

P19CU00005

PUBLIC COMMENTS

Conditional Use Permit

Hearing of 04/04

From: [REDACTED]
To: Nicholas Coussoulis; District4
Cc: [REDACTED]
Subject: P19C000005 El Cortijo, LLC
Date: Monday, March 18, 2019 6:23:44 PM

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.

Save Our Saguaro National Park!

Dear Sirs:

My husband and I live very near Saguaro National Park about a mile or so south of Saguaro Corners restaurant, and we are extremely concerned that subject development is being considered. When I first heard of it, first thought was that it just doesn't fit the area. Really, it does not! Seriously it has no place in such a serene and peaceful neighborhood. The type of neighborhood we love, enjoy and treasure living in and the main reason we chose our home. Being so close to the natural wonder that is Saguaro National Park with all the wildlife, flora and sights is amazing. A business such as the proposed resort can in no way fit in with Saguaro National Park or the area, it will bring hordes of traffic and people who, sorry to say, will ruin Tucson's amazing wonderland because they don't live here, they won't care about littering, making noise, ruining the flora and scaring wildlife, not to mention crime. We want to continue living in a safe, low-density populated neighborhood. The area has been zoned the way it's been zoned for decades and it needs to remain as is to preserve the park and the natural, beautiful area. Looking at Saguaro Corners restaurant, for example, it is a casual and simple restaurant that fits the area and is doing really well. It's not fancy, not obtrusive and is an enjoyable spot for locals and visitors to the park. How in the world is a resort next door to Saguaro Corners going to fit in with our neighborhood? The answer is it won't. Please don't allow our precious national park, our safety, or the natural beauty of the area to be in danger. There is already enough traffic on Old Spanish Trail. There are plenty of other areas in Tucson this proposed resort can go, places that will not cause detrimental harm to such a beautiful location. Please keep Saguaro National Park beautiful and our area safe for its residents. Don't let an obtrusive resort invade our precious wilderness. Thank you.

Mrs. Alice Wright

From: [REDACTED]
To: Nicholas Coussoulis
Subject: P19cu00005 El Cortijo LLC
Date: Friday, March 15, 2019 8:01:57 PM

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.

The bike ranch is not right for the park and the neighborhood. I'm strongly opposed to the bike ranch. Please don't approve this.

Sent from my iPhone

Yvette Loreto

From: Bike Ranch <[REDACTED]>
Sent: Friday, March 15, 2019 7:55 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:
Bret Paulk

Email:
[REDACTED]

Message:

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

MR 18 19M0902PCOKFB



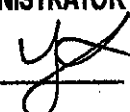
This message was submitted from your website contact form:
<http://bikeranch.com>

2357622264

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR

DATE

3/18/19



From: Carleen Carlson
To: Nicholas Coussoulis
Subject: Saguaro National Park
Date: Monday, March 18, 2019 6:31:47 PM

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

I live one half mile away from Saguaro National Park East, in the buffer zone.

Why do I and all the other property owners have strict development laws, while a property owner directly across from the park gets to develop as they wish?

I have no problem with my land restrictions. I hope to shield the park from encroachment.

I have a huge problem with the immediate and future impact of a development next to the park. Don't let the bike development move forward.

Thank you.

Carleen Carlson
1550 South Monument Trail
Tucson, AZ 85748
[REDACTED]

----- Forwarded message -----

From: **Carleen Carlson** [REDACTED]
Date: Wed, Mar 13, 2019, 7:26 AM
Subject: Saguaro National Park
To: <Nicholas.Coussoulis@pima.gov>

I live one half mile away from Saguaro National Park East, in the buffer zone.

Why do I and all the other property owners have strict development laws, while a property owner directly across from the park gets to develop as they wish?

I have no problem with my land restrictions. I hope to shield the park from encroachment.

I have a huge problem with the immediate and future impact of a development next to the park. Don't let the bike development move forward.

Thank you.

Carleen Carlson
1550 South Monument Trail
Tucson, AZ 85748
[REDACTED]

From: Carrie Franz [REDACTED]

Sent: Monday, March 4, 2019 11:07 AM

To: Mark Holden <Mark.Holden@pima.gov>; District4 <District4@pima.gov>

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.

Dear Mr. Holden and Supervisor Christy,

The purpose of this letter is to communicate my **opposition** for the application for Conditional Use as a Minor Resort on the property at 3700 S. Old Spanish Trail. My reasons for opposition are as follows:

1. My family has lived adjacent to the Park, on Irvington Rd, for 50+ years now and have spent countless hours riding our horses from our property into the Park. In fact, my mom and I started what is now a maintained trail (Box Canyon). To see a development of this size directly across from the Park even being considered and directly in the protective barrier designed to protect it from just this type of development is absurd.
2. **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.**
3. I am very concerned about the impact to the environment. As I understand it, the current planning is to treat waste water with a septic system. However, the developer's consultant has admitted to not having completed any due diligence to ensure that solution will be adequate and not impact neighboring properties.
4. A parking area for 79 cars will necessitate nearly 6/10's of an acre be paved. That amount of pavement will have serious implications on rain absorption vs runoff, potentially causing flooding to neighboring properties and could affect Old Spanish Trail itself depending on the topography and direction of runoff. Not to mention "heat island" affect of that much asphalt.
5. The amount of increased light and noise pollution right next to a cherished

National Park and how it will affect wildlife is of great concern.

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, not . 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.

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

Carolyn Franz
Tucson AZ 85747

From: [REDACTED]
To: [Nicholas Coussoulis](#)
Subject: Fwd: PI9CU00005 El Cortijo LLC
Date: Tuesday, March 19, 2019 1:02:20 PM

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.

Sent from my iPad

Begin forwarded message:

From: Coral Jones [REDACTED]
Date: March 19, 2019 at 11:56:03 AM MST
To: district4@pima.gov
Subject: PI9CU00005 El Cortijo LLC

Supervisor Steve Christy, I am writing this letter to oppose the bike ranch that will be , located 1000 for from my backyard . I have lived here for 19 years . I have raised my family here and now have grandchildren that visit weekly. I have never let my kids or grandkids ride on the road here off saguaro shadows. A number of reasons are with all the growth in vail most people are using this back road to get to and from work ; it's a dangerous 2 lane road with very little visibility leaving off escalate , I enjoy el tour of Tucson and it's nice to see we close the roads for that event due to the riders safety. I will tell you that there will be fatalities here and I will stand behind any family member that gets killed , because this road is not made for bikers by the 100 everyday . Bikers already take up the road and don't follow driving rules as it is , you will have out of town visitors that may never return home as this is a death trap road . The bike ranch needs to be built somewhere that will allow the bikers a safe ride . The bike path that in place now is so small why do you think they close the roads for a big event . Please consider this may be more harm than good .

Coral Jones
3525 S Saguaro Shadows Dr
Tucson, AZ. 85730

Sent from my iPad

Yvette Loreto

From: Bike Ranch <[REDACTED]>
Sent: Monday, March 18, 2019 12:22 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:
Deja

Email:
[REDACTED]

Message:
Hello

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

MR1815W0102PC0K1E1D

40

2362612800

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR

DATE 3/19/19 YK

From: Mark Holden
To: Nicholas Coussoulis
Subject: FW: NO to a Bike Resort at Saguaro National Park
Date: Monday, March 4, 2019 4:08:24 PM

From: Brian Grant [REDACTED]
Sent: Monday, March 4, 2019 3:39 PM
To: District4 <District4@pima.gov>
Cc: Mark Holden <Mark.Holden@pima.gov>
Subject: NO to a Bike Resort at Saguaro National Park

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.

Supervisor Steve Christy
130 W. Congress 11th Floor
Tucson, AZ 85701

RE: P19CU00005 El Cortijo, LLC, S. Old Spanish Trail #2 Minor Resort

I would like to add my opposition to the application for Conditional Use as a Minor Resort on the property at 3700 S. Old Spanish Trail.

I've visited the Park for over 50 years, spending countless hours bicycling and hiking. I grew up on it (then a Monument). To this day, it is still one of the big draws for my frequent visits to Tucson. As I've watched the city encroach eastward toward the Park, I cringe to think of the ecological impact it has on that area. To think a development of the proposed size directly across from the Park is even being considered concerns me. I understand that it is **directly in the protective barrier** designed to protect the Park from just this type of development, and zoned Suburban Ranch (SR) for NON-COMMERCIAL USE. It certainly fails the latter test, and with 200 guests and 60 employees this isn't even a "minor resort".

I'm an avid cyclist and bicycle commuter, so I understand the draw of such a resort. However, it should be kept a responsible distance from protected areas. Interested road cyclists can bike a couple of miles to the entrance without detracting from their visit. As for off-road biking in the Park, I certainly do NOT want to see that promoted. The bikers regularly don't yield to hikers. I imagine it's a nightmare for horseback riders!

Keep our protective barrier just that: protective!

Sincerely,
Dr. J. Brian Grant
1380 Pegan Common
Livermore, CA 94550

[REDACTED]

From: [REDACTED]
To: Nicholas Coussoulis; District4
Subject: Bike Ranch Opposition Letter
Date: Tuesday, March 5, 2019 12:17:34 PM

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.

Erin Link
3070 S. Freeman Rd
Tucson, AZ 85730

[REDACTED]
03-05-19

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:

Erin Link

Jeanne Wentz
3070 S. Freeman Road
Tucson, AZ 85730

March 4, 2019

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

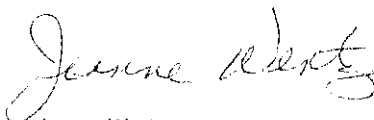
RE: P19CU00005 El Cortijo, LLC, S. Old Spanish Trail #2 Minor Resort

Dear Mr. Portner and Supervisor Christy,

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

My late husband and I 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!


Jeanne Wentz

Jeff & Emily Bruce

3399 S. Saguaro Shadows Drive
[REDACTED]
[REDACTED]

3/8/2019

Nicholas Coussoulis, Planner Sr
Pima County Development Services
201 N. Stone Avenue, 2nd Floor
Tucson, AZ 85701
Attn: Jim Portner

RE: P19CU00005 El Cortijo, LLC, Minor Resort

Dear Mr. Portner,

The purpose of this letter is to communicate our strong opposition to the proposed development on parcel 205-62-159G and to encourage the Conditional Use Hearing Administrator to deny the request at the hearing scheduled on 3/27/2019 at 2:30 pm.

We purchased our property in April 2017. Our property borders directly adjacent to the north of the subject property at 3700 S. Old Spanish Trail and therefore the use of that property is very important to us.

We purchased this 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. We did not know that buried deep in the code is an opportunity for someone to construct a minor resort under the Conditional Use code.

The application and development plan represent a facility that, to us, is a commercial hotel operation. The proposal may comply with the (vague) technical requirements of minor resort under the Conditional Use criteria and it may comply with the technical requirements of additional development codes. **However, one property owner should**

not be allowed to develop a commercial property in this neighborhood for financial gain at the expense of the other residents.

It is our understanding that there is only one other example-or precedent-approved under the minor resort Conditional Use Permit process.

That is, Rincon Creek Ranch (Parcel 205-86-0340, RH Zoning, Permit # P21-10-003) A review of the attached aerial picture of that property reveals a much different scenario in terms of proximity to neighbors and Saguaro National Park, as well as relative footprint of the development. For example, Rincon Creek Ranch advertises four 1 bedroom and three two-bedroom casitas on the property.

Conversely, El Cortijo's application includes a much larger development in **very close proximity** to other neighbors, including the following:

- 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.
- Estimated occupancy is as high as 200-plus per night (no bed count was given).

A "Bike Ranch" is a great idea for Tucson and should be built in a location that would decrease the impact to the neighbors, to Saguaro National Park and to the environment.

We would be directly impacted thorough increased traffic, additional noise, increased air and water pollution and our views of the Rincon mountains would nearly completely be interfered with by this resort.

In addition, we have concerns about the developer's financial viability and wherewithal to complete the project per the application and development plan. And, we are concerned about the long-term viability of the business model. Once the desert is

scraped there is no turning back in terms of the impact to the environment and the neighborhood

Lastly, in 2014 you denied their previous Conditional Use application due to public opposition and directed that the applicant should work with the surrounding neighbors and constituents to come to a win-win. To date, that has not happened, and this new application is materially no different than in 2014 only positioned on a different portion of the parcel (from south to north).

The developer did schedule a neighborhood meeting on a holiday Monday evening after only giving about 10 days' notice to residents. At that meeting, the developer's consultant shared an overview of the preliminary development plan indicating that he had support from Zoning and Planning, the National Park and directly implied that he would get approval as outlined in the application. At no time was it communicated that they would be willing to work with the community and the design could be flexible to meet neighborhood requirements.

Given the history of this applicant attempting to get approval WITHOUT consultation with the neighborhood leads us to believe that they will NOT work in good faith with us to come to a reasonable solution.

The property is zoned SR for a reason, and it should remain that way. Any other proposal for development without neighborhood input and collaboration on this parcel should be denied.

Warm regards,

Signed electronically

Jeff & Emily Bruce

CC: Steve Christy, Pima County Supervisor, District 4

Joann Budreau

3715 S. Saguaro Shadows Drive

Tucson AZ 85730 

March 5, 2019

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!

Respectfully,

Joann Budreau

From: [REDACTED]
To: [Nicholas Coussouls](#)
Subject: Save saguaro national park
Date: Saturday, March 16, 2019 10:30:34 AM

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

Hi, building the resort next to the park will take away everything that the park stands for. We want to keep the park protected for our children and grandchildren. They can build a resort four or five miles away. Please don't let this pass.

Thank you,
JoAnn Reisen

Sent from my iPhone

March 7, 2019

Pima County Development Service

Conditional Use Hearing Administrator –Jim Portner

201 North Stone Ave

RE: P19CU00005 ElCortijo, LLC, S. Old Spanish Trail #2 Minor Resort

Dear Mr. Portner,

This letter is to communicate our opposition for the application for Conditional Use as a Minor Resort on the property at 3700 S Old Spanish Trail.

My reasons for opposition are as follows:

1. I have lived here for over 30 years and this property was never a minor resort. It has only been small rentals. Never has anyone in the neighborhood used this property as a resort property.
2. The proposal for this property is over 200 vacancies and 79 parking spaces and 60 employees.
3. This is not a minor resort!
4. This property is zoned SR Suburban Ranch requiring a minimum lot are of 144,000 sq ft. per lot.
5. This property is adjacent to Saguaro National Park and falls within the buffer zone of the park and would greatly affect the traffic in our neighborhood.
6. Our property is SR Suburban Ranch which is horse property. We would like to keep our neighborhood as Surburban Ranch which is why we moved here!

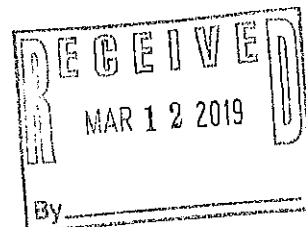
Please vote against this "minor resort" to protect our neighborhood!

Respectfully submitted,


John and Becky Dodt

11430 E Escalante Rd

Tucson, AZ 85730



-----Original Message-----

From: no body [REDACTED] >

Sent: Wednesday, March 13, 2019 8:52 PM

To: Mark Holden <Mark.Holden@pima.gov>; District4 <District4@pima.gov>

Cc: no body [REDACTED] <[REDACTED]@pima.gov>

Subject: opposition to Bike Ranch

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

Regarding: P19CU00005 El Cortijo, LLC, S. Old Spanish Trail #2 Minor Resort

Dear Messrs. Holden and Christy,

I am writing to express my opposition to the proposed construction of a "Bike Ranch" across for Saguaro National Park. I attended previous meetings when this proposition was first raised. Of necessity, I will attend future meetings as well.


Please don't entertain any notion that this development can be established without greatly injuring its scenic surrounds. It will greatly diminish its unique, natural setting. The original 1 mile buffer zone was established in recognition that this kind of development was antithetical to the quality and character of the park and the neighboring land which has been settled in full compliance with the development restrictions. "Full compliance" with the limitations is actually misleading. I and many others who have moved into the area gladly surrendered some development privileges specifically in order to enjoy and preserve the appeal of the land for all visitors, neighbors and future residents ... with the good faith understanding that other property owners would likewise respect those limitations.

The proposed development violates that good faith by exploiting the beauty of the area to benefit of a few venal investors/owners. They propose to disregard the long-standing norms of development here in order to turn a quick buck. I saw their arguments last time. They promised that their

development would be tasteful and that would not harm the aesthetic appeal of the park and its surrounding properties. Hogwash. They will promise anything to get their Bike Ranch and we are simply naive or willfully complicit if we allow them to do so.

I see no point in reciting the many good and true arguments against the Bike Ranch here. You are no doubt aware of them. I will simply ask you to dignify your office and show proper respect for the community of neighbors here by preventing the development.

This really isn't a complex issue. It is very simple. Please, do the right thing and protect the neighborhood ... don't sell us down the river. The investors can find other, more appropriate, locations that don't exploit our equity in the area. If its a good idea, it should flourish elsewhere. If its a bad idea, the appropriation of our scenic neighborhood will not save it. Why not let them test their plan elsewhere and not in one of the few remaining scenic corridors in the Tucson area?

John Knight
11700 E Exmoor PL
Tucson AZ 85748


Yvette Loreto

From: Bike Ranch <[REDACTED]>
Sent: Saturday, March 16, 2019 11:43 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:
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.

MR 18 19M1014PCCLKFB



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



From:
To:
Date:

Friday, March 8, 2019 2:00:53 PM

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.

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 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!

Additionally, I am concerned about the environmental impact this resort will have on the skies and natural habitat. Seeing the stars in the skies have already been degraded with all the housing built in the past 20 years that I've been here, but to add a resort is to diminish. Additionally, Saguaro Park is across the road from the proposed development which has been a refuge for habitat. Building a resort and adding more people, will lesson the protection of birds, insects, and other animals that need protective environment to survive and thrive.

Signed:

Katheryn Schmidt

From: [REDACTED]
To: [Nicholas Coussoulis](#)
Subject: Fwd: P19CU00005 EL CORTILLO LLC, OLD SPANISH TRAIL #2 MINOR RESORT
Date: Wednesday, March 6, 2019 5:11:59 PM

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.

KLB

----- Forwarded message -----

From: **Kenneth Bergman** [REDACTED]
Date: Wed, Mar 6, 2019, 5:06 PM
Subject: P19CU00005 EL CORTILLO LLC, OLD SPANISH TRAIL #2 MINOR RESORT
To: <nicholascoussoulis@pima.gov>, <district4@pima.gov>
Cc: [REDACTED]

Dear Sir,

My name is Ken Bergman and I own the property that would be bordered on three sides by the proposed resort on Old Spanish Trail. I would like to invite you to my home to show you how the proposed resort will destroy my views and remove many of the reasons I bought my home; including privacy, quiet solitude, and beauty.

When I bought my home the house itself was in bad shape as was the driveway. The most amazing aspects of the home were the views. I have unobstructed views in every direction. On a clear day I can even see Picacho Peak. I was worried that these views could be blocked at some time in the future by trees being planted in the houses that would be around my house at some point in the future. But I believed that it would be sometime before the houses were built and trees could grow that tall. If I could have afforded to buy the property around me I would have.

The proposed resort will be built right up to my property lines. It will not only destroy my views and privacy with two story buildings on all three sides of my property, but it will also add noise, light, and traffic coming from the resort itself and the 80 car parking lot in front of my house.

It is very quiet in this neighborhood now. I can hear people talk as they ride their bikes down Old Spanish Trail. I can't imagine how noisy it will be here when I have to listen to all the employees and guests of a resort walking around or by the pool and slamming car doors at all hours of the day and night in the parking lot.

I beg you to stop the development of the Bike Ranch Resort. I've invested much of my retirement into this house and my neighbors and I deserve the neighborhood we have today.

Ken Bergman
3520 South Old Spanish Trail
Tucson Arizona 85730

KL B

From: kirsten walker [REDACTED]
Sent: Saturday, March 2, 2019 10:10 AM
To: Mark Holden <Mark.Holden@pima.gov>; District4 <District4@pima.gov>
Subject: P19CU00005 El Cortijo, LLC, S. Old Spanish Trail #2 Minor Resort

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.

Kirsten & Frank Walker
11835 E Calle Aurora
Tucson, AZ 85748

March 2, 2019

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. Increased traffic on my street -- Calle Aurora is the only paved street apart from Old Spanish trail that connects Freeman to 22nd and Houghton. Cyclists and cars will be more likely to use our street as a "cut through" and the street is already problematic with speeders. More traffic is not desired.

2. Unchecked growth and underhanded business practices. Once you allow this parcel to be rezoned -- the rest of the area is up for grabs. We purchased our property with the understanding that it would be always protected from urban creep.

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:

Kirsten & Frank Walker

11835 E. Calle Aurora Tucson, AZ 85748

From: Mark Holden
To: Nicholas Coussoulis
Subject: FW: P19CU0005 El Cortijo,LLC, S Old Spanish Trail #2 Minor Resort
Date: Wednesday, March 13, 2019 1:29:18 PM

-----Original Message-----

From: MG54 [REDACTED]
Sent: Wednesday, March 13, 2019 1:25 PM
To: Mark Holden <Mark.Holden@pima.gov>; District4 <District4@pima.gov>
Subject: P19CU0005 El Cortijo,LLC, S Old Spanish Trail #2 Minor Resort

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.

Re: P19CU0005 El Cortijo,LLC, S Old Spanish Trail #2 Minor Resort

As 27 year residents that live in the buffer zone of the east side unit of Saguaro National Park it was brought to our attention that a proposed bike ranch has requested a conditional use permit as a minor resort.

We encourage and request that this permit not be approved for the following reasons:

1. The size of this bike ranch is not a minor resort. The number of planned parking spaces is an indicator of the high impact to the area. A bike ranch that plans outdoor public gathering areas and increased lighting is not a good neighbor.
2. SAFETY!!! Current roads will send these bike riders on Freeman Road, Speedway, Broadway, Escalante and Old Spanish Trail. Speedway and Broadway do not have bike lanes and are fairly narrow. There are already serious bike/car safety issues that exist today without the addition of large number of bikes being introduced. Freeman Rd does have bike lanes, however years of observation from living here prove that bike riders do not ride in single file and large groups do not stay in the bike lanes creating safety issues for both cars and cyclists.
3. Buffer Zone - This zone was put here to protect the Saguaro National Park. This type of resort will increase traffic, noise and increase lights in an area that is know as a dark neighborhood.
4. Betrayal - Approval of this zooming change is basically a betrayal to the residents who moved here, understanding that land was to be protected and we relied upon the current zoning to live here.
5. Precedent - Approval of this change will undoubtedly be cited by the next developer who wishes to trade our bucolic lifestyle for profit.

Please reject this request from the developer for a Conditional Use permit that will destroy and change the serenity of this area.

Thank you

Marilyn and Tom Gillman

Mark & Nancy Cochran
11615 E. Old Spanish Trail
Tucson, AZ 85730
6 March 2019

Mr. Nicholas Coussoulis, Sr. Planner
Pima County Development Services
201 North Stone Avenue, 2nd Floor
Tucson, AZ 85701

RE: P19CU00005 El Cortijo, LLC, S. Old Spanish Trail #2 Minor Resort

Dear Mr. Coussoulis,


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

1. Commercial Development Adjacent to the Park. We recognize that current laws do permit limited commercial development with proper permits in SR zoning. The size and nature of the proposed development, however, will forever change the nature of the low-human impact nature of the park's immediate borders. Allowing a permit to build a resort adjacent to the entrance of the Saguaro National Park (East) opens a Pandora's Box for future development that will be based on precedent. SR zoning is focused on preserving the current low-impact environment not only visually, but through management of traffic and population. BOZO also seeks to preserve the low human density impacts to the park. The spirit and intent of lawmakers and their constituents in enacting these laws and ordinances must be respected; there is no turning back, ever, once we cross the threshold into commercial development of this nature.

2. Future uncertainty. Although the developers are very enthusiastic, there is significant uncertainty in the sustainable success of their vision for the focused employment of their resort. Although, in concept, the bike ranch is an admirable enterprise and in-tune with the nature of the area, on closer examination, the long-term economic viability is extremely risky. Seasonal businesses struggle in Tucson as evidenced by the failures of many well-financed restaurants other businesses that depend on tourism across the city. If this very focused bike ranch resort should fail and the property be sold to another operator, we are left completely vulnerable to potentially undesirable alternate uses by national companies with the probability of much higher negative impact on the park and surrounding areas.

We ask that you think long-term and envision what Saguaro National Park and its surrounding areas will look and feel like to future generations. We have a duty and responsibility to protect, defend and conserve our irreplaceable national resources.

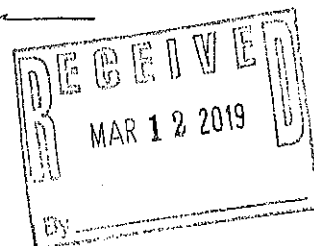
Respectfully,



Mark Cochran



Nancy Cochran



Yvette Loreto

From: Bike Ranch [REDACTED]
Sent: Sunday, March 17, 2019 6:29 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:
Marshall Hill

Email:
[REDACTED]

Message:

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

MPR1819M1014PCCLKCFD



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



From: [REDACTED]
To: [Nicholas Coussoulis](#)
Cc: [Debi](#)
Subject: RE: P19CU00005 El Cortijo, LLC, S. Old Spanish Trail #2 Minor Resort
Date: Sunday, March 10, 2019 4:46:06 PM

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.

Nicholas Coussoulis, Planner Sr
Pima County Development Services
201 N. Stone Avenue, 2nd Floor
Tucson, AZ 85701

Dear Mr. Coussoulis,

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

Our reasons for our opposition are as follows:

1. Allowing what the developers are calling a "minor resort" would not only upset the natural environment for which our area was zoned, but it would greatly increase traffic creating and adding to already existing safety hazards along what's become a very busy corridor, fed to a great extent by the growing development in Vail and the ensuing traffic. Although Old Spanish Trail and Escalante are cordoned off with bike lanes, these can in no way support bike clubs and groups, forcing speeding traffic to swerve into oncoming lanes to avoid cyclists. It's already happening and would only worsen.

2. Moreover, allowing modified zoning to allow this "minor resort" would set a precedent for future development along the Old Spanish Trail corridor, only further impacting the tranquil and natural environment, the low light conditions and safety. Increased commercial along the corridor would drive down property values and destroy both our investments, but also defeat the reason we chose to buy and locate here.

3. Although new superintendents with Saguaro National Park have come out in support of the program, there's can be no disputing the adverse impact on 1) wildlife, fauna and natural desert plant life and habitat, 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.

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!

Michael and Deborah Willman
11635 E Spanish Ridge Place
Tucson, AZ 85730

From: [REDACTED]
To: [REDACTED] Nicholas Coussoulis; District4
Subject: Controversy over building a Bike Resort across the street from Saguaro National Monument East
Date: Monday, March 18, 2019 3:48:28 PM

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.

From: "Steve Devoto" [REDACTED]
To: "Mike Vandeman" [REDACTED] >
Subject: RE: Controversy over building a Bike Resort across the street from Saguaro National Monument East
Date: Mon, 18 Mar 2019 15:31:53 -0700

The opponents must insist on a full environmental impact report. The developer must pay for the report, which is not cheap, and that usually causes them to drop the project. Plaintiff's lawyer fees also come out of his pockets. Report in hand, the opponents can challenge any untrue or lacking statements in the report.

-----Original Message-----

From: Mike Vandeman [REDACTED]
Sent: Monday, March 18, 2019 11:15 AM
To: Recipient list suppressed:
Subject: Controversy over building a Bike Resort across the street from Saguaro National Monument East

Please send your thank you's to:
savesaguaronationalpark@gmail.com Please send
your complaints to: Nicholas.Coussoulis@pima.gov,district4@pima.gov

From: George Wuerthner [REDACTED] >
Date: Sun, 17 Mar 2019 08:54:13 -0700
Subject: bike resort proposed for border of Saguaro NP

<https://kvoa.com/news/local-news/2019/03/15/controversy-over-building-a-bike-resort-across-the-street-from-saguaro-national-monument-east/>

Controversy over building a Bike Resort across the street from Saguaro National Monument East

Lupita Murillo

TUCSON ^ An organization called Save Saguaro National Park is opposing a proposal to build a resort across the street from the Saguaro National Park.

They are protesting the high-density^, commercial development of a bike resort.

The proposed plan, is being developed by El Cortijo LLC.

Jeff Bruce and his wife bought property two years ago. The proposed bike resort will literally be in their back yard.

Bruce said they moved to the area get away from the high density and they moved to an area that was designated as having one house per 3.3 acres or more.

He said he is furious over this proposed development. He adds the impact it will have not only him but to other homeowners and on the national park that many treasure. He said the bike resort will be a commercial operation that will be going 24/7 365 days a year.

News 4 Tucson obtained a letter. It was written by the United States Department of the Interior National Park Service.

It was addressed to the Development Service Department planning division.

The letter had a favorable assessment of the plans for the bike resort stating it falls in

line with the many national park service strategic initiatives. Something they were not in favor in 2014 when the developers first proposed the plans.

The developers Kelly Matthews and her husband Peter Lashar withdrew their plans. They own El Cortijo LLC.

In the last five years, they reworked the plans and are submitting them again in April.

Matthews told News 4 Tucson the reason they are doing this project is to use the land that is not only beneficial for the community but for Saguaro National Park.

She added the potential for the project is to have a lasting positive effect for the community not only locally and internationally.

She wants the bike ranch to be known internationally just as Tucson is becoming known internationally as a cycling destination.

Connie Franz a long time resident said she thinks the bike resort is a good idea, but not across the street from the Saguaro National Monument.

She added, "You can move the bike resort, but you can't move the Monument. Save Saguaro National Park is having a public meeting on Monday, March 18, 2019, at 6:30 p.m. it will be held at Saguaro Buttes Church.

On April 4, 2019, at 1:00 p.m. in the basement of the public works building at 201 N. Stone Avenue, there will be a hearing by the Pima County Planning Department on the bike resort.

--

I am working on creating wildlife habitat that is off-limits to humans ("pure habitat"). Want to help?
(I spent the previous 8 years fighting auto dependence and road construction.)

Wildlife must be given top priority, because they can't protect themselves from us.

Please don't put a cell phone next to any part of your body that you are fond of!

<https://mjvande.info>

--

I am working on creating wildlife habitat that is off-limits to humans ("pure habitat"). Want to help?
(I spent the previous 8 years fighting auto dependence and road construction.)

Wildlife must be given top priority, because they can't protect themselves from us.

Please don't put a cell phone next to any part of your body that you are fond of!

<https://mjvande.info>

From: Mark Holden
To: Nicholas Coussoulis
Subject: FW: Bike Resort
Date: Monday, March 11, 2019 7:52:21 AM

Hi Nick -

For case records,

MH

-----Original Message-----

From: Nancy Shemroske [REDACTED]
Sent: Friday, March 8, 2019 11:56 AM
To: Mark Holden <Mark.Holden@pima.gov>
Subject: Bike Resort

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.

Mr Nicholas Coussoulis, SR. Planner
Pima County Development Services
Tucson, Arizona

Dear Sir

While you check out plans for building two story buildings, I think, light pollution and noise While you checkout restaurant and work out buildings, I think excess trucks coming and going, when You check parking facilities, I think wildlife corridors. This is my neighborhood my back yard. The zoning was put in place for this area just to protect it from developers who only see business and dollar signs. Not for the preservation of our desert and this special area.

Think again why the SR zoning was put in place and why it should stay that way.

Sincerely,

Nancy and John Shemroske
3551 Saguaro Shadows Pl

From: [REDACTED]
To: [Nicholas Coussoulis](#)
Subject: Colonizing rural areas
Date: Wednesday, March 13, 2019 12:20:56 PM

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.

This is a quote that was in the star this morning by Randy Serraglio of the Center for Biodiversity. In part "At what point do we stop colonizing areas and landscapes raping natural resources to fuel corporate Profit."

The zoning of this area now trying to be changed speaks to me the same way. Not for the common good but for putting the land up for corporate profit.

This area is important to me and my neighbors and the animals that call it home, please leave the zoning as it was written.

Sincerely,
Nancy shemroske

Sent from my iPad

Yvette Loreto

From: Bike Ranch <[REDACTED]>
Sent: Sunday, March 17, 2019 7:08 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:
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

From: [REDACTED]
To: Nicholas Coussoulis
Subject: RE: P19CU00005 El Cortijo, LLC, S. Old Spanish Trail #2 Minor Resort
Date: Saturday, March 9, 2019 10:01:57 AM

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

Nick and Connie Aussems

11255 E Golf Links Rd
Tucson, AZ 85730

3/9/2019

Mr. Nicholas Coussoulis, Sr. Planner
Pima County Development Services
201 North Stone Avenue, 2nd 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 our opposition for the application for Conditional Use as a Minor Resort on the property at 3700 S. Old Spanish Trail. 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:

Nick and Connie Aussems

[REDACTED]

Nicholas Coussoulis, Planner Sr
Pima County Development Services
201 N Stone Avenue, 2nd Floor
Tucson, AZ 8571

March 14, 2019

Paula M Johnson
4635 S Paseo Melodioso
Tucson, AZ 85730
[REDACTED]

Dear Mr. Coussoulis:

It has been brought to my attention that there is more than a possibility that Pima County may be allowing a development within feet of the entrance of our Saguaro National Park Rincon District (East).

The amount of the proposed development is too much to name here. However, with all the new construction happening along Houghton and Escalante in Tucson, do we really need to take away from a beautiful natural habitat with more of the same?

The Saguaro cacti are one of the defining plants of the Sonoran Desert. They are strictly regulated for harvesting, collection, and destruction in the state of Arizona. It is also the largest cactus in the U.S. It is found only in southern Arizona and western Sonora, Mexico.

The displacement of wildlife natural habitat, riding trails, and magnificent vistas would be devastating. You know as well as I, this is sure to happen if the development takes place.

There is a beauty beyond compare in the quiet ambience of the park. Many visitors to Tucson come here especially to see and feel this special place.

With high rise buildings, individual casitas, parking spaces, Ranch House, Restaurant, and liquor licenses and more, there is simply no way to maintain the beauty that is here now.

I do hope the greed, that I know leads this endeavor, will not win out here. Let the developers go elsewhere and leave this land, that is so precious to the desert, alone.

Sincerely,

Paula M Johnson

Paula M Johnson
A very concerned citizen

CC: Supervisor Steve Christy

From: [REDACTED]
To: Nicholas Coussoulis
Subject: Bike Ranch
Date: Tuesday, March 19, 2019 3:20:35 PM

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.

Mr Nicholas Coussoulis,

My wife and I live out by Saguaro National Park East in the buffer zone. We bought and built our here because of the buffer zone. We are 100% against any expanded commercial development (Bike Ranch specifically) with in the buffer zone.

Please vote against this attempt to commercialize this area.

Thanks for your time and support.

Mr Remi McKenzie
Ms. Amy Redding

11805 E Calle Javelina
Tucson, AZ 85748

From: [REDACTED]
To: Nicholas Coussoulis
Subject: Please stop development of proposed 20 acres across from Saguaro National Park East
Date: Monday, March 18, 2019 11:19:53 AM

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

Dear Senior Planner Coussoulis,

I'm writing to ask you to oppose the development of 20 acres just north of Escalante off of Old Spanish Trail - within feet of the entrance to the Park.

I've lived in the buffer zone for Saguaro National Park East for nearly 20 years. I know this proposed high-density development would be a disaster. Already growth in Vail and along the Old Spanish Trail corridor has created challenges for the buffer zone I live in and that is there to protect the Park and surrounding area. Please don't help it get even worse!

Although, I live on a street off Old Spanish Trail with direct access to a foot entrance to the Park, I would never walk across the street to enter there because of the danger of traffic. Folks with horses in this area can no longer safely cross to enter with horses. One of my neighbors car was hit by a vehicle while she attempted to get her mail from the mailboxes at the end of our road on Old Spanish Trail. Imagine how much more severe the impact if you allow this development to go forward! We need to minimize traffic near our national treasure, not increase traffic and congestion and associated negative impacts.

Please tell me that you will oppose this development that does not fit with the goals of the buffer zone.

Sincerely,

Robbie Lowe

[REDACTED]
11510 E Camino del Desierto
Tucson 85747

From: [REDACTED]
To: Nicholas Coussoulis; District4
Subject: RE: P19CU00005 El Cortijo, LLC, S. Old Spanish Trail #2 Minor Resort
Date: Wednesday, March 6, 2019 1:42:05 AM

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

Sandra Morrison and G. Scott Morrison
11822 E. Oldooz Place
Tucson, AZ 85730

[REDACTED]
6 March 2019

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

Yvette Loreto

From: Bike Ranch <[REDACTED]>
Sent: Monday, March 18, 2019 10:19 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:
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

NR 1919M0650PC CLK OF RD


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

2364028956

From: [REDACTED]
To: Nicholas Coussoulis; District4
Cc: [REDACTED]
Subject: RE: P19CU00005 El Cortijo, LLC, S. Old Spanish Trail #2 Minor Resort
Date: Wednesday, March 6, 2019 12:03:54 PM

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.

March 6,

2019

Leonard and Valerie Martinez

4240 S Escalante Ridge Place
Tucson, AZ 85730

Phone: [REDACTED]

Email: [REDACTED]

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

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 proposed development is less than one-third of a mile from the designated Wilderness in Saguaro National Park. The law and case studies about land designated as Wilderness are clear that high-density development of any kind is detrimental to and inappropriate anywhere near Wilderness lands. National Wilderness Preservation System, 16 U.S. C. 1131-1136, 1964. Saguaro national Park Case Study, Douglas Kenney and Doug Cannon, 2004
- Reduces wildlife corridors, biodiversity, opportunities for solitude and getting in touch with nature. (July 2007 Draft, General Management Plan/Environmental Impact Study)

- Diminishes the qualities of solitude, quiet, and naturalness.
- Inappropriateness and potential negative impact of any increase in vehicles, cyclists, pedestrians, lights, sewage, garbage, pavement, crime, and noise.
- The proposed property is zoned SR and should remain that way

Valerie Martinez

Date: March 6, 2019

Leonard P Martinez

Date: March 6, 2019

From: [REDACTED]
To: [Nicholas Coussoulis](#)
Subject: Opposition to Bike Ranch Opposite Saguaro National Park East
Date: Thursday, March 28, 2019 9:52:37 PM

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.

Dear Nick,

I'm a bicyclist, and I support the idea of a bike resort in Tucson. What I oppose is building the proposed bike resort across from the entrance to Saguaro National Park. I urge the developers to find another location in Tucson, including the 44 acres they own at Speedway and Freeman.

My husband and I are property owners who live less than a mile from the proposed bike resort. We bought our house at 4330 South Escalante Ridge Place because we wanted to live near the park in the buffer-overlay zone. We love the quiet, the birdsong and the wildlife. We don't want the untouched desert bulldozed. We don't want increased vehicle and bicycle traffic. We don't want noise and bright lights from the resort.

NEIGHBORHOOD OR BICYCLISTS?

]The developers hired a lobbyist to mobilize the bicycle community and push the bike resort. The developers' website urges bicyclists to write to Pima County. Most of these bicyclists don't live near Saguaro National Park East. We sincerely hope that you pay more attention to your constituents, who live near Saguaro National Park, than to bicyclists who don't even live in the area.

DECLINING PROPERTY VALUES

The developers say the bike resort will benefit the community. The resort will enrich their pockets, for sure. It may benefit the bicycling community, but it will not benefit the homeowners whose property touches the resort. Nor will it benefit those of us who live in the area and drive Escalante and Old Spanish Trail every day. It will ruin this area.

BROKEN PROMISES

My husband and I attended hearings in 2014 and 2017. One of the developers, Kelley Matthews, said she was going to be a good neighbor and talk with those of us who live near her proposed bike resort. We never heard a peep from her, nor have our neighbors. Since Kelley Matthews broke that promise, we no longer trust what she says. At the hearing, could you please ask her about her plans for the 25 remaining acres she owns south of the proposed bike resort?

DARK SKIES

The bike resort will put additional night light into the skies over Saguaro National Park, where dark skies are already receding. The park's night skies programs are held at the Visitors Center, directly

across from this planned development. The developers say they'll adhere to the Dark Sky Association's lighting guidelines -- but even if they do, their presence will add additional light to the skies over the park, light that is not there now (including associated vehicle traffic).

SAFETY

It's difficult to drive on Escalante and Old Spanish Trail because lots of bicyclists already travel these routes. They often ride two abreast in the vehicle lane. It's hard to see riders when you crest a hill.

The bike resort will bring more bicyclists. Sooner or later, someone will get hurt or, even worse, killed. None of us who live in this area want that to happen.

We are blessed to have a national park literally in our backyard. Please help us protect the surrounding area for all to enjoy, free from commercial enterprises like the bike resort. Once you give in to them, you have set a precedent. Other developers will buy up parcels of land and file for conditional reuse or rezoning.

Please keep Pima County's far-sighted legacy intact for future generations and deny this application. Please do not turn this beautiful desert into a commercial enterprise and negate Pima County's far-sighted creation of a true buffer zone around the park.

Thank you very much,

Carol Schwalbe
4330 South Escalante Ridge Place
Tucson, AZ 85730-5125



108/2

- Irrevocably harm the quality of life and home values of contiguous home owners,

- 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.

- 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.

Print Name	Signature	Street Address	ZIP	Phone (optional)	Email (optional)
Catherine M.A. Gale	Catherine M.A. Gale	11651 E. Camino Viejo	85748		
Margaret Franz	M.F.	11750 E. Irvington Rd.	85747		
Joy Tucker	J.T.	12331 E. Los Peñas Rd.	85747		
Jim Beckman	J.B.	11661 E. EXMOOR PL	85748		
Cecile Beckman	C.B.	11661 E. EXMOOR PL	85748		
Paula Johnsen	P.J.	4635 S Paseo Melodioso	85731		
Debra Harvey	D.H.	4540 S Paseo Melodioso	85730		
Bede Santore	B.S.		R		

25/12/20

- 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 commercialization.

- 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.

- 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.

[illegible]

3047

- 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 commercialization.

- 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.

**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.**

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

Page 1 of 1 (Monday, March 18, 2019)

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

We, 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.

**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.**

Print Name	Signature	Street Address	ZIP	Phone (optional)	Email (optional)
JOYCE J. QUARTO	Joyce J. Quarto	11750 E. Camino DEL DESIERTE	85749		720
NANCY KARSON	Nancy Karson	1180 E. Rambling Trl	85747		
J. CARLA BAILEY	J. Carla Bailey	11661 E. LUSITANO PK	85748		
RICHARD N. BAILEY	Richard N. Bailey	11661 E. LUSITANO PK	85748		
Thaddeus Spumker	Thaddeus Spumker	3434 S. Spawnterace	85730		
Jeffrey Spumker	Jeffrey Spumker	3435 S. Spawnterace	85730		
Thomas Colacic	Thomas Colacic	3800 S. Old San Antonio	85730		
Jeff Bruce	Jeff Bruce	3399 S. Saguar Shadow 2 Dr.	85730		

5074

- 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 commercialization.

- 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.

**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.**

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

Phone (optional) _____ Email (optional) _____

ZIP
85730
85730

Street Address
4451 S Melcomene Way
4451 S Melcomene Way

Signature _____

Print Name DEBORAH COOPERMAN
MICHAEL COOPERMAN

Page 1 of 1 (Monday, March 18, 2019)

CONDITIONAL USE PROTEST PETITION

We, 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.

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.

Print Name	Signature	Street Address	ZIP	Phone (optional)	Email (optional)
Emily BRUCE	<i>Emily Bruce</i>	3399 S. Saguaro Blvd	85730		
Dore Robertson	<i>Dore</i>	3505 S. Hunters Run	85730		
R. Roy Johnson	<i>R. Roy Johnson</i>	3755 S. "	"		
ANN EFFINGER	<i>Ann Effinger</i>	3640 S SAGUARO SHOPS	85730		
ELI KARSON	<i>Eli Karson</i>	11801 E. RAMBLING TRL	85747		

2150

- irrevocably harm the quality of life and home values of contiguous home owners,

- 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.

waited for 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.**

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

External (optional)

100-443887-100

2748

- irrevocably harm the quality of life and home values of controllable home owners.

- 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.
- will harm the only national park that borders a major metropolitan area by commercializing its entrance and setting a precedent for further commercialization.
- 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.

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.

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

Print Name	Signature	Street Address	ZIP	Phone (optional)	Email (optional)
Tim Hoffmeyer	[Signature]	12440 E. 54th St	85748		
Margella Fata	[Signature]	151815 Pl. dos Pajaritos	85730		
Bruce Morgan	[Signature]	4615 Pl. dos Pajaritos	85730		
MARCUS AMERSON	[Signature]	5175 S. MELPOMENE WAY	85747		
ANNA J. JOHNSON	[Signature]	5175 S. MELPOMENE WAY	85747		
Ken Blum	[Signature]	3520 S. G. O. SPRING RD	85730		

27/10

- irrevocably harm the quality of life and home values of contiguous home owners,

- 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.

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.

Print Name	Signature	Street Address	ZIP	Phone (optional)	Email (optional)
DAVID BROWN	David Brown	13851 Langthay Lane	85747		
Margaret R Brown	Margaret R Brown	13851 Langthay Lane	85747		
MIKE WILLIAMS	Mike Williams	11635 E. Spanish Ridge Circle	85730		
DONALD ALPARD	Donald Alpard	11530 E. Squire Crest Pl	85747		
Filomena Blankenship	Filomena Blankenship	1405 S. Sumatra Place	85748		
Bruce E. Goff	Bruce E. Goff	1405 S. Sumatra Pl.	85748		
MARK COCHRAN	Mark Cochran	11615 E. Old Spanish Trl	85730		
LESLIE LOWELL	Leslie Lowell	11361 E. Escalante Rd	85730		
Carleen Carlson	Carleen Carlson	1550 S. Monument Trail	85748		
M. Fabisch	M. Fabisch	11770 E. Arroyo Viejo Pl	85748		

27501

- 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 commercialization.

- 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.

port would irretrievably damage the existing natural landscape and 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.

Print Name	Signature	Street Address	ZIP	Phone (optional)	Email (optional)
Burdette Bee	B. Bee	11171 E. Escalante	85730		
Kim Keller	Kim Keller	850 N Camino Canyon	85748		
Gean Boyce	Gean Boyce	191 S. Monument Tr	85748		
Patti Friesch	Patti Friesch	11730 E Andydysen Pl	85748		
Jim W. everett	Jim W. everett	5110 Superhite Rd.	85747		
BRENDA PRICE	Brenda Price	5110 S. Par Little Rd	85747		
Kristen Tadlock	Kristen Tadlock	11250 E. Outback Rd.	85730		
Rob Crossland	Rob Crossland	1801 S. Kevin Dr	85748		
Dennis Nordeen	Dennis Nordeen	11180 E. Outback Rd	85730		
Susan Nordeen	Susan Nordeen	11180 E. Outback Rd	85730		

11/10/24

• 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.

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

Print Name	Signature	Street Address	ZIP	Phone (optional)	Email (optional)
Robert Bernbach	R. Bernbach	11700 E SPARKS R. A.	85740	[REDACTED]	
Robert Bernbach	R. Bernbach	11735 E GOLD LANE	85740	[REDACTED]	
Robert Bernbach	R. Bernbach	11785 E SPARKS R. A.	85740	[REDACTED]	
Linda Davis	Linda Davis	9260 E Luna	85710	[REDACTED]	
BUP LEVIE	BUP LEVIE	11620 E TRINITY DR.	85748	[REDACTED]	
BARBARA BURNS	BARBARA BURNS	4205 S. PASTORAL RD.	85730	[REDACTED]	
David Durns	David Durns	4205 S. PASTORAL RD.	85730	[REDACTED]	
Yvonne Brown	Yvonne Brown	9126 ANNEBOURNE WAY	85752	[REDACTED]	
Betty Ross	Betty Ross	11701 E. OLD SPARKS	85730	[REDACTED]	
Harvey Ross	Harvey Ross	11707 E. OLD SPARKS	85730	[REDACTED]	


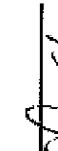











7/10/77

- 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 commercialization.

- 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.

**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.**

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

Print Name	Signature	Street Address	ZIP	Phone (optional)	Email (optional)
Rhia Roberts		11340 E Escabote Rd.	85730		
Dan Arthurs		11340 E Escabote Rd.	85730		
Betty Nee		11340 E Escabote Rd.	85730		
Wally Koedemeyer		3855 S Pine Pointe	85730		
Dohna Jones		11460 E Speedway	85748		
Hildebrand		11355 E DUTBACK RD	85730		
M HULTERMAN		11355 E DUTBACK RD	85730		
Jennifer Vimmerstedt		11161 E Escabote Rd	85730		
Georgia Colaris		3500 S Old Spanish Trl	85730		
MARISA SOWLEITNER		11141 E ESCABOTE RD	85730		
ARMED SOWLEITNER		11141 E ESCABOTE RD	85730		
KARA Adams		---	85745		
Bob + Marilyn Petersen		11550 E. Rio Spanish Trail	85730		

From: [Abigail Hagler](#)
To: [Nicholas Coussoulis](#)
Subject: Development near the Saguaro National Park
Date: Saturday, March 23, 2019 1:58:22 PM

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 do not permit any development this close to the park. This is a unique place in all the world, and any so-called "development" near it will only threaten it. Whatever money this development will bring in is paltry next to the geographical importance of this park.

3640 S Saguaro Shadows Drive
Tucson, AZ 85730
March 31, 2019

Supervisor Steve Christy
130 W. Congress 11th floor
Tucson, AZ 85701

Mr. Nicholas Coussoulis, Sr. Planner
Pima County Development Services
201 N. Stone Ave., 2nd floor
Tucson, AZ 85701

Dear Sirs:

You have, I am sure, received many letters and emails in opposition to the proposed bicycle “ranch/resort.” Most of them refer to concerns about traffic, congestion, environmental impact, etc. I share those concerns as well.

My husband and I purchased HORSE property on S. Saguaro Shadow Drive in December of 2004 and made considerable improvements, including the addition of horse facilities. Since then, I have been exploring this “triangle” of SR-1 subdivisions bordered by Old Spanish Trail, Houghton Road, and E. Escalante. Before moving here, I had no idea (and suspect that few others do) what a buffer this area provides for the Saguaro National Park – East!

There are two large washes that run through this area and continue under Houghton Road and into the Pantano Wash. Riding in these washes, javalina are common, deer and bobcats are not uncommon, and mountain lion sightings (although not frequent) create a neighborhood alert. Harris and red-tail hawks, horned owls, and numerous other bird species nest in this area. There are Gila monsters, other lizards, several varieties of snakes. In our backyard we have had bull snakes, coachwhip, king, and long-nose snakes. I have seen only one rattlesnake in the 14 ½ years we have lived here. It is possible to ride on horseback in this triangle-area for 2-plus hours without crossing a paved road.

Allowing a resort or commercial development so close to the national park would be, in my opinion, an irreversible mistake. One needs to look beyond the revenue that MIGHT be generated for the public coffers. Envision traffic lights on Old Spanish Trail and Escalante, pedestrian-crossing lights at the Park entrance, road improvements, widening the bicycle lane, traffic/cyclist/pedestrian accidents disruption to the whole notion of a buffer zone. Perhaps the most serious result, in my opinion, of allowing the resort at this location is: Once the door has been opened to commercial development along this corridor, it may be difficult (perhaps impossible?) to limit or deny further such development.

Sincerely,

Ann K. Effinger

From: [REDACTED]
To: [Nicholas Coussoulis; District4](#)
Subject: Opposition to development across from Saguaro Nat'l Park
Date: Wednesday, March 20, 2019 2:31:26 PM

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.

The people who live in the vicinity of Saguaro National Park do so for a reason - it is quiet and beautiful. There is no way that I or my neighbors can accept any sort of commercial development across from the Park let alone 20 acres!!! There are plenty of places in Tucson and or Pima County that the proposed development would be a welcome addition, but IT IS NOT WELCOME ON OLD SPANISH TRAIL across from the beautiful Saguaro National Park which was created by God for humans and animals to enjoy peacefully.

We do not need or want any of the so called amenities cluttering up the landscape, increasing vehicle traffic on Old Spanish Trail, to say nothing about added bicycles and pedestrians on an already somewhat dangerous road. Oh, and add alcohol to the mix and the danger increases. I think we already have had enough pedestrian/bicycle deaths in Tucson that we should be making roads safer not worse!

Please reject this proposed development! Bernice Edwards

From: [REDACTED]
To: [District4](#)
Cc: [Nicholas Coussoulis](#)
Subject: Save Saguaro Park - Opposition for your Consideration (P19CU00005 El Cortijo, LLC)
Date: Wednesday, March 27, 2019 9:38:20 AM

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

Supervisor Christy,

I am writing you today to unequivocally state my opposition to the proposed Bike Ranch Resort on the far east side on Old Spanish Trail. As a native Tucsonan I love the desert! I've traveled the world far and wide and still see this place as home, unique, and deserving of our foresight and stewardship. I beseech you to carefully consider the impact of supporting the Bike Ranch Resort. Although most of my opposition is within the environmental construct, I also believe the impact on residents of the east side will be sorely negative as well. I don't believe this is a matter of political parties or agendas, simply a plead to conserve what we have. If we don't do so TODAY, it won't be there tomorrow.

Our parents and our parent's parents saw the need to protect the Saguaro National Park. I still lovingly refer to it as the Monument. I understand the importance of tourism, economic growth, and positioning Tucson as a community embracing an active outdoor lifestyle. Promote and market what we've got, right?!?! Heck, I work for a marketing firm!

However, this encroachment will have dire consequences. The saguaro density has severely diminished, wildlife sightings are much rarer, residential construction has increased.....if we allow commercial properties to take root within the buffer zone, then roads will have to be improved, widened, more lights and traffic stops....the list grows exponentially. Once zoning changes it's nearly impossible to revert them.

Am I against the concept of a Bike Ranch Resort? No. Am I against changing current restrictions to allow for expansion of commercial endeavors that will increase traffic, pollution, and decrease the buffer to our protected land; yes.

Thank you for reading my impassioned plea and taking the time to consider closely the opinions of your constituents.

Kind regards,

--

Christine M Jensen

From: [REDACTED]
To: Nicholas Coussoulis
Subject: Against the bike ranch
Date: Thursday, March 21, 2019 8:04:41 PM

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.

Dear Mr. Coussoulis, We have lived on E. Speedway and Freeman for 37 years and in that time we have had to keep the developers from doing to our neighborhood what is happening at the Monument. We are not for the bike ranch as it is a 24/7 commercial operation that would harm the beauty and solitude of that area. As the city grows it becomes more important to preserve the area as it is for future generations to enjoy. To allow this development would set a precedent for other developers to buy up properties for commercial use. This is not fair to the property owners who bought in the area thinking the buffer zone would protect their investment. The added commercial traffic and noise would harm the wildlife and interfere with the recreational use of the area. Thank you, Darrell and Donna Jones
11460 E. Speedway Blvd.

From: [REDACTED]
To: Nicholas Coussoulis; District4
Subject: Opposition to P19CU00005 El Cortijo, LLC
Date: Sunday, March 24, 2019 2:04:27 PM

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.

Hello sirs —

I am a Tucson and Pima Country resident, with home address of 5116 W Monte Carlo Dr, Tucson AZ, 85745.

I oppose the “bike ranch” development proposed by El Cortijo, LLC, with reference number P19CU00005. I urge Pima County to deny the alternative use permit required to enable the developers to proceed with the plans described on their website (bikeranch.com).

The proposed development, in my view, egregiously undermines the intent of current SR zoning. Enabling the development to proceed threatens to disrupt the quiet enjoyment to which tax-paying homeowners are entitled by introducing incremental vehicle and bicycle traffic and noise and light pollution, as well as blighting the natural aesthetic of the area. Allowing El Cortijo to proceed as planned also introduces a dangerous precedent by legitimizing a loophole in the code — effectively paving the way for low-density residential land to be developed as commercial property. As a neighbor of Tucson Mountain Park and Saguaro National Park West, this is exceptionally concerning to me. The last thing I want as I set out on King’s Canyon Trail is someone selling me an espresso.

I’m an avid cyclist. I understand The Loop and Saguaro East are important components of Tucson’s tourist economy. And I appreciate El Cortijo’s apparent commitment to partner with the Park and build in an environmentally-conscious fashion. But for the reasons stated above, I don’t believe this development, which would begin by replacing several acres of raw Sonoran desert with pavement, as proposed, is the right way to capitalize on our natural assets and tourist infrastructure. Please deny the developer’s request for an alternative use permit.

Thank you,
Darryl

From: [REDACTED]
To: [Nicholas Coussoulis](#)
Subject: Opposition to P19CU00005 EL CORTIJO LLC – S. OLD SPANISH TRAIL #2
Date: Monday, March 25, 2019 8:16:14 PM

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.

Dear Mr. Coussoulis,

I respectfully request your assistance in persuading the county board of supervisors to DISAPPROVE the subject conditional use permit to develop the protected land that is in extreme close proximity to Saguaro National Park East. Listed below are just a few of the reasons this development should not be approved:

- The BOZO open spaces as shown in the developer's BOZO Compliance Map do NOT comply with Recommendation #4 of the 2014 Biological Assessment prepared by William W. Shaw, Ph.D.
- More than 120 community members opposed the project in 2014, with many more opposing the project this time around.
- A November 15, 2014 Arizona Daily Star article stated, "Matthews and Lasher hope to assuage the concerns of residents before reapplying for a conditional use permit from the county." As of this date, they have NOT done that. Yet, they are applying for the permit again.
- The project does NOT benefit the neighborhood community; it only monetarily benefits Miss Matthews and Mr. Lasher.
- The structures and property lighting WILL interfere with the night sky viewing and movement of nocturnal animals.

I appreciate your consideration of the above points and sincerely hope you are willing to support your constituents in their quest to stop this shameful project.

Best regards,
Deborah Corcoran

From: [REDACTED]
To: [Nicholas Coussoulis; District4](#)
Subject: SAVE SAGUARO PARK!
Date: Wednesday, March 20, 2019 10:04:15 AM

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

Dear Mr. Coussoulis, Supervisor Steve Christy,

I am writing in regards to the proposed high density development by El Cortijo LLC, in the BUFFER ZONE near the entrance to Saguaro National Park. This monstrosity would unequivocally be a disaster for the sensitive wildlife habitat and environment of the Rincon Mountain District.

The splendor and beauty of this magnificent natural wonder is beyond compare and such a venture would FOREVER mar this magnificent heart of Tucson.

Just last week, there was an article in the paper stating that Park officials were asking visitors to avoid peak hours as the Park was already at capacity volume for traffic flow. Imagine the impact if there is a large resort right across the street! During the recent snow event my husband and I toured the park to witness this rare spectacle and we were appalled at the ignorance of many individuals who pulled their vehicles off the road WHEREVER, turnout or not, crushing the delicate flora along the roadside. The park rangers were working overtime to keep people moving along to prevent this action.

Do you really think this proposed resort will only attract cyclists? That is narrow thinking. There will be many factions enticed to come to the area. With increased bicycle traffic the roads will become even more dangerous than they currently are. Many times I have encountered cyclists on Old Spanish Trail and Freeman Road and while we are required to share the road with caution, the cyclists do not seem to share this burden. The locals get it, but the tourists feel it is their right to ride in large groups, several abreast, making it difficult to pass safely, if not impossible in this hilly terrain. In light of this I expect to see more and more road expansion and construction take place, which will cause even more interruption to the wildlife habitat. I know that the measures for road repairs were recently voted down. Who will pay for the needed expansion? The taxpayers who live here and support the community? Or the tourists that come to gawk and disrupt?

This project will not be good for anyone who lives in and values this precious area except the GREEDY DEVELOPERS!! And their plan for open raw sewage; I am aghast!

Look back at the example of the 2017 demolition of the Goodyear Trotting Park on the west side of Phoenix. It was active for a whole TWO YEARS before interest waned due to flooding and excessive heat. It then sat for decades as an abandoned behemoth. It is too hot here in the summer months. That is exactly why the snowbirds clear out.

Please, OH PLEASE! Do not let this become Tucson's MONUMENT TO STUPIDITY!!

sincerely,

Debra J. Harvey

4540 S Paseo Melodioso

Tucson, Az 85730

Sent from Mail for Windows 10

ELI KARSON, CLU & ASSOCIATES

INSURANCE, FINANCIAL & ADVISORY SERVICES

11801 East Rambling Trail, Tucson, AZ 85747



TELEPHONE



RES.

March 20, 2019

Nicholis Coussoulis, Sr. Planner
Pima County Development Services
201 N. Stone Avenue, 2nd Flr
Tucson, AZ 85701

Re: P19CU00005 El Cortijo, LLC

Dear Mr. Coussoulis,

My purpose in writing is to object to the proposed "bike ranch" on the basis of community need and compatibility, financial viability and concern for safety.

As I understand it, the mission of Development Services is "to contribute to the customers' success in building and maintaining safe and sustainable communities." I presume that "the customer" is the developer. This project was rejected five years ago, largely due to neighborhood opposition. The resubmission of this project was kept below the radar until only recently and currently there is a groundswell of opposition building.

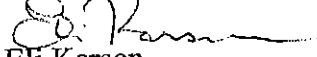
The owner/developer has refused to accept the initial rejection and has produced a slick package for resubmission with professed concern for the environment. Hog wash! The plan is essentially unchanged and the resubmission completed in a manner that can only be described as stealthy.

The intent of the minor resort conditional use as I understand it was to allow small resorts to meet the lodging, convention and recreational needs of short-term visitors. **There are no such needs!** A visit to the Saguaro National Park East will clearly illustrate the real need: More parking, within the park! There is no shortage of bikers. With the abundance of bike trails and parks all over Tucson and many competing facilities offering lodging, the creation of this facility makes no sense. This is simply a hotel project that, sadly, has been misrepresented.

My final concern is financial viability. What does the County do when the project fails to get built or goes belly-up? The hotel business is complicated and high risk. A "bike hotel" is NOT a destination location and this location is terrible for a hotel, off the beaten path. No competent banker or investor would touch it!

Please carefully consider your input on this matter and please, listen to our neighborhood residents. We have to live with the decision.

Yours truly,



Eli Karson

From: [REDACTED]
To: [District4](#)
Cc: [Nicholas Coussoulis](#)
Subject: Saguaro National Park (proposed Bike resort)
Date: Wednesday, March 13, 2019 2:38:49 PM

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.

Dear Supervisor Christy -

I have never written a letter to any political person for any reason - but I have to adamantly express my strong opposition to the proposed Saguaro National Park bike hotel. I live just south of the proposed development on Saguaro Monument Pl. Please continue in your predecessors (Supervisor Carrol's) opposition to this unreasonable continuous rezoning proposal.

Sincerely,

George J. Heaney

Cc Mr. Coussoulis Pima County Planning

From: [REDACTED]
To: Nicholas Coussoulis
Subject: bike resort
Date: Tuesday, March 26, 2019 10:17:14 AM

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

I urge you to not have this bike resort built. We certainly do not need another resort. This is destroying our natural beauty in the area!

Gerri Cass

March 21, 2019

Mr. Nicholas Coussoulis, Sr. Planner
Pima County Development Services
201 N. Stone Ave, 2nd Floor
Tucson, AZ 85701

RE: Reference Number P19CU0000 El Cortijo, LLC

Dear Mr. Coussoulis:

My husband and I moved to East Tucson from out of state in June of 2017. We were delighted to find a home so near to the city limits yet in a commercially unspoiled area of Tucson. Our place is located both in a rural area and convenient to the city at the same time. The same goes for our neighbors in both directions of Old Spanish Trail.

The only business in this area of Old Spanish Trail is the Saguaro Café, which has been in its current location for decades. We are rural enough that the closest road to us is unpaved. That fact, along with many others, is one reason we chose to locate where we are, expecting that the area would remain rural residential. We are opposed to commercial development, including the proposed high density commercial resort, in this area for several reasons, including those enumerated below.

WILDLIFE

We enjoy an immense array of wildlife in our residential area, including road runners, coyotes, jack rabbits, cottontail rabbits, chipmunks, lizards, Gila monsters, javelinas, road runners and wild cats. We experience this wildlife up close and have sighted rabbits, javelinas, lizards and road runners in our yard, including a large Gila monster, which for a time dwelt under a large rock near our back door. We also have different types of snakes nearby, plus packrats and mice. We're not terribly fond of them although we're happy to take the not so desirable animals along with the desirable. A wild cat lives in the draw directly in front of our house.

We greatly value and enjoy having this wildlife nearby. Commercial building of the sort and size proposed would definitely limit the area habitat of wildlife. We want wildlife in our neighborhood to continue to be protected and not be limited in its habitat area. Therefore, we are opposed to the proposed high density commercial resort.

TRAFFIC

There is currently a reasonable amount of traffic on Old Spanish Trail. That traffic continues to increase as residential development continues in the Vail area. Old Spanish Trail is a narrow winding road with a varied speed limit and only one stoplight in the area. It is not amenable to increased traffic. As it continues to service more traffic, it becomes more hazardous to human life as well as to wildlife in the

area. There's no public transportation on Old Spanish Trail so the only alternative to getting into town (other than biking or walking) would be by rental vehicle, which if utilized by visiting bikers, would increase traffic as would the vehicles of numerous employees hired to run the facility.

We travel daily on Old Spanish Trail and do not feel that the roadway can safely contain more traffic, which would occur due to a new commercial business. Therefore, we are opposed to the proposed high density commercial resort.

OUT OF TOWN BIKERS

As a walker, I frequently walk along Old Spanish Trail, specifically during the early morning in the summer. One must start walking around dawn before the sun is up, in order to tolerate the summer months which, in Southern Arizona, entail five months. The months of May through September, are VERY HOT. As I've walked along the Trail in the summer, I see very few bikers out even in the early mornings during these months. It would not be economically feasible to run a biking resort only part of the year, during the seven months of the year when Tucson weather is amenable to biking.

Even though we would not wish to see the proposed commercial business built in our neighborhood, we would really not like to see a business which fails because of a poorly thought out plan. The economic feasibility of a business which only fully operates on a part year basis is undesirable to our neighborhood. Therefore, we are opposed to the proposed high density commercial resort.

UNANSWERED QUESTIONS

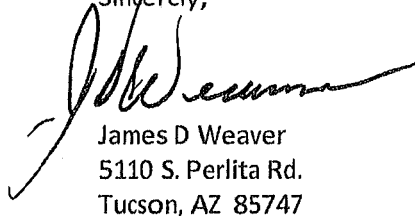

Will the height of buildings in the proposed commercial business block picturesque views in the immediate area?

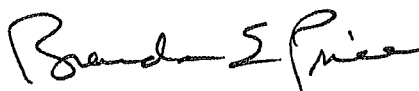

As the area is residential, with each residence having its own septic tank to handle sewage, what type of sewage processing is planned?

If the currently planned limited parking proves to be inadequate, will overflow parking result in on the street parking?

Because of these unanswered questions, we are opposed to the high density commercial resort.

Sincerely,


James D Weaver
5110 S. Perlita Rd.
Tucson, AZ 85747



Brenda E Price
5110 S. Perlita Rd.
Tucson, AZ 85747


From: [REDACTED]
To: [Nicholas Coussoulis](#)
Subject: P19CU00005 El Cortijo LLC
Date: Wednesday, March 27, 2019 9:09:42 AM

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

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

March 27, 2019
VIA E-mail:
Supervisor Steve Christy
130 W. Congress 11th Floor
Tucson, AZ 85701
district4@pima.gov

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

RE: Requested conditional use permit for a resort to be located at Old Spanish Trail and Escalante, adjacent to Saguaro National Park, east.

P19CU00005 EL CORTIJO LLC – S. OLD SPANISH TRAIL #2

Type II Conditional Use - Minor Resort

Supervisor Christy and Mr. Nicholas Coussoulis:

We object to the granting of a Conditional Use Permit (CUP) for the proposed resort development (Bike Ranch) immediately adjacent to the entrance of Saguaro National Park East. This particular parcel of land is located in a buffer overlay zone (BOZO) which is, in part, intended to protect public preserves, which includes Saguaro National Park. The entire neighboring area is primarily single family homes, with a minimum lot size of 3.3 acres. This area is deliberately "low density", as is appropriate in the transition area between urban development and public preserves. Not only is this proposed development in the BOZO, it is as close to the "protected public preserve" as it can possibly be.

According to Pima County's website: "conditional uses provide zoning flexibility, **but due to their potentially adverse impacts**, require this review process established in the Pima County Zoning Code Section 18.97. A Conditional Use is a limited commercial type of use **that is generally compatible and suitable within a residential or commercial zone which may potentially have a negative impact to a surrounding or nearby property owner.**" This type of "Conditional Use" (minor resort) in this area **will have a negative impact on the surrounding area, the National Park, and the nearby property owners.**

When this development was first proposed in 2014, then National Park Superintendent Darla Sidles stated, according to a KOLD News 13 report, that "Saguaro National Park is charged with ensuring the protection of natural and cultural resources, and providing quality visitor experiences for all visitors," and

that "The park is concerned that the amount of development, density, and traffic of the proposed Bike Ranch is incompatible with the surrounding area's rural residential character". In addition Ms. Sidles also said she has been hearing comments on both sides of the bike ranch issue, but the majority of the closest neighbors are "pretty vehemently opposed to it, and I can't ignore that."

Despite comments made in the letter written by the current park superintendent, **the concerns of the former superintendent still apply.**

In 2014 county staff recommended that a previous request for a CUP for this project be "denied". **The reasons for this recommendation are still applicable.** At that time the county acknowledge it had received numerous comments from people who were opposed to any commercial development in the area. The county also stated that the developers had done little community outreach to the existing neighbors.

In his Memorandum dated May 27, 2014, Hearing Administrator, Jim Portner states:

*"It is the Hearing Administrator's finding that the proposed minor resort is not automatically or inherently in conflict with the Resource Transition (RT) designation. However, this is definitely a matter wherein the proverbial devil lies in the details, and where manifold stakeholder and neighborhood interests remain unaddressed. **An accurate and reliable assessment as to whether this proposed use is consistent with the objectives of the Resource Transition (RT) category -- and whether it is compatible, in the long-term, with its existing context -- can only be made once the applicant has formulated substantially more design detail and has duly completed a full exploration and vetting of all surrounding stakeholder and neighborhood issues, and only after a good faith effort has been exerted to discuss potential modifications and refinements and to generally seek some measure of common ground amongst all parties. Nothing approaching this level of outreach and good-faith effort has been made to date.**"*

Mr. Portner's reasoning and statements still apply. There has been no exploration or vetting of all surrounding stakeholders or neighborhood issues. The current March 19, 2019 staff report written by Mark Holden, AICP, Principal Planner states:

*"The applicant has met the requirements of the various chapters of the Zoning Code **and has made an effort to communicate and work with neighbors and stakeholders.**"*

To my knowledge, other than the presentation/meeting conducted by their consultant on February 18, 2019, and meeting with the National Park, there has been no additional interaction with the neighbors and other stakeholders, regarding their project proposal or plan modifications. Certainly nothing on the order that Mr. Portner was suggesting be done.

There are still many unanswered questions as to all the impacts this development could have on the area and existing residents. The developers do not live in the immediate area and apparently are unconcerned that the area residents see this commercial development as having a huge negative impact to their neighborhood.

This project includes restaurants, retail and other services. The result of granting this CUP would be creating a commercial center that should only be allowed in specifically zoned commercial locations outside of the one mile buffer zone. If this resort gets approved, the whole area protecting Saguaro National Park East (BOZO) will be undermined and more commercial development will occur within its borders. A commercial development of this size and scope will destroy the area surrounding the park, degrade the visitor experience, and change the historic and cultural aspects of the area. The claim that this resort is "environmentally sensitive" is pure nonsense. It is a major commercial development.

Don't make the decision to undermine the effective buffer zone. The whole community benefits when we can rely on the fact that previously made sound decisions, to protect our area's greatest assets are implemented and adhered to, as intended. It is important to know that these protections will remain in place for future generations. The buffer is only one mile wide and it is not unreasonable to respect that

zone and maintain its integrity for the sake of the entire community, so we can all continue to enjoy this resource.

Do not approve a conditional use permit for a resort in this protective Buffer Overlay Zone.

Thank You,
Jean Boyce
Pima County Resident
Parcel No.: 205 43 0360 5

From: [REDACTED]
To: Nicholas Coussoulis
Subject: Opposition to the "Bike Ranch" conditional use permit
Date: Monday, March 25, 2019 11:54:39 AM

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

Dear Mr. Coussoulis,

I write to you to express my strong opposition to the proposed "Bike Ranch" development directly across from Saguaro National Park East on Old Spanish Trail. I recently learned that the owners of this property, having previously failed to secure a zoning change, have now applied for a "conditional use" exception to build a "minor resort" at the location despite SR-zoning, location within the BOZO, and opposition from the community.

According to the Pima County Code of Ordinances, Conditional Use Permits can only be granted if:

1) It will not be in serious conflict with the objectives of the general land use plan or the area plan in which situated.

Clearly the "Bike Ranch" development will not meet this requirement. The plan is for a quite substantial, 49-room, two-story hotel, along with restaurant(s) and bar. This will undoubtedly negatively impact the National Park and violate the intent of the BOZO and SR zoning of the area. Occupancy is expected to be at least 100-200 people when employees and restaurant and bar patrons are considered, just for Phase I development – this equates to approximately 10X the population density expected for 5 SR-zoned houses on this land. These transient people will come with numerous motor vehicles, dramatically increasing traffic and pollution directly across from the Park entrance and visitor center. Unlike single-family dwellings, the resort will also require substantial pavement, abundant night-time lighting, and produce excessive noise, trash and human disruption that is certain to have negative effects on the very unique and special animals that inhabit the area and regularly cross OST. Large structures, noise, signage and lighting would also detract from the peaceful immersive experience of the natural Sonoran desert ecosystem by Park visitors. This is precisely why the area surrounding the SNP East has SR zoning and commercial development is prohibited.

2) It will provide safeguards for the protection of adjacent developed property, or if the adjacent property is undeveloped, the legal permitted uses of such property.

I live within about a mile of the proposed development. Based on the developer's plans, it is clear that this resort will profoundly detract from the quiet, natural experience we sought out when we moved to this location expecting that the SR zoning and rule of law would be respected. It is probable that this development will decrease our property value (and therefore tax valuation) and inflict harm on neighboring properties. It certainly conflicts with the CC&Rs enacted by many adjacent neighborhoods to protect the rural, non-commercial nature of the area, and provides very little boundary or natural area to shield immediate neighbors in this sparse desert area. It will worsen the problems we already experience with illegal parking on our private road, trash thrown from vehicles, crime, and wear-and-tear on our narrow rural roads. It will also undoubtedly lead to more accidents and car-on-pedestrian/bike tragedies and will increase the need for more frequent and higher quality paving funded by Pima County taxpayers.

5) It will meet county standards in terms of control of noise, smoke, glare or heat, odors, vibrations, fly, ash, dust, fumes, vapors, gasses and other forms of air pollution, liquids and solid wastes.

We have no understanding of the environmental impact of the large on-site septic system required to support this many guests. We are concerned about the impact on our water wells, dry washes, and the Park. It is also clear that this resort will potentially generate noise and activity 24 hours a day. I am also deeply concerned that this might eventually catalyze the need for street lighting and road widening, as it has to along Houghton Rd.

6) Hours of operation will not be detrimental to adjoining residents.

This resort will operate 24 hours a day, 365 days a year, and have at least one restaurant and a bar. I live one street south of Escalante Rd, and I can already hear and smell Saguaro Corners Restaurant from my house. There is no conceivable way that a new resort/hotel will not violate this requirement, since patrons will be continuously present.

Finally, a few individuals have made the argument that "property rights" should be prioritized in this case. I would like to emphasize that the owners of this property, like myself, were well aware of the SR zoning when they chose to purchase it. If approved, this conditional use permit will render SR zoning meaningless, and open the door for a domino of more commercial development in the Park corridor.

It also does not guarantee remediation of the site if the resort fails, or place any substantive constraints on what can be built on the property should it be resold.

I'd like to gently remind those in charge of this decision that this property has never been used as a resort. It should not be used as such now. I sincerely hope you will be an advocate for our community and against this ill-advised application for a "conditional use" permit in our beloved SNP neighborhood.

Sincerely,
Jeanette Nadeau
11620 E Spanish Ridge Pl
Tucson, AZ 85730

March 20, 2019

Nicholas Coussoulis, Sr. Planner
Pima County Development Services
201 N. Stone Ave. 2nd Floor
Tucson, AZ 85701

Re: P19CU00005 El Cortijo, LLC

Nicholas Coussoulis,

I am writing to express my opposition to the proposed development referenced above. My home is located within 1000 feet of this project, so I was notified and attended the developer meeting on 2/19/2019. Once again the meeting was not conducted by the developer nor were they in attendance. The developer's representative, Mike Marks gave a broad overview of the project for approximately 45 minutes. Prior to beginning this presentation, however he had advised that he would only take questions afterwards by individuals coming up singly. My wife and I asked numerous questions but received only vague answers. When pressed for clarification, he became dismissive and provided no additional information. There were no handouts; instead he used diagrams which could not be seen by the audience. I left the meeting confused and frustrated.

Later upon reviewing the developer's application package online, I was shocked to discover that the project had been shifted north and west from the earlier version. It was now right smack in the middle of our neighborhood!!! It literally is in eight of my neighbors' back and side yards, while for a neighbor on Old Spanish Trail it is on three sides of his home! On top of that, many of these buildings are 32 feet, which is the equivalent of a 3-story office building!!! There will be no privacy. Now that our neighborhood understands how invasive this project will be, many of us are considering the sale of our homes and are exploring legal options that may be available to us. This should not be allowed to happen. I have lived in this home for 37 years because of the rural nature and low density of the area. I am entitled to the quiet enjoyment of my residence! This project will destroy the quality of life for this neighborhood and the surrounding community.

This project will only worsen the traffic on Old Spanish Trail, Escalante Road, and Freeman Road. Bicycle lanes are poorly maintained and are often covered in sand and debris, forcing bicyclists into vehicle lanes. The likelihood of vehicle and bicyclist accidents will significantly increase. There will be fatalities.

This project will do irreparable harm to peoples' lives, reduce property values, and forever disrupt the tranquil nature of this area. This development cannot be built. I urge you to recommend a denial of the special use permit to the Pima County Supervisors.

Sincerely,

Jeff Shumaker
343S S. Spanish Terrace
Tucson, AZ 85730

From: [REDACTED]
To: Nicholas Coussoulis
Subject: BIKE RANCH
Date: Tuesday, March 19, 2019 6:04:00 PM

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.

Dr. MR.COUSSOULIS. I AM WRIGHTING ABOUT THE BIKE RANCH THAT IS TRYING TO BE APPROVED ON OLD APANISH TRAIL AN ESCALANT. AS ONE OF THE NEIGHBORS WHO IS AGAINST IT FOR A NUMBER OF REASON, IT IS TOO CLOSE TO ONE OF OUR GREATEST TREASURE. THERE SHOULD BE NO BUSINNESS NEXT OR NEAR THE MONUMENT IT WILL DISRUPT THE WILDLIFE WE ALL WANT TO PROTECT. THE LIGHTS WILL IMPACT OUR NIGHT SKYS. NOT TO MENTION THE TRAFFIC ON OLD SPANISH TRAIL AN ESCALANTE, THEY PLAN ON BUILDING TWO STORIE BUILDINGS, IF THERE BUSINESS DOES NOT WORK OUT IT WILL JUST BA ANOTHER EMPTY EYE SORE. THEY CAN GO ANY WHERE AN MAKE MONEY OFF A BIKE RANCH . IT WILL NOT HELP THE VALUE OF OUR PROPERTY. PLEASE PLEASE DON'T LET YOUR PEOPLE DOWN DO NOT ALLOW THIS TO HAPPEN. THANK YOU JOANN KUEHN

Sent from Mail for Windows 10

March 20, 2019
Tucson, Arizona

Nicholas Coussoulis
Senior Planner
130 W Congress, 11th Floor
Tucson, AZ 85701
nicholas.coussoulis@pima.gov

Dear Mr. Coussoulis:

I write this letter in **opposition High-Density Commercial Resort at the entrance of Saguaro National Park East that is being requested by El Cortijo LLC**. I understand that they are returning to the County requesting a Conditional Use Permit because the property is within the Buffer Overlay Zone that restricts such development around our Saguaro National Park East.

As you may or may not recall The Buffer Overlay Zone Ordinance was established in 1980's to transition landscape from growing urban development's to open park space this ordinance was created with issues such as this one in mind. Developers coming in to build high density resorts that will have an adverse effect on the vegetation, animal life, terrain, air quality and human foot print. We all know this is not a "minor resort" and the changes they have proposed do really very little to protect our Sonoran Desert and its sustainability.

You, the Planning Department and the Board of Supervisors well know that developments such as this will increase traffic, noise and disturb the desert. I enjoy seeing cyclist on Old Spanish Trail, having visitors come to Tucson but placing this type of resort at the gates of Saguaro National Park East will not be that much of a benefit to cyclists. Cyclists have come to Tucson for years and will stay in any part of the city to ride bicycles in our desert. I have also heard that the developer mentions proximity to The Loop that is not true as there is not a nearby easy access to The Loop from Old Spanish Trail, Escalante, Freeman.

I do hope that you and the members of the hearing, that is to take place on April 4th, truly listen to the residents of the area and concerned citizens of Tucson who want to protect our desert and the Rincon Valley. This resort can be placed outside of the Buffer Zone and still make money for the owners of El Cortijo LLC and still have a favorable economic impact on our community with our destroying our desert.

I appreciate your time and effort in our support of Saguaro National Park East. I look forward to your response,

Respectfully,

Joy Tucker
12331 E Los Reales Road
Tucson, AZ 85747

[REDACTED]

From: [REDACTED]
To: Nicholas Coussoulis
Subject: Opposition for Development
Date: Saturday, March 23, 2019 3:21:54 PM

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.

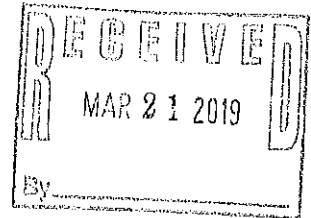
The people who live in the vicinity of Saguaro National Park do so for a reason - it is quiet and beautiful. There is no way that I or my neighbors can accept any sort of commercial development across from the Park let alone 20 acres!!! There are plenty of places in Tucson and or Pima County that the proposed development would be a welcome addition, but IT IS NOT WELCOME ON OLD SPANISH TRAIL across from the beautiful Saguaro National Park which was created by God for humans and animals to enjoy peacefully.

We do not need or want any of the so called amenities cluttering up the landscape, increasing vehicle traffic on Old Spanish Trail, to say nothing about added bicycles and pedestrians on an already somewhat dangerous road. Oh, and add alcohol to the mix and the danger increases. I think we already have had enough pedestrian/bicycle deaths in Tucson that we should be making roads safer not worse!

Please reject this proposed development!
Judith Finnell

Kathleen Finkelstein
995 S. Melpomene Way
Tucson, AZ 85748
[REDACTED]

15 March, 2019



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 opposition to the referenced application for Conditional Use as a Minor Resort on the property at 3700 S. Old Spanish Trail.
My reasons for my opposition are as follows:

My husband and I are long-time residents and built our home here with the beauty of Saguaro National Park and the Rincon Mountains in mind. A conditional variance to the current zoning around the Park (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, and we believe it should remain that way.

Respectfully,

Kathleen Finkelstein

From: [REDACTED]
To: [Nicholas Coussoulis; District4](#)
Subject: P19CU00005 El Cortijo
Date: Monday, March 25, 2019 4:52:19 PM

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.

Hello. We have recently bought property near Saguaro Park East. We put all of our savings into getting this place because it is quiet and it is near the park. We love the park. We love the quiet. We love the lack of dogs and bikes. We LOVE all the wildlife we see because there are no bikes or dogs. We also moved here because we understood that it was one house per 3.3 acres. We moved here because of that. We will be paying lots of taxes because of this. We don't understand how this can all be set aside to allow a huge resort which will increase the traffic and the noise. As someone said, this will set a precedent so that developers can do whatever they want. Developers already run roughshod over Tucson land use. Don't let this happen. I was told that the Park was for this development. If this is true? WE live here. The people who live in the area chose to live in this area—away from the university and downtown--because of the quality of life here. This development has the potential to ruin all of that. Please do not let this go forward. Allow the people of Tucson (and the country) to enjoy the Park and the area just the way it is now.

Thank you.

Kim Antieau

[REDACTED]

From: [REDACTED]
To: [Nicholas Coussoulis](#)
Subject: Reference number: P19CU00005 El Cortijo, LLC
Date: Tuesday, March 19, 2019 8:17:47 PM

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.

RE: Protesting AGAINST proposed resort at the entrance to Saguaro National Park East (reference number: P19CU00005 El Cortijo, LLC).

Saguaro National Park East is one of Tucson's greatest treasures. This beautiful park provides a peaceful and majestic area for the animals and plantlife who inhabit the land, not to mention the hundreds of thousands of visitors to the park each year. I was born, raised, and have lived in Tucson my entire life, where I have enjoyed visiting the Park for over 44 years. I would be disheartened to see the negative effects this resort would have on the Park.

Per Save Saguaro National Park, "By denying the proposed high-density, commercial development, Pima County will protect the Park for the future, define the character of the land surrounding the Park and insure it will complement the Park's natural state and primeval character. Denying the development will uphold the intent and spirit of the zoning which currently provides what was intended, a unique, rural-like and open experience when driving Old Spanish Trail to the Park entrance" (<https://savesaguaronationalpark.com>).

We urge you to DENY the proposed resort at the entrance to Saguaro National Park East (reference number: P19CU00005 El Cortijo, LLC).

Thank you for your consideration into this matter.

Sincerely,
Kortnee Schnell

Laura Thompson Olais and Aniceto L. Olais
3901 S. Escalante Ridge Plac
Tucson, AZ 85730
[REDACTED]
[REDACTED]

March 25, 2019

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

Our reasons for our opposition are as follows:

1. We specifically purchased our property (3.3 acres) on our location (**zoned Suburban Ranch (SR) for non-commercial use**) to avoid being near any commercial development and associated negative impacts of noise, light pollution, associated traffic congestion and increased negative infractions due to another bar facility (see # 4 below).
2. We purchased our property specifically due to regulations in place providing assurances that the rural, open, un-commercialized character of this area would be unconditionally preserved in perpetuity.
3. Since Saguaro Corners Restaurant and Bar re-opened in 2013, our privately-owned street has had several incidents of vehicles parking on our street at night for unknown reasons. We formed a Neighborhood Watch Program (NWP) to optimize the close-knit neighbor group we have on our street. Our NWP has contacted Pima County sheriff's department several times regarding this illegal traffic. The proposed Bike Ranch is potentially an additional source of unwanted traffic on our privately-owned street.
4. The congestion of parked vehicles from Saguaro Corners Restaurant and Bar clients has been a problem for us since it reopened. Vehicles are parked in unsafe areas outside the bar parking lot specifically in afternoon to evening hours. As you make the turn at the intersection, it sometimes is an unsafe situation for traveling vehicular traffic. The proposed Bike Ranch will only add to this problem.
5. Increase traffic from the proposed Bike Ranch will be a deterrent to the wildlife that visit our wildlife pond which was specifically created as a refugium for endangered and threatened species in Saguaro National Park East.

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!

Laura A. Thompson-Olais and Aniceto Olais (signed)

Signed copy will be mailed to your office.

From: [REDACTED]
To: Nicholas Coussoulis
Subject: BIKE RESORT NEAR SAGUARO PARK
Date: Monday, March 25, 2019 10:16:50 AM

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

Mr. Nicholas Coussoulis,

Please accept our letter of objection to the proposed bike resort planned for just outside the entrance to Saguaro Park East.

We have lived in Tucson since the early '60's and have watched so much of what we cherish here disappear to urban sprawl and increased traffic. We have and still do regularly enjoy escaping the pressures of the city to our beloved Saguaro Park, for hiking and a leisurely drive around the 9 mile loop.

The proposed bike resort will destroy much of the land that buffers the park and bring what we feel would be way too much traffic and congestion to the park. Already there are bikes, cars, and hikers using the one-way park loop drive. Dodging even more bicycles will distract from the enjoyment of the natural scenery.

In addition, if approved, this resort will bring other commercial interests closer and closer to the park.

Please do not let the bike resort begin!

Thank you for your consideration,

Linda and Walt Dills
6251 E. 33rd Street
Tucson, AZ 85711

From: [REDACTED]
To: [Nicholas Coussoulis](#)
Subject: I'm against the proposed bike ranch resort in the National Park
Date: Tuesday, March 26, 2019 6:36:48 AM

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

I'm writing to say that I am against the development of the bike ranch resort in Saguaro National Park. I have concerns about the environment and wildlife in the park. Thank you. - Lisa Marshall.

Sent from Lisa's iPhone

From: [REDACTED]
To: [Nicholas Coussoulis](#)
Subject: Bike Ranch
Date: Friday, March 22, 2019 7:52:47 AM

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

It is not right to have the commercial business of the Bike Ranch right across from the Saguaro National Park no matter what conditions the developers meet.

Margaret Franz
11750 E Irvington Road
Tucsom Az 85747

From: [REDACTED]
To: Nicholas Coussoulis; District 4
Cc: [REDACTED]
Subject: OPPOSE the bicycle resort proposed across from Saguaro National Park East
Date: Monday, March 25, 2019 10:06:00 AM

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

To:

Supervisor Steve Christy

Nicholas Coussoulis, Senior Planner
Pima County Development Services

Gentlemen,

As a Pima county resident who lives in close proximity to the proposed bicycle ranch I am appalled by the scale and scope of this project.

I am an avid cyclist, but this project has no place in close proximity to beautiful Saguaro National Park East.

The proposal is completely out of scale and would have a detrimental impact on The Park, traffic on Old Spanish Trail, and the surrounding environs, -- development in this area should be reserved for single-family homes on 3+ acre lots.

Please oppose this ill-conceived and out of scale development proposal.

I vote.

Sincerely,
Mark McLoughlin
14927 E. Diamond Q Ranch Pl.,
Vail, AZ 85641

From: [REDACTED]
To: [Nicholas Coussoulis; District4](#)
Subject: Save Saguaro Park
Date: Wednesday, March 27, 2019 11:24:40 AM

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

Dear Sirs,

Please take this email as my opposition to the proposed Bike Ranch Resort on the far east side on Old Spanish Trail. I have lived on this side of town for 50 years. During this time I've seen many changes and how human encroachment has impacted the wildlife and its subsequent decline. On my property we used to see jackrabbits and the deer would come up to the windows. It's bad enough that people have had this impact, but to approve the Bike Ranch Resort would further erode our natural wildlife. I am not in favor of this resort. I want my children and grandchildren and generations beyond to see this wonderful park.

Thank you,

Marquita Jensen

From: [REDACTED]
To: Nicholas Coussoulis
Subject: Saving Sahuaro National Park- CONCERNED RESIDENTS!
Date: Monday, March 25, 2019 9:47:28 AM

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

Reference Number :P19CU00005 El Cortijo, LLC

Dear Mr Coussoulis,

I am writing on behalf of myself, my husband, friends, numerous neighbors who live and ride their bikes in this area and visitors that we have who come in during the winter months who all enjoy the historic Sahuaro National Park.

On the emotional level, we are all appalled by the possibility of this hotel going up directly across from one of our nation's most prized, last remaining National Parks. This proposed plan does nothing to add to the beauty of what already exists, but will most certainly detract from the natural beauty of the land that we all enjoy as residents. People travel from all over the world to come to witness the beauty of this precious and last remaining parks that Tucson has to offer and carefully preserved over the years. To now, decide to destroy nearby land that will directly affect the immediate beauty of the Park would be incredibly sad and would forever change the landscape for future generations to enjoy.

Legally, it does not seem plausible that this plan should ever have been considered. The land has been strictly zoned to accommodate single family housing each parcel being 3.3 acres in size. This hotel proposal should not have been able to be submitted! It does not comply with any preexisting zoning laws that have been specifically created to prevent this type of construction from being built in this area.

There are strict three acre laws that Tucson has established so that these types of commercial businesses cannot go in and destroy and precious preserved land areas. Have the laws suddenly been changed? Why does this person get to break the law and the zoning laws that we residents have established years ago! And if he can do so, then what stops anyone from building anything they desire anywhere they desire? We need to follow and respect our own laws! These laws and zoning rules were established to protect, preserve and keep our nature areas free from ANY future destruction.

Tucson is a nature destination for people to visit. If we destroy our most prized areas (which by the way have shrunk to almost nothing!) which people come to visit and witness, we are ruining the very reason why people come here.

There are numerous places that this hotel can be built! There is nothing special about this hotel that will enhance the area. It will only detract! And I should add that my husband, all our friends and individuals that we bring into Tucson are all avid cyclists! My husband and I are former pro cyclists and we are speaking for other cyclists that NONE of us think that building a hotel supposedly for cyclists will be appreciated by cyclists who are coming into Tucson. Creating MORE traffic for cyclists in an area that is now barely rideable is not something that

cyclists that would be in favor of. Apparently this hotel is supposed to service cyclists. Cyclists are environmentally friendly individuals and the ones we know most certainly would rather ride their bike a few extra miles than destroy the very area they are riding in to enjoy nature. In other words, cyclists do not want this hotel being built!

Thanks for reading Nicholas and I will be at the meeting on April 4th..

Sincerely,

Marti Shea and Joe Tonon residents in the North east sector of Tucson

From: [REDACTED]
To: Nicholas Coussoulis
Subject: Opposition to Development Across from Saguaro Nat'l Park
Date: Saturday, March 23, 2019 3:31:56 PM

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.

The people who live in the vicinity of Saguaro National Park do so for a reason - it is quiet and beautiful. There is no way that I or my neighbors can accept any sort of commercial development across from the Park let alone 20 acres!!! There are plenty of places in Tucson and or Pima County that the proposed development would be a welcome addition, but IT IS NOT WELCOME ON OLD SPANISH TRAIL across from the beautiful Saguaro National Park which was created by God for humans and animals to enjoy peacefully.

We do not need or want any of the so called amenities cluttering up the landscape, increasing vehicle traffic on Old Spanish Trail, to say nothing about added bicycles and pedestrians on an already somewhat dangerous road. Oh, and add alcohol to the mix and the danger increases. I think we already have had enough pedestrian/bicycle deaths in Tucson that we should be making roads safer not worse!

Please reject this proposed development!
Michael Finnell

From: [REDACTED]
To: Nicholas Coussoulis; District4
Subject: proposed development near Saguaro National Park East
Date: Sunday, March 24, 2019 7:16:46 PM

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.

Supervisor Steve Christy,
Nicholas Coussoulis, Senior Planner Pima County Development Services

Dear Sirs,
The proposed development is a terrible idea. The impact on the area is far too great. The exception to the rules is unacceptable. The SR zoning needs to be enforced.
The major road in the area is already taxed to the extreme and there is much more development planned in Vail which will be using this same road. The Park is a national and local treasure, I urge you to keep it this way.

THERE IS NO PLANNING THAT CAN MITIGATE THE CUMULATIVE NEGATIVE EFFECT OF THIS PROPOSED DEVELOPMENT.

Respectfully,
Peter Bisschop, in SUPERVISOR DISTRICT 4, Tucson 85748

From: [Thomas Drzazgowski](#)
To: [Nicholas Coussoulis](#); [Mark Holden](#)
Subject: FW: Bike Ranch
Date: Monday, March 25, 2019 7:58:17 AM
Attachments: [image001.png](#)

Tom Drzazgowski
Chief Zoning Inspector
520-724-6675
Thomas.Drzazgowski@pima.gov



From: [REDACTED]
Sent: Tuesday, March 19, 2019 3:22 PM
To: Thomas Drzazgowski <Thomas.Drzazgowski@pima.gov>
Subject: Bike Ranch

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

Mr Thomas Drzazgowski,

My wife and I live out by Saguaro National Park East in the buffer zone. We bought and built our here because of the buffer zone. We are 100% against any expanded commercial development (Bike Ranch specifically) with in the buffer zone.

Please vote against this attempt to commercialize this area.

Thanks for your time and support.

Mr Remi McKenzie
Ms. Amy Redding

11805 E Calle Javelina
Tucson, AZ 85748

From: [REDACTED]
To: Nicholas Coussoulis
Subject: Proposed Bicycle Ranch
Date: Saturday, March 23, 2019 6:23:39 PM

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.

Dear Mr. Coussoulis,

We are writing to you with a request to consider the plan to develop land across from Saguaro National Park for a bicycle ranch. As you are aware, the amount of current usage at the park has necessitated the park to seek overflow parking, encouraging visitor to avoid visiting from 10:00 a.m. to 2:00 p.m. Old Spanish Trail has become a major artery for residents of Vail to use as an access into Tucson. I encourage you to visit the area on any day, any time, and you might just be amazed at the volume of traffic. Home owners who have had their homes for sale over months, have been told that the busy traffic flow on Old Spanish Trail has impeded the sale.

This development negatively impacts Saguaro National Park, as well as the roadways throughout the area. To maintain safety for pedestrians, cyclists, and vehicle traffic, the county will need to dedicate substantial funds to ensure the safety of county residents.

We urge you to deny this development in the interest of county residents. . The favor of a reply is requested.

Thank you for your consideration,

Richard and Theresa Sonnleitner

From: [REDACTED]
To: Nicholas Coussoulis
Subject: Proposed development near Saguaro Park East
Date: Wednesday, March 20, 2019 10:59:56 AM

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

Hi Nicholas,

I'll be out of town for the hearings, but since I live close to the area in question (8th street & Freeman Road), I wanted to go on record as opposing the 49 room development being proposed in the Escalante / Old Spanish Trail area.

While I fully support 'Eco Tourism', the current development restrictions have been put in place to retain and protect some of the things that brought most of us to Tucson in the first place, so placing a Resort a mile away from the Park (outside of the restricted area) would seem to pose little or no inconvenience for those who enjoy touring by bicycle

So please vote against allowing this first 'chink in the armor' that would undoubtedly weaken the protections our very special National Monument deserves.

Please feel free to give me a call if you have any questions.

Best always,

Rick

Richard A. Rose
President / CEO
Film Creations, Ltd.
4349 East Fifth Street.
Tucson, Arizona 85711
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
To: Nicholas Coussoulis
Subject: P19CU00005 El Cortijo, LLC
Date: Tuesday, March 26, 2019 10:13:37 AM

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

Nicholas Coussoulis, Sr. Planner
Pima County Development Services
201 N. Stone Ave. 2nd Flr.
Tucson, AZ 85701

Re: P19CU00005 El Cortijo, LLC

Dear Mr. Coussoulis,

We are responding to a project which was rejected five years ago and which seems to have all of the same disadvantages it had at that time and is still opposed by a large group of nearby residents of which we are a part:

The increased activity brought to the very gates of and inside Saguaro National Park is incompatible with park values.

The loop drive within the park is even now heavily used by walkers, runners, motorists, and bikers. To increase the number of high speed bicyclists onto the Loop Drive through the creation of a bike hotel may create conflicts and safety concerns.

The proposed development and activity isn't in alignment with the intent of the Buffer Overlay Zone which attempts to preserve and protect the open space characteristics of lands in the vicinity of the park. Local residents purchased land and homes in this area with this Buffer Overlay Zone in mind so that density would be sparse and commercial development restricted.

The proposed development could result in potential impacts to wildlife corridors, scenic views, night skies, and the remote/rural characteristics of the area.

Old Spanish Trail was intended to be a scenic route with only two lanes of traffic. A resort/hotel facility will only further burden this scenic route. The resort is also very near the main entrance to Saguaro National park which will create more traffic, congestion, and public safety issues at the entrance gates and the crossroads of Escalante at Old Spanish Trail.

We have lived in the immediate area of Saguaro National Park East for forty-nine years and consider the park and adjacent area one of Tucson's treasures to be protected and preserved. We hope you will help us protect this rural

area for both local residents and visitors from from afar.

Sincerely,

Rosemary & David Brown

13851 E. Langtry Ln

Tucson, AZ 85747

March 26, 2018

From: [REDACTED]
To: Nicholas Coussoulis
Cc: [REDACTED]
Subject: reference number: P19CU00005 El Cortijo, LLC
Date: Monday, March 25, 2019 8:45:53 AM

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

I live off of Old Spanish Trail and consider myself an avid biker. I regularly bike in the Park East. However, even though I enjoy cycling, I am opposed to building a resort near the park entrance. I think it's dangerous and irresponsible. There is already too much congestion in this area and someone is going to get hurt. This proposed resort is too close to the park and is going to stress both the Park resources, the surrounding neighborhoods and traffic on Old Spanish Trail. This is not a high density zoned area and no loop hole should disregard that. This area is rapidly changing but without foresight and planning. Inside the Park itself cars and bikes already compete for space. The cyclists go too fast. The cars are looking at the cactus and not the cyclists. If this resort proceeds, then the Park simply must ban all cars and make it cyclists only. Otherwise this is going to be irresponsible. Despite my love of cycling, this seems unfair to the many visitors who cannot bike. This will also increase even further bike traffic on Old Spanish Trail, which is already incredibly dangerous. That roads needs to have dedicated bike trail OFF of the road, not off to the side. I feel Tucson has done an incredible job of creating a vast array of trails and opportunities for devotees of the sport with the Loop trail, etc. This proposal in this area is unnecessary and will do more to damage the Park and the cycling community than enhance it. I vote no. Thank you. Shelly Bunge. 18612 E Cactus Hill Road, Vail AZ 85641.

From: [REDACTED]
To: [Nicholas Coussoulis](#)
Subject: RE: P19CU00005 El Cortijo, LLC, S. Old Spanish Trail #2 Minor Resort
Date: Wednesday, March 27, 2019 2:53:07 PM

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.

Mr. Nicholas Coussoulis,

My wife and I live at 3500 S. Old Spanish Trail, about 25 feet from the proposed minor resort. We have lived in the buffer zone for over 31 years, and over 4 years at this current address. We moved to this area to live in a semi rural setting with homes located on at least 3.3 acres.

We are totally against the proposed conditional use permit to allow El Cortijo to build their "bike ranch". We view this as nothing more than a motel sitting across the street from the national park. We believe this flies in the face of the buffer overlay zone and its intent to keep this area as residential, not commercial.

Please add our names to those who oppose this motel across from the national park.

Tom & Sue Colaric
3500 S. Old Spanish Trail
Tucson, Az 85730



Reply

Forward

Saguaro Corners

Nicholas Coussoulis
Pima County Development Services
201 N Stone Ave, 2nd Floor
Tucson, AZ 85701

March 26, 2019

Re: El Cortijo Conditional Use Application

Nicholas,

I write this letter as the adjacent property owner to the south of the planned Bike Ranch Resort. I do understand the applicant is planning on splitting the property with their secondary development being closer to Saguaro Corners but as of now this remains one parcel so I am adjacent to the resort.

As a developer myself I understand the need to be collaborative when doing projects in Pima County. During the last six months I have met with Michael Marks multiple times and have met with Peter Lasher (owner) twice. The Bike Ranch should not be a difficult conditional use approval if the owners are at all flexible with the neighbors. Tweaks such as single story next to single story and appropriate setbacks are typical concessions in development and would take nothing away from the project. In this case I will let the neighbors address those issues within the Conditional Use Hearing.

In general I stand with Saguaro National Park in being neutral on the Bike Ranch project. I do see its benefits if done correctly and in my discussions with Peter Lasher I hope to work collaboratively with him for the betterment of Saguaro National Park and of the neighborhood in general. My concern and requests are specifically tied to the following two areas:

No Public Liquor Consumption

In my discussions with Peter Lasher, El Cortijo has requested to serve alcohol (beer, wine and hard liquor) in what they call the KickStand, a public cafe. At the same location they will be renting bikes for the public to use on our public streets. There is no reason that El Cortijo should be allowed to serve the public Bloody Marys in the morning and then rent bikes for them to go riding on our public roads.

Peter Lasher stated they want to create a healthy environment similar to Canyon Ranch. Leah McGinnis, superintendent of Saguaro National Park, in her response letter, mentioned how the Bike Ranch would support multiple park initiatives including "Healthy Parks Healthy People" in promoting alternative transportation as a way to experience the park. Please note that neither of these comparison or goals would promote public alcohol consumption during their experience.

At the Sisters of Immaculate Heart Independent Living project on Sabino Canyon Road, Pima County imposed the following commercial conditions; no commercial signage on the street and commercial to be used by residing guests only. I have told Peter Lasher and Michael Marks that I do not object to the Bike Ranch having a liquor license for the residing guests that are partaking within their private restaurant. They also could apply and receive permits for special events as other businesses do. What I am specifically asking for is ***no public consumption of alcohol in the public Kick Stand venue***. The County has previously restricted commercial use on other projects and should here as well.

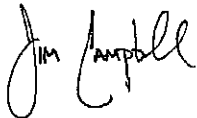
Stop Signs and Crosswalk at Old Spanish Trail and Escalante

I am aware that PCDOT is doing a traffic study to quantify the need for a traffic light or stop signs at Old Spanish Trail and Escalante. I am not confident that the traffic alone would warrant such a change. However, if one looks at the safety factors then it makes total sense to add traffic calming to this intersection. The issues are as follows:

- 1) Cars travel at high rates of speed down Old Spanish Trail with no traffic calming north or south for miles.
- 2) Cars stopped at Escalante have limited visibility north and south down OST when turning onto Old Spanish Trail.
- 3) An active restaurant exists at the intersection with cars coming and going at all times of the day and night.
- 4) And now we are adding 100-200 bike riders into this safety nightmare.

If the Conditional Use is approved I would request that ***PCDOT add a stop sign and associated crosswalk to the OST and Escalante intersection*** to calm traffic and promote a safer environment at this intersection.

Nicholas, if you need any additional clarity please feel free to reach out to me on my cell at [REDACTED]. As stated previously I am not objecting to the Bike Ranch project if these two issues are addressed. Thank you for your consideration.



Jim Campbell

CC: Michael Marks
Peter Lasher
Carmine Debonis
Steve Christy
Chuck Huckleberry

Alina Barcenas

From: Bike Ranch <[REDACTED]>
Sent: Saturday, March 23, 2019 7:07 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:
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!

APR 23 19 08:27 PM CDT
AFB

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

Yvette Loreto

From: Bike Ranch [REDACTED]
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

MR 26-19-0917PCCKE-BD

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

CLERK'S NOTE
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR

DATE 3-26-19 YK

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 (CASA) 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,

Daphne A. Hope, President

Cycling Advocates of Southern Arizona

CC. Supervisor Steve Christy, Pima County

Kelly Mathews

Alina Barcenas

From: Bike Ranch <[REDACTED]>
Sent: Sunday, March 24, 2019 9:26 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:
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.

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

2383727847

MAR 25 19:08:52 P1/KC/PD
AS

Yvette Loreto

From: Bike Ranch [REDACTED]
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:
[REDACTED]

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

HP 2519M05700K0F RD

This message was submitted from your website contact form:

<http://bikeranch.com>

2988871015

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR

DATE 3/26/19 *yl*

CC: Development Services

Alina Barcenas

From: Bike Ranch [REDACTED]
Sent: Sunday, March 24, 2019 9:54 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:
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.

RECEIVED
MAR 25 19H0537C0K9E M
AS

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

2384090488

Yvette Loreto

From: Bike Ranch <[REDACTED]>
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>

MAR 27 19M0835 PCC CLK OF BD

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR

DATE

3/27/19 *YJL*

cc: Development Services

Alina Barcenas

From: Bike Ranch [REDACTED]
Sent: Sunday, March 24, 2019 8:47 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:
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

APR 19 08:20 AM '19
AS3

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

2383692660

Alina Barcenas

From: Bike Ranch <[REDACTED]>
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:
[REDACTED]

Message:
Test

MAR 25 19M0852PC CLK OF MD
AR3

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

2382661786

From: Abigail Hagler
To: Nicholas Coussoullis
Subject: proposed bike race
Date: Sunday, March 31, 2019 5:28:42 PM

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 DO NOT support this development.

From: [REDACTED]
To: Nicholas Coussoulis; District4
Subject: RE: P19CU00005 El Cortijo, LLC, S. Old Spanish Trail #2 Minor Resort
Date: Monday, April 1, 2019 11:30:30 AM

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

Dear Mr. Coussoulis and Supervisor Christy,

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

The 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.

Our properties are also not on the city sewer and each property owner in this area relies on an individual septic system. How big would a septic system need to be for 200+ guests and 60 employees? How would that impact the eco-system? How would that impact our ground water? How would that impact neighbors that have wells in the area? To my understanding, the details of their proposed septic system doesn't need to be worked out until after their conditional use permit is granted and then it's too late.

The traffic is a huge concern. I know the developers have had "studies" of traffic in the area but my guess is that they didn't look at the traffic during the morning and afternoon/evening hours. In addition, with all of the development in the Rocking K/Vail area, traffic will only get worse in this area. People drive fast and accidents are common along Old Spanish Trail. I would assume many of the Bike Ranch guests will want to walk/bike across Old Spanish Trail to visit the park and that will only add to the traffic/danger in the area, even if they put up a crosswalk or light.

We see many species of animals and the proposed development would destroy their homes and land that they cross. The 3.3 acres per lot requirement allows for the natural movement of these animals throughout the

area.

The new proposed plan only accounts for the development of the 20 acres at the north end of the property. Once the development is completed, it would be a natural move for them to develop the rest of their 40 acres. Currently there are older rental homes on this property but once the "door" is opened, I suspect they will continue adding to their resort.

By granting this conditional use permit, you are opening up the possibility for additional development and businesses in this area. I know new businesses mean more tax money and is "good" for the community but this area is so unique and beautiful. Please leave the zoning on this beautiful area as-is and not allow this development to go through. The property is zoned SR for a reason and it should remain that way. Thank you for your time.

Respectfully,

Adam and Jennifer Vimmerstedt

From: [REDACTED]
To: Nicholas Coussoulis
Cc: District4
Subject: Bike Ranch/Hotel
Date: Sunday, March 31, 2019 11:37:41 AM

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

Hey Nicholas and Steve

We hope this isn't too late to voice our opinions regarding the 20 acres across Sahuaro National Park. The traffic alone will be horrible due to the increase in people. Autos, hotel guests, and Bikers. Please do not agree to this!
Do you intend to increase it to a four lane road!! All for development.
Please give us some hope that Pima county officials still listen to the tax payers.
We bought a home on 3 acres near that location because we believed the 3 acre to one home site was respectful to the Sahuaro National Park. If this goes through, we will have to sell and move to a smarter state.
Listen to the taxpayers!!!

Alma Felton and David Mock
4671 S Manning Camp Ct
Tucson, AZ 85747

Sent from my iPhone

From: Barry Meikle
To: Nicholas Coussoulis
Subject: NPS land
Date: Friday, March 29, 2019 7:07:10 PM

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.

Re: P19CU00005 El Cortijo, LLC

Supervisor Steve Christy:
Nicholas Coussoulis, Sr. Planner

I strongly oppose the proposed development of this "minor resort", in reality a motel disguised as a "Bike Ranch". The proposed development 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.

Regardless of the claimed environmental sensitivity, the projects plot plans submitted clearly show that the bulldozing of the 19 acres will be a necessity! The developers own 25 adjacent acres and have stated, **rather ominously**, that they have "**no immediate plans** to develop the second parcel". Does that not reveal their true intentions?

I further object to the developers flagrant use of the term "casita". A casita is a small house! Two-story, multiple unit structures are certainly NOT casitas and look very much like a motel to me. What am I missing? I consider this misrepresentation!

The basis for granting a permit for a minor resort is the NEED of Short -term visitors. There is no NEED for a lodging facility for bicyclists in an area so close to the many great lodging facilities of Greater Tucson. Such facilities are not in short supply. In fact, the site proposed is so off the beaten path and far from real bike trails, bike parks and eating and entertainment establishments, it is hard for me to fathom why any visiting cyclists would want to stay there.

The whole basis of this proposal seems to be to use a false narrative to obtain maximum unit construction without requiring a zone change. I contend that the developers "dream" is a smoke screen, designed to secure a permit which will result in a nightmare for permanent tax paying residents. We came here to a Suburban Ranch SR zoned area because we sought a low density environment offering quiet, solitude and naturalness which is now threatened.

The proposed development is less than one-third of a mile from the designated Wilderness in Saguaro National Park. The Supervisors and County officials have the responsibility for public policy and, if they are to honor their obligations of **public trust**, then they must listen to the voices of the citizens and residents, and appropriately act...

...as stewards of our natural resources!

In order to do so, it is our profound belief that this permit for a misrepresented "minor resort" must be denied!

Beverly Kirchoffner
4175 S. Escalante Ridge Place
Tucson, Az. 85730

4/1/2019

Mr. Nicholas Coussoulis, Sr. Planner
Pima County Development Services
201 N. 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 opposition for the application for Conditional Use as a Minor Resort on the property at 3700 S. Old Spanish Trail.

When we purchased our property in 1999 we did so because it was always our understanding that the surrounding area is zoned SR Suburban Ranch requiring a minimum lot area of 3.31 ac per lot.

A conditional variance for this development will greatly increase building density and the population. My understanding is that this development has the potential for up to 200+ guests and 60 employees. There is no way that this kind of population will not have a critical effect on traffic congestion, noise and light pollution, and impact the desert eco- system.

I am greatly concerned about the danger of adding additional bicycle and vehicle traffic to the already dangerous conditions of Old Spanish Trail and Escalante Roads. As someone who travels these roads almost daily I have experienced the problem with the already busy traffic and poor visibility of both these roads. This problem has worsened with the congestion on Houghton.

Please consider that this property has been zoned SR with good reason, to protect and preserve the beauty and serenity of our desert and needs to remain that way.

Sincerely,
Beverly Kirchoffner

A handwritten signature in cursive script, reading "Beverly Kirchoffner". The signature is written in dark ink and is positioned below the typed name and address redaction.

From: [REDACTED]
To: Nicholas Coussoulis
Subject: Saguaro East
Date: Monday, April 1, 2019 1:44:15 PM

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.

Dear Nicholas Coussoulis,

I live just off Old Spanish Trail and am strongly opposed to the development of the Bike Ranch near Saguaro East. This development would have a negative impact on wildlife and vegetation. Also, OST is a narrow road that has several blind curves and is already dangerous for cyclists at times. Increasing the density of traffic and cyclists would make the road even more dangerous, especially at sunrise and sunset when javelinas and other wildlife tend to cross the road. The specific plan of the Bike Ranch as a dense commercial development would have a far greater impact on the area than single families homes, which contribute less light pollution and noise. I hope you will not approve this and maintain the character of the neighborhood as a quiet, peaceful area of single family homes that is hospitable to wildlife.

Sincerely,

Carol Poster



Virus-free. www.avg.com

From: [REDACTED]
To: District4; District5
Cc: Nicholas Coussoulis
Subject: Bicycle resort at Saguaro East entrance
Date: Monday, April 1, 2019 2:01:22 PM

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.

Dear Supervisor Christy and Supervisor Elias,

My husband and I strongly oppose this effort to circumvent both the SR Zoning and the Buffer Overlay Zoning Ordinance.

We have similar issues in the Tucson Mountains. Our neighborhood associations, Gates Pass Area Neighborhood Association and the Tucson Mountains Association, have defeated numerous proposals over the years to circumvent protective zoning adjacent to our County and National Parks.

Please deny this development:
Bicycle Resort at entrance to Saguaro National Park East
Reference number: P19CU00005 El Cortijo, LLC

Thank you for your consideration,
Carolyn Leigh and Ron Perry

April 1, 2019

Supervisor Steve Christy
130 W. Congress 11th Floor
Tucson, AZ 85701
(520) 724-8094
district4@pima.gov

Nicholas Coussoulis, Senior Planner
Pima County Development Services
201 N. Stone Avenue, 2nd Floor
Tucson, AZ 85701
(520) 724-9000
Nicholas.Coussoulis@pima.gov

Re: P19CU00005 El Cortijo, LLC

Supervisor Christy and Mr. Portner,

My husband and I are 37-year residents at 3435 S. Spanish Terrace, which is within the 1000' of the proposed bike ranch development. We raised our family in this home, all the while enjoying the wildlife and the beauty of the area. Today we are at risk of losing all of this due to the intrusion of the bike ranch. We are now faced with decisions that we never thought we would have to make. Our long-term plans were to age in place in our home due to the memories it holds of family and friends; but if this development proceeds, we will likely experience a decrease in our home's value which puts in jeopardy our "nest egg" and its contribution to our end-of-life financial plan. The purpose of this letter is to refute the planning staffer's reporting that the applicants have "...conducted outreach with neighbor representatives" or "... have made an effort to communicate and work with neighbors ...". These statements are false.

The neighbors within 1000 feet were invited to a February 18th public meeting that the developers' representative conducted. He began by advising the group that he would describe the proposed development in detail, but he would not take questions during his presentation; instead we were told that we could come up individually afterwards and that he would attempt to answer our questions. As you might expect these instructions were not received well by the group, and despite his instructions a limited number of questions (5-6) were answered in a group setting. He verbally described the project, with the use of various visual aids that the audience could not see. There were no handouts. This should in no way be construed as a free exchange, public meeting. This was only their attempt to get this checklist item fulfilled. Needless to say, the attendees were angered by these antics.

I can honestly tell you that over the past five years neither myself nor my husband have ever attended any meeting of Saguaro Shadow residents with Kelley Matthews or her husband, with the possible exception of Pima County zoning meetings. There simply has been no outreach to the neighborhood that stands to be most impacted by this development. The agent for the developers phoned two residents of the affected neighborhood around March 19th, with me being one. In my case, this contact was in response to a call that I had made to the agent a month earlier. I had several additional questions on the project that had arisen in conjunction with his February overview. He answered my questions, although his responses did not put to rest my overall concerns. In closing he casually mentioned a group meeting, but I did not take this as an overture of a neighborhood meeting. If that's what this was, I obviously missed it. It needs to be understood that this call came in around 3:30 on the

day of the opposition meeting at Saguaro Buttes church, so I was anxious to wrap up the call to prepare for that event. My expectations for a neighborhood outreach meeting are just that. I would expect it to be multiple meetings, formally organized by the developer with a sincere attempt to mitigate some of the major neighborhood objections.

Due to the fact that there were no verifications by Pima County Planning/Zoning that the neighborhood outreach meetings were held, it is deemed appropriate 1) that the staff report should be amended to reflect this deficiency and to acknowledge that the developers failed to satisfy the requirement of public meetings with the immediate neighbors ; and 2) to reconsider the staff recommendation therein.

The ill will that the Saguaro Shadows neighborhood as well as the surrounding SR community have for the applicants and for this project are indescribable and should be a concern to the applicants, Pima County Planning/Zoning and the Board of Supervisors. We find this development inconsistent and incompatible with the existing low density, residential neighborhoods, with one residence on a minimum of 3.3 acres. We feel betrayed by the SR zoning and the buffer overlay zone and violated by the fact that 42 years after the Saguaro Shadows subdivision was developed, a newcomer to the area- an unsightly, densely populated project will harm innocent homeowners in that it will devalue home prices, disrupt personal lives, wreak havoc with wildlife, and forever change the serene setting of the area. I **strongly urge that the staff report be amended as specified above and that the request for the special use permit be denied.**

Sincerely,

Charlene Shumaker
3435 S. Spanish Terrace
Tucson, AZ 85730

April 1, 2019

Dear Mr. Coussoulis:

Reference No.: P19CU00005 El Cortijo, LLC

We bought our property on Escalante Rd. in 1972, built a house in 1973, and moved in on January 17, 1974. Escalante was and still is a residential road accessed by driveways from families living in SR zoned properties. About six months after we moved in, Escalante was paved and was never repaved until 2018.

Due to limited access to Old Spanish Trail, Escalante Road has become like a parkway. Since the repavement of Escalante Road, we have noticed a marked increase in traffic. This is due to more vehicles using Escalante because it is now improved and due to the rapid growth in Vail.

We live on one of the many rolling hills which makes it difficult to see traffic coming over the hill. We fear the increased car and bike traffic throughout the day will indeed be a significant safety concern for those of us trying to pull out of our driveway onto Escalante Road as well as cyclists having to deal with residential traffic. We are fearful that Escalante will need to be widened because of the increased usage. Even now we have to sometimes wait to pull away from our mailbox for 13 or 14 vehicles to pass. This past Sunday, we were on Escalante and also Old Spanish Trail and had to simultaneously deal with cyclists and oncoming traffic.

We chose this property in the SR zoning over 47 years ago. We hate to see the area change. This area needs to keep the buffer zone around Saguaro National Park in place. We have taken our grandchildren and out-of-town guests through the national park. We would dislike following multitudes of cyclists through the park on the narrow roads.

We have had deer on our property which come down from the Saguaro National Park for water in the summer. Two of them have been hit in front of our property. There are javelina crossing Escalante and Old Spanish Trail constantly. We have a herd of about 30 living on our property and the neighbors' property.

This bike ranch could wind up destroying over 40 acres of desert which is the size of a high school property. The SR zoning and buffer zone should be respected and remain in place, and this area should remain residential. We hope you will consider our concerns and objections and turn down the proposed bike ranch project.

Respectfully,

Scott and Claudette Welch
10825 E. Escalante Rd.
Tucson, AZ 85730

From: [REDACTED]
To: Nicholas Coussoulis; District4
Subject: Save Saguaro National Park
Date: Monday, April 1, 2019 1:36:07 PM

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.

Dear Mr Christi and Mr Coussoulis,

My husband and I bought our home on South Hunters Run in 1980. We, like many of our neighbors are professional people and/or business owners in Tucson and in our work a day world coming home to our pristine neighborhood was the perfect ending to our day. Our homes are separated by some acreage but we know each other. When this idea for a bike ranch came about....none of us except the immediate homeowners adjacent to the site were notified. Fortunately these neighbors were opposed to the idea from the start and let the rest of us know what was being posed. We have been fighting this development for a number of years now and plan to continue to. The owners/developers keep changing their approach trying desperately to get their project okayed. They have lost in court a number of times.

Many of us think the bike ranch idea is a good one and good for Tucson but not at the intended site. If you would come to see our neighborhood you would see that our roads are quite narrow and have become much more congested already with the growth of Vail. No commercial development has been allowed due to the buffer zone by the monument. Then there is the water and sewage issue. We have been on a community well for ages and the city only now has blended water to that well. All of us are on septic systems. Lighting is another issue. We treasure our night skies and with the proposed exterior lighting and signage posed in this plan we would lose our night sky. The wildlife that will be displaced is another issue close to our hearts. We have every type of desert creature living among us and the size of this project would seriously affect the ecosystem that we and the animals enjoy.

The bike ranch developers keep saying that this project will benefit us homeowners but have never explained HOW. The only benefit will be to them. Our suggestion is to keep the zoning in place and have the developers build custom homes on their land and find another more suitable location for their project. At one of our meetings with them a neighbor actually brought a listing of a resort further north and west that was for sale and had the space they desire and much of the other issues and zoning in place already. It was also located along the bike zone that goes all around Tucson.

After reading this I am sure you can see why those of us who live in this neighborhood and have for so long do not want to see change such as this that will affect so much and so many so badly.

Thank you for supporting us in this fight. It is serious and if this door is opened it will open up for future development in our area that I can't even imagine.

Regards,
Courtney Ashbrook

From: [REDACTED]
To: Nicholas Coussoulis; District4
Subject: El Cortijo, LLC, S. Old Spanish Trail #2 Minor Resort
Date: Saturday, March 30, 2019 1:44:59 PM

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.

Dear Mr. Coussoulis and Supervisor Christy,

I am writing to let you know of my opposition to the application for Conditional Use as a Minor Resort on the property at 3700 S. Old Spanish Trail.

One of Tucson's greatest assets is the accessibility of the natural environment, unspoiled by commercialism and development. Saguaro National Monument is the cornerstone of our city's connection to the desert. Building "resort" so close the entrance of the park only invites a despoiling of the natural environment. I strongly urge you to vote "no" on this application.

Sincerely,
David Morden
1932 S. Olsen Avenue
Tucson, AZ 85713
[REDACTED]

From:

To:

Subject:

Date:

[REDACTED]
Nicholas Coussoulis; District4

RE: P19CU00005 El Cortijo, LLC, S. Old Spanish Trail #2 Minor Resort

Friday, March 29, 2019 9:49:53 PM

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.

DOMINICK ALPERTI / CHARLES ZAMAL

11536 E Saguaro Crest Pl., Tucson, AZ 85747

email: [REDACTED]

Phone: [REDACTED]

March 29, 2019

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

Dear Mr. Coussoulis and Supervisor Christy,

In 1999 we decided that we would live out our lives in Tucson, AZ because of the natural beauty of the area especially in the area of the Saguaro National Park East. We were mesmerized by the stunning beauty and unspoiled desert in this part of Tucson and decided to build our home across the street from the Saguaro National Park. We couldn't believe the beautiful saguaros that were growing all around the area and found the perfect spot for us to make a 'forever' home.

We built about a mile south of the entrance to the park on E Saguaro Crest Pl., and very often just sit and take in the beauty of the area that we have been lucky enough to settle in. We travel up and down Old Spanish Trail several times a day and we can see the increase in vehicular traffic over the years.

We understand that a bike resort is being proposed almost right across from the entrance to the National Park and feel that a commercial development should not be allowed so close to the

Park. That area should be kept as pristine as possible and commercial use would not only affect the esthetics but also cause problems with the natural wildlife in the area, to say nothing of the increase in traffic which we have seen almost double since we built here.

It was our understanding that all properties in the area would be 3.3 acres per residence which would keep a decent amount of space between residences so that the area would never be built up like it is in some parts of Tucson and allow the wildlife to continue living in the area that we love so much. We would like to see those restrictions upheld and from what we understand, this new development will be more dense than the surrounding areas bringing in more traffic, people and congestion.

Our National Parks are something that we should protect for future generations to enjoy and if the bike resort is allowed to be built right across from the National Park it can never be changed back and we would definitely lose the beauty of the wilderness of the Saguaro National Park East for the generations that follow.

We are asking that the bike resort be denied their request to build in that location.

Regards,

Dominick Alpert

Charles Zamal

From: [REDACTED]
To: Nicholas Coussoulis
Subject: Bike Resort
Date: Friday, March 29, 2019 9:42:28 PM

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.

Sir:

We live off Old Spanish Trail and are opposed to the new construction of a large commercial bike motel on our famous and protected trail.

Traffic has already increased 3 fold with all the new homes near Vail. The trail is a narrow road with close bike lanes, and needs to be kept as a historical area for residential homes, not commercial ,other than those grandfathered in.

We are looking at a 70 bed hospital, offices, and condos built on the corner of Houghton and Spanish trail which will bring much more traffic. We can't even get through the red light there between 4 and 5.

Please keep our area free of any more commercial building, we love our area with acres and horse trails, we are asking you to stop this motel, there are areas in Tucson better suited for this business.

Thank you,
Donald and Teta Vagasky
10795 E Pantano Trail
Tucson, AZ 85730

[REDACTED]
Sent from my Verizon LG Smartphone

From: [REDACTED]
To: Nicholas Coussoulis
Subject: Opposition to "Bike Ranch"
Date: Sunday, March 31, 2019 1:09:26 PM

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.

RE: P19CU00005 El Cortijo, LLC, S. Old Spanish Trail #2 Minor Resort

Dear Mr. Coussoulis,

I am writing today to express my opposition to the proposed "minor resort" on the property at 3700 S Old Spanish Trail.

I have been a resident of this area for 22 years. We purchased our home within the boundary restriction that protects Saguaro National Park and feel strongly an SR exception should not be allowed for this project. We ride horses, hike, walk and cycle in this area on a daily basis. Allowing new commercial use within this boundary would negatively affect this Sonoran Desert eco-system, increase traffic congestion on the scenic Old Spanish Trail, and set a dangerous precedent to allow further development.

Thank you for your time and consideration,

Monica Christensen
4949 S Perlita Rd
Tucson, AZ 85747

From: [REDACTED]
To: District4; Nicholas Coussoulis
Subject: NO! on Escalante Spanish Trail
Date: Sunday, March 31, 2019 8:47:49 PM

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.

Supervisor Christy, Planner Sr Coussoulis:

Regarding: proposed development of 20 acres just north of Escalante off of Old Spanish Trail.

We are **against** the proposal for a multi-building development at this location. At the time we purchased our land, Pima County was adamant that the fragile environmental situation here required a minimum of 3-1/3 acres per resident to protect the wildlife, preserve nature, and to save the ecology of plants, insects, animals, and others. You all deemed it critical to the environment and held your ground. Specifically mentioned was that equal to or more than 3-1/3 acres per resident was required to allow the animals to repeatedly and regularly pass through these lands to and from the Rincon Mountains and Saguaro National Park, and you stated that such wide open spaces were required to allow those several times per year migrations to occur.

As such we had to set aside most of our land for the benefit of the natural environment per your earlier rulings.

This proposed development is much closer to the mountains than essentially all the lots you have restricted for purposes of the environment, et al, and therefore has an even bigger negative impact to this "fragile" environment.

Now, that someone has waved plenty of money around, are you expecting us to believe you now when you say you had earlier lied to us all and that the situation had blown out of proportion back then and it really it didn't require open land for the animals and plants and ecology. Are you now saying that money is more important than the environment! Which is it; Did you lie back then or are you lying now?

Adding to this, traffic on that section of Escalante has already reached dangerous proportions, far beyond original expectation, with almost daily killings of wildlife. The massive developments down Vail way have produced massive traffic, traffic that doesn't believe in speed limits. Pedestrians, bicyclists, and other vehicles obeying speed limits are run off the road regularly. We are already in crisis now!

This proposed development flies in the face of the many hundreds upon hundreds of nearby people who faithfully followed your restrictions. If this development does occur, then, by rights **you must reduce** every reasonably close persons' property taxes to less than 20% of current values, and

remain so lowered until and while also allowing all parcel owners to further subdivide to 0.9 acres per resident, all the while installing new roads at County expense to correct your earlier "mistake."

This is only fair, reasonable, and just. **Or, you can refuse this obviously biased folly against the environment and the current residents.**

Francis and Lynn Shelley
Rancho Cancion

From: [REDACTED]
To: Nicholas Coussoulis
Subject: OPPOSITION for the application for Conditional Use as a Minor Resort on the property at 3700 S. Old Spanish Trail.
Date: Monday, April 1, 2019 9:20:10 AM

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

*Heidi Fritz
10805 E. Pantano Trail
Tucson, Arizona, 85730*

[REDACTED]

April 1st, 2019

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

My reasons for my opposition are as follows:

I purchased my property in 1993, 7.5 acres, with the understanding that the surrounding area is zoned SR Suburban Ranch, I have seen my area transition from 7.5 acres to a minimum area 3.31 acres per lots. I believe that this would be just the first of many variance changes I have already seen over the 25+ years I have been in my current location. The CCR's developed in 1996 were for the purposes of retaining our beautiful desert residential community, preserving the density of the area bordering the Saguaro National Park, and to protect the natural habitat for wildlife, along with a most important desire to protect property values in the area.

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. I believe at a minimum this would increase vehicular traffic on Old Spanish Trail, (a winding 2 lane road) by at least 60 + vehicles. There is no infrastructure to support this. To this day I find it very dangerous to exit Avenida Los Reyes on to Old Spanish Trail with the amount of traffic increase, with this areas current growth.

Another reason for opposition is the water use. We live in a desert, where is our finite water going to come from to operate a 200+ guest facility? Who pays for it? Or is there a new conditional variance for this with Tucson Water.

With this potential I believe it is no longer a "minor resort". It has the look of a mid-size travel lodge which will contribute to greater traffic congestion, reduce the water availability for it residential customers, noise/light pollution as well as disturb the desert eco-system. Rincon Ranch Estates has a Natural Open Space policy set forth by pima county, what happens to that? It will destroy the beauty and tranquility of this area which was a major factor in my decision to live here and pay my taxes. There are other sites off Houghton that could better suit the bicyclists and their increase of vehicle traffic in our beautiful and quiet neighborhood of Rincon Ranch Estates.

Road Cyclists have always been welcome in our neighborhood. The resort is not.

The property is zoned SR for a reason. It hope it will remain that way!

Heidi Fritz

From: [REDACTED]
To: [Nicholas Coussoulis](#)
Subject: Reference: P19CU00005
Date: Monday, April 1, 2019 11:45:34 AM

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

Mr. Coussoulis,

My name is Ian, and I'm a recent Tucson transplant from the Northeast. I am reaching out in strong opposition to the proposed commercial resort at the entrance to Saguaro East.

Upon choosing to relocate, I wasn't drawn to Tucson for golf courses or overpriced tourist attractions. Had I been seeking such commodities, I would have chosen Phoenix. What attracted my wife and I to this incredible area were the well-preserved national parks, the native gardening and, unlike the Phoenix metropolitan area, Tucson's semi-responsible use of water.

These aspects are not only what make Tucson so unique, but they're the key to it's long-term growth and sustainability. Should such an irresponsible project as this commercial resort be endorsed, Tucson will further endanger the natural resources which make such a strong contribution to it's appeal, while damaging it's attraction to the many who have come here to avoid such large-scale developments.

Although such a project may bring in some short-term revenue, in the long run it will only serve to further jeopardize the uncertain future of Tucson's water availability. The already threatened Colorado River will be further overtaxed, bringing the entire region one step closer to becoming a blight-ridden ghost town (not to mention permanently tainting the beautiful scenery at the entrance to Saguaro NP).

Many of Tucson's residents, myself included, will not sit idly by, watching such irresponsible land management continue to be endorsed. This may very well be a pivotal point in your career which will determine not only your popularity (or lack thereof), but what legacy you will leave behind.

Will you choose to stand for the people and natural beauty which define this incredible city, or be coerced by money-hungry developers?

Ian Adrian, Business Owner and Tucson Resident.

Reference: P19CU00005

From: [REDACTED]
To: Nicholas Coussoulis
Subject: P19CU00005EICortijoLLC
Date: Monday, April 1, 2019 8:54:25 AM

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

Dear Mr. Coussoulis & Supervisor Christy,

I am unable to attend the meeting of the county planning commission so am writing to express my deep concerns over the location of the proposed bike ranch across from Saguaro Park East.

Old Spanish Trail is already unbelievably congested with vehicular traffic & is not constructed at this point to handle the number of vehicles & increased bicycle traffic this development would add. That is a recipe for increasing number of both vehicular & bike wrecks & injuries. Nor does it seem that the county has the finances to widen Old Spanish Trail to enable it to handle the increased traffic safely.

Saguaro East is a jewel in a very urban part of the county, already beset by development around it. To condone yet more noise, lights, view shed impingement & traffic would ruin what is already a tourist draw. A long term loss can in no way be balanced by short term financial gain.

Please do NOT vote in favor of this development!!

Thank you.
Sincerely,
Jan Dowling
702 S Front Royal Dr
Tucson

Sent from my iPad

From: [REDACTED]
To: Nicholas Coussoulis
Subject: P19CU00005
Date: Monday, April 1, 2019 5:07:50 PM

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.

Dear Mr. Coussoulis,

We would like a no vote on P19CU00005, the Bike Ranch proposal across from Saguaro National Park.

Destroys natural desert area and affects wildlife.

Increases traffic in the area beyond what single resident house would create.

No need to start putting commercial businesses in a residential area when there are plenty of areas close that are already zoned commercial.

There is not a critical reason that a business needs to be located in the proposed location. Actual it isn't all that close to the "Bike Loop" and the only amenity close by is Saguaro Corner Restaurant. To get to other amenities will result in part of the increased traffic.

Yes it is right across the street from Saguaro National Park but this isn't necessary for a motel/hotel as other accommodations do just fine with their guests driving to the Park.

We are afraid of creep. One commercial business is allowed then others start coming in. When would it stop. It is better not to start in the first place.

We feel this should be kept residential.

Sincerely,

Jim and Kathy McCausland
1011 S Paperflower Ave
Tucson, AZ 85748
[REDACTED]

From: [REDACTED]
To: [District4](#)
Cc: [Nicholas Coussoulis](#)
Subject: Bike Ranch Proposal near Saguaro National Park East
Date: Friday, March 29, 2019 3:57:42 PM

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.

Dear Supervisor Christy:

We are writing in strong opposition of the Application for Conditional Use as a Minor Resort planned on 3700 South Old Spanish Trail.

We live on on the east side of Tucson and have been here for more than fifteen years - we live here for a reason. As you know, this area is zoned SR Suburban Ranch, and for very valid reasons. This application would severely impact not only the residential setting of the area but be located literally across the street from Saguaro National Park. It is a buffer area that was established years ago according to the Houghton East Neighborhood Plan and was put in place to protect the natural environment and riparian areas of and surrounding this beautiful National Park.

With the widening of Houghton Road, we have had to compromise our quiet area with proposed big box stores, multi floor medical facility and strip malls. Some of these are still waiting to be built with the rubber stamp rezoning approval of the Mayor and City Council. But this new proposal poses serious expansion issues near the park and residential neighborhoods. The proposal put forth by this developer is by no means minor but more of a medium sized resort which will have impacts on the area that will be irreversible.

It seems that this City stands on the word often used - Progress. But sir, this is not "mindful" progress. Not only will the park be impacted but the many riparian areas and washes will as well. Once done, it will be gone forever. All on the guise of progress and tourism. Respectfully, this is a money making business for the developer, and we believe that we as residents should be your first priority. Also, please remember this park is visited by hundreds of thousands of people a year. It supports tourism and brings in countless dollars to this City - much more than this "resort" will ever

do.

Please remember that this land, vegetation and wildlife have a voice. Please do what is right.

Respectfully,

Joseph and Kathleen Vitelli
10870 E. 22nd Street, Tucson, AZ 85748

[REDACTED]

From: [REDACTED]
To: Nicholas Coussoulis
Subject: bike ranch
Date: Monday, April 1, 2019 12:07:46 PM

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.

Leslie Kennedy Lowell
11361 E. Escalante Road
Tucson, Arizona 85730

April 1, 2019

Mr. Nicholas Coussoulis, Sr. Planner
Re: P19CU00005 El Cortijo, LLC, S. Old Spanish Trail #2 Minor Resort

Dear Mr. Coussoulis,

As a resident of Escalante Rd. for almost fifty-four years, I strongly oppose the proposed bike resort. It simply does not belong across from a beautiful National Park. Most importantly, it would be a huge violation of the buffer zone, which is designed to "enhance the conservation values of an area," specifically Saguaro National Park.

Thank you for your attention and time,

Leslie Kennedy Lowell

From: [REDACTED]
To: District4; Nicholas Coussoulis
Subject: P19CU00005 El Cortijo, LLC Saguaro National Park East
Date: Tuesday, April 2, 2019 6:53:51 AM

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

This email is being sent to protest the invasive building of a bike hotel across from Saguaro National Park. There is a buffer zone in place to protect this area from commercializing around the park. What is the purpose of a buffer zone if you allow builders to build commercial buildings. I have lived in Tucson for over 55 years. The building of high density housing that was allowed near Sabino Canyon has ruined the scenery.

If you allow this to built across the street from the entrance to Saguaro National Park, the peace and serenity that people seek will be lost. There will be more traffic, accidents, light pollution, loss of wildlife.

I moved to the east side 32 years ago. I loved the low density housing, wildlife and at the time the million stars you could see. With all the building that has been going there is so much light pollution and the nighttime sky is not as brilliant as it once was. At least I can go a few miles down the road to see the stars. Adding more lighting to the area will increase the light pollution.

It is my understanding that the widening of Houghton from 22nd st to Irvington will not be done until 2023. There is already so much congestion in the area. Old Spanish Trail is already dangerous with all the cyclists that use the bike path along with the current amount of vehicular traffic. Adding more congestion to the area will only increase the danger of accidents.

Can't we leave part of Tucson as was intended so that everyone can enjoy the true beauty of nature? I protest this type of building on this property that sits across from the Saguaro National Park Entrance.

Sincerely,

Mary Hensley
1601 S. Barbados Pl
Tucson, AZ 85748

From:

To:

Subject:

Date:

[REDACTED]
Nicholas Coussoulis; District4

Opposition to P19CU00005 El Cortijo, LLC, S. Old Spanish Trail #2 Minor Resort

Sunday, March 31, 2019 7:18:54 PM

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.

March 31, 2019

To: Mr. Coussoulis

Nicholas.Coussoulis@pima.gov

Supervisor Christy

district4@pima.gov

From: Mary W. Olsen

Re: P19CU00005 El Cortijo, LLC, S. Old Spanish Trail #2 Minor Resort

I am a resident of District 4 of Pima County and oppose the construction of a said "bike hotel" directly across the road from the Saguaro National Park East (P19CU00005 El Cortijo, LLC, S. Old Spanish Trail #2 Minor Resort).

My oppositions are based on:

- The absence of consideration of the proposed commercial site for traffic and pollution of the area, including the problems of increased traffic at an already dangerous intersection, light pollution and the lack of information on septic and waste disposal systems for over 250 people – this is not a minor resort;
- The disregard of the buffer zone that was established to protect the Park;
- The absence of any effort by the developer to work with the residents of District 4 near the Park;
- The disregard for the mission of the National Park Service "to conserve the scenery and the natural and historic objects and the wild life therein and to provide for the enjoyment of the same in such manner and by such means as will leave them unimpaired for the enjoyment of future

generations" (<https://www.nps.gov/orgs/1955/our-mission-and-role.htm>); and the SNP foundation document (Saguaro NP 2014) that states that the "purpose of Saguaro National Park is to preserve and protect saguaro cacti and the park's diverse biotic community" (<https://irma.nps.gov/DataStore/DownloadFile/596497>).

Pima County needs to be responsible to its residents and to the residents of southern Arizona with the current zoning for the area – it is in place for good reason.

From: [Michelle Pedersen](#)
To: [District4](#); [Nicholas Coussoulis](#); [COB mail](#)
Subject: Save Saguaro National Park
Date: Tuesday, April 2, 2019 6:46:40 AM

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

1. The bike ranch can be located somewhere else that does not threaten Saguaro National Park. The Saguaro National Park cannot be relocated.
2. The bike ranch's proposed 49 houses and two-story buildings, a 34 foot high bike barn, a restaurant, swimming pool, 80 lighted spaced parking lot, a liquor license, a quarter-of-a-mile 4 foot fence and lighted out door gathering place on nineteen acres is not in keeping with the surrounding development density SR zoning of one single family house per 3.3 acre lot. Neither is blading 19 acres of native vegetation.
3. The current proposed development will impede the wildlife corridors and endanger the wildlife.
4. The increased noise pollution that will be produced by the bike ranch development will drive wildlife away from the critical Escalante Wash. The Escalante Wash is an important biological link that connects the protected habitats of Saguaro National Park into the adjacent low density neighborhoods and provides the wildlife with necessary food and water during certain times of the year.
5. The increased light pollution will ruin with the dark skies, night sky viewing and the movement of nocturnal animals.
6. The increased traffic, specifically bicyclists, on Old Spanish Trail will result in increased congestion and fatalities between bicyclists, equestrians and motorists.

From: [Michelle Pedersen](#)
To: [Nicholas Coussoulis](#); distric4@pima.gov; [COB_mail](#)
Subject: Save Saguaro National Park
Date: Tuesday, April 2, 2019 6:40:08 AM

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

Board of Pima County Supervisors
Steve Christy
Pima County Development Services
Nicholas Coussoulis
Mark Holden

Dear Sirs:

I live at 4346 S. Escalante Ridge Pl and my residence is within a half mile of the proposed Bike Ranch by El Cortijo, LLC. I am opposed to the Bike Ranch for the following reasons:

1. The bike ranch is nothing more than a motel in disguise that these developers are trying to put directly across the street from Saguaro National Park on Old Spanish Trail.
2. The magnitude of the development of 49 houses and two-story buildings, a 34 foot high bike barn, restaurant, pool, 80 space parking lot a quarter mile long fence, lighted outdoor gathering place, and liquor license on 19 acres is not consistent with the SR zoning of one single family house per 3.3 acres.
3. The bike ranch will threaten and endanger the wildlife. The proposed bike ranch will compromise the current wildlife corridors and potentially force the wildlife on to Old Spanish Trail because of the compromised wildlife corridors
4. The traffic on Old Spanish Trail and Escalante has increased since 2014, and adding bicyclists will only increase the road congestion further and lead to increased fatalities among bicyclists, equestrians and motorists.
5. The bike ranch has only one entrance located on Old Spanish Trail in close proximity to the entrance to Saguaro National Park. The previous Development Services report on May 20, 2014, specifically recommended the entrance be limited to Escalante. The developers have ignored this recommendation by the Pima County Development staff.
6. The increased light pollution will adversely impact the dark skies, night sky viewing and the movement of nocturnal animals.
7. The financial viability of the developers and their ability to complete the bike ranch
8. Increased road side litter from the bicyclist.

9. Bicyclist are well known to ignore the rules of the road and create dangerous situations are all using the road way.

10. The irreparable damage to Saguaro National Park setting, wildlife habitat and movement through the territory by allowing a development the size of eight city blocks.

11. The loss of minimal density development that generations of concerned Tucson citizens have put in place to protect the beauty, peace and tranquility of Saguaro National Park.

For these reasons and many more I am opposed to the bike ranch development directly across Old Spanish Trail from Saguaro National Park.

Sincerely,
Michelle Pedersen

From: [REDACTED]
To: [Nicholas Coussoulis](#)
Subject: Saguaro Park East
Date: Sunday, March 31, 2019 3:20:46 PM

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.

My name is Paul Goff. I live about 5 miles from the park. I have lived in Tucson for 26 years. Saguaro Park was the first park I ever went to in Tucson. I was amazed at the place. I loved it. Since I've lived here I have visited the park hundreds of times. I hike there, ride my bicycle there, and taken in the visitors center often.

This is a precious place that needs to be taken care of.

I'm opposed to the Bike Ranch that is trying to set up shop there across the street from the park. There is a lot to traffic inside the park from cars as well as bicycles. I'm not opposed to riding a bicycle through the park but when it impedes the traffic then there are problems. The park is struggling already to accommodate the visitors to it. Sometimes there is no place to park if you want to hike on one of the trails in the back part of the park. Sometimes it takes a long time to get around bicycles riding through the park. If this Bike Ranch gets approved the traffic, cars and bicycles, would double. I don't think it's right that the zoning (SR) be changed so people can exploit the park and make money off of it. Especially when the zoning was put there to protect the park from this very kind of scenario!!!

We don't want to see Old Spanish Trail become another Oracle Road.

Thank you, Paul E. Goff

Name: Paul Rieck
Address: 3333 S Saguaro Shadows Dr.
Tucson, AZ 85730

Parcel Number: 205-62-0610

Date: April 1, 2019

Nicholas Coussoulis, Senior Planner
Pima County Development Services
201 N. Stone Avenue, 2nd Floor
Tucson, AZ 85701
Nicholas.Coussoulis@pima.gov

Supervisor Steve Christy
130 W. Congress 11th Floor
Tucson, AZ 85701
District2@pima.gov

RE: P19CU00005 EL CORTIJO LLC

Mr. Coussoulis and Supervisor Christy,

I own property within 1000 feet of the proposed Bicycle Ranch Development.

The proposed bicycle ranch violates the spirit of the Buffer Overlay Zoning Ordinance by adding additional non-existing commercial buildings to the area. The two story buildings commercial buildings mar the seamless low density transition from Tucson through the buffer zone, and into to the National Park. The bicycle ranch also affects the wildlife habitat, wildlife behavior, and migration corridors which the park depends on to maintain the parks pristine natural beauty and wildlife ecology.

While the Bicycle Ranch developers contend the increase in draw will bring additional commercial revenue to Tucson and increase visitors to the National Park, it will come at the expense of increasing traffic, lighting, and garbage which affects the wildlife behavior and habitat. The increase in vehicle and bicycle traffic increases the likelihood of safety issues in the area as the proposed developers are only including an at grade crosswalk for their guests to cross Old Spanish Trail into the National Park. The proposed crosswalk is situated with minimal stopping distance from a blind curve and intersection with freeman road. This area is already of concern for those turning left off of Pantano Trail to head northbound due to close proximity to the 45 Miles per hour curve. The restaurant and bar will also increase traffic in the area and the music and patron noise will disturb the surrounding wildlife and neighbors as well as increase the existing safety issues between bicycles, pedestrians, and vehicles.

The proposed exemption also sets a precedent for current small business owners who own property in the area to request a similar exemption to conduct their own commercial activities on their properties. Additionally the exemption sets a precedent for future commercial development in the park area which will further negatively impact the Natural beauty and tranquility of the park and the property which I and my fellow neighbors have worked hard to be able to afford and preserve. I oppose the proposed Bicycle Ranch development. I strongly urge and request the Planning Commission deny the Conditional Use Permit for the Bicycle Ranch Development.

Respectfully

Paul Rieck

CONDITIONAL USE PROTEST PETITION

e, the undersigned, do hereby protest the proposed Conditional Use Permit P19CU000005 [J 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 irrevocably 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.

Print Name	Signature	Street Address	ZIP	Phone (optional)	Email (optional)
Trisha Beagles	[Signature]	5133 S Riva Rd	85747	[Redacted]	[Redacted]
Leah Tuma	[Signature]	10445 Desert Sunset Blvd	85748	[Redacted]	[Redacted]
Emily Liso	[Signature]	7880 E Cactus	85748	[Redacted]	[Redacted]
Andrew Frasca	[Signature]	2357 N. MADRIDE CT	85715	[Redacted]	[Redacted]
Aston Bloom	[Signature]	88 N. London Station Rd	85743	[Redacted]	[Redacted]
[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]
Carol Trevino	[Signature]	10434 E Beechwood Ave	85744	[Redacted]	[Redacted]
[Redacted]	[Redacted]	10376 E John W. Hall	85747	[Redacted]	[Redacted]
Richard Ruben	[Signature]	1089 E. Texas Canyon	85747	[Redacted]	[Redacted]
[Redacted]	[Redacted]	9758 N. Rainbow Way	85705	[Redacted]	[Redacted]
[Redacted]	[Redacted]	10297 S. Richard Rd	85747	[Redacted]	[Redacted]
[Redacted]	[Redacted]	7850 Pinta de Cueva	85744	[Redacted]	[Redacted]
[Redacted]	[Redacted]	1701 E. Santa Fe Rd	85747	[Redacted]	[Redacted]
[Redacted]	[Redacted]	2018 E. Canyon Dr	85745	[Redacted]	[Redacted]
[Redacted]	[Redacted]	260 S. Parkway Rd	85746	[Redacted]	[Redacted]
[Redacted]	[Redacted]	10651 E. Independence Dr	85748	[Redacted]	[Redacted]
[Redacted]	[Redacted]	1027 E. Wild Cat Ct	85747	[Redacted]	[Redacted]
[Redacted]	[Redacted]	13870 S. Shoppes at 8th	85641	[Redacted]	[Redacted]
[Redacted]	[Redacted]	13861 E. Cambridge Drive	85641	[Redacted]	[Redacted]

Name: Scott Lockaby
Address: 3542 S Saguaro Shadows Dr
Tucson, AZ 85730
Parcel No: 205-62-0510
Date: March 29, 2019

Nicholas Coussoulis, Senior Planner
Pima County Development Services
201 N. Stone Avenue, 2nd Floor
Tucson, AZ 85701
Nicholas.Coussoulis@pima.gov

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

Re: P19CU00005 EL CORTIJO LLC

Dear Mr Coussoulis and Supervisor Christy,

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

The proposed development of a 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. It will negatively impact the value of both my life and the value of my property.

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 that Planning recommend denying the Conditional Use Permit for this project.

Sincerely,

Scott Lockaby
Signature

From: [REDACTED]
To: [Nicholas Coussoulis](#)
Subject: opposition to minor resort across from Saguaro Nat'l Park East
Date: Saturday, March 30, 2019 11:36:10 AM
Attachments: [minor resort opposition - Lockaby.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.

re: P19CU00005 El Cortijo Ilc - S. Old Spanish Trail

3/30/2019

Mr Coussoulis,

I live within the 1000 ft radius of the proposed minor resort development across from Saguaro National Park East. I am opposed to this development, and concerned about the impact it will have on the park, the neighborhood, the value of my property, and the lives of my family and myself. I'm writing to request that the conditional use permit for this project be denied.

Attached is a letter signed by me stating the above.

Thank you for your consideration,
Scott Lockaby
Owner Parcel No. 205-62-0510

From: [REDACTED]
To: [District4; Nicholas Coussoulis](#)
Subject: Bike Development Project
Date: Friday, March 29, 2019 6:41:57 PM

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.

Gentlemen,

As a Pima county resident who lives in close proximity to the proposed bicycle ranch I am appalled by the scale and scope of this project. When I cycled here as a tourist many years ago, I supported the local BnB's and hotels and RODE to the park, using the wonderful bike lanes on Freeman, Old Spanish Trail, etc. There is no reason to build RIGHT NEXT DOOR TO THE PARK IF YOU ARE A CYCLIST.

This project has no place in close proximity to beautiful Saguaro National Park East. Let them build out on Camino Loma Alto or M.A.C. -- where all the other huge developments are going in.

The proposal is completely out of scale and would have a detrimental impact on The Park, traffic on Old Spanish Trail, and the surrounding environs, -- development in this area should be reserved for single-family homes on 3+ acre lots.

Please oppose this ill-conceived and out of scale development proposal.

I vote.

Sincerely,
Stephanie Theodore
14927 E. Diamond Q Ranch Pl.,
Vail, AZ 85641

Terry kirchoffner
4175 S. Escalante Ridge Place
Tucson, Az. 85730

4/1/2019

Mr. Nicholas Coussoulis, Sr. Planner
Pima County Development Services
201 N. 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 opposition for the application for Conditional Use as a Minor Resort on the property at 3700 S. Old Spanish Trail.

When we purchased our property 19 yrs. ago we did so because of the SR zoning as I am sure most of the people in this area have done. We want to preserve our desert eco-system as the SR zoning was meant to do. Building this development will have a very negative effect on the environment as a whole and cause added light and noise pollution.

A conditional variance for this development will greatly increase building density and the population. My understanding is that this development has the potential for up to 200+ guests and 60 employees. Adding more vehicle and bicycle traffic to already dangerous traffic conditions on Old Spanish Trail and Escalante Roads could very well result in accident injuries and even possible fatalities. Even with the present conditions it is very difficult to get on to Old Spanish Trail from Escalante going either north or south due to increased traffic and poor visibility.

This property has been zoned SR with good reason, to protect and preserve the natural state and the beauty of our desert and needs to remain that way.

Sincerely,

Terry Kirchoffner

A handwritten signature in black ink, appearing to read "Terry Kirchoffner", is written over a blacked-out redacted area.

Supervisor Steve Christy
130 W. Congress 11th Floor
Tucson, AZ 85701
(520) 724.8094
district4@pima.gov

Nicolas Coussoulis, Senior Planner
Pima County Development Services
201 N. Stone Avenue, 2nd Floor
Tucson, AZ 85701
(520) 724.9000
Nicholas.Coussoulis@pima.gov

Re: P19CU00005 El Cortijo, LLC

Supervisor Christy and Mr Portner, gentlemen

My husband and I live at 3600 S. Saguaro Shadows Dr., within 1000' of the proposed bike ranch development planned for the Northwest corner of Old Spanish and Escalante.

My husband, a retired Tucson Fire captain bought the property in 1985 to enjoy the tranquility of the area, an escape if you will from the stress and demands levied on him while serving the Tucson community for 34 years. Today, the neighborhood is at risk of losing all of its initial appeal and benefit.

I am a civil service employee and travel daily to Davis-Monthan Air Force Base via Escalante or Old Spanish Trail. There is already a very noticeable up-tick in Vail and Rocking K traffic on both routes which is wreaking havoc on local wildlife attempting to migrate from Saguaro National Park to surrounding areas.

If this 19.26 acre "bike ranch" plan continues as proposed with 33 buildings to support a resort with bike rentals, repair, sales, restaurant, lounge, bar--all a draw for an overwhelming amount of traffic, these local thoroughfares will become a disturbing killing field for those without a voice.

We strongly disagree with this proposed development and find it inconsistent and incompatible with the existing low-density, residential neighborhood that's been in existence for 42 years.

I've seen first-hand the impact a resort such as this can cause on surrounding properties and wildlife populations having grown up on East Snyder Road during the development of Sabino Springs.

Please consider denying the Conditional Use Permit for this project. Thank you.

Sincerely,

Terry Pittman
3600 S. Saguaro Shadows Dr.
Tucson, AZ 85730

Name: THOMAS P. REIS AND PATRICIA A. REIS
Address: P.O. Box 17303
TUCSON, AZ 85731-7303
Parcel No: 205-62-123 0
Date: APRIL 2, 2019

Nicholas Coussoulis, Senior Planner
Pima County Development Services
201 N. Stone Avenue, 2nd Floor
Tucson, AZ 85701
Nicholas.Coussoulis@pima.gov

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

Re: P19CU00005 EL CORTIJO LLC

Dear Mr Coussoulis and Supervisor Christy,

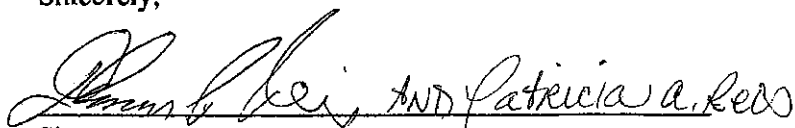
I own property within the 1000 foot radius of the proposed development.

The proposed development of a 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. It will negatively impact the value of both my life and the value of my property.

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 that Planning recommend denying the Conditional Use Permit for this project.

Sincerely,


Signature

From: [REDACTED]
To: [Nicholas Coussoulis](#)
Subject: NO to bike ranch
Date: Friday, March 29, 2019 11:21:14 PM

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.

Mr. Nicholas Coussoulis, Sr. Planner
Pima County Development Services
201 North Stone Avenue, 2nd Floor
Tucson, AZ 85701

RE: P19CU00005 El Cortijo, LLC, S. Old Spanish Trail #2 Minor Resort

Dear Mr. Coussoulis

I am writing to oppose the the application for Conditional Use as a Minor Resort on the property at 3700 S. Old Spanish Trail.

I bought my 3.3 acres and built a home 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!

If you are going to start eroding the zoning and the intention of a low density area, then you better let all of us subdivide so we can maximize our profits, build houses all over the area, and destroy the way of life that those of us that live here bought into. I can't believe you are even considering this proposal, AGAIN!

Virginia Stanek
3620 S Saguaro Shadows Drive
Tucson, AZ

[REDACTED]

From: [REDACTED]
To: Nicholas Coussoulis
Subject: Save Saguaro National Park
Date: Tuesday, April 2, 2019 10:18:06 AM

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

Dear Mr. Coussoulis:

As someone who lives in the Notch and goes to the park every day, I can attest to how many more cars there are at the Broadway and Speedway entrances each year. Friends who live elsewhere in Tucson have reported to me that they couldn't park at the Spanish Trail entrance this year at all, not even in the middle of the week. The proposed 20-acre development for bikers would destroy the beautiful east section of Saguaro National Park completely.

Yours sincerely,
Elizabeth Gundy