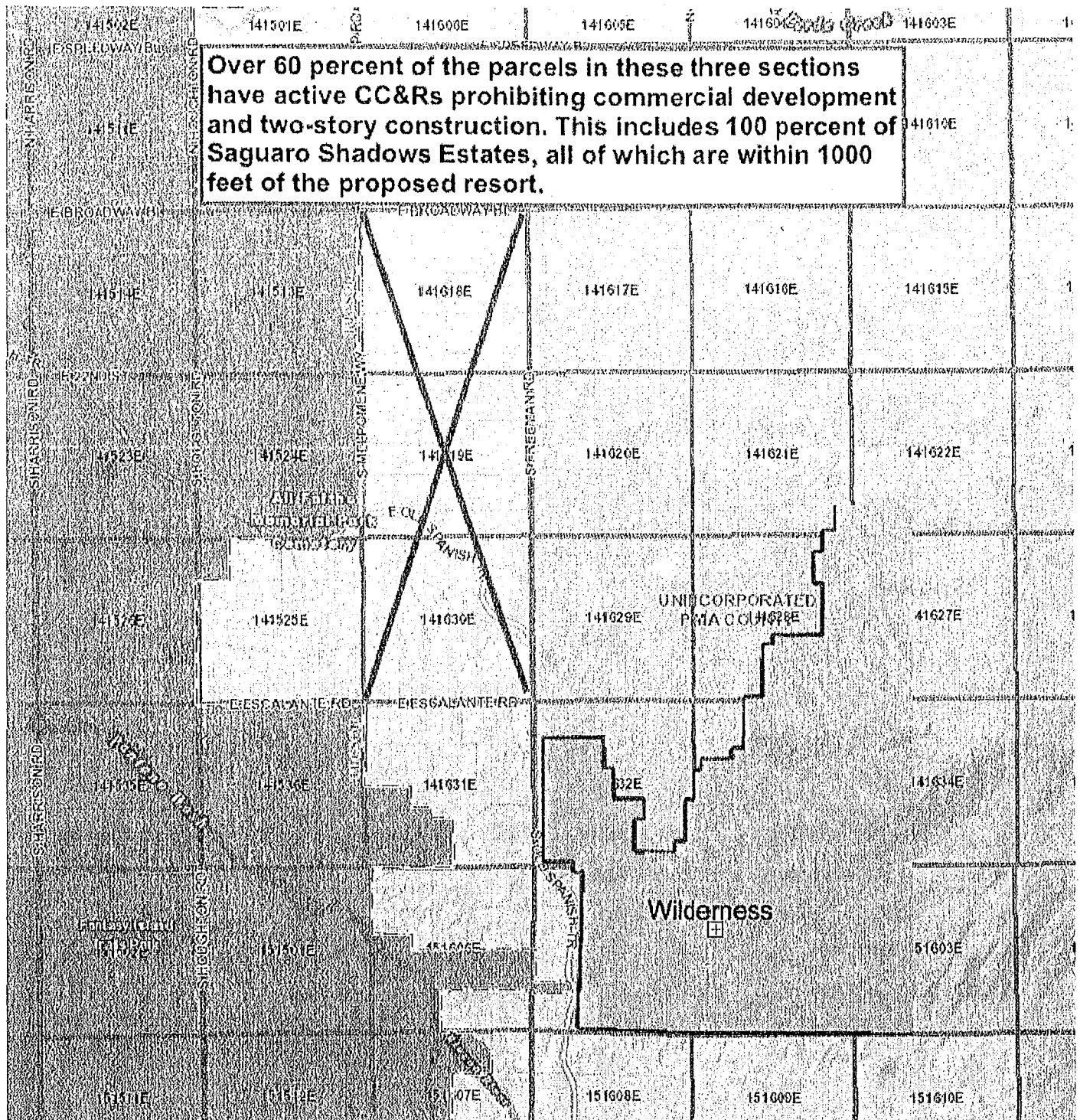
There are 153 parcels in Section 30, Rincon Ranch Estates No. 2. Between the above referenced documentation and the copies of residents' CC&Rs I have seen, it is safe to state that at least 92 of those parcels have CC&Rs that prohibit commercial development and two-story construction. This includes the CC&Rs on all 24 lots in Saguaro Shadows Subdivision, all of whom are within 1000 feet of the proposed development.

Again, I expect these 92-plus owners' covenants prohibiting commercial development and two-story construction within BOZO to be considered in opposition to the El Cortijo development.

APR 01 1990 051 PCLXCEB

AKS

Burt Calvert also split and sold the parcels in Section 25, Township 14 South, Range 15 East (west of Section 30). We are quite sure this was named Rincon Ranch Estates No. 1 and that these also have CC&Rs on them. But there has not been time to hunt down the documentation.



Regards,  
Constance J. Franz

Attachments:  
December 1995: Letter from Saguaro Forest Associates  
February 1996: Flyer for meeting  
December 1996: CC&Rs  
January 1997: Letter from Ina Gables  
Map of Section 30, Rincon Ranch Estates No. 2





## SAGUARO FOREST ASSOCIATES

P.O. Box 18751, Tucson, Arizona 85731

December 12, 1995

Almost half a century ago, a group of residents near Saguaro National Park East formed Saguaro Forest Associates with the dual purpose of preserving the park from damaging encroachment by nearby development and maintaining the essentially rural lifestyle of the area residents. Today, the growth of Tucson is pressing firmly on the mile-wide buffer around the park.

In order to minimize the impact of human activities on the natural qualities inherent in the park, it is imperative that the SR zoning in the buffer area not be broken. The covenant drive set to start in Section 30 will help to insure that a relatively low density zoning borders the west side of the park.

For this reason, Saguaro Forest Associates will fully support the effort of the residents of Section 30 to preserve the SR zoning of their neighborhood. The covenant signing drive in Sections 18 and 19, which was backed by the SFA, was very successful and hopefully the drive in Section 30 will add another square mile free of dense development at the entrance and headquarters of Saguaro National Park East.

Sincerely,

John Menke  
President, Saguaro Forest Associates

ARE YOU READY?

A "KICK-OFF" DOCUMENT SIGNING MEETING

WILL BE HELD AT

DESERT GARDENS PRESBYTERIAN CHURCH

(where we usually vote)

10851 E. OLD SPANISH TRAIL

FRIDAY, FEBRUARY 16 FROM 2 - 5 P.M.

SATURDAY, FEBRUARY 17 FROM 1 - 3 P.M.

You are invited to attend the meeting most convenient for you. Bring your document and a good, readable copy of your deed for signature verification, along with a good copy of the property description as it appears on your deed (it may be an attachment).

Follow the arrows to the North East door of the church to the conference room.

Coffee will be available - just in case it is a bad day!

SECTION 30, RINGON 2



JOHN RODRIGUEZ, RECORDER  
RECORDED BY: GFS  
DEPUTY RECORDER  
2000 R02F



BOOK: 10432  
PAGE: 1145  
NO. OF PAGES: 2  
SEQUENCE: 78801679  
12/02/96  
11:55:00  
REST

JESSE W SORENSEN

TUCSON

AZ 89701

PICKUP  
AMOUNT PAID \$ 12.00

## DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

for

### RINCON RANCH ESTATES NO. 2

KNOW ALL MEN BY THESE PRESENCE:

THAT the above described premises known as Section 30, Township 14 South, Range 16 East, G.S.R.B.&M. has been designated RINCON RANCH ESTATES NO. 2, for the purpose of maintaining a choice and attractive residential area in the interest of preservation of the area as it presently exists;

WHEREAS: the above described premises are situated in close proximity to Rincon Ranch Estates No. 1, and being a residential area of Pima County, Arizona within the perimeter of Melpomene Road on the West; Escalante Road on the South; Freeman Road and Old Spanish Trail on the East; and Golf Links Road on the North; let it be known that property owners have hereby agreed to separate themselves and their property Covenant, Conditions and Restrictions from Rincon Ranch Estates No. 1 by designation and by recording each covenant of said restrictions in Section 30 as RINCON RANCH ESTATES NO. 2, in the office of the Pima County Recorder.

AND WHEREAS Rincon Ranch Estates No. 2 includes all that portion of Section 30, Township 14 South, Range 16 East, G.S.R.B & M, Pima County, Arizona,

EXCEPT THE FOLLOWING DESCRIBED PARCELS which are under previously recorded restrictions and/or designated commercial property:

SAGUARO SHADOWS SUBDIVISION, Lots 1-24, as shown on the plat recorded in the office of the Recorder, Pima County, Arizona at Book 24, Page 19 thereof, and:

PARCEL 31, Section 30, Township 14 South, Range 16 East, within the South 800 ft. of West 440 ft. of East 1790 ft. of South Quarter of Southeast Quarter, consisting of 7.78 acres, and:

SAGUARO CORNERS RENTALS, Inc. (See "Attachment B")

10432 1145

AND WHEREAS: these Covenants, Conditions and Restrictions are executed to protect all property owners in the enjoyment, enhancement, attractiveness, value and desirability in Rincon Ranch No. 2, and to maintain the same as a choice and attractive residential area, and to restrict the use of the parcels of land to effect said purposes, it is mutually understood and agreed between the parties hereto that each parcel of land shall become subject to the following Covenants, Conditions and Restrictions all of which are for the benefit of each parcel of land in Rincon Ranch Estates No. 2, and the owners thereof, their heirs, executors, administrators, successors and assigns, and shall run with the land and apply to and bind the respective successors in interest of the community;

IT IS MUTUALLY AGREED that all parcels of land defined herein, with the exceptions noted herein above, are subject to the Conditions and Restrictions as follows:

1. This parcel of land, and the whole thereof, shall be used for single story, single residential purposes only; no business of any nature shall be constructed thereon; including but not limited to buildings, vehicles, or structures intended for or adapted to business purposes and no apartment house, hotel, duplexes, sanitariums, halfway houses, or any other public housing; no churches, flat building or billboard, or public recreational facilities, shall be erected, maintained, placed or permitted on said parcel of land;
2. No building whatsoever, other than one first-class, single story, single family residence and a guest house with customary outbuildings, including a private stable and a garage, may be erected, placed or maintained on any parcel of said land having an area of three and one-third acres (144,000 sq. ft.) or more.

Larger parcels of six and two-thirds acres (6-2/3) or more may be subdivided, but no parcel or parcels may be split or subdivided into one or more parcels of less than three and one-third acres (144,000 sq. ft.) even if Pima County Zoning regulations change, or even if the estate parcel or parcels are annexed into a municipality that would permit such a split or resubdivision by zoning change or otherwise.

Estate parcels presently less than three and one-third acres in size shall be grandfathered, but the owners thereof agree that no further split of such parcels shall be permitted so long as this Declaration of Restrictions is in force and effect.

No further construction of any kind shall be placed or built on a suburban ranch parcel of 3-1/3 acres (144,000 sq. ft.) or larger parcel, other than the one single family residence, before or until the legal recording has been registered in Pima County showing that the larger parcel or parcels have been subdivided into 3-1/3 acre or larger parcels, and it has been established that the parcel or parcels that have been subdivided are placed under the full Covenant and Density Restrictions

of the original parcel being subdivided. Only then, shall the present owner or purchaser proceed to build on the subdivided acreage according to the Conditions and Restrictions stated in this Covenant.

3. All residences and outbuildings shall conform with area building restrictions stated herein, and each residence shall have a minimum floor space of 1200 square feet; no buildings or other structures shall be erected on the premises unless it is of brick, concrete, adobe block or other masonry construction; no obvious cooling or heating systems shall be placed on rooftops of any new or remodeled construction;
4. No residence, garage, stable, or other building erected upon any parcel of the land in Rincon Ranch Estates No. 2 shall be located closer than fifty (50) feet of any property line of said parcel or parcels;
5. No garage or other building shall be erected or permitted on any parcel of land until the construction and completion of the residence thereon, except the simultaneous construction of the residence and garage whether they are contiguous or separate;
6. To insure bridle paths, no wall, fence, hedge or coping shall be erected or maintained within five feet (5') of any property line of the parcel of land or the boundary lines of any subdivision thereof. A five foot easement parallel to the boundary lines of any subdivision thereof is expressly reserved for the purpose of bridle paths only. It is not to be used for vehicles or any other manner of transportation.
7. No structure of any nature or designated for use in drilling or boring for oil or natural gas shall be erected, placed or permitted upon any part of the parcel of land nor shall any oil, natural gas, petroleum, asphaltum or hydrocarbon products or other mineral products or substances be produced or extracted therefrom;
8. Native growth on said property including Palo Verde trees and cacti shall not be destroyed or removed from the parcel of land by any owner of said parcel or by any owner of any portion thereof in which said land may be subdivided, except such growth as may be necessarily removed for the construction or maintenance of roadways, driveways, residences, garages, private stable and other outbuildings and/or walled in service yards and patios, or to prevent fire hazards by overgrowth on the property.
9. No residence, trailer home, manufactured home or fabricated building shall be moved onto said parcel of land or any subdivision thereof. The work of constructing any residence or building shall be prosecuted diligently and continuously by interested owners, appointed agents, or county



regulations from commencement thereof until same is completed in conformity with restrictions as to approved plans and all other conditions and restrictions herein;

10. In order to maintain the serenity of the residential community and to avoid any possible devaluation of property in the area, all debris, storage piles, unused building materials, et cetera, shall be cleared away as soon as possible; garbage cans, miscellaneous equipment and/or disabled vehicles or any other items that may cause an untidy condition, shall be sufficiently screened by walls, hedges and other dense shrubbery so as to conceal them from the view of neighboring residences.
11. A community agent or agents or attorney appointed or elected by the property owners shall have the right to order the removal from any part of the parcel of land, any birds, fowl, or animals which shall have been proved by thorough investigation by the owners or agents to be objectionable to any of the residents on property within said Rincon Ranch Estates No. 2. Upon receipt of notice by the agents, the owner or owners of such birds, fowl or animals must immediately remove them from the premises;
12. The covenants within the Declaration may be enforced by injunction or other appropriate remedy by any parcel owners, their agent or agents, their successors, heirs, and assigns, who have executed this Declaration. In the event of any action to enforce the terms of this Declaration, the prevailing party shall be entitled to an award of all costs and reasonable attorney's fees. No owner of a parcel of land shall be responsible for legal costs or attorney's fees unless such owner participates as a party plaintiff or party defendant to enforce this Declaration.
13. The breach of any of the foregoing provisions, conditions, restrictions or covenants, shall not defeat or render invalid the lien of any mortgage or deed of trust made in good faith for value as to any part of the parcel of land hereby conveyed, but said provisions, conditions, restrictions and covenants shall be binding upon and effective against any such mortgagee or trustee or owner thereof, whose title thereto or whose grantor's title is or was acquired by foreclosure, trustee's sale or otherwise.
14. The undersigned current owners of the parcel described herein, do hereby agree that this Declaration of Covenants and Restrictions shall not be effective until and unless it has been approved in writing by owners of 60% of the real property by number - not acreage - located within the legal boundaries described herein as Rincon Ranch Estates No. 2. All of the owners of a single parcel shall be treated as one parcel owner for approval purposes.

15. The undersigned agrees to pay the sum of \$25.00 to defray the administrative costs and the cost of recording this instrument.
16. This instrument may be executed in counterpart.
17. The undersigned understands that his execution of this instrument shall not be effective until such time as it is recorded with Pima County Recorder's Office.

This Covenant is also subject to Conditions and Restrictions contained in U.S. Patents and State of Arizona grants.

PROVIDED: that the aforesaid Covenants, Conditions and Restrictions shall continue and remain in full force and effect at all times as against the owner of any portion of this property in Rincon Ranch Estates No. 2; however, the Covenants, Conditions and Restrictions shall terminate January 1, 2020 and thereafter be of no further legal or equitable affect on said property or any owner;

EXCEPT THAT: the Covenants, Conditions and Restrictions shall continue to run with the land as herein stated in ten (10) year increments from January 1, 2020.

UNLESS AND BECAUSE: a minimum seventy-five percent (75%) vote (one vote for each parcel of land) of the then property owners of said parcels shall be cast to agree to discontinue said Covenants, Conditions and Restrictions for all parcels of land in Rincon Ranch Restates No. 2.

LEGAL DESCRIPTION: See ATTACHMENT "A" for legal description of this parcel, which is attached hereto and made a part hereof.

BK 2241

ATTACHMENT A

Legal Description

All that part of the Southeast Quarter of the Southwest Quarter of Section 30, Township 14 South of Range 16 East, Gila and Salt River Base and Meridian, Pima County, Arizona, described as follows:

Beginning at the Southwest corner of the Southeast Quarter of the Southwest Quarter of Section 30;

Thence North 0 degrees 06 minutes 52 seconds East along the West line of the Southeast Quarter of the Southwest Quarter, a distance of 30 feet to a point in the North line of Houghton Road, according to the map of record in the office of the County Recorder of Pima County, Arizona in Book 3 of Road Maps at Page 65;

Thence North 89 degrees 48 minutes East along said North line of Houghton Road, a distance of 373.09 feet to the true point of beginning;

Thence North 0 degrees 06 minutes 50 seconds East, a distance of 429.75 feet to a point;

Thence North 89 degrees 48 minutes 10 seconds East, a distance of 373.08 feet to a point;

Thence South 0 degrees 06 minutes 48 seconds West, a distance of 429.74 feet to a point on the North line of Houghton Road;

Thence South 89 degrees 48 minutes West along said North line a distance of 373.09 feet, more or less, to the true point of beginning.

"ATTACHMENT B"

do hereby CONVEY unto  
Saguaro Corners, Rentals, Inc.

the following described real property situate in Pima County, Arizona:

All of that portion of Section 30 in Township 14 South of Range 16 East, G. & S. R. B. & M., Pima County, Arizona, and more particularly described as follows, to-wit:

Beginning at a point which is the Southeast corner of said Section 30; said point being the true point of beginning,

Thence N 00°40'45" West along the east line of said Section 30 a distance of 1373.67 feet to a point.

Thence South 89°19'15" West a distance of 480.00 feet to a point,

Thence North 00°40'45" West a distance of 100.00 feet to a point,

Thence South 89°48'00" East a distance of 870.00 feet to a point,

Thence South 00°40'45" East a distance of 1473.67 feet to a point on the South line of said Section 30,

Thence North 89°48'00" East along the South line of said Section 30 a distance of 1350.00 feet to the true point of beginning.

Dated this 1<sup>st</sup> day of January, 1981

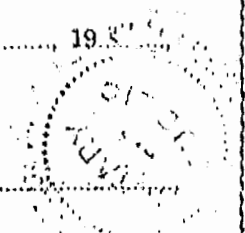
*Bert Calvert*

STATE OF ARIZONA )  
COUNTY OF PIMA ) ss.

This instrument was acknowledged before me this 1<sup>st</sup> day of January, 1981  
by Bert Calvert

My commission expires:

Notary Public



I/We understand that this is a legal document, and we are in agreement with the Covenant of Conditions and Restrictions and agree to uphold and abide by it.

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Owner

STATE OF ARIZONA)

)ss.

COUNTY OF PIMA )

The foregoing Declaration of Covenants, Conditions and Restrictions was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_, By: \_\_\_\_\_,

whose identity was proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is (are) subscribed to this instrument.

\_\_\_\_\_  
Notary Public

January, 1997

Residents of Rincon Ranch Estates:

It is great to know that more than the required 60 percent of the property owners of Rincon Ranch Estates No. 2 have approved by signature the Declaration of Covenants, Conditions and Restriction to renew the CCRs that expired January 1, 1997. We not only have succeeded in maintaining the 3.3 acre suburban area zoning, but other added restrictions will help keep property values in place. Thank you for your foresight and cooperation in this important venture.

If your neighbor has not signed, we can always accept a signed document to add their property to the majority. Please encourage them to do so. We can use any added voice to maintain our suburban area, to oppose any attempt the city may make to annex this Saguaro Park buffer zone, and to save the almost extinct riparian area left for wildlife.

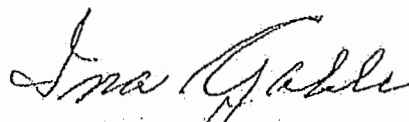
We have no desire to support the city high density tax system and the disruption of city changes in a suburban ranch area. Sooner or later the city would demand dedicated roadways, unnecessary easements, et cetera, all of which would destroy our desert beauty. Just say "No to annexation!"

If a property owner who has not signed attempts to construct anything that would destroy your peace and property value, don't delay opposing the action. The county will back certain opposition from residents who act quickly to deter the possible problems of big business traffic, bright lights, et cetera, in your neighborhood. Since the old CCRs have expired, you may have cause to oppose actions and/or constructions by those who are not interested in maintaining the serenity of the area.

If you are not already a member of Saguaro Forest Association, you may wish to subscribe in order to receive the newsletter, which is a good way to keep abreast of what is going on in the general area - the annual fee is nominal. It is **not a homeowner's association**, But the Forest Association is interested in zoning and other political action concerning the national park and surrounding areas. They have sponsored and encouraged us in this venture because they are interested in maintaining the present zoning and deterring city annexation. Jesse Sorensen is treasurer and will take your application. ( [REDACTED] )

Each of us is aware of the consequences of serious changes in the area had the document not been accepted by a majority. The restrictions are binding, and we must be an example to those who have not accepted the CCRs.

VOLUNTEER COMMITTEE FOR  
RENEWING RINCON RANCH CCRs

  
Ina Gable, Secretary



**From:** Bike Ranch <donotreply@godaddy.com>  
**Sent:** Saturday, March 30, 2019 5:44 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:**  
Pat Rech

**Email:**  
[REDACTED]

**Message:**

RE: P19CU00005 Our neighborhood is a perfect fit for this investment in the future of the SE side. Too often we are ignored for development opportunities. We need more like-minded developers who balance desert and wildlife corridor preservation with gentle human use of our beautiful area and make it available to both local and global guests. Just like the new building-expansion at Tanque Verde Ranch, this helps strengthen the SE side as a truly unique Tucson experience. I'd much rather see more compatible desert-adapted conscious development like this than allowing the continued unkept deterioration of the former Gary Ray's restaurant building sitting on Old Spanish Trail or the desert mow down occurring in the high density build out of spec homes on Houghton Rd south of Irvington. I live in close proximity and I am in strong support and urge you to approve. Dear Pima County, Bike Ranch is a natural outgrowth of Tucson's investment in biking infrastructure. I support this progressive, eco-friendly, and economically beneficial project that will further promote Tucson as a cycling destination. Please vote for the Bike Ranch. My address is: 5393 s Saguaro Springs Place Tucson AZ

APR 01 19 09:51 PM CLK OF RD

AR3

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

2403873473

**From:** Bike Ranch <donotreply@godaddy.com>  
**Sent:** Saturday, March 30, 2019 7:14 AM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

\*\*\*\*\*

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\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Steve Braun

**Email:**  
[REDACTED]

**Message:**

I fully support the Bicycle Ranch and strongly suggest that the proposal is approved. This project will be a great asset to the community. Thank you

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

2404369822

APR 01 19 09 52 PCK/KF/RH  
AR3

[REDACTED]

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**From:** Bike Ranch <donotreply@godaddy.com>  
**Sent:** Saturday, March 30, 2019 8:14 AM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

\*\*\*\*\*

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\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Leslie O'Doherty

**Email:**  
[REDACTED]

**Message:**  
I support bike ranch! Great for the community and promoting safe cycling

---

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

2404640602

APR 01 19M0952 FCC KDF RD

AKB

**From:** Bike Ranch <donotreply@godaddy.com>  
**Sent:** Saturday, March 30, 2019 11:10 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:**  
William Brennan

**Email:**  
[REDACTED]

**Message:**

To the County Commissioners, Ladies and Gentlemen, I urge you to approve the application for Bike Ranch. Such forward thinking, environmentally conscious, and locally responsible projects are rare. This will be a further boon to the County and the Park, and a source of positive, responsible development, driving jobs, tax revenues, and positive visitorship. I am yours sincerely, William Brennan

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

2404769300

APR 01 13:09:52 PCKUF-RO  
AES

**From:** Bike Ranch <donotreply@godaddy.com>  
**Sent:** Saturday, March 30, 2019 11:29 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:**  
John White

**Email:**

[REDACTED]

**Message:**  
I support Bike Ranch 100% and I hope you will too .

---

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

2404792777

APR 01 13:40:52 PCKT F RD

Asa

\_\_\_\_\_

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\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Jeff Miller

**Email:** [REDACTED]

**Message:**

I am very familiar with this project and believe it is exactly the type of project that will fit nicely within the Saguaro park area. The ranch will be an excellent draw for bicyclists who wish to train in the winter, those who ride in the El Tour de Tucson and will help promote riding the Loop bike path in which taxpayers have invested millions of dollars. . Our community needs to support small businesses and this business will bring much need tourism dollars to the area. It will help "sell" our community to those who may be deciding whether or not to move businesses (small and large) to Pima County. Please support the conditional use permit and bring much needed business to Pima County. Thank You! Jeff Miller Tucson, AZ

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

2404793757

AR3  
 PRR-01-19052-PAK-03



**From:** Bike Ranch <donotreply@godaddy.com>  
**Sent:** Saturday, March 30, 2019 11:59 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:**  
Taylor Carter

**Email:**  
[REDACTED]

**Message:**

To whom it may concern, I would like to give my support and my family support and approval of the proposed bike Ranch near Saguaro National Monument. My family has two ranches between Houghton and Old Spanish Trail on Escalante and another larger horse ranch directly across the Pantano wash. We have lived in this area our whole lives. Development will happen whether we like it or not, however if we can encourage good sustainable like projects like the one proposed then we will be doing our community a service. Unfortunately due to decisions of previous committees / Administrations, Pima County has not developed to be a stronger Community than its surrounding Neighbors. We have thousands of Acres set aside all around us in national parks and monuments. This small little bike Resort is not going to affect him in any way whatsoever other than generate money from tourists who want to come and enjoy the beautiful scenery and climate that Tucson has to offer. Please vote in favor of allowing this to happen. Sincerely, Carter family

APR 01 19 09 52 PCKCER  
AEB

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

2404823794

**From:** Bike Ranch <donotreply@godaddy.com>  
**Sent:** Saturday, March 30, 2019 12:17 PM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

\*\*\*\*\*

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\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Michael Schwager

**Email:**  
[REDACTED]

**Message:**

RE: P19CU00005 Dear Pima County, I support the Bike Ranch because of three primary considerations. (1) It will enhance Tucson's reputation as an eco-friendly destination for outdoor enthusiasts and will provide added economic benefit to the community, (2) the planned property development adheres to both the spirit of, and the specific requirements of the buffer overlay provisions relative to Saguaro National Park, and (3) the developers have identified existing wildlife paths on the property and the proposal minimizes disruption to those areas. It my also my belief that if the property were developed only as suburban ranch homes (as advocated by some members of the community), Saguaro Park and natural wildlife would be adversely impacted because the SR building requirements are less restrictive. Please vote for the Bike Ranch. My address is: 4466 E. River Oak Trl, Tucson, AZ 85718

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

2404839843

**From:** Bike Ranch <donotreply@godaddy.com>  
**Sent:** Saturday, March 30, 2019 12:21 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:**  
Angie Anderson

**Email:**  
[REDACTED]

**Message:**

Please grant Bike Ranch a conditional use permit to continue the good work they have started in Pima County. In my experience, cyclists are great neighbors. Follow the example of Saguaro National Park's approval. Thank you!

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

2404841112

APR 01 19 03:52 POC CLK F-BD  
ARC

**From:** Bike Ranch <donotreply@godaddy.com>  
**Sent:** Saturday, March 30, 2019 1:22 PM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

\*\*\*\*\*

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

\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Ghanshyam & Jan Ghoman

**Email:**  
[REDACTED]

**Message:**

RE: P19CU00005 Dear Pima County, Bike Ranch is a natural outgrowth of Tucson's investment in biking infrastructure. I support this progressive, eco-friendly, and economically beneficial project that will further promote Tucson as a cycling destination. Please vote for the Bike Ranch. My address is: P.O. Box 17628 Tucson, AZ 85731

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

2404881810

APR 01 19 10:52 PM CDT  
AFB

**From:** Bike Ranch <donotreply@godaddy.com>  
**Sent:** Saturday, March 30, 2019 2:09 PM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

\*\*\*\*\*

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\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Paul Stroud Fitch

**Email:**  
[REDACTED]

**Message:**

This seems like a splendid idea. Tucson is on the leading edge of the green movement and a lodge devoted to bicycles would seem to fit right in.

*This message was submitted from your website contact form:*

<http://bikeranch.com>

2404916253

ARR 0119M0952PC CLK EBD  
AK3

**From:** Bike Ranch <donotreply@godaddy.com>  
**Sent:** Saturday, March 30, 2019 2:36 PM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

\*\*\*\*\*

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\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Steven Landau

**Email:**  
[REDACTED]

**Message:**

I wholeheartedly support Bike Ranch Tucson. After racking my mind to come up with any negatives for such a project, I came up with none. Cyclists are fine people and they spend lots of dollars in our community. Please do not turn back such a project because of people who oppose progress and beneficial businesses. Thank you!

THIS MESSAGE WAS SUBMITTED FROM YOUR WEBSITE CONTACT FORM. IF YOU ARE NOT THE OWNER OF THE WEBSITE, PLEASE CONTACT THE WEBSITE OWNER. IF YOU ARE THE OWNER, PLEASE CONTACT THE WEBSITE OWNER. IF YOU ARE NOT THE OWNER OF THE WEBSITE, PLEASE CONTACT THE WEBSITE OWNER. IF YOU ARE THE OWNER, PLEASE CONTACT THE WEBSITE OWNER.

***This message was submitted from your website contact form:***

<http://bikeranch.com>

2404924275

APR 01 19 08 52 PC CLK OF RD  
AKB



**From:** Bike Ranch <donotreply@godaddy.com>  
**Sent:** Saturday, March 30, 2019 4:05 PM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

\*\*\*\*\*

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\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Debra Weisel

**Email:**  
[REDACTED]

**Message:**

Dear Pima County, Bike Ranch is a natural outgrowth of Tucson's investment in biking infrastructure. I support this progressive, eco-friendly, and economically beneficial project that will further promote Tucson as a cycling destination. Please vote for the Bike Ranch. My address is: 5561 E. Finisterra Dr Tucson, AZ 85750

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

2404947667

APR 01 19AM 05:22 PC CLK OF RD  
AFC

**From:** Bike Ranch <donotreply@godaddy.com>  
**Sent:** Saturday, March 30, 2019 4:11 PM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

\*\*\*\*\*

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\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Brian Keen

**Email:**  
[REDACTED]

**Message:**

If this person who owns this land wants to turn it into a bike ranch then they should be able to do that without asking permission from you, me, or anyone else. It's their property and as long as what they want to do with it doesn't infringe on the rights of others they should be allowed to do so. Maybe they will even teach all the Tucson area cyclists not to ride 5 abreast down the road, which would be awesome.

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

2404949038

APR 01 19 09 52 PC CLK OF PD  
AF3

**From:** Bike Ranch <donotreply@godaddy.com>  
**Sent:** Saturday, March 30, 2019 4:29 PM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

\*\*\*\*\*

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\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Casey Zarnes

**Email:**  
[REDACTED]

**Message:**

Dear Pima County, Please accept this letter of support for the Bike Ranch project in Tucson Arizona. As an Oregon resident who spends my winters in Tucson I can tell you that my main motivator for spending time in your area is the natural environment of Saguaro National Park and Mount Lemmon. The Bike Ranch will not only positively contribute to the economy, but attract people from all over the world who will spend their money at your establishments and leave very little impact when they go. Those of us in the Pacific Northwest value your region and hope to continue contributing to the economy for years to come. This resort is exactly the type of establishment that will give us a reason to visit. Thank you for thoughtfully considering my opinion, Casey Zarnes

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

2404953142

APR 01 19 09:52 PC CLK OF PD  
AEB

**From:** Bike Ranch <donotreply@godaddy.com>  
**Sent:** Saturday, March 30, 2019 7:43 PM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

\*\*\*\*\*

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\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Linda Karl

**Email:**  
[REDACTED]

**Message:**

I live on the east side and strongly support the bike ranch. This project promotes sustainability, exercise, tourism and carbon free ways for people to get around. I can't think of a better kind of tourism or way to see our beautiful area.

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

2405002021

APR 01 19 09 52 PCD/CFD  
AKB

[REDACTED]

---

**From:** Michael Varney <[REDACTED]>  
**Sent:** Sunday, March 31, 2019 10:12 AM  
**To:** COB\_mail  
**Cc:** Nicholas Coussoulis; Chuck Huckelberry; ward4@tucsonaz.gov  
**Subject:** Support for Bike Ranch  
**Attachments:** Bike Ranch 3-31-19.docx

\*\*\*\*\*

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\*\*\*\*\*

Kindly distribute the attached letter to all five members of the Pima County Board of Supervisors.

Thank you.

*Michael V. Varney*

[REDACTED]  
[REDACTED]

PPR 01:15M0952PC CLKC RD  
ARC

*Michael V. Varney*

[REDACTED]

March 31, 2019

Board of Supervisors Chair Richard Elias  
Supervisor Sharon Bronson  
Supervisor Steve Christy  
Supervisor Ally Miller  
Supervisor Ramon Valadez

Dear Supervisors:

I am writing to support the Bike Ranch project planned for development near the Saguaro National Park East.

The developers of this project have gone to extreme lengths to be environmentally sensitive in both their architecture design and actual construction practices. They are planning to build LEED Certified Platinum structures on land they own. They plan to operate within established zoning regulations and to be good neighbors to local residents and other area businesses.

Equally important are the Bike Ranch's intentions to serve as a driver for recreational tourism by attracting cycling enthusiasts to the Tucson area. Southern Arizona and specifically the Tucson metro area already have a reputation for being cycling-friendly. The Bike Ranch will add yet another unique dimension to this image and give cyclists another reason to choose Tucson as a destination.

In my role as the president and CEO of the Tucson Metro Chamber I have met many times with Kelley Matthews and Peter Lashar. They have briefed me on their plans to operate an exciting and environmentally sensitive business. I believe the Bike Ranch will be a true asset to the community. Further, I believe the Bike Ranch will complement, not detract, from the character of the area.

I encourage the Pima County Board of Supervisors to support the Bike Ranch project and add a responsible, visionary and tourism-oriented business to our local economy.

Sincerely,

Michael V. Varney

[REDACTED]  
[REDACTED]

cc: County Administrator Chuck Huckelberry  
City Council Member Shirley Scott  
Pima County Hearing Administrator Nicholas Coussoulis



**From:** Bike Ranch <donotreply@godaddy.com>  
**Sent:** Sunday, March 31, 2019 10:38 AM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

\*\*\*\*\*

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\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Charles Greenberg

**Email:**  
[REDACTED]

**Message:**

Pima County supervisors, Development plan for Bike Ranch Tucson. I was somewhat skeptical of any development near Saguaro East. One of our regions great attractions are both East and West Saguaro Park. But I wanted to read the development plan, comments from Saguaro Park and the current zoning regulations. Several iterations later by the developers has resulted in a plan that seems to accommodate both the intent and the letter of the set asides around Saguaro. Limited development which would include the proposed 49 Casitas is a reasonable use for the current 45 acre site. No change in zoning is necessary to Complete the development and the development is environmental sound and an improvement to the area I believe it is necessary for the board to approve the current application. It is understandable that residents prefer the status quo, but they do not have the right to change the rules just because they don't want development. It is imperative that the board approve the current plan. We don't want the message sent that if your property meets current zoning that a neighborhood group can stop the developers. That should occur before zoning not after. Very truly, Charles Greenberg Tucson, Arizona

APR 01 19 10:52 PM CDT  
R23

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

2406143264

**From:** Bike Ranch <donotreply@godaddy.com>  
**Sent:** Sunday, March 31, 2019 11:11 AM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

\*\*\*\*\*

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\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Michele Brouman

**Email:**  
[REDACTED]

**Message:**

Bike Ranch is a marvelous way to attract more cyclists to Tucson. It's eco-friendly, as well as an economic boon to the community. I live in Los Angeles - and I would LOVE to come to Tucson and stay at a place like that!! I hope you'll give it your support and approval! Thank you so much  
- Michele Brouman

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

2406155360

APR 01 19 09 52 PCK KLF  
AEB

\_\_\_\_\_

\* \* \* \* \*

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\* \* \* \* \*

[Click here to reply](#)

**Name:**  
ALAN WILLENBROCK

**Email:**

**Message:**

PLEASE APPROVE THE BIKE RANCH, GRTEAT FOR TOURISM. PRIVATE INVESTOR  
INVESTING THEIR OWN MONEY ON THEIR LAND

***This message was submitted from your website contact form:***

<http://bikeranch.com>

2406191714

RECEIVED

5

**From:** Bike Ranch <donotreply@godaddy.com>  
**Sent:** Sunday, March 31, 2019 1:09 PM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

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\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Janice Jarrett

**Email:**  
[REDACTED]

**Message:**

Please allow this Ranch to go forward. I know these founders of the Bike Ranch have done their homework with regard to the environment and the Ranch's impact on the area. If such diligence is disregarded, it represents a serious lack of support for Tucson's ability to remain a city with vision. We have achieved a gastronomic milestone, a reputation for vibrant arts for a small city and we're now gaining recognition for leading a way in supporting and encouraging a vibrant international biking community. Why not enable this Ranch to be built and celebrated as it deserves. While understanding neighbor concerns considering some current projects in the county that legitimately threaten community well-being, this ranch has overwhelmingly positive benefits.

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

2406233071

APR 01 19 09 52 POC CLK CERD  
RCS

**From:** Bike Ranch <donotreply@godaddy.com>  
**Sent:** Sunday, March 31, 2019 2:48 PM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

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\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Suzanne Couvrette

**Email:**  
[REDACTED]

**Message:**

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.

PLEASE DO NOT REPLY TO THIS MESSAGE. IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE BIKERANCH WEBSITE AT <http://bikeranch.com>.  
***This message was submitted from your website contact form:***  
<http://bikeranch.com>

2406263904

APR 01 19:09:52 POC/KCF:AD

24

**From:** Bike Ranch <donotreply@godaddy.com>  
**Sent:** Sunday, March 31, 2019 3:31 PM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

\*\*\*\*\*

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\*\*\*\*\*

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**Name:**  
Glenn McCreedy

**Email:**  
[REDACTED]

**Message:**

We support the Bike Ranch! Two voters in this family, myself and my wife Margaret Falk. We need sustainable, eco-friendly tourism-based businesses in Tucson. Don't let the NIMBYs bowl you over! Approve the Bike Ranch! Thank you Glenn McCreedy Margaret Falk

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

2406276158

APR 01 19:05:33 PC CLK DE RD  
AFS

**From:** Bike Ranch <donotreply@godaddy.com>  
**Sent:** Sunday, March 31, 2019 3:42 PM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

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\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Amanda McBroom

**Email:**  
[REDACTED]

**Message:**

To the powers that be in Pima County. I am writing in total support of the Bike Ranch that has been proposed by Kelley Matthews and Peter Lasher. I have read the mission statement. I have seen the plans and the site. It is a totally positive , environmentally important , and beautifully designed project. I urge you to support them in bringing this project into being. We need this project as a standard for what can be done for the people of Tucson, the visitors to Tucson, and the precious environment of Tucson. Sincerely, Amanda McBroom [REDACTED]

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

2406279384

REF ID: A940953 PC CLK E RD  
AES

**From:** Bike Ranch <donotreply@godaddy.com>  
**Sent:** Sunday, March 31, 2019 3:53 PM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

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\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Sylvia Schick Young

**Email:**  
[REDACTED]

**Message:**

I fully support the bicycle ranch development. People that come to Tucson for a bicycle event spend a lot of money in Pima County. They don't impact motorized traffic, therefore do not add wear and tear to the roads. Cycling is a quiet business that has little impact on the environment and resources such as schools and other services. I think the Bicycle Ranch would be a great asset to the community.

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

2406282105

APR 01 19 09:53 PCD KCF PD  
AES



**From:** Bike Ranch <donotreply@godaddy.com>  
**Sent:** Sunday, March 31, 2019 4:49 PM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

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**Name:**  
Patricia Dow

**Email:**  
[REDACTED]

**Message:**

Re: PC19U00005 ATTN:.. Pima County Bike Ranch is a perfect idea for Tucson, with its bicycling culture. Please support this with your vote.

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

2406297603

APR 01 19:03:53 PC CLK FHD

623

**From:** Bike Ranch <donotreply@godaddy.com>  
**Sent:** Sunday, March 31, 2019 9:12 PM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

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[Click here to reply](#)

**Name:**  
pilar Mendoza

**Email:**  
[REDACTED]

**Message:**

I fully support the bike rancg resort project. The proposed project fits perfectly within tucson's sustainability and bike cultures. It is in a great location next to SNP, and has nearby access to mt lemmon, the old spanish trail bike path and the loop. All this will make it extremely attractive to visitors to our region. I also believe the proposal fits and complements the character of the area, much like canyon ranch complements the area around sabino canyon. thank you

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

2406394358

APR 01 19 05 53 POC CLK CF BD

AR3