

From: [REDACTED]
To: [Nicholas Coussoulis](#)
Subject: Park
Date: Monday, April 1, 2019 6:28:41 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.

I would like to voice my opinion to keep the Saguaro National Park as is, and keep it natural.

Thank you,
Joyce Kurz

March 31, 2019

To whom it may concern,

I used to live next to the Monument.

I was contacted about the proposed development that would be built next to Saguaro National Monument and about the number of guest it would house.

As I considered it, I was struck by the amount of traffic and tourist it would draw to the park.

I remember the accessible road ways to be small compared to the amount of people this development would attract. Then I thought about the trails for bikers and how they are eroded by the bikes themselves. They do a large amount of damage. Also to consider is the wild life. There are deer and javalina living in this area. Most precious of all are the saguaros themselves. That is why the park was created. To save the saguaros for all to enjoy.

I am certainly not opposed to cyclist I am just concerned about protecting a **conservation** area. I think the development would be better put in a location adjacent to the already existing bike trail that was developed by Tucson parks and stretches for at least 10 miles maybe longer by now. To put that much bike traffic in the park would destroy it for all future generations.

I also think there are some endangered owls that live in the park. I do not know whether a survey has been done, to protect them, and also an impact study for the park and the cacti. I think once it has been documented, you would not be able to increase traffic in the area. **Need to contact the Federal Parks Association and National Conservation.**

Also once the park has been destroyed you can not get it back.

Has the federal park system been contacted about this proposal?

Please be responsible in your decisions. I think you may be setting yourselves up for a law suit. You have a responsibility to the Park, the protected animals, the saguaros, and you need to be responsible to the developer. The Park may have to close to protect itself. It is not sufficient to accommodate the proposed traffic.

Sincerely

Judith Sanders

[REDACTED]

From: [REDACTED]
To: [Nicholas Coussoulis](#)
Subject: Proposed development
Date: Monday, April 1, 2019 1:51:37 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.

Mr. Coussoulis,

I am writing you today with concerns about the proposed development across from Saguaro National park.

The concern I have is far different than most that you might have received. I am the owner of Bicycle Ranch Tucson. We opened for business in 2013 and have the trade name of Bicycle Ranch Tucson registered with the State. Since the proposal of this property started in 2015 we have been getting calls asking about the property and people assume we are the same entity. While not the same name, nor the same specific industry, I believe there is close enough association for people to confuse the two. We are often referred to as "bike ranch" in conversation. I can not say with any certainty that should this project be approved that it will negatively affect by business but it does concern me.

Just a simple web search using the term Bike Ranch Tucson will show that we come up prominently which in today's world is a clear indication that the names are too similar.

Because I am in the bike industry and support continuing to bring visitors in from all over to enjoy all Pima County has to offer, I would support a project like this if the location and all other factors were viable.

As it is however I do not believe it can go forward without unnecessary animosity and contention.

I thank you for your time.

"Pedal On!"

Steve Morganstern

Bicycle Ranch Tucson



7090 N. Oracle Rd. Ste. 198
Tucson, Az 85704



April 1, 2019

Mr. Nick Coussoulis
Pima County Development Services
201 N. Stone, Second Floor
Tucson, Arizona 85701

Mr. Coussoulis,

We at Visit Tucson are asking that a Type II Conditional Use Permit for a Minor Resort be granted to El Cortijo LLC. It is our understanding that a bike ranch consisting of 49 units is an allowable use under the current zoning in place for the parcel.

Our warm, scenic desert climate with abundant hills and mountains attracts cyclists from throughout the world to Tucson and Southern Arizona. We do not have a lodging establishment in Southern Arizona that caters to cyclists and believe the Bike Ranch will be a popular new amenity.

We feel the Bike Ranch will attract affluent cyclists who are interested in training in our region for weeks at a time. We are particularly impressed with El Cortijo LLC's plans to design the Bike Ranch according to Platinum LEED guidelines.

The principals of El Cortijo LLC are working to be good neighbors to nearby homes and Saguaro National Park. Nearly 60% of the 19-acre parcel will be maintained as open space with washes and established wildlife corridors left undisturbed. Buffers and setbacks are proposed to lessen impacts on neighboring homes and Saguaro National Park.

Additionally, the Bike Ranch complements Pima County's vision to be a national leader in creating cycling infrastructure for residents and visitors. Developing the 131-mile Chuck Huckelberry Loop is just one example.

Visitors spent \$2.3 billion in Pima County in 2017, per Dean Runyan Associates annual visitor study for the Arizona Office of Tourism. Further enhancing our cycling landscape through the addition of the Bike Ranch will help us attract more cyclists and their dollars to our region.

Thanks for considering granting El Cortijo LLC a Type II Conditional Use Permit for a minor resort.

Sincerely,

Brent DeRaad
President & CEO
Visit Tucson

Curtis C. Lueck, Ph.D., P.E.
Consulting Transportation Engineer and Planner (Retired)

March 30, 2019

Via Email: nicholas.coussoulis@pima.gov

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

RE: Bike Ranch Letter of Support
P19CU00005 El Cortijo, LLC

Dear Mr. Coussoulis:

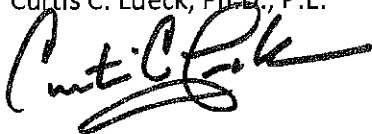
As a retired professional engineer, planner, and active cycling advocate with over 40 years of development experience in Pima County, I am writing to encourage the County's approval of the Bike Ranch's Conditional Use Permit (CUP), subject to the standard and special conditions identified in the staff reports.

I've thoroughly reviewed the planning documents, engineering studies, and staff reports. I've also read the opposing positions, and viewed their organization's website. Frankly, I don't understand the NIMBY-ish opposition to this project. The plan meets or exceeds all the requirements of a minor resort in SR zoning, and, importantly, it has the expressed support of the Saguaro National Park. There are no valid reasons to disapprove or delay the project and there are no unresolved issues that need to be addressed.

This unique project will be a tremendous asset to our bike-oriented community and to the neighborhood. Unlike much of the wildcat housing and lot-split development in the project area, the Bike Ranch has been conceived and planned by professionals with expertise in myriad disciplines. It is an exemplary project that is sensitive to its physical and environmental setting and to its neighbors.

As a region, we need this project and many more like it. I hope that reason prevails, that the opposition's illogical claims and unsupported arguments are appropriately discounted, and that the Bike Ranch progresses steadily towards implementation.

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



5460 W. Four Barrel Ct.
Tucson, AZ 85743



From: [REDACTED]
To: Nicholas Coussoulis
Subject: P19CU00005: Conditional Use Permit for Bike Ranch on Old Spanish Trail
Date: Saturday, March 30, 2019 6:24:08 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.

To: Mr. Nick Coussoulis 30 March 2019
Pima County Development Services
Planning Division

From: Donald Hunt
615 N Circle D Way
Tucson AZ, 85748

Subject: Support for Conditional Use Permit for "Bike Ranch" near
Saguaro National Park

I am writing to you to express my support for the construction of the Bike Ranch near the intersection of Escalante Rd and Old Spanish Trail.

My home is less than 10 miles from the site and I am very familiar with the roads in this area as I have lived here for the past 13 years. I am a frequent visitor to Saguaro National Park as well as the other parks in and around this area. I have read the proposal and submittals of the developers stating their goal of creating an eco-friendly, low environmental impact facility. I have also read the letter endorsing the proposal from Mr. Johnson, who helped get the Buffer Overlay Zoning Ordinance in place.

Finally, I have read the letter from the Pima County Development Services staff stating that the proposal is in compliance with all regulatory conditions that have been established to insure appropriate use of land near the Saguaro National Park.

Given the fact that the land in question is privately owned and the owner has to shoulder the financial burdens of ownership, it is unreasonable to expect the land to be left as an empty desert. I believe we should evaluate the Bike Ranch proposal as it compares to other ways to develop the land, not as it compares to leaving the land vacant as it is now.

A facility that offers a place for visitors to stay while they explore the Tucson area on bicycles would complement the Saguaro National Park, add tourist dollars to our economy, and provide jobs for local residents. It will not generate surges of motor traffic the way ball games, concerts, or theaters do just before and after each event. The additional traffic generated by the Bike Ranch will largely be bicycles moving silently along Tucson's bike lanes and bike paths, and Bike Ranch traffic will be more evenly distributed through the day.

The National Park Service is trying to support more bicycle activity in the parks. Located right across the road from the park, the Bike Ranch would directly support the Park Service's bicycle initiative.

Tucson and Pima County have made a huge investment in bike paths and bike lanes around town. Tucson is nationally recognized as a prime location for cycling that offers exceptionally good weather and routes. Tucson is us; Pima County is us. The Bike Ranch represents an opportunity for us to reap some of the benefits of our investment and recognition, and turn these assets into new money and jobs in our community. Bike Ranch will do that with minimal negative impact on our environment, our traffic density, or quality of life in our neighboring communities. Let's not overlook the fact that this is economic development without spending any more of our tax money. Please don't let this opportunity slip through our fingers. It is unlikely we will ever be offered a better deal.

Don and D'Ann Hunt

Michael V. Varney



March 31, 2019

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

Dear Supervisors:

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

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

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

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

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

Sincerely,

Michael V. Varney



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

Yvette Loreto

From: Bike Ranch [REDACTED]
Sent: Sunday, March 31, 2019 12:07 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:
ALAN WILLENBROCK

Email:
[REDACTED]

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

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

240619.1714

APR 01 13:09:53 EDT 2019

AKS

Yvette Loreto

From: Bike Ranch <[REDACTED]>
Sent: Monday, April 1, 2019 2:04 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:
Alan Stephens

Email:
[REDACTED]

Message:

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

APR 01 19 14:02:37 PCD KCF PD


2408246962

From: [REDACTED]
To: District4; Nicholas Coussoulis
Date: Thursday, April 4, 2019 9:20:46 AM

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P19CU00005 EL CORTIJO,LLC, S Old Spanish Trail #2 Minor Resort

Alvin E. Ratliff
3400 S.Spanish Terrace
Tucson, Az 85730

[REDACTED]
4-3-19
Mr. Nicholas Coussoulis, Sr. Planner
Pima County Development Services
201 N. Stone Ave. 2nd floor
Tucson AZ 85701

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

Dear Mr. Coussoulis amd Supervisor Christy

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

My reasons for opposing this permit:

We purchased our property, which is now within the 1000 ft of the proposed bike ranch, with the understanding that the surrounding area is zoned SR Suburban Ranch, and the Buffer Overlay zone, requiring at least 3.31 acres per lot. A conditional variance 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 "minor resort". It is more like a mid-size travel lodge which will contribute to greater traffic congestion on Old Spanish Trail and Escalante, which are both two lane roads, and noises and light pollution which will disturb the desert ecosystem and the animal habitat and corridors from Sahuaro National Park through the buffer zone. It will destroy the serene quality of the area which is why we chose to live here. The property should remain zoned SR!!

Sincerely,

Alvin E. and Kate Ratliff

Yvette Loreto

From: Bike Ranch [REDACTED]
Sent: Sunday, March 31, 2019 3:42 PM
To: COB_mail
Subject: [BULK] New message - bikeranch.com

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[Click here to reply](#)

Name:
Amanda McBroom

Email:
[REDACTED]

Message:

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

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

2406279384

APPROPRIATE POLICE PD
AES



Proposed RESORT AT ENTRANCE TO Saguaro National Park? 33 buildings - 49 rooms - 106 beds - 196 occupancy (beds and occupancy estimated), 60-plus employees (79 parking spaces). As a "minor resort" exception, the developer was only required to advise a minimum number of residents. Sadly, until recently the majority of residents were completely in the dark, and for good reason. The public hearing is April 4th.

The minor resort exception is only intended to allow large lot owners to seek permission to **meet the lodging, convention and recreational needs of short term visitors. No such NEEDS exist.** The Bike Ranch (with no bike trails) claims to support the National Park because it will sit at the front entrance (as a traffic hazard and an eyesore). The proposal at its core is for nothing more than a HOTEL PROJECT in an out of the way location. A bike hotel is not A DESTINATION LOCATION and as such has no ability to create a market. The developer has provided no evidence of need, no proposed means of financing, no market feasibility studies, no business plan and no experienced investors, operators or managers. If they get approval, we will get 19.26 ACRES of desert Bull-Dozed irreversibly and in LOW DENSITY SUBURBAN Zone. Should they somehow build something, we are assured of another failed venture that will be abandoned like Webb's Steakhouse. The minor resort exception is an invitation for the abuse as is evident and a threat to anyone living in an area zoned SR, Suburban Ranch.

If you agree, please add a comment or two with your signature and address. Originals will be gathered and submitted to all five of the County Supervisors who are responsible for public policy and management of natural resources, hopefully, according to the letter and the spirit of the law.

I strongly object to the approval of P19CU00005 El Cortijo!

signature Andree Curtis name ANDREA CURTIS
address 11893 E. CAMINO DEL DESERTO

Please write your email address on the back of this page to be kept informed.

Yvette Loreto

From: Bike Ranch <[REDACTED]>
Sent: Saturday, March 30, 2019 12:21 PM
To: COB_mail
Subject: [BULK] New message - bikeranch.com

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[Click here to reply](#)

Name:
Angie Anderson

Email:
[REDACTED]

Message:

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

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

2404841112

APR 01 12:42 PM 2019
ARC



Proposed RESORT AT ENTRANCE TO Saguaro National Park? 33 buildings - 49 rooms - 106 beds - 196 occupancy (beds and occupancy estimated), 60-plus employees (79 parking spaces). As a "minor resort" exception, the developer was only required to advise a minimum number of residents. Sadly, until recently the majority of residents were completely in the dark, and for good reason. The public hearing is April 4th.

The minor resort exception is only intended to allow large lot owners to seek permission to **meet the lodging, convention and recreational needs of short term visitors. No such NEEDS exist.** The Bike Ranch (with no bike trails) claims to support the National Park because it will sit at the front entrance (as a traffic hazard and an eyesore). The proposal at its core is for nothing more than a HOTEL PROJECT in an out of the way location. A bike hotel is not A DESTINATION LOCATION and as such has no ability to create a market. The developer has provided no evidence of need, no proposed means of financing, no market feasibility studies, no business plan and no experienced investors, operators or managers. If they get approval, we will get 19.26 ACRES of desert Bull-Dozed irreversibly and in LOW DENSITY SUBURBAN Zone. Should they somehow build something, we are assured of another failed venture that will be abandoned like Webb's Steakhouse. The minor resort exception is an invitation for the abuse as is evident and a threat to anyone living in an area zoned SR, Suburban Ranch.

If you agree, please add a comment or two with your signature and address. Originals will be gathered and submitted to all five of the County Supervisors who are responsible for public policy and management of natural resources, hopefully, according to the letter and the spirit of the law.

I strongly object to the approval of P19CU00005 El Cortijo!

signature [Signature] name ARNOLD VAUGHAN
address 11897 S CAJON RD DES DESERTO TRACT 85347
Please write your email address on the back of this page to be kept informed.

Yvette Loreto

From: Bike Ranch <[REDACTED]>
Sent: Monday, April 1, 2019 10:26 AM
To: COB_mail
Subject: [BULK] New message - bikeranch.com

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[Click here to reply](#)

Name:
Ashley Diane Wright

Email:
[REDACTED]

Message:

I support the proposed Bike Ranch. Biking is an important part of life in Pima County, as evidenced by the significant number of cyclists using the loop path and other well-known biking areas around the county (both road and mountain cycling). This project will increase tourism to the county for the purpose of cycling, which is economically beneficial. My address is 3102 E Wiley Lane, Vail, AZ 85641

APR 01 15:41:15 PCD KDF RD

48

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

2407931290

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR

DATE

4/1/19 yA

cc: Development Services

From:

To:

Subject:

Date:

[REDACTED]
Nicholas Coussoulis; District4

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

Wednesday, April 3, 2019 11:47:44 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,

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

We are homeowners in La Cebadilla Estates. We purchased our home for its rural character and specifically purchased outside of our native Southern California to avoid the mess that catering to the demands of cycling fanatics has created there. In addition, granting a condition variance for this motel will be the beginning of the end of our peaceful, large lot community.

This community is blessed with light traffic; open land and natural beauty. Southern California once boasted the same things (and nice weather) but non-stop building and the more recent obsession with pleasing cyclists has made driving -even in smaller towns - dangerous and unpleasant. Please realize what you have and deny this conditional permit. This non-conforming use will ultimately 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,

Brad and Sheila Jacobs

13530 E. Redington

Tucson 85749

From: [REDACTED]
To: [Nicholas Coussoulis; District4](#)
Subject: Save Saguaro National Park
Date: Wednesday, April 3, 2019 6:15:02 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.

Hi! My name is Brenda Ross and I oppose the bike ranch development across from Saguaro National Park. That area is already congested. Thank you for reading and considering my email.

Sincerely,
Brenda Ross

Yvette Loreto

From: Bike Ranch <[REDACTED]>
Sent: Monday, April 1, 2019 8:07 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:
Bret Summers

Email:
[REDACTED]

Message:

Dear Pima County, Bike Ranch is a natural outgrowth of Tucson's investment in biking infrastructure. While I do not support progressive policies and so-called eco-friendly projects at taxpayer expense, I do support a private landowner using their personal property for this project. Please vote for the Bike Ranch.

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

2407706159

APR 01 19 09:53 PCD/KCF/BD
RSG

From: Bike Ranch [REDACTED]
Sent: Saturday, March 30, 2019 4:11 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.

2404949038

AFB
AFB

Re: P19CU00005 El Cortijo, LLC

Dear Nicholas Coussoulis:

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.

There exists something called the "Doctrine of Public Trust". We are all beneficiaries of the lands that are held in trust for us by the Federal Government. The proposed development is less than one-third of a mile from the designated Wilderness in Saguaro National Park. The Supervisors 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!

Sincerely, 

CARLA NEUHAUSER

11520 E. CAMINO DEL DESERTO

TUCSON, AZ 85747

From: [REDACTED]
To: Nicholas Coussoulis, District 4
Subject: RE: P19CU00005 El Cortijo, LLC, S. Old Spanish Trail #2 Minor Resort
Date: Wednesday, April 3, 2019 10:19:52 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.

April 3, 22019

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,

My husband and I have resided in Tucson since the 1970's and were finally able, 5 years ago, to purchase our dream home, located just a very short distance from Saguaro National Park East. Our choice of location was to enjoy the peace, solitude and quiet beauty of the desert in this area, close to the jewel of Tucson, being this national park. We purchased our home as the surrounding area is zoned SR Suburban Ranch, requiring a minimum lot area of 3.31 acres per lot. This has adequately maintained the integrity of this area of Tucson, close to a major attraction of natural beauty.

As you are aware, there is an application for Conditional Use as a Minor Resort on the property at 3700 S. Old Spanish Trail. We are **VEHEMENTLY** opposed to this request as a conditional variance (SR exception) for this major development would significantly increase building density, population, traffic, and pollution. This was not the intended use for this area surrounding the Park, nor does it follow the SR zoning restriction.

Please consider the sanctity of this beautiful area and the residents who have made their home here. There is plenty of room in other areas to put up a bike hotel out of the buffer zone and away from the park.

Sincerely,
Carol and Scooter Grubb
11555 E. Calle Aurora
Tucson, Az 85748





Proposed RESORT AT ENTRANCE TO Saguaro National Park? 33 buildings - 49 rooms - 106 beds - 196 occupancy (beds and occupancy estimated), 60-plus employees (79 parking spaces). As a "minor resort" exception, the developer was only required to advise a minimum number of residents. Sadly, until recently the majority of residents were completely in the dark, and for good reason. The public hearing is April 4th.

The minor resort exception is only intended to allow large lot owners to seek permission to **meet the lodging, convention and recreational needs of short term visitors. No such NEEDS exist.** The Bike Ranch (with no bike trails) claims to support the National Park because it will sit at the front entrance (as a traffic hazard and an eyesore). The proposal at its core is for nothing more than a HOTEL PROJECT in an out of the way location. A bike hotel is not A DESTINATION LOCATION and as such has no ability to create a market. The developer has provided no evidence of need, no proposed means of financing, no market feasibility studies, no business plan and no experienced investors, operators or managers. If they get approval, we will get 19.26 ACRES of desert Bull-Dozed irreversibly and in LOW DENSITY SUBURBAN Zone. Should they somehow build something, we are assured of another failed venture that will be abandoned like Webb's Steakhouse. The minor resort exception is an invitation for the abuse as is evident and a threat to anyone living in an area zoned SR, Suburban Ranch.

If you agree, please add a comment or two with your signature and address. Originals will be gathered and submitted to all five of the County Supervisors who are responsible for public policy and management of natural resources, hopefully, according to the letter and the spirit of the law.

I strongly object to the approval of P19CU00005 El Cortijo!

signature

address

Carolene Mahan name Carolene Mahan

674 N. Wilson Ave 85719

Please write your email address on the back of this page to be kept informed.

From: [REDACTED]
To: Nicholas Coussoulis; District4
Subject: Ref # P19CU00005 El Cortijo, LLC
Date: Wednesday, April 3, 2019 6:58:08 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 and Mr. Portner,

My husband and I purchased our residence at 3400 S. Saguaro Shadows Drive in September 2018. We have come to find out that our residence is within 1000 feet of the proposed bike ranch development. One of the selling points was the beautiful neighborhood with natural landscaping, the desert wildlife and the country feel (no busy streets). Since we moved in we have not been contacted by any planning committee/developers to discuss the bike ranch. The only people that have been in touch with us are our neighbors who are also devastated that a business could be put in our backyards.

We understand that the attorneys representing the bike ranch development have found loop holes and work arounds in the laws but that doesn't mean the area they are looking to build the bike ranch is the right spot. We understand progress and change and no one really likes change but there are many areas in town that are zoned for commercial use where the bike ranch could be built. Why upset the neighborhood and the wildlife (it's really their neighborhood) with a commercial bike ranch that does not fit into our community. It does not seem that the bike ranch would be compatible with a residential neighborhood and so close to the National Park.

We strongly oppose the bike ranch in our neighborhood and ask that the request for the special use permit be denied.

Carolyn & David Sowers

Yvette Loreto

From: Bike Ranch [REDACTED]
Sent: Saturday, March 30, 2019 4:29 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:
Casey Zarnes

Email: [REDACTED]

Message:

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

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

2404953142

APR 01 19 09 52 PC CLK CF RD
AFB

From: [REDACTED]
To: Nicholas Coussoulis
Subject: A request to deny a Conditional Use Permit for the "minor" bike resort (P19CU00005 Application Packet)
Date: Wednesday, April 3, 2019 10:47:51 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.

April 3, 2019

Mr. Nicholas Coussoulis
Senior Planner
Pima County
Nicholas.Coussoulis@pima.gov

Dear Nicholas Coussoulis:

I am writing to express strong opposition to the proposal to build the "minor" bike resort across Old Spanish Trail from Saguaro National Park (P19CU00005 Application Packet, including the revision that was made available just two days ago).

I am a bike advocate for Tucson, as are almost all of the people protesting this development. A bike ranch (or resort) is a good idea in Tucson, but not at the proposed site, and especially not in the form proposed in the original and revised application packets this year.

It is clear that this "minor" bike resort is actually a motel that can house more than 100 people. Using casitas to describe the motel rooms is disingenuous at best. I have never seen nor heard of connected, two-story rooms for rent described as casitas. Of all the conditional-use projects I am aware, this proposed bike resort is by far the most intrusive on the buffer zone and the wildlife (both plant and animal) therein.

My wife and I have been living in the buffer zone east of the Rincon Mountains District of Saguaro National Park since 2003. We bought there in large part because Pima County had had the foresight to create the Buffer Overlay Zone Ordinance applicable to Suburban Ranch zoning. We love living in the desert and getting to observe the incredible diversity of wildlife that lives around us and the other animals that visit us from the park from time to time. We fear that the proposed development will negatively affect the wildlife and our enjoyment of our home.

Another serious issue is the increase in traffic that will occur along Old Spanish Trail and Escalante Road with the addition of vehicle and bicycle traffic to and from the resort. The developers have made a big to-do about how little vehicular traffic will occur around the resort because the bicyclists will be delivered to the resort from the airport. Really? How many people would allow themselves to be stuck in the resort without transportation when there are so many other wonderful things to see

in the Greater Tucson area?

Traffic is already a serious problem. Just last week I heard the former head of resource management at Saguaro National Park state that traffic along Old Spanish Trail near Freeman and Escalante roads has been dangerous for decades, with it occasionally taking an hour to exit the park. Already large groups of bicyclists can take several minutes to pass streets along Escalante Road and Old Spanish Trail because the bicyclists string out along the streets. Escalante Road has recently been repaved but the bike and vehicle lanes, while freshly painted, are still uncomfortably narrow.

Thank you for your attention. If you have any questions, I can be reached by email or cell [REDACTED]

Sincerely,

Cecil R. Schwalbe
USGS Ecologist Emeritus

Yvette Loreto

From: Bike Ranch [REDACTED] >
Sent: Sunday, March 31, 2019 10:38 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:
Charles Greenberg

Email:
[REDACTED]

Message:

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

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

APR 01 19:09:52 PC OK CF RD
R23

March 28, 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 Mr. Christy,

I am writing today to express my opposition to the new Bike Ranch proposal at 3700 S. Old Spanish Trail. I am deeply concerned about the impact this "minor resort" will have on building density, traffic congestion, and, most importantly, the impact on the eco-system.

We purchased property at Wildhorse Ranch Estates with the understanding that the minimum acreage would serve as a buffer zone to protect against population density, as well as providing a buffer zone for Saguaro National Park. This new project will certainly contribute to traffic congestion, already a problem with the numbers of bikes on Old Spanish Trail and increased housing projects in the area. How can one more project benefit the park and this area?

Most important, however, is the impact this will have on our natural resources, our most precious commodity. Once gone, it won't be restored.

Please honor the original decision for zoning and deny the conditional use permit.

Sincerely,

Cherie Beckman

**11661 E Exmoor Place
Tucson, AZ 85748**

Yvette Loreto

From: Bike Ranch <[REDACTED]>
Sent: Friday, March 29, 2019 9:45 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:
Colleen Carter

Email:
[REDACTED]

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

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

2403598614

APR 01 19 09:51 PM CLK OF PD
AR3

From: [REDACTED]
To: [Nicholas Coussoulis](#)
Cc: [District4; COB_mail](#)
Subject: Opposition to P19CU00005 El Cortijo, LLC application for conditional use permit
Date: Thursday, March 28, 2019 5:40:20 PM
Attachments: [map_SNP-Rincon_Wilderness.pdf](#)

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

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

March 28, 2019

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

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

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

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

Dear Mr. Coussoulis,

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

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

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

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

BUFFER OVERLAY ZONE

18.67.010 Purpose.

A. The purpose of this chapter is to:

1. Preserve and protect the open space characteristics of those lands in the vicinity of the public preserves while at the same time permitting the economically reasonable use of lands;

Development will destroy the open space characteristics of the lands across from the entrance to Saguaro

National Park Rincon and less than one-third mile from Wilderness designated lands.

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

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

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

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

4. Assure the continued existence of adequate wildlife habitat and foster the unimpeded movement of wildlife in the vicinity of Pima County's public preserves;

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

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

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

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

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

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

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



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

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

TOTALS:

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

RESORT DETAILS:

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

DENSITY:

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

BUILDINGS (33):

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

- Reception building.
- Management office.
- Maintenance building.

ANCILLARY STRUCTURES (13):

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

Recommend against this development.

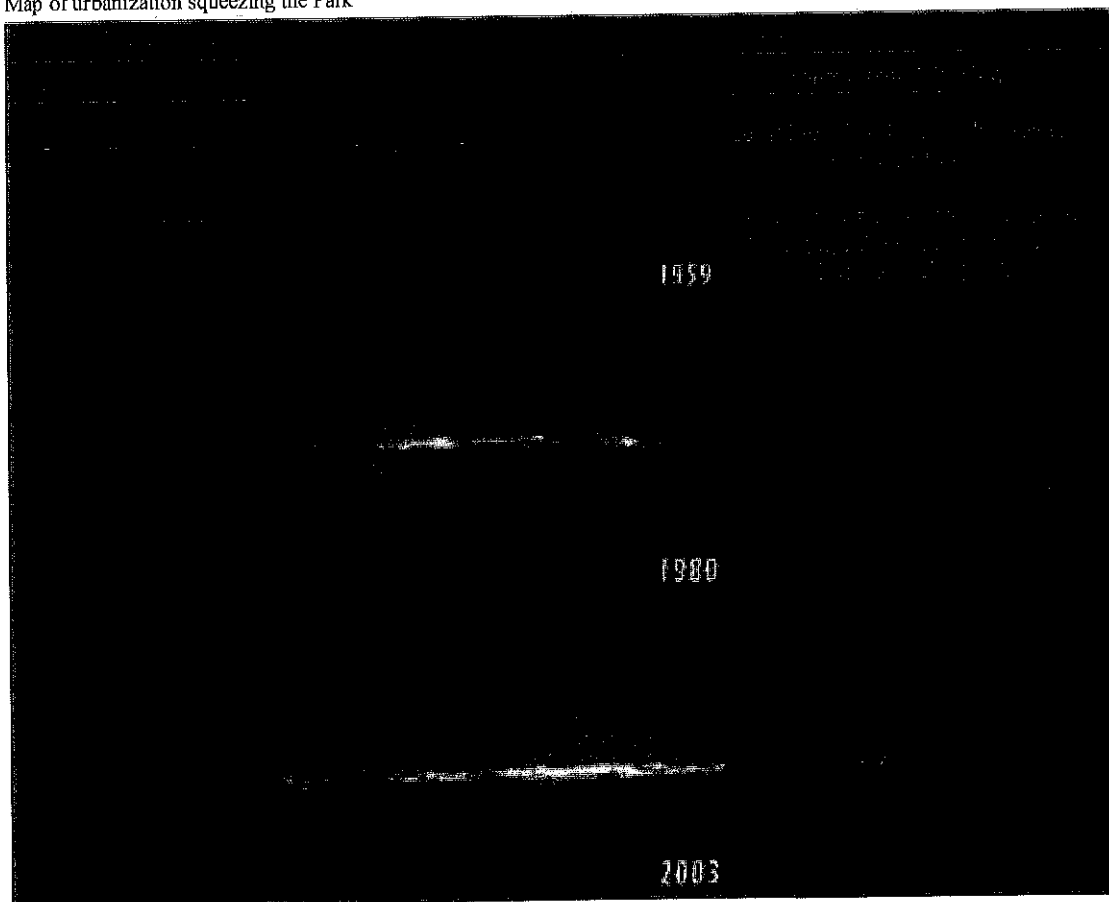
Constance J. Franz

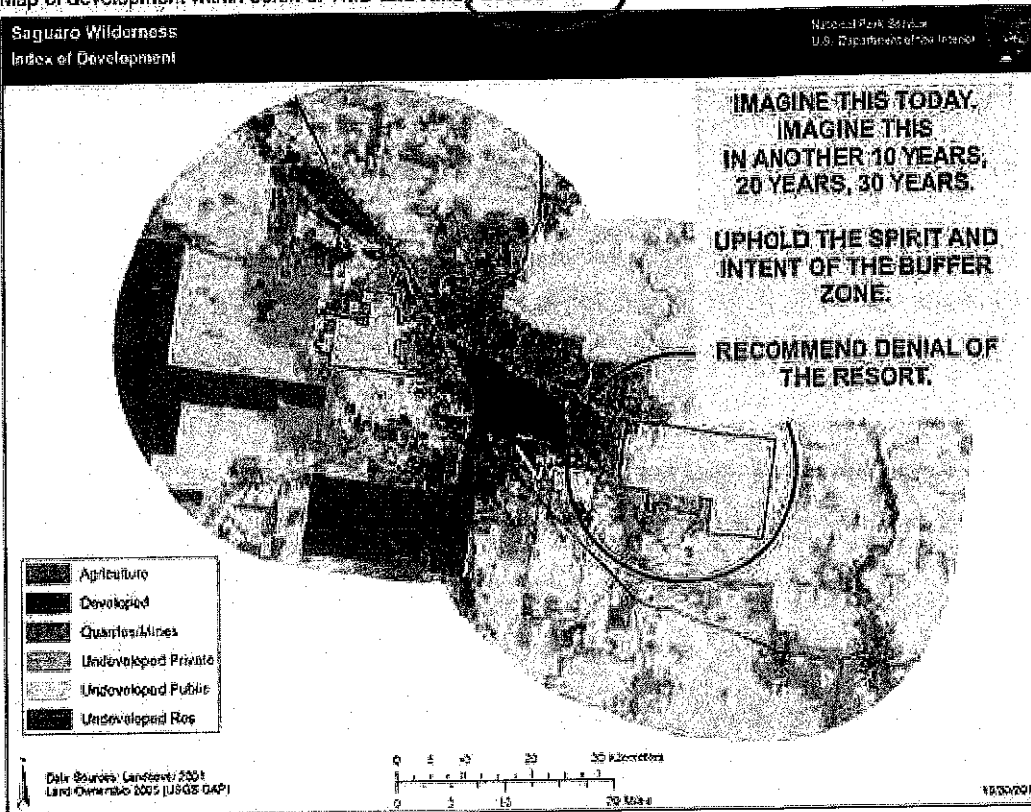
Attachments:

Dark skies as taken from SNP Rincon

Map of Wilderness Lands one-third mile from development

Map of urbanization squeezing the Park





From: [REDACTED]
To: [Nicholas Coussoulis](#)
Cc: [District4; COB mail](#)
Subject: Opposition to P19CU00005 El Cortijo, LLC application for conditional use permit
Date: Saturday, March 30, 2019 12:29:49 AM
Attachments: [map of SNP western boundary.png](#)
[1995 sec 30 CCRs Friends of Saguaro NP.pdf](#)
[1996 sec 30 CCRs fiverpdf.pdf](#)
[1996 sec 30 CCRs.pdf](#)
[1997 sec 30 CCRs Ina Gables letter.pdf](#)

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

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

March 30, 2019

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

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

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

Re: P19CU00005 El Cortijo, LLC application for conditional use permit
CC&Rs on Section 30, Township 14 South, Range 16 East

Dear Mr. Coussoulis,

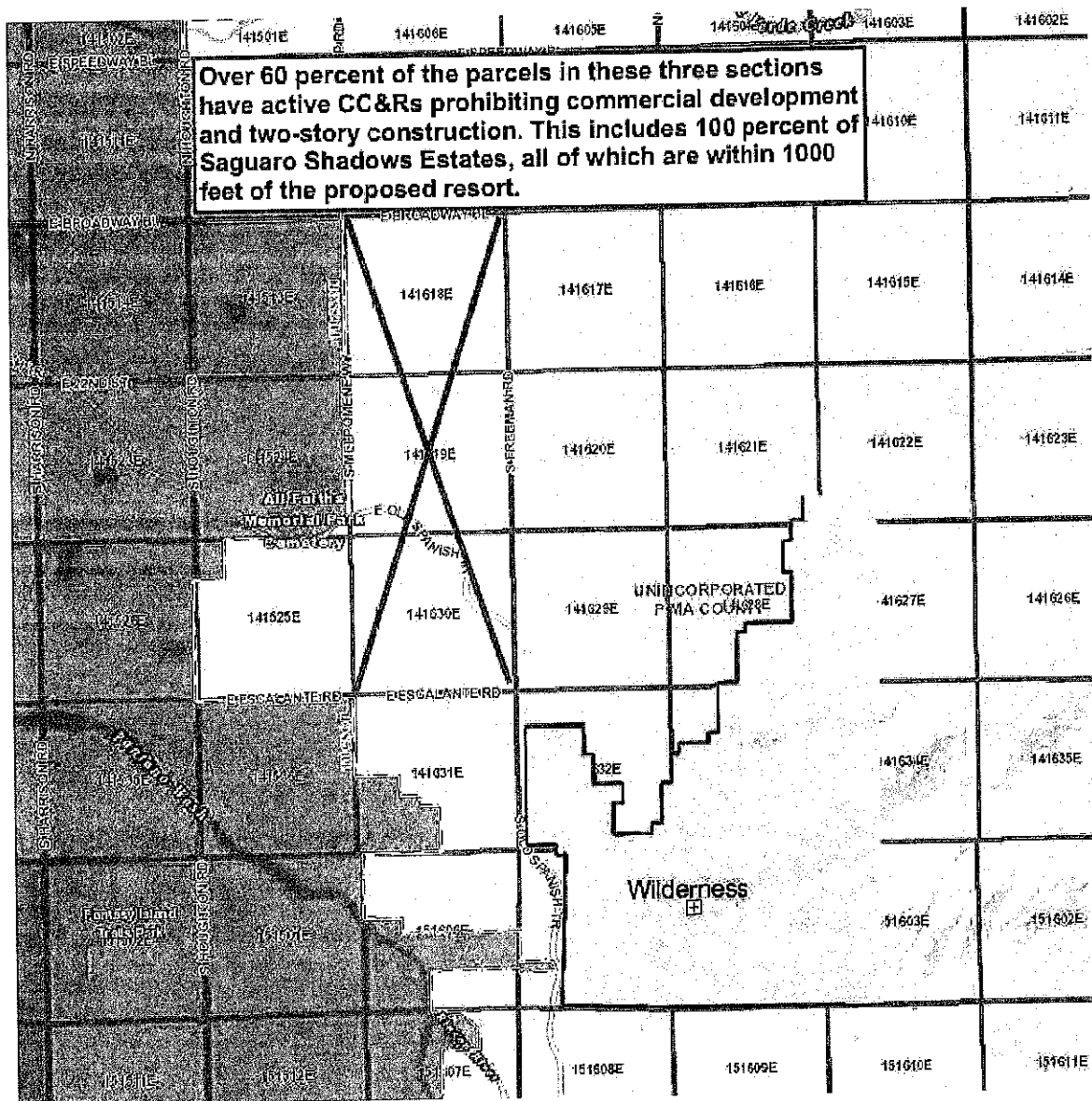
On March 15, 2019, I emailed you information about existing CC&Rs on the 169 (60-plus percent) parcels in Sections 18 and 19, Township 14S, Range 16E, that prohibit commercial development and two-story construction.

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

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

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

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



Regards,
Constance J. Franz

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

From: [REDACTED]
To: [Nicholas Coussoulis](#)
Subject: P19CU00005 El Cortijo, LLC image129
Date: Wednesday, April 3, 2019 7:48:21 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 oppose this project because of the proposed inappropriate location.

Curt Larson, Friends of Tucson Mountain Park
2141 S Flying Q Ln
Tucson AZ 85713

March 25, 2019

Mr.
AICP
Planner

Mark

Holden,
Principal

Pima County Development Services Department
Planning Division
201 N. Stone Ave, 2nd Floor
Tucson, Arizona 85701

Re: The Bike Ranch Conditional Use Permit Application P19CU00005

Dear Mr. Holden:

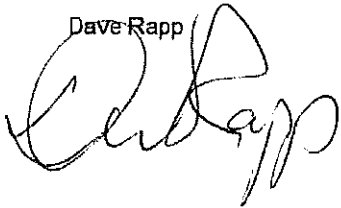
I am the owner of property within 1000 feet of the parcel on which the Bike Ranch Minor Resort is being proposed. I have reviewed the proposed project and have come to the conclusion that I do not object. Therefore, I want to go on record as being supportive and to indicate that I recommend approval.

I understand that resorts of this nature actually have a positive effect on surrounding property values. And, I do not see it having a negative impact on the neighborhood.

My property is located at 11642 E. Escalante Road. The Assessor's Parcel number of my property is 205-63-0940.

Sincerely,

Dave Rapp

A handwritten signature in black ink, appearing to read "Dave Rapp", written over the printed name.

Marsha Rapp

A handwritten signature in black ink, appearing to read "Marsha Rapp", written over the printed name.



Proposed RESORT AT ENTRANCE TO Saguaro National Park? 33 buildings - 49 rooms - 106 beds - 196 occupancy (beds and occupancy estimated), 60-plus employees (79 parking spaces). As a "minor resort" exception, the developer was only required to advise a minimum number of residents. Sadly, until recently the majority of residents were completely in the dark, and for good reason. The public hearing is April 4th.

The minor resort exception is only intended to allow large lot owners to seek permission to **meet the lodging, convention and recreational needs of short term visitors. No such NEEDS exist.** The Bike Ranch (with no bike trails) claims to support the National Park because it will sit at the front entrance (as a traffic hazard and an eyesore). The proposal at its core is for nothing more than a HOTEL PROJECT in an out of the way location. A bike hotel is not A DESTINATION LOCATION and as such has no ability to create a market. The developer has provided no evidence of need, no proposed means of financing, no market feasibility studies, no business plan and no experienced investors, operators or managers. If they get approval, **we will get 19.26 ACRES of desert Bull-Dozed irreversibly** and in LOW DENSITY SUBURBAN Zone. Should they somehow build something, we are assured of another failed venture that will be abandoned like Webb's Steakhouse. The minor resort exception is an invitation for the abuse as is evident and a threat to anyone living in an area zoned SR, Suburban Ranch.

If you agree, please add a comment or two with your signature and address. Originals will be gathered and submitted to all five of the County Supervisors who are responsible for public policy and management of natural resources, hopefully, according to the letter **and the spirit of the law.**

I strongly object to the approval of P19CU00005 El Cortijo!

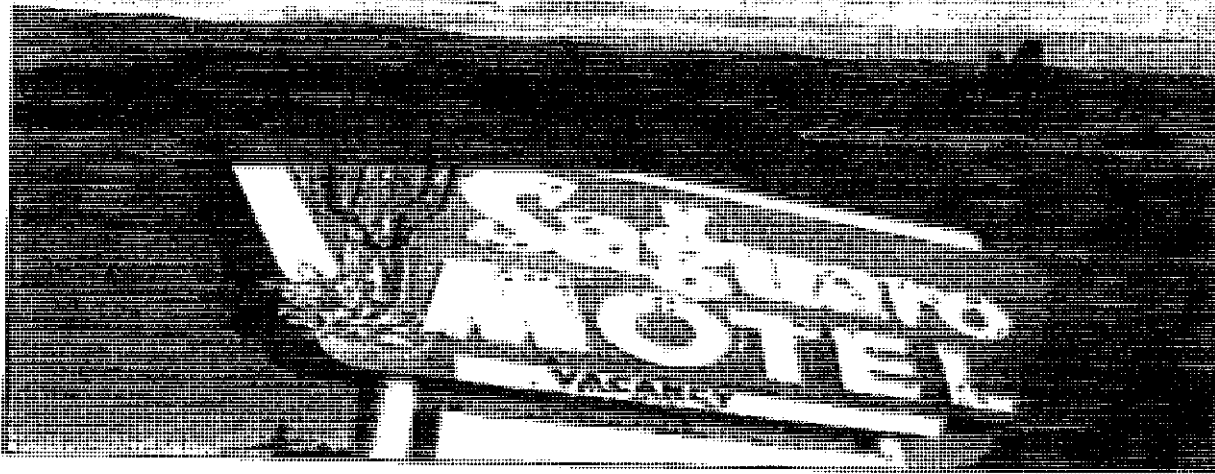
signature

address

name

David Hibbard
11550 E. Camino del Desierto

Please write your email address on the back of this page to be kept informed.



Proposed RESORT AT ENTRANCE TO Saguaro National Park? 33 buildings - 49 rooms - 106 beds - 196 occupancy (beds and occupancy estimated), 60-plus employees (79 parking spaces). As a "minor resort" exception, the developer was only required to advise a minimum number of residents. Sadly, until recently the majority of residents were completely in the dark, and for good reason. The public hearing is April 4th.

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If you agree, please add a comment or two with your signature and address. Originals will be gathered and submitted to all five of the County Supervisors who are responsible for public policy and management of natural resources, hopefully, according to the letter and the spirit of the law.

I strongly object to the approval of P19CU00005 El Cortijo!

signature

address

name

DAVID HUY

1551 E. Camino del Desierto

Please write your email address on the back of this page to be kept informed.

Yvette Loreto

From: Bike Ranch [REDACTED]
Sent: Saturday, March 30, 2019 4:05 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:
Debra Weisel

Email:
[REDACTED]

Message:

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

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

2404947667

APR 01 14:55:20 CDT 2019
AKS

From: [REDACTED]
To: [Nicholas Coussoullis; District4](#)
Subject: Opposition to proposed Bike Ranch
Date: Wednesday, April 3, 2019 4:45:00 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.

Re: P19CU00005 El Cortijo, LLC

As a Pima County resident living in the neighborhood adjacent to the Saguaro National park I I strongly oppose the proposed development of this "minor resort", disguised as a "Bike Ranch". The proposed development violates the spirit of the Buffer Overlay Zoning Ordinance. This entire region has been zoned Suburban Ranch (SR) to protect the rural nature of the area. This development will conspicuously mar the seamless, low density transition from Tucson, through the buffer zone, and into the Park. The developer is applying for a permit slightly under the maximum number of units allowable to be built without a zoning change, yet they have an adjacent property waiting in the wings once "phase one" is approved. Two-story, multiple unit structures are certainly NOT casitas. The whole basis of this proposal seems to be to use a false narrative to obtain maximum unit construction without requiring a zone change. The whole project is based on serving the needs of bicyclists but the resort is not building any bike trails. The existing infrastructure including the national park is not designed to support 200+ novice bicyclists on the roads on a daily basis. The current setup within the national park works well sharing the road between more able bodied cyclists and other visitors such as those with disabilities that are able to enjoy the serenity and beauty of the park via an automobile. The addition of several hundred novice cyclist to this equation will result in congestion in the park and a very real danger to the novice cyclists. This is a national park not a bicycle Disneyland to be leveraged by a commercial venture at the expense of the local residents and visitors. 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. This project was proposed several years ago and was denied at that time due to strong opposition from the community. The developer waited for a change in leadership within the national park and has tried to slip the same plan through without any substantial changes and very little public input. I am a taxpayer and voter, if the county supervisors do not look after the interest of the voters in their district these voters will not support them in the future.

Regards,

Derrick and Alice Wright
11890 E Camino Del Desierto
Tucson, AZ

From: [REDACTED]
To: leah_mcginnis@nps.gov; [District4](#); [Nicholas Coussoulis](#)
Subject: Bike Ranch Proposal
Date: Tuesday, April 2, 2019 10:37:25 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.

Attn: Lea McGinnis, Superintendent, Saguaro National Park
Steve Christy, Supervisor, District 4, Pima County
Nicholas Coussoulis, Planner Sr, Pima County Development Services

The established Pima County SR Zoning Regulations, the Buffer Zone Guidelines for the then Saguaro National Monument, the CC&R's for our selected neighborhood, Tucson's very high bicycle riding ranking by Bicycling Magazine and the ability to base daily bicycle rides from our home (rather than transporting our bicycle) were major factors influencing our move to Tucson in the late 1990's. Further, it was very reassuring to find that our neighbors-to-be together with local builders and even developers expressed mutually consistent respect for the Buffer Zone Guidelines: "Do not get carried away and think that you own your portion of the Buffer Zone. You are the Custodian, Trustee and/or Protector of a residential concept which cannot be replicated elsewhere on the East Side. Don't mess it up!" We closed on an existing home and became full time residents within the Buffer Zone. At the time we were about four years into a post-retirement tandem bicycle adventure (prtba) which took us to a spectrum of bicycle friendly accommodations, both within US and overseas. The ominous predictions of a Y2k disaster were considered to be a far greater threat to our life style than were possible major changes to the residential ground rules,

In response to the first petition for the Bike Ranch about five years ago, a group of us bicycle riders contended that locating a bike oriented ranch adjoining Saguaro National Park created a huge mismatch between the number of bicycle riders compared with the available bicycle routes within the Park. The steep undulations and sharp corners in the 8 mile paved Cactus Forest Loop clog up dangerously with just a few cyclists, cars and walkers. Same for the paved mile to the Javelina Picnic Area. The short mountain bike route across the Loop is single track. The SNP is a beautiful area in which to ride, but larger numbers of bikes quickly smother the enjoyment for all. The majority of the ranch guests would have had to find other riding routes. So why crowd the ranch into the Buffer Zone and in the Park's front face when the guests have to ride or be transported away from the Park to find suitable facilities? Why?

Same song with added verses for the 2019 petition for a Bike Ranch. The inside-the-Park roads are unchanged, but this time we have some idea of their expected number of Ranch guests-more bike traffic/more smothering. The matrix of highways which the Ranch guests will have to ride to reach suitable cycling routes are now carrying far heavier bike traffic. The PSOMS traffic evaluation counted vehicles on Old Spanish Trail and made no adjustment for the increasing bicycle traffic. Most bicycle riders realize (without traffic counters) that the current mix is at or in excess of safe limits. Our prtba ended suddenly and prematurely in the then thru lane on Broadway Blvd. at Freeman Road - in the Buffer Zone prior to this intersection being converted to an all-way Stop. Our Adventure covered 60k miles. We are both life long bicycle riders and this was our one encounter with a moving vehicle. We finished second.

I never anticipated that I could ever be at cross purposes with the SNP administration over issues like this latest petition for a bike ranch, especially with a big tall barn and parking lots just across from the Park entrance; a zero depth Buffer Zone. But that is apparently the case now after agreeing on many such issues over the past 20 years. At least I can't be accused of NIMBY prejudice. This issue is NISNP'sFY.

The Bike Ranch could benefit in the short term by manipulating an address on Old Spanish Trail and including "Across from the Entrance to Saguaro National Park" in their directions. But is this worth making irreversible concessions to our long standing Buffer Zone policies? I say "not worth it-not even

close!"

"Bike" does not have a single definition. The Bike Ranch now consistently shows a road-type pedal bicycle on their posters. Do you have a game plan in place if this initial petition is permitted to then address future petitions to expand the ranch to bicycles with boost motors, gasoline and electric? to trail bikes, the scourge of offroad peace and quiet? to motorcycles?

Thank you for your consideration,

Dick Bailey
11661 East Lusitano Pl.
Tucson AZ 85748



April 2, 2019

DJ & UW Fillman
1440 S. Monument Trail
Tucson, AZ 85748

RE P19CU0005 El Cortijo, LLC application for conditional use permit

Nicolas Coussoulis, Planner Sr.
Pima County Development Services
Tucson, AZ 85701
Nicholas.Coussoulis@pima.gov

Cc: Honorable Steve Christy, District 4
130 W. Congress St. 11th Floor
Tucson, AZ 85701
District4@pima.gov

Julie Castaneda
Clerk of the Board
130 W. Congress St, 11th Floor
Tucson, AZ 85701
cob-mail@pima.gov

Dear Mr. Coussoulis,

In 1993, the deciding factor in the purchase of our present home was that it lay within the one mile buffer zone protecting the Saguaro National Park Rincon District. In 1994, a large group of residents felt the buffer needed protective support and initiated a program of CC&Rs on their properties to limit development and commercialization with the Buffer Overlay Zone. The residents have worked tirelessly to monitor this Buffer and SR property zoning.

In 2014, Developers applied for a conditional use permit to develop their property at 3700 S. Old Spanish Trail. Their proposed concept a "Bike Ranch" was reviewed, and in conclusion, was deemed more of a major resort with a high density usage area than a simple group of "Casitas". In recapping the ramifications of granting this permit, specific negatives were highlighted as needing to be addressed.

- 1) Sewage system – their resolution was an open cesspool.
- 2) Extreme intrusion on the Park's wildlife.
- 3) Public roadway maintenance and safety.
- 4) Resident's privacy and enjoyment of property, safety, impact of clearing and construction, severe damage to area.
- 5) Building heights and impact of outdoor lighting on dark skies.

- 6) Would open the door for additional conditional use permits in the buffer overlay zone causing the domino effect of diminishing the protection sought for creating the buffer overlay zone.

In 2015, the developers appealed the zoning interpretation. A hearing was held before the Board of Adjustment as whether the property is entitled to a non-conforming use permit and permitted to a 100 % expansion of the property.

Now we are in 2019, almost 5 years later with the developers cleverly downsizing the area of development to 10 acres so that it “meets the spirit of SR zoning” with one permitted use “to meet the lodging, convention and recreational needs of short term visitors”. These two comments are reported in Az Daily Star article on March 24, 2019, appeared on a county staff report recently released by a planning staffer. Basically, what the developer has done is taken the previous proposed plan and stuffed it onto 10 acres. This will be phase 1 of the development. The other land will be developed in phase 2, but developers will not share that plan. All concerns about the previous plan from 2014 have not changed and did not go away by stuffing this onto 10 acres.

We strongly ask that Planning Services deny any conditional use permit and or zoning changes that will have a negative impact on the Buffer Overlay Zone. It will open the floodgates to further commercial development.

Sincerely,

DJ Fillman and UW Fillman

From: [REDACTED]
To: Nicholas Coussoulis
Subject: Conditional Use to build "bike motel"
Date: Wednesday, April 3, 2019 12:36:33 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 Sir,

I want to express my concern about the use application to build a motel that will add to the additional amount of recreational bikers on the east side near Saguaro Monument. I am adamantly opposed to this business because of the added danger it will cause near me on Freeman road.

I live off Freeman road adjacent to Saguaro National Park. Currently there are groups of bike riders that travel this road daily in groups. The complete length of Freeman road is a no passing zone. When I encounter a group of bicyclers, I have to follow them slowly until I can exit off Freeman, or I have to break the law and pass them in the other lane which is very dangerous because of view of oncoming cars and the speed which they travel. The bikers ride in large groups even though they are supposed to ride two abreast.

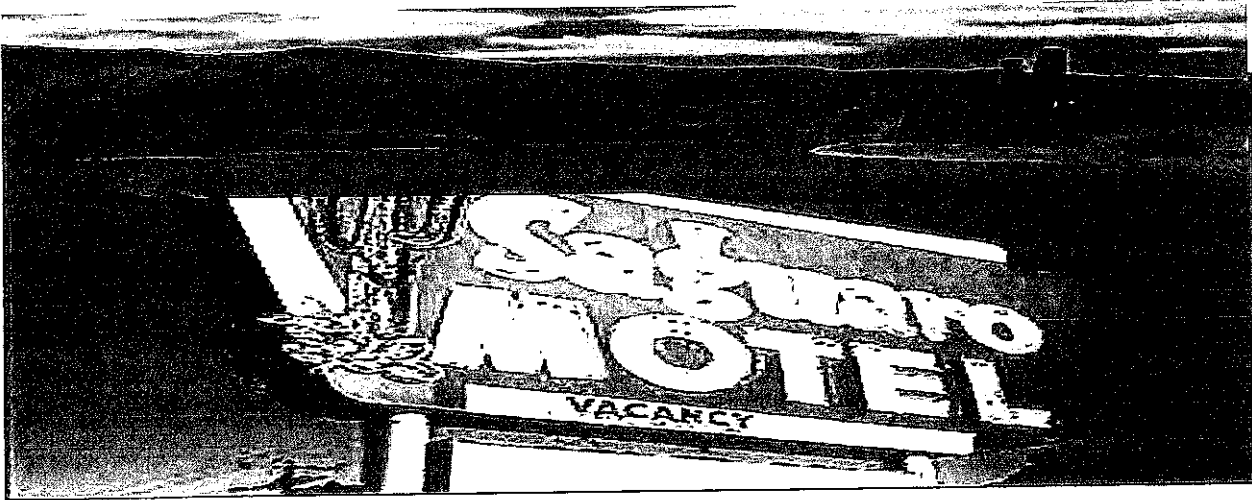
Building a business that will attract more bikers from around the country, only adds to this dangerous situation.

Would you please take my concerns into consideration when approving this business?

Dorothy Bailey
1777 S. Monument Trail
Tucson, Az

[REDACTED]

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Proposed RESORT AT ENTRANCE TO Saguaro National Park? 33 buildings - 49 rooms - 106 beds - 196 occupancy (beds and occupancy estimated), 60-plus employees (79 parking spaces). As a "minor resort" exception, the developer was only required to advise a minimum number of residents. Sadly, until recently the majority of residents were completely in the dark, and for good reason. The public hearing is April 4th.

The minor resort exception is only intended to allow large lot owners to seek permission to **meet the lodging, convention and recreational needs of short term visitors. No such NEEDS exist.** The Bike Ranch (with no bike trails) claims to support the National Park because it will sit at the front entrance (as a traffic hazard and an eyesore). The proposal at its core is for nothing more than a HOTEL PROJECT in an out of the way location. A bike hotel is not A DESTINATION LOCATION and as such has no ability to create a market. The developer has provided no evidence of need, no proposed means of financing, no market feasibility studies, no business plan and no experienced investors, operators or managers. If they get approval, we will get 19.26 ACRES of desert Bull-Dozed irreversibly and in LOW DENSITY SUBURBAN Zone. Should they somehow build something, we are assured of another failed venture that will be abandoned like Webb's Steakhouse. The minor resort exception is an invitation for the abuse as is evident and a threat to anyone living in an area zoned SR, Suburban Ranch.

If you agree, please add a comment or two with your signature and address. Originals will be gathered and submitted to all five of the County Supervisors who are responsible for public policy and management of natural resources, hopefully, according to the letter and the spirit of the law.

I strongly object to the approval of P19CU00005 El Cortijo!

signature Edward J. Stolf name EDWARD J. STOLFA
address 11990 E. CAMINO DEL DESIERTO TUCSON 85747
Please write your email address on the back of this page to be kept informed.

Katrina Martinez

From: Bike Ranch [REDACTED]
Sent: Monday, April 1, 2019 9:50 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:
Elaine Jackson

Email:
[REDACTED]

Message:

RE: P19CU00005 Dear Pima County, I am a Tucson native and an avid cyclist. 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. Thank you, Elaine

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

2407894511

APR 01 19 09 50 POC CLK OF RD
REB

From: [REDACTED]
To: [Nicholas Coussoulis](#)
Subject: Bike Hotel
Date: Wednesday, April 3, 2019 9:09:06 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.

Nick

I live at 11850 e old Spanish trail which is two lots North of the proposed entrance to the bike Motel. Every year it gets more congested to enter Old Spanish trail off of my property due to heavy traffic and this Bike Hotel will real make a mess of the area, I built my house out there 20 years ago on 4.5 acres to get away from the hustle and bustle of the big city . I recently retired as a 30 year contractor in Tucson O'Leary Construction was the name of my company so I understand both sides of the issue but in this case I believe all the home owners in the area have a good argument , we all moved out in the country to get away from it all by (Saguaro national Park) . If a bike hotel needs to be built have them do it at Fantasy Island which is at the intersection of Harrison and Irvington I am sure you have heard of it a very popular riding area , have the state sell them the land they need to do there Bike Hotel.

Thank you

Emmett O'Leary
President
O'LEARY CONSTRUCTION, LLC

[REDACTED]



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The minor resort exception is only intended to allow large lot owners to seek permission to meet the lodging, convention and recreational needs of short term visitors. No such NEEDS exist. The Bike Ranch (with no bike trails) claims to support the National Park because it will sit at the front entrance (as a traffic hazard and an eyesore). The proposal at its core is for nothing more than a HOTEL PROJECT in an out of the way location. A bike hotel is not A DESTINATION LOCATION and as such has no ability to create a market. The developer has provided no evidence of need, no proposed means of financing, no market feasibility studies, no business plan and no experienced investors, operators or managers. If they get approval, we will get 19.26 ACRES of desert Bull-Dozed irreversibly and in LOW DENSITY SUBURBAN Zone. Should they somehow build something, we are assured of another failed venture that will be abandoned like Webb's Steakhouse. The minor resort exception is an invitation for the abuse as is evident and a threat to anyone living in an area zoned SR, Suburban Ranch.

If you agree, please add a comment or two with your signature and address. Originals will be gathered and submitted to all five of the County Supervisors who are responsible for public policy and management of natural resources, hopefully, according to the letter and the spirit of the law.

I strongly object to the approval of P19CU00005 El Cortijo!

signature

name

ERIC GOLAY

address

2825 W. FRESNO ST. #7

Please write your email address on the back of this page to be kept informed.

Yvette Loreto

From: Bike Ranch <[REDACTED]>
Sent: Saturday, March 30, 2019 1:22 PM
To: COB_mail
Subject: [BULK] New message - bikeranch.com

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

[Click here to reply](#)

Name:
Ghanshyam & Jan Ghoman

Email:
[REDACTED]

Message:

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

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

2404881810

APR 01 15:05:52 POC/KC/FAD
APB

Yvette Loreto

From: Bike Ranch [REDACTED]
Sent: Sunday, March 31, 2019 3:31 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:
Glenn McCreedy

Email:
[REDACTED]

Message:

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

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

2406276158

APR 01 10:05:37 CDT 2019

AKB



Proposed RESORT AT ENTRANCE TO Saguaro National Park? 33 buildings - 49 rooms - 106 beds - 196 occupancy (beds and occupancy estimated), 60-plus employees (79 parking spaces). As a "minor resort" exception, the developer was only required to advise a minimum number of residents. Sadly, until recently the majority of residents were completely in the dark, and for good reason. The public hearing is April 4th.

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If you agree, please add a comment or two with your signature and address. Originals will be gathered and submitted to all five of the County Supervisors who are responsible for public policy and management of natural resources, hopefully, according to the letter and the spirit of the law.

I strongly object to the approval of P19CU00005 El Cortijo!

We bought our property based on the fact that we would be in a low density zone. Changing that zoning could adversely affect our property values. This project is not needed in our area. We strongly object to changing the zoning within the half mile buffer around Saguaro National Park.

signature [Signature] name CANDY KIMBELL
 address 11450 E CAMINO DEL DESIER to TUESON, AZ 85747
 Please write your email address on the back of this page to be kept informed.

From: [REDACTED]
To: [Lucretia Free](#)
Cc: [Nicholas Coussoullis](#); [District4](#)
Subject: RE: P19CU00005 El Cortijo, LLC, S. Old Spanish Trail #2 Minor Resort
Date: Tuesday, April 2, 2019 2:25:07 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.

Ms. Free,

Per your request, Fri. March 29, 2019, I am sending my comments concerning 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 (located at 11707 E. Old Spanish Trail) in 1995 liking the fact it is SR zoning. (we know this is a Variance request) We trusted that *would* remain firm. We are located 1/4 mile from the park entrance and the bike ranch project. We (wife & I) believe this large business development will impact this area, *period*.

Tucson and area has lost major \$\$ events in the past, i.e. baseball spring training, etc, etc. The front page of the Tucson newspaper, 6 March, 2019, article El Tour de Tucson bike race was indebted to City of Tucson / Pima County of over \$150,000 dollars and may or go bankrupt. I'm a taxpayer locally and very concerned about this. Where would the "bike ranch" be with no race? But its too late to put the "Jeanne back in the bottle"——

The bike ranch would be a training facility? Where? Only on their property? Don't think so! No one would **not** want to combined such with vehicles (stop-standing-starting-middle of the one lane of traffic- slow-fast- 15mph?) What a mix, people (running, standing or walking), wild life (that can and is life threatening), pollution (untold examples of this: trash, sewage, traffic, air quality, etc. (that concerns us - We live next to park) There is a bike park located on E. Irvington Rd. for JUST biking! Or maybe locate a bike facility on Speedway near Freeman Rd or ? that would be near SNPE. But, again, not in front of a National Park entrance.

This is the common sense that kicks in for the millions of visitors: present and in the future. This is the box that staff studies do not have and / or miss but says all is okay. Many people, years ago, had the foresight to create the Park for US. Let that sink in. It's not us but the future. It is now in our hands / responsibility to watch over and care for. And, in my opinion, not for a business. Again, once the "jeanie is out of the bottle" ——

As stated in the brochure by Saguaro National Park East (SNPE) the visitor center, trailheads and picnic areas can be "**congested areas**" ! Why would the SNPE want

to increase such liability and congestion at the detriment of the many other thousands and thousands of visitors that enjoy the Park. Management of SNPE should consider this. Just natural increase of visitors and traffic puts things all at risk, understandably, but to encourage more, not! Not Pima County problem, directly, but think common sense.

And, think on this: the entrance to the park is also the **exit!!** What goes *in* MUST go *out* on the same road onto OST. Then add more from across OST! **Congested area!** Oh, just have the park redesign the park with an exit! That is a cost to the taxpayers and a convince for a business! Since when / why do we, the taxpayer, have to accommodate a business? We are tax payers, remember?

We, as a neighbor, have asked the Pima County Sheriff to set up a speed trap in the area, they have, BUT to little avail. I must look twice, three time to ensure I have a safe turn on to OST. Now you would ask the PCSD / Transpiration Dept. to put a speed limit of ?? in the area. Or a signal? It is already a congested area. You just complicated the whole area! Where is the common sense? **Why?**

These are but a few of the concerns and oppositions, *but not all*, we have.

Harvey & Betty Ross
11707 E. Old Spanish Trail
Tucson, AZ 85730-5617

Yvette Loreto

From: Bike Ranch [REDACTED]
Sent: Monday, April 1, 2019 2:31 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:
Janet Devlin

Email:
[REDACTED]

Message:

We support this bike revised plan! Biking is eco friendly and is improving the health of 1000's every day. Please vote the Bike Ranch in! My address is: 1617 Malabar Way Big Bear Lake, Ca. 92314 Thank you. Janet Devlin

APR 01 15:40:23 P00.K0F.P0



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

2408271500

Yvette Loreto

From: Bike Ranch <[REDACTED]>
Sent: Sunday, March 31, 2019 1:09 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:
Janice Jarrett

Email:
[REDACTED]

Message:

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

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

2406233071

PR 01:19#0952 PC CLKF RD
RCS

From: [REDACTED]
To: Nicholas Coussoullis; District4
Subject: Reference # P19CU00005 El Cortijo, LLC
Date: Wednesday, April 3, 2019 8:15:46 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 PROTEST THE POTENTIAL 24/7/365 IMPACT OF...

**THE ENVIRONMENTAL
STRESS, THREAT TO
EXISTING LOW-DENSITY
LIFESTYLE, AND
DIMINISHED SOLITUDE.**

**BULL-DOZING 19.26 ACRES OF
DESERT IN LOW DENSITY
SUBURBAN ZONING IS
IRREVERSIBLE.**

**Nothing can reduce to an acceptable
level the impact of this proposed
high-density, commercial
development.**

**THERE IS NO PLANNING THAT CAN
MITIGATE THE CUMULATIVE
NEGATIVE EFFECT FROM
260-PLUS PEOPLE AND THEIR
VEHICLES
PLUS MAINTENANCE, SERVICE AND
DELIVERY VEHICLES AND PEOPLE**

24/7/365

**ALONG WITH INCREASED:
traffic (vehicular, bicycle, and
pedestrian),
lights,
sewage,
garbage,
pavement,
runoff,
noise and
crime, and
the negative impact on wildlife
habitat and corridors,
not to mention the unintended
consequences we know result from
any changes to the environment
(particularly in the desert).**

WE PROTEST

- the stress it would place on the
Park,
- the threat to existing natural
landscapes, and
- how it would diminish the qualities
of solitude, quiet and naturalness.

**There is only one Saguaro National
Park.**

A resort can be built anywhere.

**Thank you,
Jeanette Adrian**

Yvette Loreto

From: Bike Ranch [REDACTED]
Sent: Saturday, March 30, 2019 11:32 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:
Jeff Miller

Email:
[REDACTED]

Message:

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

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

01:19:05Z PC:KDF:BD
AKS



Proposed RESORT AT ENTRANCE TO Saguaro National Park? 33 buildings - 49 rooms - 106 beds - 196 occupancy (beds and occupancy estimated), 60-plus employees (79 parking spaces). As a "minor resort" exception, the developer was only required to advise a minimum number of residents. Sadly, until recently the majority of residents were completely in the dark, and for good reason. The public hearing is April 4th.

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If you agree, please add a comment or two with your signature and address. Originals will be gathered and submitted to all five of the County Supervisors who are responsible for public policy and management of natural resources, hopefully, according to the letter and the spirit of the law.

I strongly object to the approval of P19CU00005 El Cortijo!

John C. Curtis

signature

address

name

John C. Curtis

11893 E Camino Del desierto

Please write your email address on the back of this page to be kept informed.

From: [REDACTED]
To: [Nicholas Coussoulis; District4](#)
Subject: RE: P19CU00005 EL CORTIJO LLC
Date: Wednesday, April 3, 2019 2:59:24 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.

April 3, 2019

Nicholas Coussoulis, Planner Sr

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 – S. OLD SPANISH TRAIL #2, Type II
Conditional Use - Minor Resort

Mr. Coussoulis and Supervisor Christy:

As a resident inside the buffer zone adjacent to Saguaro National Park East, I would like to express my strong opposition to the building of a bike resort in its currently proposed location. Just because a conditional use permit can be approved, it does not mean that it needs to be or should be. Once approved and built, there is no going back. This resort can be built outside of the buffer zone.

As a former operations manager for Doubletree Hotel at Reid Park I can assure you that a resort in this location will have an adverse impact on the Park and neighborhood. It only takes a few rouge guests with nothing invested in the property or the area around it, to disrupt the neighborhood and park, and negatively impact property and Park resources.

What if it was your property that would be impacted by this resort; would you be in favor of it? As a 27 year resident of the area I strongly urge you to reject this conditional use permit and leave the protective buffer zone intact.

Sincerely,

John Fenlon

1781 S. Monument Tr.

Tucson, AZ 85748

Sent with ProtonMail Secure Email.

From: [REDACTED]
To: District4; Nicholas Coussoulis
Subject: please do not ruin Saguaro East and environs
Date: Thursday, April 4, 2019 9:48:03 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.

Gentlemen,

Reasons for not allowing development of a "bike resort" across the street from the entrance to Saguaro National Park are numerous and clear:

- It is a pristine national park and it and its surroundings should be preserved and protected from further encroachment and erosion; erosion not only of the landscape, but of the peacefulness, the quietude, the serenity, the slower pace of life... at least for the few meditative moments one is there.
- The development clearly violates current zoning.
- Increased light pollution, noise pollution, and congestion.
- Is there sewer service, or will numerous septic tanks and leach fields be required?
- Cyclists are social people, as witnessed by many riding side-by-side when more than one is riding on Freeman Road, Old Spanish Trail, etc. I can envision many groups milling about in a resort setting after a ride, whether they have yet had cocktails or not, spilling onto the fairly narrow road that is Old Spanish Trail along the park. To allow this development would be to invite a tremendous spike in vehicle/cyclist accidents, along with the resulting lawsuits against the city and the county.
- Also, sorry to say, many of the target visitors are not particularly environmentally sensitive, nor protective of or caring for an environment that is not where they live, and which they visit only for a few days.
- And seriously? A crosswalk from the Bike Barn Bar & Grill to the park entrance? And what else, a stop light? Good luck with keeping the casualties and legal proceedings down.

This is the far east side of Tucson. It is supposed to be, and to remain, a little bit slower, quieter and pristine, while acting as a buffer for a one-of-a-kind National Park!

Regards,
John Marlatt

Yvette Loreto

From: Bike Ranch <[REDACTED]>
Sent: Saturday, March 30, 2019 11:29 AM
To: COB_mail
Subject: [BULK] New message - bikeranch.com

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

[Click here to reply](#)

Name:
John White

Email:
[REDACTED]

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

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

2404792777

APR 01 12:05 PM CDT

Asa

March 28, 2019

Nicholas Coussoulis, Sr. Plnr
Pima County Development Svc
201 N. Stone Avenue, 2nd Flr
Tucson, AZ 85701

Re: P19CU00005 El Cortijo, LLC

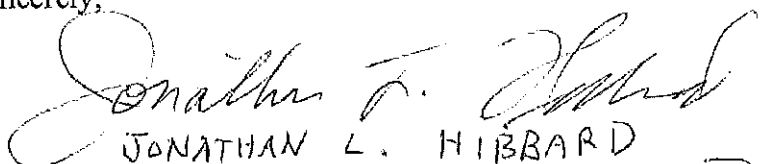
Dear Mr. Coussoulis,

This project was withdrawn five years ago, largely due to neighborhood opposition. The resubmission was intentionally kept below the radar until only recently. It appears that the developer conspicuously avoided dialog with the residents of the neighborhood while courting the National Park with a host of misleading information. Once that deception was complete, they submitted their slick package for consideration.

The permitted conditional use statute is being subverted. The intent of the "minor resort" is 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 from any standpoint. The professed environmental concern of the developer is hog wash! This is simply a hotel project that, sadly, has been misrepresented. I urge you in the strongest possible term to deny approval.

Sincerely,


JONATHAN L. HIBBARD
11910 E. Rantling TR
Tucson AZ 85747



Proposed RESORT AT ENTRANCE TO Saguaro National Park? 33 buildings - 49 rooms - 106 beds - 196 occupancy (beds and occupancy estimated), 60-plus employees (79 parking spaces). As a "minor resort" exception, the developer was only required to advise a minimum number of residents. Sadly, until recently the majority of residents were completely in the dark, and for good reason. The public hearing is April 4th.

The minor resort exception is only intended to allow large lot owners to seek permission to meet the lodging, convention and recreational needs of short term visitors. No such NEEDS exist. The Bike Ranch (with no bike trails) claims to support the National Park because it will sit at the front entrance (as a traffic hazard and an eyesore). The proposal at its core is for nothing more than a HOTEL PROJECT in an out of the way location. A bike hotel is not A DESTINATION LOCATION and as such has no ability to create a market. The developer has provided no evidence of need, no proposed means of financing, no market feasibility studies, no business plan and no experienced investors, operators or managers. If they get approval, we will get 19.26 ACRES of desert Bull-Dozed irreversibly and in LOW DENSITY SUBURBAN Zone. Should they somehow build something, we are assured of another failed venture that will be abandoned like Webb's Steakhouse. The minor resort exception is an invitation for the abuse as is evident and a threat to anyone living in an area zoned SR, Suburban Ranch.

If you agree, please add a comment or two with your signature and address. Originals will be gathered and submitted to all five of the County Supervisors who are responsible for public policy and management of natural resources, hopefully, according to the letter and the spirit of the law.

I strongly object to the approval of P19CU00005 El Cortijo!

Just say NO to the BIKE RANCH

Where are their bike trails?

I Vote every time and I remember

signature Joseph J. Owens name Joseph J. Owens

address 11880 E. Rambling Trail 85747

Please write your email address on the back of this page to be kept informed.



Proposed RESORT AT ENTRANCE TO **Saguaro National Park?** 33 buildings - 49 rooms - 106 beds - 196 occupancy (beds and occupancy estimated), 60-plus employees (79 parking spaces). As a "minor resort" exception, the developer was only required to advise a minimum number of residents. Sadly, until recently the majority of residents were completely in the dark, and for good reason. The public hearing is April 4th.

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If you agree, please add a comment or two with your signature and address. Originals will be gathered and submitted to all five of the County Supervisors who are responsible for public policy and management of natural resources, hopefully, according to the letter **and the spirit of the law.**

I strongly object to the approval of P19CU00005 El Cortijo!

signature

Josie Farrugia

name

Josie Farrugia

address

11825 E. Camino del desierto TUCSON 85747

Please write your email address on the back of this page to be kept informed.

March 24, 2019

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

Re: P19CU00005 El Cortijo, LLC

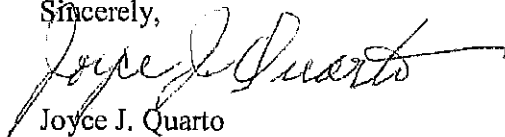
Dear Mr. Caossoulis

I own property and live near the proposed development. The proposed development of a resort, (in reality, a motel). It **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 my life and the value of my property. There are also the potential issues of increased traffic, bicycle use, lighting, garbage, and sewage, and 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,

A handwritten signature in black ink, appearing to read "Joyce J. Quarto", written over a horizontal line.

Joyce J. Quarto
11750 E. Camino Del Desierto
Tucson, AZ 85747



Proposed RESORT AT ENTRANCE TO Saguaro National Park? 33 buildings - 49 rooms - 106 beds - 196 occupancy (beds and occupancy estimated), 60-plus employees (79 parking spaces). As a "minor resort" exception, the developer was only required to advise a minimum number of residents. Sadly, until recently the majority of residents were completely in the dark, and for good reason. The public hearing is April 4th.

The minor resort exception is only intended to allow large lot owners to seek permission to **meet the lodging, convention and recreational needs of short term visitors. No such NEEDS exist.** The Bike Ranch (with no bike trails) claims to support the National Park because it will sit at the front entrance (as a traffic hazard and an eyesore). The proposal at its core is for nothing more than a HOTEL PROJECT in an out of the way location. A bike hotel is not A DESTINATION LOCATION and as such has no ability to create a market. The developer has provided no evidence of need, no proposed means of financing, no market feasibility studies, no business plan and no experienced investors, operators or managers. If they get approval, **we will get 19.26 ACRES of desert Bull-Dozed irreversibly** and in LOW DENSITY SUBURBAN Zone. Should they somehow build something, we are assured of another failed venture that will be abandoned like Webb's Steakhouse. The minor resort exception is an invitation for the abuse as is evident and a threat to anyone living in an area zoned SR, Suburban Ranch.

If you agree, please add a comment or two with your signature and address. Originals will be gathered and submitted to all five of the County Supervisors who are responsible for public policy and management of natural resources, hopefully, according to the letter and the spirit of the law.

I strongly object to the approval of P19CU00005 El Cortijo!

signature Julia Arroyo name Julia Arroyo
address 7317 E 35th St Tucson AZ 85790

Please write your email address on the back of this page to be kept informed.

Yvette Loreto

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

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

[Click here to reply](#)

Name:
Katalin Scherer

Email:
[REDACTED]

Message:

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

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

2403611274

APR 01 09:51 PM CDT
AR3

From: [REDACTED]
To: Nicholas Coussoulis; District4
Subject: Conditional use hearing
Date: Wednesday, April 3, 2019 2:18:35 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.

Hello Mr. Coussoulis and Mr. Christy,

I have been involved in historic preservation and conservation issues in Tucson for more than 30 years. I am a retired teacher and historian on Tucson. Decisions like the upcoming conditional decision are pivotable events with long term consequences. Impacts to national parks are national and international besides the local region. I have visited both sections of the park many times and am aware of the issues of traffic, noise and view sheds that many do not think of related to the unique resources the park offers to visitors. I have traveled to most of the parks and historic sites in the United States and have seen obvious impacts from negative use decisions outside the boundary. Gettysburg is still dealing with motels and commercial development that was the result of negative use decisions as just one example. I can easily understand the economic benefit to the bicycle resort development in this location but it is not suitable for the park. The resort can be successful outside of the buffer zone. This conditional use decision could begin a negative slide for the buffer since future development proposals will state this as the precedent for their proposal. The experience for visitors from town, the nation, and the world is currently world class. The current residential use in the buffer is appropriate and needs to not be changed.

Thank You,
Ken Scoville

From: Kenneth McIntyre
To: Nicholas Coussoulis
Subject: BIKE MOTEL
Date: Tuesday, April 2, 2019 2:41:45 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.

No this ridiculous waste. Try improving the infrastructure first.

Re: P19CU00005 El Cortijo, LLC

Dear Nicholas Coussoulis:

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.

There exists something called the "Doctrine of Public Trust". We are all beneficiaries of the lands that are held in trust for us by the Federal Government. The proposed development is less than one-third of a mile from the designated Wilderness in Saguaro National Park. The Supervisors 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!

Sincerely,

A handwritten signature in black ink, reading "Kinsey Smith Wright". The signature is written in a cursive, flowing style with a large, prominent 'K' and 'S'.

3-28-19

Re: P19CU00005 El Cortijo, LLC

Dear Nicholas Coussoulis:

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.

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...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!

Sincerely,

by Larry Lowe
No Bike Ranch Please, Keep the desert safe from over development, bike riders can ride there biker there already, thanks *by Larry Lowe*
11510 East Camino Del Desierto Tucson, AZ

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

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 ecosystem. 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 Thompson Glaser
Quete Cici

Laura Thompson Glaser

From: [REDACTED]
To: Nicholas Coussoulis
Subject: Bike Motel next to Saguaro Park
Date: Wednesday, April 3, 2019 1:39:09 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,

I live on the Eastside and I volunteer on horseback to help patrol Saguaro Park, I know what a huge unique benefit this area is to Tucson. It's unusual to have a National Park so close to an urban setting. You are in a position to continue to protect this Park and not let "Capitalists" change the law for their benefit to make money!

Once you change the zoning there is no going back and you cannot stop future expansions---how sad to have your name associated with the decline of the Park through paving the way for commercial development.

Please don't Pave Paradise and Put in a Parking Lot! That's the Phoenix Way!
Lee Pello

Sent from Mail for Windows 10We

Yvette Loreto

From: Bike Ranch [REDACTED]
Sent: Monday, April 1, 2019 7:39 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:
Leonard fieber

Email:
[REDACTED]

Message:

Please approve the bike ranch. It would add a tasteful very high calibre addition to our community. It not only fosters recreation and athleticism but will bring many outside guests to enjoy our natural beauty of the desert

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

2407554453

APR 01 15 05 53 PCD KCF PD
KCF

Yvette Loreto

From: Bike Ranch [REDACTED]
Sent: Saturday, March 30, 2019 8:14 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:
Leslie O'Doherty

Email:
[REDACTED]

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

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

2404640602

APR 01 1940 55 PM KLF

AKB

Yvette Loreto

From: Bike Ranch [REDACTED]
Sent: Saturday, March 30, 2019 7:43 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:
Linda Karl

Email:
[REDACTED]

Message:

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

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

2405002021

APR 01 15:40:52 PCD/KDF/AD
AKB

From: [REDACTED]
To: [Nicholas Coussoulis; District4](#)
Subject: Save Saguaro NP entrance - P19CU00005 El Cortijo, LLC, S. Old Spanish Trail #2 Minor Resort
Date: Wednesday, April 3, 2019 9:08:54 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, 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 email 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 are as follows:

After living in noisier, more developed sections of Tucson for many, many years, we fairly recently (<4 years) purchased our home approximately two miles away, at Houghton and Escalante.

We wanted to be close to Saguaro National Park because I used to work for the National Park Service and completed my master's thesis at Saguaro National Park (then Monument). Plus, my family and I enjoy bike riding, hiking, and wildflower watching at the park. We can easily bike, walk, or drive to Saguaro, however, the intersection at Old Spanish Trail and Escalante can be challenging already, especially in taking a left turn (north). I'm concerned that additional traffic from a new resort will heavily affect traffic, both inside and out of the park.

When I studied for my Master's Thesis, taking coursework from Dr. Ervin Zube at the U of A and Luther Propst of the Rincon Institute, I understood that Saguaro had a buffer zone with the city, and that only low density usage was allowed. I'm not sure how we even reached the point of a massive new bike resort that is being proposed, but frankly, I am a bit aghast.

I thought 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 ecosystem. 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.

Houghton seemed to be the last major road near Saguaro NP with large developments, and that's the way it should stay. There should be no bait-and-switch rezoning going on here.

Signed:

Liudyte Baker

10230 E. Placita De Dos Pesos

Tucson, AZ 85730



Re: P19CU00005 El Cortijo, LLC

Dear Nicholas Coussoulis:

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.

There exists something called the "Doctrine of Public Trust". We are all beneficiaries of the lands that are held in trust for us by the Federal Government. The proposed development is less than one-third of a mile from the designated Wilderness in Saguaro National Park. The Supervisors 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!

Sincerely,

Eric E. Bowen
11545 E. Camino del Desierto
Tucson, AZ 85747

*When someone gets
killed it will be
on you!
Don't let them
rape our desert!*

From: [REDACTED]
To: [Nicholas Coussoulis; District4](#)
Subject: Bike Ranch on East Side near Saguaro National Park East
Date: Wednesday, April 3, 2019 3:36:42 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.

This is to let you both know that as a long term resident of the Rincon Valley, an avid bicyclist, an avid hiker and a volunteer horse mounted patrol park ranger in Saguaro National Park East, I am adamantly opposed to this motel/bike ranch possibly being approved directly across from the entrance to Saguaro National Park.

1. We (as guardians of the last pristine areas in Tucson), need to preserve a buffer zone around this National Park.
2. The area is designated SR-1 and should stay that way. That's why many of the people out this way bought out in this area.
3. The added traffic congestion will affect the safety of the park entrance for all.

I am not opposed to the concept of a bike ranch/motel, just not in that location across the street from the entrance to the park. It needs to be moved further away from the park entrance and the buffer zone.

Best Regards,
Marie C. Geraci
Long time resident of the Rincon Valle.

7940 S. Camino Mirlo
Tucson, AZ 85747

From: [REDACTED]
To: Nicholas Coussoulis; District4
Subject: P19CU00005 El Cortijo, LLC, S. Old Spanish Trail #2 Minor Resort
Date: Wednesday, April 3, 2019 7:59:48 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,

We are sending this to communicate our objections to the application for Conditional Use as a Minor Resort at 3700 S. Old Spanish Trail.

We know that we are not alone in our concerns for the increased traffic, increased noise, increased utility services, and the effect it will have on the plants and animals in the area. We also have concerns for the safety of the bicyclists and the pedestrians who use the area.

The Saguaro National Park is a public gem and something that needs to be protected and shared responsibly. A Resort across the street would not benefit this area. As to resorts, we have some already in town, they are called hotels.

We urge you to please oppose this Resort.

Sincerely,
Mark and Kristen Tadlock

Sent from my iPad

Re: P19CU00005 El Cortijo, LLC

Dear Nicholas Coussoulis:

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.

There exists something called the "Doctrine of Public Trust". We are all beneficiaries of the lands that are held in trust for us by the Federal Government. The proposed development is less than one-third of a mile from the designated Wilderness in Saguaro National Park. The Supervisors 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!

Sincerely,



Yvette Loreto

From: Bike Ranch [REDACTED] >
Sent: Monday, April 1, 2019 11:04 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:
Mary Swiergol

Email:
[REDACTED]

Message:

Hello, I have know and worked with Kelley Matthews over many years and I find her to be one of the most intelligent people I know as well as an honest woman of great integrity. She is a true environmentalist and has a great sense of design as well as a strong desire to be a good and respectful neighbor. I am unable to attend the meeting on Thursday as my business has a deadline that will require my attention all week and my husband is committed on that day to his volunteer work on a Foster Care Review Board. We are both hopeful that the Bike Ranch will be able to move forward with the revised plans. Thank you for your consideration. Most Sincerely,
Mary and Jack Swiergol

APR 01 19 11:51 PC OKE PD

MS

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

2408008572

Statement regarding the proposed development of the Bike Ranch from GABA, Inc.

The Greater Arizona Bicycling Association (GABA, Inc.) is a non-profit organization whose mission is to:

- Promote and encourage bicycle riding for recreation, fitness, and transportation by offering local day rides and multi-day rides in Arizona and New Mexico.
- Partner with local organizations serving school-age children teaching bike and road safety skills and bike maintenance and repair.
- Advocate for the rights of cyclists to be able to share the Arizona roadways with motorists with safety, equity, and respect.
- Advocate for the development of an infrastructure in Tucson and Pima County that will support a Bike Friendly Culture and Community.

Proponents of the Bike Ranch development recently approached GABA and asked whether the organization would be able to offer its support for their proposal. Generally, GABA holds no specific political positions and typically does not comment on specific private development proposals. Our Board considered the request in the general terms of GABA's mission to "advocate for the development of an infrastructure in Tucson and Pima County that will support a bike friendly culture and community."

A majority of GABA's board agreed that the project, as outlined in the materials provided by the proponents of the Bike Ranch and made available on the bikeranch.com website, does contribute to the development of an infrastructure within Pima County that supports a bike friendly culture and community.

Tucson is known globally as world class cycling destination. Many professional cycling teams from around the world train in the area during the competitive off-season when the weather elsewhere in the world would otherwise not permit them to do so. From the standpoint of many professional and serious amateur cyclists who live in the area, one of the many great things about Tucson and Pima County is the area's high density of excellent cycling support facilities - professional cycle mechanics, top class bike shops and infrastructure such as The Loop - all of which have developed to support the the area's influx of cycling talent.

Facilities such as the proposed Bike Ranch fit well in Pima County's long history as an important cycling destination. They further distinguish our County with privately funded infrastructure that will increase the number of skilled cycling support staff employed in the area. For these reasons, facilities such as the proposed Bike Ranch would contribute to a bike friendly culture and community in Tucson and Pima County.

On behalf of GABA, Inc.'s Board of Directors,

A handwritten signature in black ink, appearing to read "Matt Harmon".

Matt Harmon, President
GABA, Inc.

From: [REDACTED]
To: [Nicholas Coussoulis](#)
Cc: [District4](#); [COB mail](#); [GABA Board](#); [Bike Ranch](#)
Subject: P19CU00005, El Cortijo, LLC (Bike Ranch)
Date: Wednesday, April 3, 2019 4:35:22 PM
Attachments: [Bike Ranch - GABA.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.

Dear Mr. Coussoulis and Supervisor Christy,

I am Matt Harmon, president of the Greater Arizona Bicycling Association.

Recently, Kelley Matthews of the Bike Ranch development project (P19CU00005) approached GABA and requested that it provide a statement regarding the proposal.

I have attached a PDF file outlining GABA's general position on the sorts of facilities of which the Board believes, based on the information provided, the proposed Bike Ranch is.

The GABA board thanks you and Pima County for your and its attention to and work on the matter.

Thank you,
Matt Harmon, President
GABA, Inc.

From: [REDACTED]
To: [Nicholas Coussoullis](#)
Cc: [District4](#); [District5](#); [Melisa Ambers](#)
Subject: Bicycle resort at Saguaro East entrance
Date: Wednesday, April 3, 2019 7:39:45 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 Nicholas,

>

> 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 intended 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

Perhaps the governmental leadership can help these business owners find a more respectful location for this intended business before they graze a resource sensitive area and then run out of funds.

The damage will be done; then who will pay for the "fix"?

> Thank you,

Melisa Ambers

>

>

Yvette Loreto

From: Bike Ranch [REDACTED]
Sent: Saturday, March 30, 2019 12:17 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:
Michael Schwager

Email:
[REDACTED]

Message:

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

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

APR 01 19 09:52 PCKUFH
A93

12404839843



Proposed RESORT AT ENTRANCE TO Saguaro National Park? 33 buildings - 49 rooms - 106 beds - 196 occupancy (beds and occupancy estimated), 60-plus employees (79 parking spaces). As a "minor resort" exception, the developer was only required to advise a minimum number of residents. Sadly, until recently the majority of residents were completely in the dark, and for good reason. The public hearing is April 4th.

The minor resort exception is only intended to allow large lot owners to seek permission to meet the lodging, convention and recreational needs of short term visitors. No such NEEDS exist. The Bike Ranch (with no bike trails) claims to support the National Park because it will sit at the front entrance (as a traffic hazard and an eyesore). The proposal at its core is for nothing more than a HOTEL PROJECT in an out of the way location. A bike hotel is not A DESTINATION LOCATION and as such has no ability to create a market. The developer has provided no evidence of need, no proposed means of financing, no market feasibility studies, no business plan and no experienced investors, operators or managers. If they get approval, we will get 19.26 ACRES of desert Bull-Dozed irreversibly and in LOW DENSITY SUBURBAN Zone. Should they somehow build something, we are assured of another failed venture that will be abandoned like Webb's Steakhouse. The minor resort exception is an invitation for the abuse as is evident and a threat to anyone living in an area zoned SR, Suburban Ranch.

If you agree, please add a comment or two with your signature and address. Originals will be gathered and submitted to all five of the County Supervisors who are responsible for public policy and management of natural resources, hopefully, according to the letter and the spirit of the law.

I strongly object to the approval of P19CU00005 El Cortijo!

signature

name

address

Please write your email address on the back of this page to be kept informed.

Yvette Loreto

From: Bike Ranch [REDACTED]
Sent: Sunday, March 31, 2019 11:11 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:
Michele Brouman

Email:
[REDACTED]

Message:

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

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

2406155360

ARR 011901052PC CLK OF PD
AB

From: [REDACTED]
To: Nicholas Coussoulis
Subject: Bike resort at Saguaro National Park
Date: Wednesday, April 3, 2019 6:24:06 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.

Nancy C Jacques and David L Wegner
4632 N Paseo Pitiquito
Tucson AZ 85750

April 3, 2019

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

and

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

Dear Sirs:

Saguaro National Park East is a treasure. We are absolutely opposed to commercializing an area around the park, which is zoned LOW DENSITY SUBURBAN. This does not accommodate a "*bike resort*" that will impact traffic and will NOT be, as reported, "casitas." And even if they were, as a so-called "resort," in the midst of low density is simply not acceptable. Bulldozing under more than 19 acres of land is unforgiveable out here.

Like any other visitor from out of town, cyclists can find an abundance of housing close by, and close to the River Trail and many beautiful roads in the surrounding areas. They have NO business across from a national park!

We fully intend to be at the hearing on April 4th.

Sincerely,

Nancy Jacques
David Wegner



Proposed RESORT AT ENTRANCE TO Saguaro National Park? 33 buildings - 49 rooms - 106 beds - 196 occupancy (beds and occupancy estimated), 60-plus employees (79 parking spaces). As a "minor resort" exception, the developer was only required to advise a minimum number of residents. Sadly, until recently the majority of residents were completely in the dark, and for good reason. The public hearing is April 4th.

The minor resort exception is only intended to allow large lot owners to seek permission to meet the lodging, convention and recreational needs of short term visitors. No such NEEDS exist. The Bike Ranch (with no bike trails) claims to support the National Park because it will sit at the front entrance (as a traffic hazard and an eyesore). The proposal at its core is for nothing more than a HOTEL PROJECT in an out of the way location. A bike hotel is not A DESTINATION LOCATION and as such has no ability to create a market. The developer has provided no evidence of need, no proposed means of financing, no market feasibility studies, no business plan and no experienced investors, operators or managers. If they get approval, we will get 19.26 ACRES of desert Bull-Dozed irreversibly and in LOW DENSITY SUBURBAN Zone. Should they somehow build something, we are assured of another failed venture that will be abandoned like Webb's Steakhouse. The minor resort exception is an invitation for the abuse as is evident and a threat to anyone living in an area zoned SR, Suburban Ranch.

If you agree, please add a comment or two with your signature and address. Originals will be gathered and submitted to all five of the County Supervisors who are responsible for public policy and management of natural resources, hopefully, according to the letter and the spirit of the law.

I strongly object to the approval of P19CU00005 El Cortijo!

I strongly object. This is not needed. Canyon Ranch runs their guests to the Monument. Build the bike ranch elsewhere and do the same as Canyon Ranch. Also our traffic is due to increase significantly with the hundreds of new homes being built down the road.

signature Nancy L Owens name Nancy L Owens
address 11880 E Rambling Trail, Tucson, AZ 85747
Please write your email address on the back of this page to be kept informed.

From: [REDACTED]
To: Nicholas Coussoulis
Subject: Resort
Date: Wednesday, April 3, 2019 8:24:03 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 ,Sinior Planneer
Pima County Development Services

Dear Sir,

This is the meaning of the the word zoning: Zoning is the process of dividing land into zones(residential Industrial) in which certain land uses are permitted

The community of home owners that moved here believed this, their property was SR ranch. The commercialism that was moving east was not going to destroy this area and we had the buffer zone to Protect the park,so tell me how a commercial development can make plans to build a resort. That will destroy this land forever. They will rape the land, the water uses alone hundreds of gallons used and Waste alone is upsetting.

Does this mean zoning isn't important, or does it mean if you have money you can buy and change it for your own personal gain.

Sincerely
Nancy shemroske

Sent from my it r changer heir

From: [REDACTED]
To: Nicholas Coussoulis; District4
Subject: P19CU00005 El Cortijo, LLC, S. Old Spanish Trail #2 Minor Resort
Date: Wednesday, April 3, 2019 8:22:30 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.

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. 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
11255 E Golf Links Rd
Tucson AZ 85730



From: [REDACTED]
To: Nicholas Coussoulis
Subject: Opposition to Bike Ranch
Date: Thursday, April 4, 2019 8:24:17 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.

Nikki Thomsen

11701 East Spanish Ridge

Place
Tucson, AZ 85730

[REDACTED]
April 4, 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,

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!

Sincerely,
Nikki Thomsen

Re: P19CU00005

El Cortijo, LLC

Dear Nicholas Coussoulis:

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.

There exists something called the "Doctrine of Public Trust". We are all beneficiaries of the lands that are held in trust for us by the Federal Government. The proposed development is less than one-third of a mile from the designated Wilderness in Saguaro National Park. The Supervisors 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!

Sincerely,



11520 E. CAMINO DEL DESIERTO
TUCSON, AZ 85747

March 30, 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,

I have been a Pima County resident for over 30 years.

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:

The properties 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!

Sincerely,


Pamela Jay

Yvette Loreto

From: Bike Ranch <[REDACTED]>
Sent: Saturday, March 30, 2019 5:44 AM
To: COB_mail
Subject: [BULK] New message - bikeranch.com

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

[Click here to reply](#)

Name:
Pat Rech

Email:
[REDACTED]

Message:

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

APR 01 19 09:51 PCD CLK DE W
AR3

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



Yvette Loreto

From: Bike Ranch <[REDACTED]>
Sent: Sunday, March 31, 2019 4:49 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:
Patricia Dow

Email:
[REDACTED]

Message:

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

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

2406297603

APR 01 19 09 53 C O K C F D

APR

Yvette Loreto

From: Bike Ranch <[REDACTED]>
Sent: Saturday, March 30, 2019 2:09 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:
Paul Stroud Fitch

Email:
[REDACTED]

Message:

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

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

2404916253

APR 01 15 09 52 PRC CLK F HD
AKS

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. 3Apr19, 10f15

- 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)
ALISSA ALVAREZ	<i>[Signature]</i>	1980 W. Amy Place	85705		
ROBERT C. LERO	<i>[Signature]</i>	161 W. River Road	85704		
BOYD BARRIE	<i>[Signature]</i>	3440 N. Bacardi Ave.	85750		
Brenda Spencer	<i>[Signature]</i>	3939 E. Glenn St.	85712		
MARK A. LARIVAT	<i>[Signature]</i>	4780 N. LESTER AVE	85705		
Christian Ruiz	<i>[Signature]</i>	2304 E Calle Gran Deserto	85705		
EDUARDO MONTER	<i>[Signature]</i>	1441 W. ANTONIO	85745		
RAYMOND	<i>[Signature]</i>	31 W 105 RANLES #177	85756		
RAMIRO ROMO	<i>[Signature]</i>	9856 S WAGGLES HWY	85756		
SAMUEL DELAAR	<i>[Signature]</i>	3855 N. ALVARADO WAY	85718		
VALERIE W. PITS	<i>[Signature]</i>	5871 E. North St Tucson AZ	85712		
MEMO	<i>[Signature]</i>	909 S 5TH AVE	85704		
Scott Hager	<i>[Signature]</i>	13878 E. Octave Bloomer	85641		
Julian Siguero	<i>[Signature]</i>	550 Scamino Seco	85710		
Nancy Lim	<i>[Signature]</i>	8831 E Palisade Circle	85749		
Kathy Backe	<i>[Signature]</i>	1193 Cornelian Pl	85715		
Russ Backe	<i>[Signature]</i>	1193 Cornelian Pl	85715		
RAY ANDERSON	<i>[Signature]</i>	9201 E 8th St	85710		
Lindalou Setters	<i>[Signature]</i>	7830 E. Hampton Rd	85715		
Valerie Barney	<i>[Signature]</i>	9373 E. Carmel Dr	85747		

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.

3apr2019 2of16

- 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)
Belle Thompson	Belle Thompson	8803 E. Shoshone Dr.	85730		
Alynn Kirchhoffner	Alynn Kirchhoffner	7120 E. Lilac Pl	85730		
Scott Kirchhoffner	Scott Kirchhoffner	7120 E. Lilac Pl	85730		
Can Lindsey	Can Lindsey	8842 E. Palisade Ter	85749		
Chris Lindsey	Chris Lindsey	8842 E. Palisade Ter	85749		
Carole Quintana	Carole Quintana	9486 E. Adriana Way	85641		
Lopez Christine	Lopez Christine	6617 E. Stella Rd	85730		
Carin D. Chung	Carin D. Chung	6617 E. Stella Rd	85730		
Sam B. B. B.	Sam B. B. B.	1397 E. Voss St	85641		
Richard Gregg	Richard Gregg	10351 Camino Juince	85748		
Richard Chiles	Richard Chiles	9472 K. Calkins Rd	85715		
Robert J. HARBEL	Robert J. HARBEL	4242 S. Green Palmdale	85730		
Alice Harrell	Alice Harrell	4242 S. Green Pl. Dr	85730		
RAY Reeves	RAY Reeves	485 N. Homestead Ave	85749		
CHARL PATRICK	CHARL PATRICK	4205 S. ESCALANTE RIVER PL	85730		
Carol Taylor	Carol Taylor	3331 S. Chagrin Dr.	85730		
W. Taylor	W. Taylor	3802 S. Buckwheat Ave	85730		
Linda Ellis	Linda Ellis	505 S. Edgeside Ave	85748		
LYNN ELLIS	LYNN ELLIS	505 S. Edgeside Ave	85748		
Diane Cunningham	Diane Cunningham	7948 E. Poinciana Dr	85730		

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.

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

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

Print Name	Signature	Street Address	ZIP	Phone (optional)	Email (optional)
ALC SANCIA ALVAREZ		1980 W. Amy Place	85705		
ROBERT F. LEBO		161 W. River Rd	85704		
BOYD BARKER		3440 N. BARNES AVE	85750		
Brenda Spencer		3939 E. Glenn St.	85712		
MARK A. LARSEN		4180 N. WESTERN AVE	85705		
Christian Ruiz		2304 E Calle Gran Diente	85705		
EDUARDO MENDOZA		1441 W. ANTONIO	85745		
RAMIRO ROMO		31 W 105 PARKS #177	85756		
SAUEL DELAR		9256 S WAGALES HWY	85756		
VALERIE BARNEY		3255 N. ALVARADO WAY	85712		
Scott Hager		5871 E. North St Turner	85712		
Julian Sisco		909 56th Ave	85709		
Nancy Lim		13878 E. Oct. Mo Bloomh.	85641		
Kathy Backe		550 Camino Seco	85710		
Russ Backe		8831 E Palisade Circle	85749		
Ray Anderson		1193 Corinthian Pl	85715		
Andalou Sothore		1193 Corinthian Pl	85715		
Valerie Barney		9201 E 8th St	85710		
		7830 E. Hampton Rd	85715		
		9373 E. Carmel Dr	85747		

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.

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

- The proposed resort would irretrievably damage the existing natural landscape and
- diminish the qualities of solitude, quiet and naturalness of the Buffer Zone and Saguaro National Park Rincon.

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

Print Name	Signature	Street Address	ZIP	Phone (optional)	Email (optional)
ERIN GREENWOOD	<i>Erin Greenwood</i>	8109 E Remond Ln	85710		
TERRIE SMITH	<i>Terrie Smith</i>	7545 E. Edison St.	85715		
LORENZO PAREDES	<i>Lorenzo Paredes</i>	5425 E. Broadway	85711		
CATHY LINDSLEY	<i>Cathy Lindsley</i>	1102 S. Baylon	85710		
HANZ VILLEGAS	<i>Hanz Villegas</i>	1101 S. Baylor Dr	85710		
BEATRIZ VILLEGAS	<i>Beatriz Villegas</i>	1101 S. Baylor Dr	85710		
BRAXTON BOOTH	<i>Braxton Booth</i>	5267 Camino Laguna Seca	85706		
LARSEN REASON	<i>Larsen Reason</i>	2801 E. Adspanish Trail	85710		
LESLIE COTA	<i>Leslie Cota</i>	9151 S. Whispering Pine Dr.	85756		
ERIN SUAREZ	<i>Erin Suarez</i>	2721 S. Grandview Ln	85738		
IRIS BALDERRAMA	<i>Iris Balderrama</i>	1324 W. Merlin Rd	85713		
CHRIS MARTINEZ	<i>Chris Martinez</i>	6001 E. Pine Street Apt 197	85712		
MELISSA CARTER	<i>Melissa Carter</i>	9125 W. Henry St.	85735		
ERIN KEENER	<i>Erin Keener</i>	4565 W. Woodman Lane	85741		
ILEANA CONKLIN	<i>Ileana Conklin</i>	1505 W. ST MACY RD	85745		
TEVEGA MUKKONEN	<i>Tevega Mukkonen</i>	7781 S. Precious Opal Dr	85747		
KERRY WICHIDAS	<i>Kerry Wichidas</i>				
SUMMER AGUILAR	<i>Summer Aguilar</i>	9796 E. Paseo San Bernardo	85747		
CHRIS PEREZ	<i>Chris Perez</i>	550 S. Camino Seco	85710		
RICHARD FARRIS	<i>Richard Farris</i>		85711		

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

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.

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

[illegible]

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 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)
Samantha Back	[Signature]	9133 Eagle Cascada	95715		
Patrick Campbell	[Signature]	4201 E Monte Vista	95712		
Kelsey Dennis	[Signature]	13301 N Canoas Dr	95755		
Renee Green	[Signature]	1111 N. Grapple	95711		
Brittany Stallone Biggs	[Signature]	1337 W E R 30 Tucson	95745		
Kim Bitsilly	[Signature]				
Michelle Bravara	[Signature]		95737		
George Madrid	[Signature]	5865 e. Sanderling dr	95756		
Valeria Torres	[Signature]	7230 E Bellingham Dr	95730		
Jim Testerman	[Signature]	14369 N Ceramic Flute Dr	95658		
Kharaa Hunter	[Signature]	3813 Salm Side Dr	95730		
Hanna Ryan	[Signature]	3980 W Linda Vista Blvd	95742		
Dan Berger	[Signature]	11021 E. Nuremberg Ln	95750		
Isabel Steinko	[Signature]	8215 N Oracle Rd	95704		

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:
- irretrievably 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
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 - The proposed resort would irretrievably damage the existing natural landscape and diminish the qualities of solitude, quiet and naturalness of the Buffer Zone and Saguaro National Park Rincon.

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Print Name	Signature	Street Address	ZIP	Phone (optional)	Email (optional)
RENEE GRIGEL	<i>Renee D. Grigal</i>	13812 E. FIERY DAWN VALLEY AZ	85641		
CARL GRIGEL	<i>Carl Grigal</i>	13812 E. FIERY DAWN VALLEY AZ	85641		
KATHY DUBUIS	<i>K.C. Dubuis</i>	13819 E. FIERY DAWN VAL	85641		
Robert E. Dupuis	<i>Robert E. Dupuis</i>	13819 E. FIERY DAWN VAL	85641		
LORALEE TOPP	<i>Loralee Topp</i>	10153 WINGWATER VALLEY	85641		
JUSTIN GRAT	<i>Justin Grat</i>	13820 E. FIERY DAWN VAL	85641		
JEFFREY GRAT	<i>Jeffrey Grat</i>	13820 E. FIERY DAWN VAL	85641		
LINDA COVINGTON	<i>Linda Covington</i>	7371 E. PACITA POSITIVE	85715		
JAMES M. DOBRO	<i>James M. Dobro</i>	13950 E. FIERY DAWN DRIVE	85641		
Lynne Connolly	<i>Lynne Connolly</i>	13852 E. FIERY DAWN DR.	85641		
Mary Butts	<i>Mary Butts</i>	14105 E. PALASH ST VAL	85641		
Rhonda Siskin	<i>Rhonda Siskin</i>	13784 E. WILLOW ST VAL	85641		
Shirley Dowling	<i>Shirley Dowling</i>	6675 E. PACITA ALHOGA	85750		
Fira Diggan	<i>Fira Diggan</i>	2224 N. Seville	85715		
LAURA SUMMERSVILLE	<i>Laura Summersville</i>	6651 E. HAWK DR.			
Jon McElroy	<i>Jon McElroy</i>	9241 E 28th ST	85710		
Russell D. Brock	<i>Russell D. Brock</i>	1193 N. CORINTHIAN PL.	85715		
Kam Tecaya	<i>Kam Tecaya</i>	2222 E. Beverly dr	85701		

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:

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- diminish the monetary and lifestyle value of low-density zoning for all residents, and
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YOUR EMAIL AND/OR PHONE NUMBER WILL NOT BE SHARED OR PUBLISHED.

Print Name	Signature	Street Address	ZIP	Phone (optional)	Email (optional)
Alvaro Astorga		6442 S Sunrise Valley	85706		
David Astorga		6325 E Hagar St The	85710		
CHRISTAL ROQUEMONT		4225 N. 1st Ave	85719		
Jessica Dusa		6025 W WINDSOR CREST	85704		
Tara McComb		9001 E Desert Ave St.	85730		
Kathryn the small		5652 E 23rd St	85711		
Sarah Savanest		502 N Bahamas Dr	85710		
Teriy Song		7700 E Pima St	85705		
Kelly Brady		2225 S. OFFERON	85711		
CRISTINA LESPEL		6609 S. MISSION AVE R	85756		
Lloyd Chambers					
Angela Christ		7418 E 18th St,	85710		
Andrew Castalko		56			
Vanessa Lopez		4535 S White Pine Ave	85730		
Nicole Kinion		251 W Broadway Blvd #801	85715		
CATALIA FERRER		4000 E SPRING #1105	85710		
Alex Warden		7693 W Amante Dr	85743		
Vanessa Martinez		4055 N. 10th Ave	85705		
Brandy Williams		11846 W Farm Rd	85653		
Sallyang R		8000 E. Alameda Pl	85730		

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:

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

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Print Name	Signature	Street Address	ZIP	Phone (optional)	Email (optional)
CATHERINE GARZA	[Signature]	7541 E. Toronto St	85730		
E. BUD LEWIS	[Signature]	11610 E. Twin Hills Trl	85748		
MARK GUNTZ	[Signature]	11541 E. Twin Hills Trl	85748		
MARK WILLIAMS	[Signature]	11420 E. Twin Hills Trl	85748		
WILLIAM CASSABAUM	[Signature]	11475 E. Twin Hills Trl	85748		
HELEN FOX	[Signature]	11425 E. Twin Hills Trl	85748		
Geoffrey Q Fox	[Signature]	11425 E. Twin Hills Trl	85748		
Paul E Cobb	[Signature]	11480 E. Twin Hills Trl	85748		
Martha D. Cobb	[Signature]	11480 E. Twin Hills Trl	85748		
G Kent Lewis	[Signature]	11630 E. Twin Hills Trl	85748		
Linda McMullen	[Signature]	11500 E. Twin Hills Trl	85748		
FARWELL SMITH	[Signature]	11500 E. Twin Hills Trl	85748		
W. Janice Kalthoff	[Signature]	11715 E. Twin Hills Trl	85748		
Chak Kalthoff	[Signature]	11715 E. Twin Hills Trl	85748		
Joann Heller	[Signature]	11591 E. Twin Hills Trl	85748		
SUZANNE GRIFFIN	[Signature]	11541 E. Twin Hills Trl	85748		
Anthea Wallin	[Signature]	11550 E. Twin Hills Trl	85748		
Leann Schrock	[Signature]	11511 E. Twin Hills Trl	85748		
D.C. HATON	[Signature]	11511 E. Twin Hills Trl	85748		
Sandy Horton	[Signature]	8735 N. 1st St	85748		

CONDITIONAL USE PROTEST PETITION













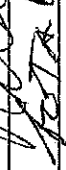

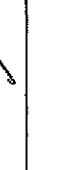



We, the undersigned, do hereby protest the proposed Conditional Use Permit P19CU00005 El Cortijo, LLC and request that it be denied.

- 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.

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

Print Name	Signature	Street Address	ZIP	Phone (optional)	Email (optional)
SEVE CORNELL		920 S PINTO R	85748		
ELENA MARTIN		11760 E. Saguaro Hill Dr.	85748		
CLARE O'HANRA		11755 Calle Catalina	85748		
MICHEL WISNICK		11500 E. Calle Catalina	85748		
ROBERT WILSON		1776 S. Monument Tr.	85748		
SHARON MC CORMICK		1776 S. Monument Tr.	85748		
KATHLEEN HOUTER		1780 S. Monument Tr.	85748		
PAUL DEMIGUELLA		11410 E. CALLE CATALINA	85748		
ROD BENDER		1210 S. Monument Tr.	85748		
CHRIS OLSEN		11800 E. Calle Catalina	85748		
DIANE DANIELSON		11202 Twin Hills Tr.	85748		
ROBERT DANIELSON		11702 Twin Hills Tr.	85748		
ALAN TOBLER		1250 S. FREEMAN RD	85748		
JOE HARTMAN		1250 S. FREEMAN RD	85748		
MARJORIE WAGNER		11662 E. Twin Hills Tr.	85748		
RICHARD WAGNER		11662 E. Twin Hills Tr.	85748		
SCOTT A. WALLIN		11550 E. Twin Hills Tr.	85748		
SARAH A. WALLIN		11550 E. Twin Hills Tr.	85748		

As the undersigned, do hereby protest the proposed Confidential Use Permit P19C114005 El Comunes H.C. and request that it be denied. The proposed development will:

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- irreversibly harm the quality of life and home values of neighboring 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 project would temporarily damage the existing natural landscape and

- diminish the qualities of solitude, quiet and numbness of the Butler Zone and Sagami Municipal Park Region

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

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

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[illegible]

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:

3apr2019 12of16

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

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

[illegible]

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

3apr2019 13of16

- 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

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PLEASE INCLUDE YOUR EMAIL ADDRESS AND/OR PHONE NUMBER IF YOU WISH TO BE ON THE CONTACT LIST. YOUR EMAIL AND/OR PHONE NUMBER WILL NOT BE SHARED OR PUBLISHED.

Print Name _____

Signature *[Signature]* _____

Street Address _____

ZIP _____

Phone (optional) _____

Email (optional) _____

Print Name	Signature	Street Address	ZIP
Bob Russell	<i>Bob Russell</i>	11585 E Spangway Blvd	85730
Bob Russell	<i>Bob Russell</i>	11585 E Spangway Blvd	85730

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.

3apr2019 14of16

- The proposed development will:
 - irreparably 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.
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YOUR EMAIL AND/OR PHONE NUMBER WILL NOT BE SHARED OR PUBLISHED.

Print Name _____ Signature _____ Street Address _____ ZIP _____ Phone (optional) _____ Email (optional) _____

Debbie Cross	Deborah K. Cross	633 N. Spring Circle Tucson	85711
Renee Horton	Renee Horton	12457 N. Kantem Way	85755
Wanda Peralta	Wanda Peralta	1254 E Shonto Ln	85749
Chris Fitzgerald	Chris Fitzgerald	6909 N. Taylor Lane	85743
Michael Chetick	Michael Chetick	412 S Downside Ln.	85711
Daniel Dominguez	Daniel Dominguez	1024 W. St. Marks Rd.	85745
Martina Castiblanco	Martina Castiblanco	5922 E Edson St	85712
Kim Newton	Kim Newton	1722 N. Florita Terrace	85745
Ty Hudson	Ty Hudson	239 N SIXTH AVE #15 TUCSON	85705
David Redman	David Redman	321 N Fremont Ave	85715
Alice Twarditsky	Alice Twarditsky	919 N Stone Ave	85705

CONDITIONAL USE PROTEST PETITION

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

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

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

Print Name	Signature	Street Address	ZIP	Phone	Email
PCENARON	<i>[Signature]</i>	9855 E Durango Rd #13	85730		
Nicholas Jones	<i>[Signature]</i>	10831 E UPLAND RR, TUCSON	85714		
SANDY CARPENTER	<i>[Signature]</i>	5723 N. Pinalco Cntrl Dr	85745		
RICK CARPENTER	<i>[Signature]</i>	5723 N. Pinalco Cntrl Dr	85749		
Suzanne Rowe	<i>[Signature]</i>	5066 N Pinalco Point Dr	85749		
Anthony Ayala	<i>[Signature]</i>	11302 E C. Vignone	85719		
Steve Austin	<i>[Signature]</i>	11111	11		
Lamin Nayan	<i>[Signature]</i>	10211 E. Calle Del Este	85748		
Vicky Long	<i>[Signature]</i>	10441 S. Averger Ln	85641		
MICHAEL LONG	<i>[Signature]</i>	10441 S. Averger Ln	85641		
CHARLY TONON	<i>[Signature]</i>	11065 E. SPANISH Rd PL	85730		
Cowley K. Tonon	<i>[Signature]</i>	11605 East Spanish Ridge Place	85730		
DAVID A. PITTMAN	<i>[Signature]</i>	11805 East Spanish Ridge Place	85730		
Sam Washburne	<i>[Signature]</i>	11780 E Spanish Ridge	85730		
Cara Hasbrouck	<i>[Signature]</i>	11780 E Spanish Ridge Pl	85730		
Robert Barrbach	<i>[Signature]</i>	11700 E SPANISH Ridge Pl	85730		
DEBBIE SULLIVAN	<i>[Signature]</i>	11700 E SPANISH Ridge Pl	85730		
Charles Sullivan	<i>[Signature]</i>	11450 E Spanish Ridge Pl	85730		
Sandra Morrison	<i>[Signature]</i>	11422 E ALDOR PL	85730		
SCOTT MERRISON	<i>[Signature]</i>	11622 E ALDOR PL	85730		

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

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

- will 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

[illegible]

Yvette Loreto

From: Bike Ranch <[REDACTED]>
Sent: Sunday, March 31, 2019 9:12 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:
pilar Mendoza

Email:
[REDACTED]

Message:

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

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

2406394358

APR 01 19:09:53 PCTC-ED

APR

Yvette Loreto

From: Bike Ranch <[REDACTED]>
Sent: Monday, April 1, 2019 11:51 AM
To: COB_mail
Subject: [BULK] New message - bikeranch.com

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

[Click here to reply](#)

Name:
R Mark Russell, MD

Email:
[REDACTED]

Message:

RE: P19CU00005 Dear Sirs, The 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. As a resident that lives very near the planned project, I am very supportive, and believe it will be a fantastic use of the property. I ask that Pima County please join the community and Saguaro National Park is supporting the Bike Ranch, by voting to approve. My contact information is: R Mark Russell, MD 11210 E Calle Linda Vista Tucson, AZ 85748

APR 01 15:12 PM POC/KCF/MD



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

2408055872

3-28-11

Re: P19CU00005 El Cortijo, LLC

Dear Nicholas Coussoulis:

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.

There exists something called the "Doctrine of Public Trust". We are all beneficiaries of the lands that are held in trust for us by the Federal Government. The proposed development is less than one-third of a mile from the designated Wilderness in Saguaro National Park. The Supervisors 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!

Sincerely,

Roberto Lowe

ROBERTO LOWE

11570 E. Camino del Desierto

Tucson 85747

This letter drafted
by a neighbor
reflects feelings
and concerns
of many many
people in buffer
zone.
Please block development!

From: [REDACTED]
To: Nicholas Coussoullis; DSD Planning; [REDACTED]
Subject: Type II Conditional Use Permit Hearing for P19CU00005, El Cortijo LLC
Date: Wednesday, April 3, 2019 8:15:34 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.

To: Nicholas Coussoullis, Senior Planner
Jim Portner, Hearing Administrator

Re: Type II Conditional Use Permit Hearing for P19CU00005, El Cortijo LLC on S. Old Spanish Trail for a minor resort in the SR zone located at 3700 S. Old Spanish Trail (District 4)

Gentlemen,

My wife and I own a home at 3303 S. Saguaro Shadows Drive (within 1000 feet of the proposed bike ranch). Over the years, we have enjoyed the quiet lifestyle and the numerous species of wildlife in the area. We are concerned by the likelihood of losing both. Also, we are concerned about increased theft, litter, and human traffic through the loop comprised of S. Old Spanish Trail, Pantano Trail, S. Saguaro Shadows Drive, and E. Escalante Road. We are worried about decreases in property values and increased crime due to the presence of the Bike Ranch.

We do not consider ourselves qualified to assess the impact of the Bike Ranch on Saguaro National Park but feel that the endorsement by the National Park administrators is naïve (assuming that the developer will fulfill all promises made to influence the Planning Board's approval of the Conditional Permit). We further feel that the quality of living in the neighborhood will be negatively impacted due to the local "population explosion" of the Bike Ranch. Additionally, the impact on animal habitats and migration to and from the National Park in the vicinity of Pantano Trail (which has been decreasing) will be further decimated by the bike and vehicular traffic, the noise pollution (intensified by the restaurant bar and possibly the Bike Ranch bar), the nocturnal lights, and greater human presences.

County revenues and the bike repair facility (and ranch) can equally benefit from an alternate and preferable location away from the fragile boundary zone protecting the National Park. The beauty of the desert and the majesty of the animals in nature are gradually being ruined by the incursion of humans. The Bike Ranch Conditional Use approval will speed up the trashing of a lovely part of our county. It is our duty and responsibility to protect these priceless resources for future generations.

For all the above reasons and many more unstated, please do NOT approve the Conditional Use Permit for the afore mentioned Bike Ranch on S. Old Spanish Trail.

Thank You,

Ronald L. Franklin
Martha R. Franklin
3303 S. Saguaro Shadows Drive
Phone: [REDACTED]
email: [REDACTED]



Proposed RESORT AT ENTRANCE TO Saguaro National Park? 33 buildings - 49 rooms - 106 beds - 196 occupancy (beds and occupancy estimated), 60-plus employees (79 parking spaces). As a "minor resort" exception, the developer was only required to advise a minimum number of residents. Sadly, until recently the majority of residents were completely in the dark, and for good reason. The public hearing is April 4th.

The minor resort exception is only intended to allow large lot owners to seek permission to **meet the lodging, convention and recreational needs of short term visitors. No such NEEDS exist.** The Bike Ranch (with no bike trails) claims to support the National Park because it will sit at the front entrance (as a traffic hazard and an eyesore). The proposal at its core is for nothing more than a HOTEL PROJECT in an out of the way location. A bike hotel is not A DESTINATION LOCATION and as such has no ability to create a market. The developer has provided no evidence of need, no proposed means of financing, no market feasibility studies, no business plan and no experienced investors, operators or managers. If they get approval, **we will get 19.26 ACRES of desert Bull-Dozed irreversibly** and in LOW DENSITY SUBURBAN Zone. Should they somehow build something, we are assured of another failed venture that will be abandoned like Webb's Steakhouse. The minor resort exception is an invitation for the abuse as is evident and a threat to anyone living in an area zoned SR, Suburban Ranch.

If you agree, please add a comment or two with your signature and address. Originals will be gathered and submitted to all five of the County Supervisors who are responsible for public policy and management of natural resources, hopefully, according to the letter **and the spirit of the law.**

I strongly object to the approval of P19CU00005 El Cortijo!

signature [Signature] name Sam Farrugia
address 11825 E Camino del desuelto Tucson 85747
Please write your email address on the back of this page to be kept informed.

Yvette Loreto

From: Bike Ranch <[REDACTED]>
Sent: Monday, April 1, 2019 2:06 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:
Sandy Smith

Email:
[REDACTED]

Message:

BIKE RANCH TUCSON A proposed eco-friendly resort that supports National Park Service initiatives promoting alternative transportation. ENVIRONMENT Bike Ranch is committed to sustainability in all aspects of its design and function. Our goal is to be a model for resource conservation in the desert, and we are striving to be one of only a handful of Platinum LEED designated hotels in the United States. Cycling represents a new ethos in fitness that also embraces a greater awareness of the natural world. As the most energy efficient means of transportation, cycling is not only good for our health, it's good for the health of our environment. Every mile traveled by bicycle instead of an automobile saves the atmosphere a pound of carbon dioxide, and thanks to more than 900 miles of bike lanes, including the 131-mile urban Loop, Bike Ranch guests will be able to experience Tucson from their bikes instead of cars. Our desert campus across from Saguaro National Park will preserve a significant amount of natural open space with biological connectivity for wildlife. Like the historic lodges that co-exist with many of the great parks, the Bike Ranch will be a supportive and a beneficial neighbor to Saguaro Park. A 21st Century Tucson Guest Ranch CONCEPT image141 The combination of fine lodging and amenities with a world class training facility is an exciting and original concept. Bike Ranch will bring sport and eco-tourists from all over the world to enjoy Tucson. INSPIRATION image142 Bike Ranch is inspired by the iconic Tucson guest ranches of the 1940s. Our design combines natural building materials with 21st century innovations in alternative energy sources and water conservation. VISION image143 A rare combination of perfect weather and topography, along with visionary leadership that invests in infrastructure, has made Tucson one of the pre-eminent cycling cities. Bike Ranch is a natural extension of Tucson's commitment to safe cycling. Upcoming Public Hearing For a Conditional Use April 4, 2019 Pima County Board of Supervisors Hearing Room 1:00 PM To be approved, we need your support! Send a Letter to Pima County Sandy Smith Name [REDACTED] mail* Dear Pima County, SEND MESSAGE Personalized letters are best, but you can also use the message below. RE: P19CU00005 Dear Pima County, Bike Ranch is a natural outgrowth of Tucson's investment in biking infrastructure. I

APR 01 19:44:03 PST 2019

support this progressive, eco-friendly, and economically beneficial project that will further promote Tucson as a cycling destination. Please vote for the Bike Ranch. Thank you, Sandy Smith 124 Dudley Brook Rd Weare, NH 03281

For more information on the Bike Ranch project, please visit our website at <http://bikeranch.com>. The Bike Ranch project is a public-private partnership between the City of Tucson and the Bike Ranch Foundation. The Bike Ranch Foundation is a 501(c)(3) non-profit organization that is dedicated to promoting cycling in Tucson. The Bike Ranch Foundation is currently seeking funding for the Bike Ranch project. For more information on the Bike Ranch project, please visit our website at <http://bikeranch.com>.

This message was submitted from your website contact form:

<http://bikeranch.com>

2408249433



**SIERRA
CLUB**

Grand Canyon Chapter • Rincon Group
738 N 5th Ave # 214 • Tucson, Arizona 85705-8400
[REDACTED]

April 2, 2019

Mr. Steve Christy
Pima County Supervisor, District Four
130 W. Congress, 11th Floor
Tucson AZ 85701

Re: P19CU00005 EL CORTIJO LLC – S. OLD SPANISH TRAIL #2
Type II Conditional Use - Minor Resort
El Cortijo LLC - Owner

Dear Supervisor Christy:

I am writing on behalf of the Sierra Club's Rincon Group, based in Tucson, in opposition to the proposal to build a minor resort/motel immediately adjacent to the entrance to Saguaro National Park. The proposal is in an area zoned Suburban Ranch, is subject to the Buffer Overlay Zoning Ordinance, and would require a Conditional Use Permit. We believe that the project is incompatible with the park and with the existing neighborhood and should be denied.

Sierra Club is a national nonprofit grassroots conservation organization. Sierra Club's mission is "to explore, enjoy, and protect the wild places of the earth; to practice and promote the responsible use of the earth's ecosystems and resources; and to educate and enlist humanity to protect and restore the quality of the natural and human environments." The Grand Canyon (Arizona) Chapter has more than 40,000 members and supporters statewide, more than 5,000 of them in southern Arizona. The chapter works to protect Arizona's wild places, wildlife, and waters, as well as the people and communities who depend on them.

Natural Resources and Wildlife Movement – The proposed development is in Suburban Ranch zoning within the Buffer Overlay Zone. It is designated Resource Sensitive in the Maeveen Marie Behan Conservation Lands System. These land use designations are intended to protect conservation values and landscape integrity through in-place preservation. Blading and pavement of most of this nearly 20-acre parcel is anathema to the goal of conservation. The site is currently undisturbed Arizona Upland Desert with a full complement of plants and most animals typical of our desert. Placing 30+ structures, parking for 79 cars, septic fields with no woody vegetation on them, and a wall 1,100-feet long would destroy much of the conservation value of the site.

Park Visitor Experience and Tourism – Saguaro National Park is a key draw for the Tucson tourism economy. In 2017, the park contributed \$88 million to the local economy (Arizona Daily Star, 5/14/18). Visitors come to see an unspoiled desert landscape. As visitors leave the city and drive to the park, they see more and more natural landscapes and fewer and fewer buildings. This creates the setting for a protected natural area and wilderness such as Saguaro National Park. Pima County has protected the approaches and boundaries of the park for decades by limiting development on adjacent lands to very low density housing and a few pre-existing commercial uses. Approval of conditional zoning on this property could open the doors to similar developments in many areas along the park boundary in both districts. The park would no longer be the special place that it is – the only national park in the country that is this close to a major US city.

Infrastructure and Utilities – The resort would house up to 200 guests overnight and have as many as 60



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employees. These numbers far exceed the number of overnight stays that would result from development as Suburban Ranch residential – six homes. The infrastructure to support such a development does not exist at this location. Of primary concern is wastewater. There is no county sewer serving the site; the neighboring homes have septic tanks. Expecting septic systems and drain fields to work for this many overnight visitors on such a small plot of land is counter-intuitive. The nearby national park has septic tanks and drain fields. They have lots of visitors, but no food service and no overnight stays. They have acres of land for their drain fields, which have, over the years, needed to be moved. A resort like this should be built where county sewer services exist and can be used for connection.

City water is available along Escalante Road, but the size of the water line is small, designed for water and fire protection for the national park and a few residents. Connecting to it would require building across Escalante Wash, which biologists have identified as a key riparian resource. Providing enough water for this development may require an upgrade to the city water line. There is no reclaimed water for landscape watering near this location. Treated potable water would need to be used, or an expensive extension of existing lines for reclaimed water.

Electric, gas, phone, and cable service are also limited in this area. The need to develop these infrastructure improvements far from other commercial uses has not been addressed in this application, but it needs to be considered before any change to the existing situation is approved.

Dark Night Skies – A resort of this size will have to have nighttime lighting. Even with the most dark-night-sky compliant lighting possible, the increase in lighting would be substantial. This would affect the star-gazing programs that are conducted at the national park, as well as the many amateur astronomers who come to the park at night to view the sky on their own. The park has worked for years to upgrade their lighting so that it doesn't interfere with star-gazing, but this project would be a move in the wrong direction.

Safety on Old Spanish Trail – Those who drive Old Spanish Trail regularly know that the area at the national park entrance can be quite congested. In fact, there are warning signs urging drivers to slow down because they are entering a congested zone, but they are not enforced. The mix of commuters using this route and visitors who are unfamiliar with the area and looking for the entrance to the park can be a dangerous mix. The terrain limits sight distance in this area, and serious crashes have occurred at the intersection of Old Spanish Trail and Escalante, the park entrance, and the turnoff to Freeman Road. Adding the entrance to a resort in this area will just exacerbate the safety concerns.

We like bicycles and strongly support the use of bicycles on county roads and in the national park. But an overnight facility (motel) at the entrance to this treasured national park would be a mistake. This property should be developed as single family homes as existing zoning allows.

Sincerely,

A handwritten signature in black ink that reads "Meg Weesner". The signature is written in a cursive, flowing style.

Meg Weesner
Rincon Group Chair

Cc: Carla Blackwell, Director, Development Services Department

Chris Poirier, Deputy Director, Development Services Department
Pima County Board of Supervisors

Yvette Loreto

From: Bike Ranch <[REDACTED]>
Sent: Saturday, March 30, 2019 7:14 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:
Steve Braun

Email:
[REDACTED]

Message:

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

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

2404369822

APR 01 5 08 PM CDT
AKS

Yvette Loreto

From: Bike Ranch <[REDACTED]>
Sent: Saturday, March 30, 2019 2:36 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:
Steven Landau

Email:
[REDACTED]

Message:

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

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

2404924275

APR 01 19 09 52 PC CLK OF ED
AKB

Yvette Loreto

From: Bike Ranch <[REDACTED]>
Sent: Sunday, March 31, 2019 2:48 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:
Suzanne Couvrette

Email:
[REDACTED]

Message:

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

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

2406263904

PR01-100952PCCKCFAD

ARB

Yvette Loreto

From: Bike Ranch [mailto:info@bikeranch.com] <[REDACTED]>
Sent: Sunday, March 31, 2019 3:53 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:
Sylvia Schick Young

Email:
[REDACTED]

Message:

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

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

2406282105

2406282105
APB

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

Parcel Number: 205-62-0610

Date: April 3, 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,

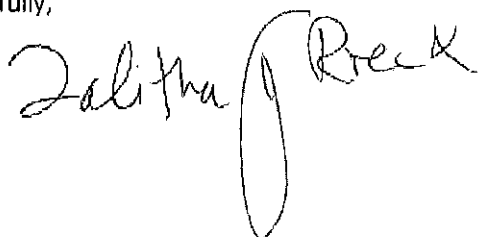
I own property within 1000 feet of the proposed Bicycle Ranch Development.

The proposed bicycle ranch violates the spirit of the Buffer Overlay Zoning Ordinance and SR Zoning 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,



Yvette Loreto

From: Bike Ranch [REDACTED]
Sent: Saturday, March 30, 2019 11:59 AM
To: COB_mail
Subject: [BULK] New message - bikeranch.com

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

[Click here to reply](#)

Name:
Taylor Carter

Email:
[REDACTED]

Message:

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

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

PPR 0119M052 PC CLK F PD

AKB

Re: P19CU00005 El Cortijo, LLC

Dear Nicholas Coussoulis:

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.

There exists something called the "Doctrine of Public Trust". We are all beneficiaries of the lands that are held in trust for us by the Federal Government. The proposed development is less than one-third of a mile from the designated Wilderness in Saguaro National Park. The Supervisors 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!

Sincerely,

Thomas C. DiMaggio
THOMAS C. DIMAGGIO
11505 E. Camino del Desierto
Tucson, AZ 85742

Let them Build it where we live's
Short House's!
AD

Yvette Loreto

From: Bike Ranch <[REDACTED]>
Sent: Monday, April 1, 2019 12:37 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:
Tim Shank

Email:
[REDACTED]

Message:

Although I am not a resident of Tucson I have been fortunate to be able to visit annually for the last several years primarily to enjoy the biking in the area and to visit friends. Two places I always attempt to visit are Mt Lemmon and the Saguaro National Park. Recently I have become aware of the proposed Bike Ranch and I think it would be a welcomed addition to the area. Cycling the loop around the SNP is one of the highlights of my visit; being able to see the sights and sounds from a bicycle is a feeling that is difficult to describe. Plus, any way to discourage vehicle use and encourage travel via a bicycle would seem like a win for everyone involved. Hopefully all parties involved will recognize and appreciate all the advantages a project like this could bring to the Tucson area.

APR 01 12:04 PM
UK

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

2408120752

Mr. Nick Coussoulis

Pima County Development Services Planning Division

Subject: P19CU00005 EL Cortijo LLC – S. Old Spanish Trail #2

The Bike Ranch

Mr. Coussoulis, I am writing this letter in support of the proposed minor resort development called The Bike Ranch located at Escalante Road & Old Spanish Trail. My name is Tim Staring, and I am a neighbor of this property. My residence is located Adjacent to the proposed Bike Ranch, on the south side of Escalante Road.

Kelley Matthews & Peter Lasher have been in contact with me over the past five years about their proposed Bike Ranch. They have asked for my input and concerns during the process which I have appreciated. My recent meetings this year with Kelley Matthews and viewing the current preliminary development plan has satisfied any concerns I may have had.

I believe an upscale project such as the Bike Ranch will be a positive addition to the area.

Thank You,

Tim Staring

3885 S. Saguaro Monument Pl.

Tucson AZ 85730

From: [REDACTED]
To: [Nicholas Coussoulis](#)
Subject: Save Saguaro National Park
Date: Wednesday, April 3, 2019 4:56:57 PM

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Hello, I just visited the area on vacation, is it the perfect escape from the big city and busy tourist areas. I took the time to explore a large portion of the Saguaro National Park; and I heard about the bicycle ranch being proposed. I believe this bicycle ranch would not only destroy the peacefulness the park has now but the "country" feel surrounding the area. I am happy to add my name to the petition to stop this from happening. Let me know if there is anything else I can do to help out.

Thanks,
Vince

Yvette Loreto

From: Bike Ranch [REDACTED]
Sent: Saturday, March 30, 2019 11:10 AM
To: COB_mail
Subject: [BULK] New message - bikeranch.com

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[Click here to reply](#)

Name:
William Brennan

Email:
[REDACTED]

Message:

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

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

2404769300

APR 01 15:05:52 PC CLK OF MD
AES