

P19CU00005

PUBLIC COMMENTS

Received after

Conditional Use Permit

Hearing of 04/04

Alina Barcenas

From: Bike Ranch <[REDACTED]>
Sent: Tuesday, April 2, 2019 11:19 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:
Al Smith

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>

2410910322

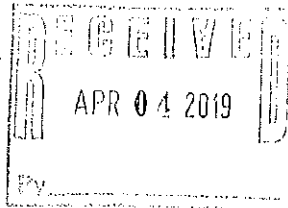
APR 02 15 11 09 PST KCFM
ACS

Name: ALVIN E. RATZIFF

Address: 3400 S. SPANISH TERRACE
TUCSON, AZ 85730

Parcel No: 205 62 0550

Date: 4-1-19



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

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

Re: P19CU00005 EL CORTIJO LLC

Dear Mr Coussoulis and Supervisor Christy,

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

The proposed development of a resort violates the spirit of the Buffer Overlay Zoning Ordinance. This development will conspicuously mar the seamless, low density transition from Tucson, through the buffer zone, and into the Park. It will negatively impact the value of both my life and the value of my property.

There are also the potential issues of increased traffic, bicycle use, lighting, garbage, and sewage, and the potential detrimental affect on wildlife habitat and migration corridors.

I oppose this proposed development. I strongly request that Planning recommend denying the Conditional Use Permit for this project.

Sincerely,

Alvin E Ratziff
Signature

Bob Petersen

INTRO Save Saguaro group

For the record my name is Bob Petersen formerly "Colonel Pete" and currently "Papoo" or "Pops".

Approval of the Bike Ranch would not have a major negative impact on me or my wife.

We lucked out having our home located a mile distant from the proposed Bike Ranch opposite the Saguaro Park's entrance.

So why am I here today? The answer is simple.

I am absolutely convinced that everyone to include bicyclist, joggers, tourists and the Tucson community loses if this large commercial venture is approve.

Approval of this Bike Ranch has only two potential winners—the property owners.

This planned enterprise may or may not be a good idea, but they definitely picked the wrong location. (Kelly Matthews and her husband Peter Lashar).

BACKGROUND

Over four years ago we met here addressing essentially the same proposal.

Your predecessors had both the wisdom and courage to recommend disapproval of the Bike Ranch.

The property owners recognize their attempt was a failure and withdrew the petition. So why are we here again?

I believe the answer is simple—the owners implemented a new strategy to "hoodwink" you the new members to gain approval of this gross commercialization project.

Today, we are only addressing one not the three parcels of adjacent land they purchased.

Make no mistake--there is little doubt the owners' success today will establish a dangerous precedent.

They will surely follow-on to commercialize not just one, but all three of adjacent plots of land they own—this totals some 44.7 acres.

All our previous objections to the Bike Ranch have just become stronger with one exception.

At our 2014 meeting, the head of our Saguaro National Park showed-up and vehemently opposed approval of this commercial project.

This respected leader passionately addressed all the negative consequences the Bike Ranch would have on the Park's operation, people, animals and habitat.

Based on the current superintendent's personal meetings with the developer, there has been considerable speculation as to why the Park leadership no longer opposes the Bike Ranch.

I maybe naïve, but prefer to believe this dramatic change is not driven by collusion, but by numbers as well as orders from up the park's chain of command.

Having 200 more people regularly visiting the Saguaro National Park enhances their budget for more upgrades.

I suspect that this was the deciding factor to make the radical change from NO-WAY to OK.

Bottom line—while this approval of commercializing opposite the park to get more funding is understandable, I personally can not condone this decision.

To me it borders on a disreputable that will haunt all who were involved for many years to come.

CURRENT STATUS

The property owners have cited "low impact" of the Bike Ranch—this is disingenuous at best and blatantly false at worst.

Having 33 buildings with 200 guests coming and going via various modes has a major negative impact especially when considering all the factors involved.

There are 60 employees currently cited (vice previous 100 estimate) along with an unspecified number of customers to frequent the "Bike Barn" and "Chow House"—all these people will be regularly coming to and from the Bike Ranch.

The adverse impact of all the supporting vendors, deliveries, contractors, utility people and waste management coming back and forth supporting this commercial extravaganza is also not cited in the projections.

There is already a large "CONGESTED AREA" warning sign near the park's entrance. Even our local newspaper recently stated that the "Saguaro Park asks visitors to come during off—peak hours".

These supporting facts confirm the Bike Ranch is definitely not "low impact" from any rationale perspective.

Make no mistake that this immediate traffic increase is not restricted to just the entrance/exit to the park.

There will be an immediate and daily surge in traffic throughout the area.

All future bicyclists, joggers, visitors using the twisting, turning two lane Old Spanish Trail will be exposed to increased danger.

If you have any doubt of these facts, please take a personal drive on any weekday and especially the weekend to witness first hand the current traffic.

Even the parking conditions on the side of this road are mind boggling.

I wish you would also consider another significant issue that may have been overlooked.

When we go to a commercial place like Disneyland, it is sometimes wise to pay extra to stay at their hotels.

Most of us have no problem accepting that these people often go to the “front of lines”.

The Bike Ranch by virtue of its location will also give preferential, immediate access to our National Park for the 200 people staying at their motel.

All other taxpayers-- bikers, joggers, motorist visitors to include the entire Tucson community would be relegated to “the back of the bus”.

There is little doubt of the expressed and possible explosive anger that will be generated from these now **“second-class citizens”**.

Again, if you have not personally witnessed the massive competition to enter the park you need to do so.

CLOSING

I fully recognize you may be under more than a little pressure to recommend approval of this Bike Ranch project.

There is little doubt IF this commercialization is successful tax revenues will increase from a number of avenues.

The big downside with approval is everyone, but the owners will pay a “big price” in terms of quality of life compromised.

Even if the Bike Ranch is a failure, you have established a precedent for another unknown commercial venture to replace it.

Do you really want to open doors for further commercialization all 44.7 acres of property owned by the same two people?.

Bottom line—Approval of this Bike Ranch will have dramatic and HUGE negative consequences that will plague and anger today’s and tomorrow’s citizens.

I am hopeful that you all have the wisdom and courage to simply recommend a strong NO! that will resonate to everyone involved with the final decision.

Thank you for listening.

Alina Barcenas

From: Bike Ranch <[REDACTED]>
Sent: Thursday, April 4, 2019 12:17 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:
Carmen Speer

Email:
[REDACTED]

Message:

Dear Pima County, I am a Tucson resident who, though not born here, moved here at the age of 7, left home at 18 to travel the world and returned a few years ago at the age of 33. I teach part-time at Pima Community College and also work as a writer. I am passionate about the bicycle as a means of transportation. I never even wanted a driver's license, something which is not worthy of comment in other countries but which has always garnered me looks of shock and pity in my hometown. I love cycling--the wind in your hair, the sun on your skin, your unfettered view of your surroundings--and what I have always felt Tucson needed more of was biking infrastructure. Last year I saw in a news cast that we were voted best biking city and also the second most dangerous city in the country for bicycle commuters. This irony (which seemingly went unnoticed by the newscasters) stems from Tucson's world-class bicycle races, from El Tour de Tucson to 24 Hours in the Old Pueblo, as juxtaposed against our lack of shoulder in many of the busiest areas (Euclid and 6th street around the U of A come to mind), and the fact that we simply do not promote a bicycle culture here. Although we recently launched Tugo bikes, an awesome step, at the same time we built the streetcar on 4th avenue, a historic bikeway, and (according to someone I know who worked on the project) opted to invest in wider flangeways for the tram wheels to reduce cost; the result is there is now a police code for "bicyclist got wheel stuck in streetcar gap," and it's become a Tucsonan rite of passage to be flung from your bicycle on 4th avenue or in the downtown area and then photograph your bruises or broken jaw and post the pictures on Instagram. While trying to ride a bike on 4th avenue or in the downtown area you are contending with all of these issues: parked cars to your right, which you need to ride as far away from as possible to avoid getting doored while also avoiding your wheel straying across the tram tracks, because there is not enough room to angle your wheel to cross back over if you do without catching it in the gap (depending on your tire width, but for most bicycles, including commonly-used about-town cruisers); cars behind you; the streetcar median where passengers board to your left; cars trying to pass you behind you because they're upset you're slower than they are, so they're looking for any moment you stray right where there isn't a parked car to try to

APR 04 15:40:06 PCDKDFED

AKS

overtake you (this is why I bike defensively and stay in the middle of the lane); and pedestrians who spring out at random without heeding their surroundings. As a result, 4th avenue, a designated bikeway, has been made practically impossible to navigate by bicycle. It's my opinion that the city council should consider shutting down 4th avenue and the downtown area (and pedestrian areas around the U of A, even--everywhere the streetcar goes, where parking is a pain and pedestrians are jam-packed) to cars altogether, and investing in a combination of parking lots surrounding the pedestrian and bike-only areas, subsidized street car passes (lower prices for people who buy monthly passes) and perhaps free passes for the disabled (or allowing disabled parking in these areas still). The city would recoup its losses for the building costs and overhead of the streetcar, as many people would buy monthly passes; Tugo bikes would be used more often; bicyclists could ride safely again without all the drivers and parked cars to contend with; students could walk around campus without worrying about more than bicycle traffic; it would promote public health, and it would promote the use of alternate methods of transportation. While businesses might suffer initial losses, it's likely people who commonly go to these areas would not stop, and would simply buy the low-priced tram passes, or else bicycle, or park and walk (Madison, Wisconsin has closed their downtown to automobile traffic, and it has been very successful). This would be obviously a bigger step than simply opening a Bike Ranch. I'd like to see Tucson become a world-class bike city on par with Portland or Minneapolis (the best bike city in this country I've ever visited, and if we have the excuse of "well it's too hot half the year here to ride a bike!" they have the excuse of "well, it's too bone-chilling and snow and ice-covered half the year to ride a bike here!" and clearly they have implemented an extensive bike culture and infrastructure anyone). Tucson, in fact, often has great weather for biking, particularly in fall, winter, and spring months. As it stands, since there's not a whole lot to do around here (as compared to large urban areas), and many university students go home for the holidays, our population shrinks then and tourist-wise we mostly attract snowbirds during this season; the Bike Ranch would attract a younger, more athletic crowd, and would be another step toward putting Tucson on the map as a national and even international destination for people who love the outdoors (and who are coming from cold and/or snowy destinations where they are snowbound in winter and are itching to get outside). We should promote fall/winter/spring seasonal sports from rock climbing and hiking to mountain biking and road cycling. The more we can promote both bicycle tourism and bicycle infrastructure within Tucson, the better for both the economy and the environment. The reason people in Tucson don't often use public transport is because it's spotty here at best, and looked-down upon; this is why Tucson loses money on its bus system, for example. Why not expand bike lanes, make sure every bus has a rack that can hold three bikes on the front, give state tax cuts to people who use public transport or commute by bicycle instead of driving? Encourage employers to subsidize green methods of transportation? Actively foster a bicycle culture? First off, this is not going to damage oil and gas sales significantly, as most people are not going to do it; likewise, the state will not suffer disproportionately as people flock in droves to use alternate methods of transport; it would most likely mean some economic relief for a lot of the poorest members of society, which might translate, through both their spending and their asking for less aid, into economic gains, in fact. Also economically-speaking, this could translate into an uptick in bus use, which would mean more money for public transport and expanded bus routes/more frequent service, as many people who bicycle commute (like me) combine bike with bus. This would mean Tugo would get used more often, and that people would start to see Tucson as a biking city, which would again attract younger people who like cycling as a method of transportation, both in terms of attracting people here for jobs and also creating jobs in the area with the growth of the outdoor sports industry. Environmentally, this is a win-win, as cycling is far less damaging to the environment and even mountain bike paths can be built and maintained in such a way that they are minimally invasive (no more so than hiking paths). Considering the popularity of both road biking and mountain biking, putting money into infrastructure for these activities would go a long way toward attracting people and business here and cultivating a new brand for Tucson as an outdoor urban environment and a bike-friendly city. The long game may be keeping roads in good condition, adding in more bike lanes and making sure bus routes link up, and in other ways empowering cycle commuters, but starting simple with something like the Bike Ranch is a way to bring together cyclists within the Tucson community and also to begin to attract people here for bicycle

tourism, to spread the word about Tucson as a bike-friendly city. There's no reason that environmentally friendly modes of transportation or even economic gains for bike commuters can't also result in economic gains for others, by fostering a bike culture and attracting business. As it stands, the state of affairs in Tucson is shameful. Far too many people are killed every year bicycle commuting. Last year I was nearly killed while slowly cycling across the street at a crosswalk at a green light with a 30-second pedestrian countdown. Where I got out of work, on the corner of Broadway and Craycroft, to mitigate my risk I would have needed to cross three times just to get to the place I was going, so I simply crossed (as pedestrians do) at the southwest corner, with left-turning traffic on the opposite side of the median. Cognizant that I was biking, I pedaled very slowly (I am not sure if getting off and walking would have helped considering the situation anyway, as this particular driver seemed intent on mowing down anyone in his path). Right as I passed the median a car heading north up from 22nd street swung left in the turning lane in order to head west at 35 mph, without slowing down. It was only my quick reflexes from years of bicycling that saved me in this situation (I was three feet from the hood of his car when I realized simultaneously that he planned to hit me, that I didn't have time to clear the car going forward and that it was too late to brake, so my only option was to make a hard left turn as if to face-plant into the median). By yanking my handlebars left as hard as I could I managed to get out of his path and only draw up alongside him; he grazed me with the side of his car, knocking me off my bike, at the stoplight at which I had the right of way, with 28 seconds still left in the pedestrian countdown. Both my knees were bloodied and my backpack hit the road so hard one of the pockets burst open and my wallet bounced out, which hit the road so hard my ID and credit cards bounced out; a pedestrian behind me and a passenger in a car stopped at the light to the right of the median, in northbound traffic, helped me to pick up everything in the road and get me and my bike and my things out of the road before the light changed (the passenger leaped back inside the car right as it did). Both men asked if I needed an ambulance and pointed out that what the hit-and-run driver did was illegal, while meanwhile the driver had already taken off at an even faster speed, tires squealing (maybe so no one would catch his plate; he knew he hit me and it's only my own quick reflexes I have to thank for being alive today). I was shaken up for weeks following this event, and it took a while to get back on the road. This is not uncommon in Tucson. I have been nearly hit so many times on my bike-- cars veering into the bike lane, cars not looking while turning-- each time when I had the right of way, and was not the one breaking the rules of the road. I began using alternate bike routes through residential areas like the third street bikeway, but many of these are rutted with pot wheels that are almost more dangerous than cars; a strong front light and constant scanning are necessary to avoid bending a wheel in a pothole and being flung straight forward onto your face and only losing some teeth if you're lucky. This type of hypervigilance on the part of cyclists should not be necessary. A "ride of silence" every year for our fallen comrades should not be necessary. Tucson cannot simultaneously claim it is one of America's "best bike cities" and also be one of the most dangerous cities in the country in which to be a bicycle commuter. Cycling is not just a rich people's sport, and it is not just a sport at all, for athlete athletes or weekend warriors, but a legitimate means of transportation. One of the aspects of the Bike Ranch project I like the most is the proposed community Meeting Room, a place for cycling aficionados of various background to hang out, get to know each other, share trips about fun routes, safe paths, fitness and training; a way for the hardcore bicycle commuter to meet the hardcore cycling athlete, for these disparate types of cyclists to discover their commonalities and develop a community. This is an important first step toward making Tucson a truly bike-friendly city, one friendly to both sports enthusiasts and bicycle commuters alike. I have already outlined how economically and environmentally friendly pushing Tucson in the direction of bike friendliness would be; bike tourism would bring it much-needed dollars, an injection of vitality our aging community needs, and it's a type of tourism that as tourism goes has a low carbon footprint, as well as encouraging others in the community to improve their health and reduce their everyday carbon footprint through commuter bicycling. I for one would definitely be a regular in the restaurant and meeting room at the Bike Ranch, and would love a chance to work with the creators of this project on their future plans, or just to go for a ride with them! My address is: 1522 N. Santa Rita Unit B Tucson, Arizona 85719 P.s. Maybe if we grow Tucson as a biking community the police will FINALLY do something about all the bike theft, too. I have lived in 6

different countries and had bikes in all of them, and have ONLY had bikes stolen in the U.S., and having lived in three states I have ONLY had them stolen in Arizona (one in Flagstaff--I left it locked up on the other side of town for three days, so kind of my fault--4 in Tucson, while locked up, outside, for a period of hours, and all in Central Tucson, Speedwayish between Stone and Campbell). I was teaching a class at Downtown Campus with my touring bike locked up when a thief came with an ENTIRE TOOLKIT and disassembled everything, stealing everything but the frame: the handlebars, both wheels, the rack, hell, he even took my water-bottle cage. THERE ARE SUPPOSED TO BE CAMPUS POLICE, yet nobody noticed someone with an ENTIRE TOOLKIT disassembling a bike? (It wasn't even all that expensive a bike, either, I just like to buy vintage touring and racing bikes and fix them up, and I guess thieves have an eye for those too). I take my bike into Faculty Resources with me now, because God knows they don't pay me enough for to be losing bikes while I'm teaching. I told my sister "bicycles are the women of the vehicle world: they get no respect, are second-class citizens, and when they're stolen, it's always, 'well, was it locked up?' And if it was locked up, 'why did you lock it up THERE? Don't you know it's a bad area of town?' 'Well, was your bike a nice bike? I mean, was it flashy? WHAT WAS YOUR BIKE WEARING?'" Bike theft is not considered a serious crime and as a result most bike thefts go unreported. Just as we live in a world built for men, we also live in a world built for cars. To take this metaphor to its logical conclusion, let's examine what comes of the death of cyclists at the hands of drivers. Motorists often receive no more than a fine and a temporary suspension of their driver's licenses for hitting and killing cyclists, if that. Roads are built for cars, and the rules of the roads are made for cars as well (the reason cyclists sometimes illegally cross at red lights or stop signs when there is no one there is not just because we lose speed and have to start from square one when we stop, but because waiting for cars to catch up to us at a light or stop sign, and then starting up with them again at the same time is the most dangerous moment of riding a bike, as we are most unstable and liable to fall when starting up from a dead stop; this rule of the road, which protects drivers, is actually dangerous to bicyclists. Waiting for cars to catch up to us at a red light when there's no one in opposite lanes coming is basically waiting for a line of cars whose wheels you can fall right under while starting up all wobbly on your bike to form beside you, instead of simply crossing a road when no one is there and your visibility, if you have a fairly functional neck, is nearly 360 degrees; why would a person want to do that? And yet we must, because the rules of the road are made for cars, not bikes, which again is why we need not only more bike lanes but dedicated bike paths that bypass roads, like those along the Santa Cruz and Rillito rivers). If you don't believe me about the dangers to cyclists of starting up alongside traffic, I challenge you to sit on a bike at the red light in the right-hand lane coming out from beneath the underpass at Stone and Speedway, and then try biking north across the intersection with a car inches to the left of you. One wrong move while you are trying to catch your balance as you ride uphill at a stoplight on a street with no shoulder and not even a sidewalk, and you fall right under the wheels of the car to your left. I have done this (I mean waited at this stoplight and crossed with traffic, though thankfully not fallen; nevertheless, despite not falling this simple event of crossing a street at a light remains a memorable and memorably terrifying moment in my life as a cyclist. Never again). I am honestly sad for Tucson, the way people are sad for me when they see me biking and assume I'm homeless, because only poor people bike as a means of transportation here. It's really backward that our town still has this reputation of being hostile to bike commuters. If you don't care about the environment or the economy, support making Tucson more bike-friendly just to bring us up to speed with the rest of the world! (Seriously, even Roanoke, Virginia, where I went to grad school was more bike commuter friendly than Tucson)! C'mon, Tucson, car culture is so last-century! I can see that you see that, what with getting the Tugo program off the ground and widening Grant with generous bike lanes and whatnot. Certainly, there are some bike-friendly elected officials in Pima County, and I commend the job you're doing. Let's keep it up by opening up the Bike Ranch and opening our doors to the commingling of bicycle tourism with local bike culture! Speaking of officials, we're officially out of our teens next year, so getting the Bike Ranch would be a great way to usher in 2020 for Tucson. Just sayin'.

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



P19CU00005 El Cortijo, LLC Application for Conditional Use Permit
April 4, 2019

My name is Carol Schwalbe, and I'm representing Save Saguaro National Park. We're an ad hoc local group that is not funded by anyone.

I'm an associate professor and the director of a school at the University of Arizona. My first career was as a writer and editor for National Geographic in Washington, D.C. One of my areas of interest is natural history, wildlife and the environment.

I'm here today to join my neighbors in strongly opposing the bike resort and urging you to deny the conditional use permit.

I want to speak on behalf of those who have no voice. The blading of most of the 19 acres to build the bike resort and large septic leaching fields will wipe out not only native vegetation but also the wildlife that cannot run or fly from the bulldozers. One example is the Sonoran desert tortoise, which will be crushed by the heavy machinery. So will Gila monsters.

The vegetation that will be replanted will be landscaped, not wild. Who will ensure that the developers plant native rather than horticultural or invasive species? Even if they put in native plants, the desert is a fragile ecosystem and will take decades to return to its natural state.

It's true that the construction of a single-family home on 3.3 acres will destroy some native vegetation. But that house will have a footprint of, say, 6,500 square feet, including a patio, pool and driveway. That's about a third of an acre, which leaves more than 3 acres of open space per lot.

The 19 acres desired for the bike resort could hold 6 houses instead. They would take up a total of about 2 acres, leaving 17 acres for wildlife and native vegetation.

The original plans showed that the bike resort would take up 13.41 acres, leaving less than 6 acres for wildlife. Somehow, miraculously, without an explanation, the revised plan we received Tuesday from Michael Marks shows 50% open space. The developers did not reduce the footprint of the resort, so where did they find 20% more open space?

Those 6 acres or 9 acres or whatever the true amount is are not really useful to wildlife, however. Think of it this way. The bike resort will occupy more than 8 city blocks. Imagine 8 blocks of midtown Manhattan plunked down in the desert just opposite the entrance to Saguaro National Park. And to these tiny creatures, the shuttles and delivery trucks and dumpsters and buildings and people will seem like midtown Manhattan!

In addition, the bike resort plans show a 4-foot-high wall that will extend almost 1,200 feet along its northern boundary. That's more than a quarter of a mile. According to BOZO code (18.67.050.D.1 and .2), "A fence or wall shall not be constructed in a location or

manner that impedes wildlife movement through natural open space from and to off-site locations."

Wildlife will not pass through the bike resort. If wild animals do happen to wander in, they will be caught and killed. Or they will be chased off. Or they will become disoriented and run onto Old Spanish Trail into the path of traffic – to become another statistic, another road kill.

We moved to this area because we enjoy watching wildlife, and we welcome coyotes, bobcats, Gila monsters and even javelinas, snakes and tarantulas to our property. The visitors staying at the bike resort are coming to Tucson to ride bicycles, not to enjoy the wildlife. They will freak out if a bobcat leaps over the wall or a rattlesnake makes its way into the resort.

What will happen to those animals? The resort managers will kill the venomous snakes because they don't want anything scaring their visitors. Or the resort managers will call Rural Metro to move the rattlesnakes. Studies have shown that translocated snakes do not survive as long as those that are not moved. Pest control management will wipe out scorpions, tarantulas and other creepy-crawlies.

How will this killing help the flow of animals back and forth from the park? Each of these creatures is important to the ecosystem. They were here before we were.

You might be thinking that that's what other hotels, motels and resorts do. That's probably true. But these other establishments do not bill themselves as "environmentally friendly." Nor are they opposite a national park that is supposed to protect wildlife. The bike resort will be a death trap for many, many animals that venture in.

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

As a resident of the area, I request that you deny the proposed bike resort. Thank you, Mr. Portner, for the opportunity to present my views.

If you agree with my perspective and oppose the bike resort, please stand up.

Sincerely yours,



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

Cecil Schwalbe Comments at Hearing to Discuss
P19CU00005 El Cortijo LLC
04/04/2019

Thank you, Mr. Portner. I am Dr. Cecil Schwalbe and a representative of the Save Saguaro National Park group. I am an Ecologist Emeritus with the U.S. Geological Survey and an adjunct faculty member at the University of Arizona. I served on the Science Technical Advisory Team for Pima County's Sonoran Desert Conservation Plan. My 30+ graduate students and I conducted research on 15 different national parks, monuments, and historical sites and on other federal forests and refuges. Five of my master's students gathered their field data on and near Saguaro National Park.

In 2003 my wife Carol and I bought our home in the buffer zone west of Old Spanish Trail in large part because we strongly supported Pima County's BOZO designation and we wanted to live among wildlife in a natural environment, away from the urban bustle.

I briefly would like to give you a glimpse into the amazing abundance of animals that live near and with us. The source of most of our animal and plant neighbors is the Rincon Mountains District of Saguaro National Park just to our east. This treasure of natural history is mostly wilderness that supports an amazing diversity of life. Just looking at the vertebrate animals, the park has confirmed at least 64 species of mammals, 9 amphibians, 48 reptiles, and an astounding 207 species of birds!

Those of us living in the buffer zone have had the delightful experience of observing much of this wildlife in our neighborhood. One resident has tallied more than 60 bird species (nearly 30% of all those in the entire Rincon Mountains) close to the site of the proposed resort. We recorded 48 bird species in one weekend in our backyard!

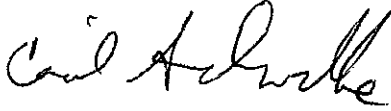
We see many cottontail rabbits, black-tailed jackrabbits, javelinas, and coyotes. Several species of ground squirrels entertain us with their antics. Bobcats show up regularly. Ringtail cats, several raccoons, and even a badger have been seen. One young mountain lion spent a week or so looking for its own territory to claim off the park. Desert mule deer come into the buffer zone especially in May and June, when water sources on the park dry up. Hatchling Gila monsters appear in late spring and summer, along with a diversity of lizards and snakes and even occasional Sonoran desert tortoises. Spadefoots and other toads serenade us at the onset of the summer rains.

The dashed lines on the Additional Open Space Map showing potential wildlife movement through the proposed bike resort will not provide effective corridors for wildlife. The northern pathway would almost completely block movement of animals and the southern path will provide only limited wildlife movement. As Dr. William Shaw, who wrote the biological assessments for the project in 2014 and 2018, indicated, the important plant and animal wildlife corridor across the developers' entire 45-acre parcel is Escalante Wash and its tributaries. That corridor is not significantly affected by this proposal, but it could be by any future development of that remaining 25-acre piece. The developers say there is no immediate plan to develop that area.

As Shaw indicated in his 2018 assessment, "the overall footprint of the project (i.e., how much undisturbed vegetation remains) is probably the most important conservation consideration." That **undisturbed vegetation** is the only natural open space that will be left if the project is approved.

A final question arose at the neighborhood meeting with Michael Marks, the applicant and spokesman for the developers. He stated that the project would be good for the community. When asked how it would be good for "our" community, he just laughed without answering. The bike resort surely is not perceived as good for many in our neighborhood community.

Cecil Schwalbe
4330 S. Escalante Ridge Place
Tucson, Arizona 85730
[REDACTED]

A handwritten signature in cursive script, appearing to read "Cecil Schwalbe".





Scale: 1" = 150'

Alternate Route to
avoid Obstructions

Wildlife Corridor (typ.)

Legend:

-  BOZO Natural Open Space (5.85 Acres)
-  Additional Open Space (5.05 Acres) *

* The Additional Open Space will consist of (mostly) Natural and (some) Functional Open Space, the split of which to be determined during the Grading Plan process.

MJM CONSULTING, INC.
Land Planning and Development Services
601E Stacey Drive, Tucson, AZ 85710 Phone 520-855-5121

Bike Ranch LLC
A Portion of the SE 1/4 S 30, T14S, R16E
Parcel No. 205-62-159G
Pima County, Arizona

Additional Open Space Map

CHARLENE SHUMAKER

April 4, 2019

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

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

Re: P19CU00005 El Cortijo, LLC

Supervisor Christy and Mr. Portner,

I am a member of the Save Saguaro National Park group. Our residence is within 1000 feet of the bike ranch project. I will address the financial viability of the bike ranch. As background, I was a commercial lender for 30 years, 25 of which were here in Tucson.

Prior to beginning a hypothetical underwriting of this project, I had to go on a journey of discovery to answer the questions "who are these applicants" and "what is their relevant experience". Typically, this information is provided by the developers, but in this case absent public meetings in which the questions could be asked and answered directly, it has become my challenge to search public records to develop a profile of their work and development experience. Here are my findings. Today Kelley Matthews is 59 years old, while John Peter Lasher, her husband is 63. In 2014, Kelly was described in a newspaper article as a retired "designer" (as an aside, maybe this explains why the proposed casitas look like rockets on a launch pad). Her husband's occupation is unknown. The couple owned and operated two restaurants (Soleil and Sur Real) at Skyline and Campbell for a combined period of approximately 11 years. The only real estate development project that I was able to find was a retail building which was leased to multiple art galleries and their personal restaurants. This building, which was constructed and managed by the applicants was sold in 2007. In my professional world, the construction and management of a single retail building does not qualify them for the more complex bike ranch development buildout nor for the complexities of motel management. Unless there are more developments than I was able to locate, it seems that the couple are relative neophytes in developing properties. To successfully complete a challenging project like the bike ranch dictates prior building experience of motel-like developments. This is the reason that motel/hotel chains will commonly use the same general contractors for out-of-locality builds. Experience matters. On this basis alone, traditional bank or insurance company financing would be unavailable to the developer/applicants.

But the story continues. In the absence of personal credit reports, the next challenge was how to assess the applicants' reliability in repaying debt. I had to get creative here. I recalled that the developers had used the legal system to overturn an unfavorable board of adjustment's decision on an adjacent parcel (Phase 2). My inquiries to locate this Pima County Superior Court case decision led me to an unexpected discovery. The applicants and their business

CS

were well known in the data base. The findings were extensive. There were 9 cases, which spanned a period of 19 years. In 6 of the cases one or both applicants were personal defendants. Of these, two were cases in which the plaintiffs were different architectural firms. A third case was a 3-year case in which Louis Murphy and Catalina Foothills Estates were the plaintiffs. This case is noteworthy because the Murphy family were the major landowners in the Tucson foothills. They are recognized as an upstanding, respected family.

In cases where the applicants were the plaintiffs in which they originated the law suits, there was one case of particular interest. The case contained 880 pages. Kelley Matthews was the sole plaintiff, but the defendants were numerous and included a recognized Tucson loan broker and a private investor group comprised of local doctors, Tucson businessmen, and pension and profit-sharing plans. This case is insightful in that it shows that at least on one occasion the applicants used a private investor group, which would be a financing means to bridge weaknesses such as limited developer experience or adverse credit issues. As well, based on the fact that the applicants freely use the legal system, in my conventional lending experience this is an uncommon business practice. If I were evaluating an application for these developers, I would likely stop here because there is no solid foundation on which to continue.

On a related issue, the use of private investor financing during the construction period could result in an extremely risky scenario to the extent that investor proceeds are directly deposited into an escrow account which is available at the developers' sole discretion. This should be contrasted to the typical tightly structured construction loan which utilizes many controls to insure all parties are protected (the lender, the sub-contractors, and the developers). The most important control feature of this process is to ensure that the remaining unfunded loan balance is adequate to completely cover all remaining project costs. To the extent that a deficiency arises due to cost overruns or to change orders, this is promptly recognized by the lender, and the developer is required to make an immediate capital injection. These controls are an integral part of construction financing because this phase of a development is extremely risky. If these controls are not implemented, it could result in an unfinished project.

Getting back to the financial viability of this project, there is a shortcoming of using private investor financing. Second tier lenders often forgo traditional underwriting analysis. They simply make a "investment" decision based upon a cursory project overview. As well, they do not use supplemental reports such as independently-prepared feasibility studies, which are important tools that can assist the developer as well as the lender. In this case in the absence of a formal feasibility study, in order to evaluate the financial viability of the bike ranch, I assumed the task of performing a basic feasibility analysis to include the standard information that such a study would ordinarily contain. This evaluation will include an analysis of the business concept i.e. the bike ranch; a site location study; a market evaluation of the community need for the proposed project; and finally, a review of biking trends. Normally this study would also include an analysis of the reasonableness of the developers' forecasted income and expense statement, but due to the unique bike ranch business model, there is no actual financial data available for comparable businesses.

First, I moved on to evaluate the applicants' business model. Bike Resorts are common vacation destinations; however, most are family-oriented with some onsite trails, access to

forests and waterways, but often involve bike-friendly villages or communities which families can explore. A smaller segment of bike-centric projects is designed for avid motocross cyclists, with several onsite courses and trails. In most cases, the family and motocross bike resorts were in areas with moderate summer climates. In the case of the bike ranch with the fitness and training facilities, however it is likely that this will attract mostly dedicated cyclists in the age range of 25-45 who will use local public biking trails. Due to this development's unique target user group, financial comparisons are unavailable. For this reason, the bike ranch presents greater financial risk. The concept is unique and untested. This risk is further increased by Tucson's extreme heat from May through October. Biking guests will likely be scarce during this period.

The location of the bike ranch also warrants scrutiny. Generally, the factor that has the greatest impact on a motel's profitability is its location. Most often prime sites are centrally located and nearby to good restaurants, local sites, attractions and shopping. In Tucson, this would suggest the best motel/hotel sites are closer to the central or center-west sides. The bike ranch site does not fit this profile. It is in an isolated area on Tucson's far east side. Bike ranch guests will likely be staying there exclusively for biking activities, without consideration given to the convenience of attractions and other services. This remote location should be a concern to the developers because it is not convenient to other amenities that most visitors are seeking. The location is the major risk factor in the bike ranch's financial viability. It is in the wrong location.

Next in the feasibility analysis is to examine the community's need for another lodging facility in Tucson. The source of this information is the Arizona Office of Tourism's Lodging Performance report. For the last quarter of 2018, Tucson had on average approximately 5600 unutilized lodging rooms per day. This represents 36 percent of the community's total lodging units. Tucson simply does not need this project. As an aside, however this analysis points out significantly higher risk relating to this motel's unfavorable location, now that the actual daily number of unutilized lodging rooms has been defined. The likelihood of visitors selecting the bike ranch is further diminished by the fact that the average daily rate is \$108 for the entire Tucson lodging room population.

Finally, the trends in the biking industry need to be examined, since this is the concept around which the bike ranch is centered. A March 3, 2019 article in the Arizona Daily Star regarding the \$180,000 past due payment owed to Pima County by El Tour de Tucson was concerning. The bike race organizer reported that ridership in El Tour had fallen by 30 percent over the past 10 years, which he claimed was comparable to the declines at similar events nationwide. This trend is also documented in an industry publication, Bicycle Retailer. In 2017, wholesale units of bikes shipped to retailers was at a 10-year low. Similarly, in 2018 the wholesale units of bikes shipped to retail stores was down another 10 percent from 2017. The publication attributes the decline to the baby boomers aging out of the market. This begs the question of the possibility that the applicants have missed the bicycle market peak which is now in decline for cycling enthusiasts.

This analysis hasn't taken into consideration the challenging issues that would arise if the proposed development is only partially completed during construction or if a business failure later occurs. Under either of these scenarios, the special use permit would only allow limited

alternate uses, many of which would not be compatible with the unique layout of this development. It should be recognized that while Pima County has input at this stage, in the event of a foreclosure, it is questionable as to whether the county would continue to have jurisdiction. In any event it would be complicated and chaotic. The unfortunate casualties would be Saguaro National Park, the bordering neighborhood, and the surrounding SR community.

This project has excessive risk in each of the areas that were examined. It is not deemed to be a financially viable project. For these reasons, I strongly urge a denial of the special use permit for this project on a permanent and final basis.

Respectfully,

Charlene Shumaker
3435 S. Spanish Terrace
Tucson, AZ 85730

Statewide Lodging Performance Fourth Quarter 2018 (October, November, December)					
Market Year	Occupancy	ADR	RevPAR	Demand	Supply
United States					
2017	61.7%	\$125.44	\$77.34	290,928,183	471,894,342
2018	61.9%	\$127.90	\$79.21	298,188,093	481,487,855
% change Q4	0.5%	2.0%	2.4%	2.5%	2.0%
Mountain Region					
2017	59.0%	\$111.67	\$65.89	32,702,101	55,421,080
2018	60.5%	\$113.30	\$68.53	33,946,167	56,120,995
% change Q4	2.5%	1.5%	4.0%	3.8%	1.3%
State of Arizona					
2017	63.5%	\$113.51	\$72.12	6,731,691	10,595,707
2018	65.5%	\$116.79	\$76.44	7,020,207	10,725,614
% change Q4	3.0%	2.9%	6.0%	4.3%	1.2%
Metro Phoenix					
2017	66.4%	\$120.49	\$80.01	3,943,501	5,938,321
2018	68.1%	\$125.37	\$85.43	4,115,517	6,039,689
% change Q4	2.6%	4.0%	6.8%	4.4%	1.7%
Metro Tucson					
2017	61.1%	\$105.10	\$64.25	882,582	1,443,747 *
2018	63.9%	\$108.77	\$69.49	912,039	1,427,650 *
% change Q4	4.5%	3.5%	8.2%	3.3%	-1.1%
Flagstaff AZ					
2017	67.4%	\$97.49	\$65.72	341,325	506,322
2018	69.0%	\$99.47	\$68.63	347,623	503,815
% change Q4	2.4%	2.0%	4.4%	1.8%	-0.5%
Non-metro AZ					
2017	59.6%	\$103.92	\$61.91	1,829,688	3,071,131
2018	61.8%	\$103.65	\$64.07	1,914,122	3,096,447
% change Q4	3.8%	-0.3%	3.5%	4.6%	0.8%

Source: Smith Travel Research. The information contained in this report is based upon independent surveys and research from sources considered reliable but no representation is made as to its completeness or accuracy. This information is intended solely for the internal purposes of your organization and should not be published in any manner unless authorized by the Arizona Office of Tourism and Smith Travel Research.

Note: % change represents the current Quarter over the same Quarter in the previous year.

* Per Kari Roberg, these are the total number of guest rooms available for the 92 day period. **NAU** NORTHERN ARIZONA UNIVERSITY Alliance Bank Economic Policy Institute day of the period or 15,517.



Bicycle Retailer

and INDUSTRY NEWS

SECTIONS +

HOME » STUDIES/REPORTS

Supplier shipments to shops fell 4% last year, but sales held tough

Published January 19, 2018

(2017 results)

by Matt Wiebe

BPSA releases year-end wholesale sale data.

BOULDER, Colo. (BRAIN) — Supplier shipments of e-bikes to retailers increased by 16,757 units last year, only slightly more than the 15,883 increase in BMX shipments, but both categories were beaten by gravel bike shipments that grew by 19,268 units. Still this reshuffling of what bike shops were ordering was not enough to overcome falling shipments of road and mountain bikes — categories that traditionally drive the industry — down 28,060 and 10,991 units, respectively.

Wholesalers shipped 2,299,413 bikes last year, a decade low.

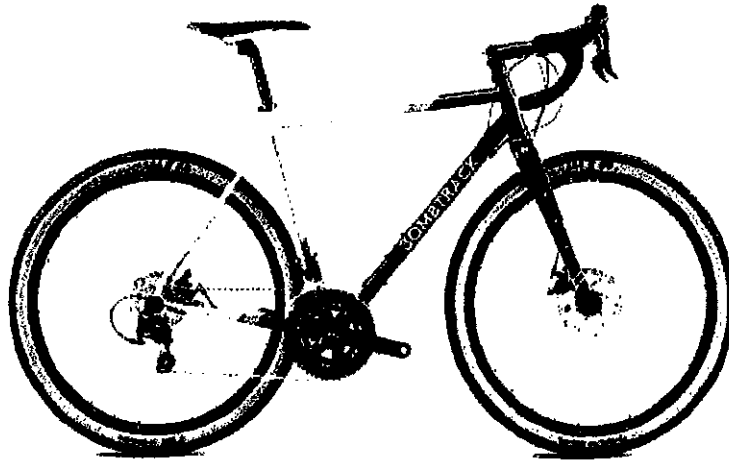
According to a Bicycle Product Suppliers Association report, the overall value of bikes shipped last year fell by \$15 million, a 1 percent drop in business compared with 2016. Unit shipments fell by 4 percent, a shortfall of 90,875 units. Only six categories posted growth: BMX, 29er front-suspension, 27.5 full-suspension, e-bikes, gravel and 24-inch. All other categories declined.

The growth in e-bike shipments made the largest difference to supplier bottom lines, adding \$26.9 million in new business as their average value was second highest at \$1,978. Only the average value of 29er full-suspension bikes, \$2,133, was higher. The increase in gravel bike business adds \$26.9 million in new business, with the remaining four growth categories adding about \$5 million in new business each.

The 18 percent growth in BMX business, and a 25 percent growth in BMX unit shipments, is good news for a category that had been struggling a few years ago. Is this bump in business an indication of the

balance bike bounce? Hundreds of thousands of kids are introduced to cycling every year on balance bikes, and many move on to pedal bikes.

So far these new BMXers do not appear to be replacing business lost to baby boomers aging out of the market, as adult categories like mountain and road shipments fell 2 and 10 percent, respectively. Transit and fitness bike shipments fell 4 percent, and lifestyle and comfort bikes fell 17 percent.



Gravel bikes gave the industry a boost in 2017.

44

139

TrainingPeaks confirms speakers and workshops for 2019 Endurance Coaching Summit

Posted In Announcements 3 hours 27 min ago

Competitor Running Welcomes Jonathan Beverly as Editor-in-Chief

Posted In Announcements 10 hours 33 min ago

Moto engineer Erik Buell launches new e-bike and electric motorcycle brand, Fuel

Posted in Industry News 21 hours 5 min ago

Italian Chamois Manufacturer, Elastic Interface®, Partners With Tim Jackson and PowWord Communications For PR and Brand Awareness Efforts.

CS



Bicycle Retailer

and INDUSTRY NEWS

SECTIONS +

HOME » STUDIES/REPORTS

2018 wholesale bike sales down 10% in units, up 4% in dollars

Published January 28, 2019

E-bikes drive up average selling price.

BOULDER, Colo. (BRAIN) — Full-year numbers from the Bicycle Product Suppliers Association show a slight uptick in the overall value of bikes sold last year, but a significant decline in the numbers of bikes sold.

The BPSA's Sell-in Report looks at sales by the group's members — most major wholesale suppliers to IBDs — to retailers. In 2018, those sales totaled \$1.112 billion, up \$37.5 million, or 4 percent, from 2017. The number of bikes sold was 2.07 million, down 10 percent from 2.3 million.

The average wholesale price of a bike in 2018 was up 15 percent, from \$467 in 2017 to \$537 in 2018.

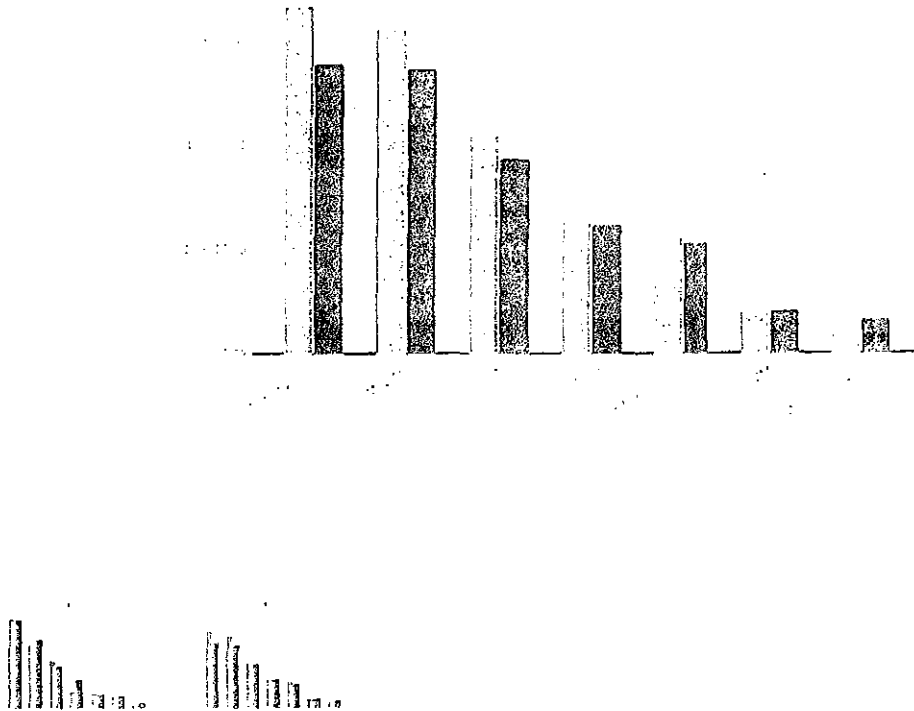
Adding e-bikes to the mix contributed to the higher selling price. E-bike sales were up \$54 million from the year prior, a 78 percent increase. The average wholesale price was \$2,033.

Other bike categories weren't so healthy. The mountain bike category, the biggest single bike style, overall was down 2 percent in dollars and 28 percent in units. Within that category, there was a dramatic switch-over from sales of 27.5-inch full suspension bikes back to 29-inch full-suspension.

Article continues below gallery

Annual was unable to enter bike category in units

FIGURE 1



The road bike category was healthier thanks to growth in gravel bikes. Road overall was up 8 percent in dollars and down 2 percent in units, but the only road subcategory to show growth was the "other" category, which includes gravel bikes. Sales were down for sport and performance road bikes for men and women, as well as triathlon bikes. Cyclocross bikes were up in dollars but down in units.

The transit/fitness category, a bread-and-butter mainstay for many shops, was very weak, with sales down 13 percent in dollars and 33 percent in units. Lifestyle bikes, a category that includes cruiser and comfort bikes, was up 1 percent in dollars and down 5 percent in units.

Youth bikes (not including BMX) were down 4 percent in dollars and 25 percent in units. BMX was healthier, notching an 8 percent increase in dollars and a 1 percent increase in units.

From: [Cindy Soffrin](#)
To: [Nicholas Coussoulis](#)
Subject: P19CU00005 El Cortijo, LLC, S. Old Spanish Trail #2 Minor Resort
Date: Friday, April 5, 2019 8:49:04 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,

When I moved to Tucson, our real estate agent assumed that since we were moving from the east coast we would want to live in the Northwest portion of Tucson in the foothills of the Catalinas. After driving around by ourselves, we surprised our agent by asking to see homes in the Northeast and East areas. We were enamored with the peacefulness and quietude and spaciousness of these areas. I must say it was the best decision we could have made.

Now comes an application for a conditional variance to the SR zoning right outside of beautiful Saguaro National Park East for a "minor resort" to accommodate cyclists who wish to come and share our beautiful desert. The SR exception for this development would significantly increase building density and population. PHASE 1 has the potential for up to 200 or more guests and 60 employees on this property and in the surrounding areas. It is no longer a "minor" but more like a mid-size travel lodge. Eventually there will be "retail spread" to serve this travel lodge which will contribute to greater traffic congestion and noise and light pollution.

But the biggest travesty is that it will disturb the desert eco-system and destroy the beauty and tranquility of this area. It is for this reason that we oppose the above application for the conditional variance P19CU00005 El Cortijo, LLC, S. Old Spanish Trail #2 Minor Resort.

Respectfully yours,
Cindy and David Soffrin

CONNIE FRANZ

Save Saguaro National Park is an ad hoc, unfunded group of local people who oppose the permit. I, along with just ten others, will be speaking as representatives of that entire group. Their subjects include wildlife, traffic, staff's report, the Park, precedents, integrity, financial viability, CC&R's, 2014 versus 2019, and alternatives.

We are not just people whose lifestyles and financial investment in the Buffer Zone will be negatively affected, some drastically. We are also people who care deeply about the Park. As beneficiaries of the lands held in trust for us per the Doctrine of Public Trust¹, we believe we have the right to oppose this development as agents of the Park.

A six-mile long stretch of low-density protects the Park's western boundary and provides rural-like living for the 2000 or so people. Slapping 33 buildings, 18 of which are two story, smack dab in the middle, literally, of that low-density zone and feet from the entrance to the Park would have a terribly impact. And it does not support the stated purpose of the Buffer Overlay Zone Ordinance.

Saguaro National Park East is mostly Federally designated Wilderness lands whose boundary comes within about a third of a mile from the proposed resort. The Park is also part of the 70,000-square-mile Sky Island region. This region, in southeastern Arizona, southwestern New Mexico, and northwestern Mexico, contains 40 mountain ranges. Saguaro National Park East contains the largest, road-less Sky Island not just in that region, but in North America². Think about that. This resort would be about a third of a mile from Wilderness lands and across the street not just from one of America's best ideas but also from the largest, road-less, Sky Island in North America.

The bike ranch narrative claims the impact from this development will be "low." This is disingenuous at best and criminally misleading at worst. Just a little more light in a place that boasts pitch dark. Just a little more noise in a place where you can hear a door slam a quarter mile away. Just a little more sewage possibly perking into our water table. Just a little more traffic with a few more pedestrian, bicycle and vehicle accidents.

Just a few more dead creatures who run into the 1100 foot wall and perish. Just the loss of the hoofed creatures who stop coming because they can no longer go through. Just 200 or so people living 1000 feet away. Just hundreds of trees, bushes and cacti dead and gone from the bull-dozer along with just a few squirrels, snakes, lizards, rabbits, and owls and their homes.

There is no way to build this proposed development with an acceptable level of impact. The cumulative impact would be a huge and negative. Not to mention the unintended consequences we know result from any changes to the environment, particularly in the desert.

¹ 1 FRED LIGHT, Appt., v. UNITED STATES. 220 U.S. 523 (31 S.Ct. 485, 55 L.Ed. 570)

² 2 Engebretson, Jesse. (November 2012). *Wild Space in an Urban Setting*: National Park Service, Saguaro National Park.

Alina Barcenas

From: Bike Ranch <[REDACTED]>
Sent: Wednesday, April 3, 2019 9:34 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:
Cristina Galiano

Email:
[REDACTED]

Message:

Dear Pima County, Bike Ranch is a natural outgrowth of Tucson's investment in biking infrastructure. It is also an innovative way to boost the local economy by offering a year round fitness destination trip to those who enjoy sightseeing in new places while enjoying physical activity. In 2012 the Tucson mayor and city council published a report on Poverty and Urban stress. This report mentioned the US Census Bureau stats for tucson as the 6th poorest metropolitan area in the nation with a poverty rate of 20.4%. Because of this, it is important to look at ways to boost the economy while not destroying our beautiful environment. 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: 5003 E Adams St Tucson AZ, 85712

APR 03 19AM 11:11 PCDK OF ED
AC3

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

2416175024

4/4 CVP Public Hearing (left before making comments)

2141 S. Flying Q Ln Tucson

I'm Curt Larson. I live in the Tucson Estates area and I'm a member of the Tucson Mountains Association. I'm also a member of the Friends of Tucson Mountain Park.

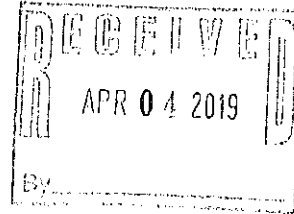
(Bike Ranch)
I oppose this project because of where it is located.

The county should encourage the developer to look for a commercial site that is not right next to a National Park.

Thank you.

March 29, 2019

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



Re: P19CU00005 El Cortijo, LLC

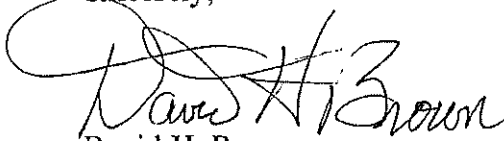
Dear Mr. Coussoulis,

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.

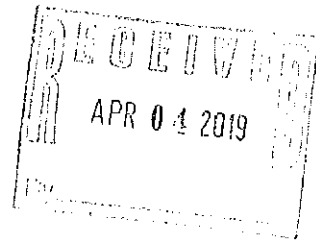
The permitted conditional use statute is being subverted. The intent of the "minor resort" is to allow small resorts to meet the lodging, convention and recreational needs of short-term visitors. **There are no such needs!** A visit to the Saguaro National Park East will clearly illustrate the real need: 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 terms to deny approval.

Sincerely,


David H. Brown
13851 E. Langtry Ln
Tucson, AZ 85747

1911 Arden Road
Roanoke, VA 24015
March 30, 2019



Development Services Department
Planning Division
Attn: Mr Nick Coussoulis
201 N. Stone, 2nd floor
Tucson, AZ 85701

RE: Bike Ranch

Dear Mr. Coussoulis:

I am not a resident of the area, but I am a frequent visitor and a national park enthusiast and therefore an interested party. From what I have seen and heard of the plans for the Bike Ranch, I feel that it is very much in the interest of Tucson and represents a healthy trend toward use of our natural landscapes and national parks in a low impact way. There is no question that cars and facilities for cars represent a large percentage of stress on our national parks (SNP, in particular) that visitation brings. Patrons of the park (and other beautiful landscapes in the Tucson area) can see, feel, and hear more from a bicycle than from any motor vehicle. I feel that the Bike Ranch will promote this very gratifying and minimally damaging mode of visitation.

This development is the wave of the future and should be vigorously supported by local government.

Sincerely,

David Hunt, MD

Alina Barcenas

From: Bike Ranch [REDACTED]
Sent: Tuesday, April 2, 2019 7:38 PM
To: COB_mail
Subject: [BULK] New message - bikeranch.com

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

[Click here to reply](#)

Name:
David Kohmann

Email:
[REDACTED]

Message:

I support the Bicycle Ranch project because it will be a good fit with all the Country's many bicycle improvements and generate out of state revenue to employ more tax paying local jobs. Q

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

2412001503

APR 03 19 10:57 PC CLK OF PD
ACS

David W Robertson, D.O.
3505 S Hunters Run
Tucson, AZ 85730

April 4, 2019

Board of Adjustment
Public Works Center
201 N. Stone Ave.
Tucson, AZ 85701

Re: El Cortijo LLC- South Old Spanish Trail _ Appeal of Zoning Interpretation

Members of the Board,

My name is David Robertson I am a native Tucsonan who has lived at 3505 S. Hunters Run for the last 10 years. My home is about 6 blocks from Saguaro Corners.

I would like to thank the Board for allowing me to speak on behalf of the members of our group today, and also thank those who continue to promote and protect the Saguaro National Park from opportunistic exploitation.

This is the third time we have had to show up in front of this body to voice our concerns on this inappropriate development.

During this most recent attempt for approval, the developers have been less than transparent with the affected neighbors, and have negotiated in secret with the National Park. We have made reasonable requests that any responsible developer operating in good faith would have gladly considered and discussed openly. These requests have included "poling" the buildings so we may see the spatial envelopes of the development, following best practices by moving high buildings into the center of the property, the reduction or elimination of public retail and rental, not having another bar next door to the Saguaro Corners restaurant, increasing the obviously inadequate parking, and a rational explanation as to what will be done with the sewage created by up to 200 people and two restaurants. (We all remember the past proposal that planned for an open cesspool outside the kitchen door of the Saguaro Corners restaurant.)

All of these reasonable requests were ignored.

REGARDING THIS 24 hr a day operation

But, This proposal is not the complete plan the developers have for the entire parcel!

Do not be fooled by the this most recent gambit.

It is in the public record that El Cortijo has received approval to double the size of the footprints of the eight buildings on the south side of the parcel. If you approve 49 units on the north side of the total parcel, there is nothing to stop them from adding up to 32 more units on the south side!

It would be simple to subdivide, sell to a shell company, make each of the eight units into a four-plex, and end up with up to 81 units total. This is the gambit. Be less than transparent with the final design for the entire parcel, and use the eight existing units as a Trojan Horse to have in their back pocket to maximize profit for the total parcel.

They do intend

We have learned from experience that anything they propose will have tricks and traps. Don't be fooled. Please vote no.

Thank you,

David Robertson, D.O.

DEBORAH CORCORAN

April 4, 2019

To: Pima County Hearing Administrator

From: Save Saguaro National Park Group

Subj: P19CU00005 El Cortijo, LLC Application for Conditional Use Permit

In early 1994, residents living near Saguaro National Monument (as it was called then) foresaw the need to protect this national treasure from encroaching development heading east from the City of Tucson. They organized a drive to provide a means for fellow residents near the Monument to place covenants on their property to limit development of their lots in order to protect the Monument. (See Attachment 1, *Tucson Citizen* article dated January 1, 1995.)

Park Superintendent Douglas Morris, in 1994, wrote a letter to the residents commending them for their actions to protect the resources of the Monument and its surrounding area. (See Attachment 2, Supt. Morris letter dated April 1, 1994.) Superintendent Morris understood that park wildlife depends on perpetuation of their habitat, both inside and outside the park boundaries.

The residents saw this day coming. They feared that when the Monument became a National Park in October of 1994 that it would "attract business people wanting to build hotels, restaurants, and clustered housing." (See Attachment 1, *Tucson Citizen* article dated January 1, 1995.) And here we are -- at a hearing today for a request that a resort, a bike motel, be built across the street from the Park entrance and within the Buffer Overlay Zone.

In Township 14S, Range 16E, there are two Sections (18 and 19) that are directly west of Saguaro National Park Rincon District's western boundary. These sections span the Buffer Overlay Zone from Broadway Blvd to Golf Links. Over 60 percent of the homeowners (that's 169 parcels) placed CC&Rs on their property that prohibit commercial development and two-story construction. Those CC&Rs pre-empt any City or County code ordinances. (See Attachment 3, *Section 18 and 19 Declaration of Covenants and Density Restrictions Prohibiting Commercial Development.*)

In Township 14S, Range 16, Section 30, Rincon Ranch Estates No. 2, at least 92 of the 153 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.** (See Attachment 4, *Declaration of Covenants, Conditions and Restrictions for Rincon Ranch Estates No. 2.*)

All of these homeowners and taxpayers placed covenants on their parcels to show their pledge of support to protect Saguaro National Park to ensure zero commercial development within the Buffer Overlay Zone.

Based on the above, the Save Saguaro National Park group questions the developer's ability to comply with Pima County Code of Ordinance 18.97, *Conditional Use Procedures*, Section 18.97.030.F.3.c, incorporated by reference in section G.2.a. for the *Type 2 Permit Hearing*. (See Attachment 5, *Chapter 18.97 Conditional Use Procedures*.)

Paragraphs 1, 2, and 6 within this code point are similar in that the proposed use of the land will not be in serious conflict with the objectives of the general land use plan or the area plan in which situated; that it will provide safeguards for the protection of adjacent developed property; and that hours of operation will not be detrimental to adjoining residents.

Were the efforts of the residents in 1994, and those that came after, all for naught? By approving this conditional use permit, will the county then illegally override existing CC&Rs?

We respectfully request this conditional use permit be DENIED.

Thank you,

Save Saguaro National Park Group
(as presented by Deborah Corcoran)

Residents pledge to preserve park

1/3/95

TUCSON CITIZEN



GARY GAYNOR/Tucson Citizen

Ellen Barnes (left) leads a group of East Side residents trying to control its own zoning destiny. Others

involved (from left) are Harvey Lance, Mort Tuller, Marcia Sanford and Delores Kinsey.

Grass-roots pact is to keep area low-density

By ANNE T. DENOGEAN
Citizen Staff Writer

Ellen Barnes, who lives near and loves Saguaro National Park's East Unit, wants to extract the same type of promise from her neighbors that they have long asked of developers.

"We've asked developers around here to limit the development of their lots to protect the monument," Barnes said. "We have to be willing to also put covenants on our own property to show that we really think the monument should be protected."

Barnes, a retired schoolteacher armed with a Rolodex of volunteers, is chairwoman of Covenant Committee. The committee is backed by Saguaro Forest Associates Inc., an association of homeowners and others who want to preserve the area around the park.

Barnes is asking those who live in a 2-

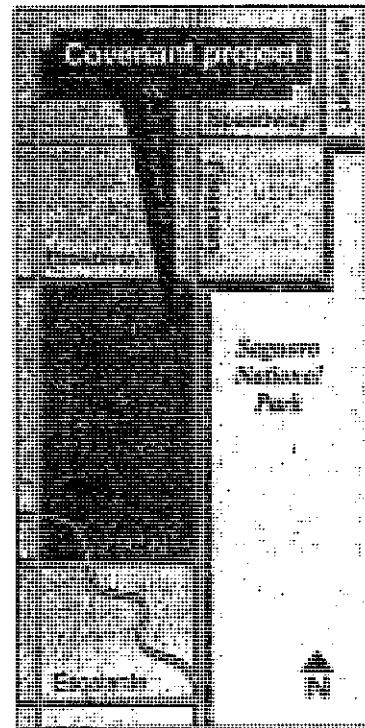
square-mile section adjacent to the western boundary of the park to sign a covenant - a deed restriction - agreeing not to build more extensively than current zoning allows. That is one house per 3.3 acres.

Barnes said this action would put the destiny of the land into the hands of the people rather than leave it to the whims of Pima County supervisors - or Tucson City Council members, if the area is ever annexed.

Zoning can always be changed, but this covenant would be a legally enforceable promise good through 2040.

Barnes pitched the idea to Saguaro Forest Associates last year.

It was decided that the project would be limited to a 2-square-mile area bounded north to south by East Broadway and East Golf Links Road, and west



COVENANT, continued/6A

Tucson Citizen



GARY GAYNOR/Tucson Citizen

The leveled and devegetated Silverado Hills subdivision west of Melpomene Way is what Ellen Barnes and her neighbors are hoping to prevent on the east side of the road by having landowners sign a covenant not to develop beyond current zoning.

Covenant signers limit own deeds

Continued from 1A

to east by South Melpomene Way and South Freeman Road. There are about 280 parcels, some with houses on them and some undeveloped.

Barnes lives south of the zone in a neighborhood that already has deed restrictions.

The project area, which includes Old Spanish Trails Estates, was selected because it is directly alongside the park and has no restrictions, she said.

Barnes has decided she will file the covenants with the county recorder's office only if 60 percent of the owners sign within a year's time, although that is not a legal requirement.

Sixty percent "would show overwhelming support," said Barnes, who already has about one-third of the signatures she requires, with 11 months to go.

A Pima County planning official said there's nothing to stop a homeowner from placing a deed restriction on himself. And deed restrictions are common; it's just that they're usually imposed before someone buys a property, not after.

The covenants apply only to those who sign and to future owners of the restricted property. Those in the 2-square-mile area who don't sign have to abide by only the zoning regulations, not deed restrictions.

There has not been one specific developer raising the ire of those who support the covenant project—just an uneasy feeling that develop-

ment is creeping up on them.

Robert Garcia, who signed a covenant and volunteered for the signature-gathering effort, said he and his wife, Sharon, have lived in the area for eight years.

Since that time, East 22nd Street from South Harrison Road to South Melpomene Way has been "completely leveled off where there was once natural desert" to make way for new homes, Garcia said.

"I'm a native Tucsonan, and I hate to see it change," he said.

Elaine Quick also signed, because she and her husband, Ray, are "very unhappy with the density of homes that have gone in."

She referred to the side-by-side homes and subdivisions that have cropped up over the past decade east of Houghton Road and north and south of Broadway.

Others say they fear that the recent designation of Saguaro as a national park (it was a monument) will attract businesspeople wanting to build hotels, restaurants and cluster housing.

Most say they live there because they enjoy the view, the wide open spaces between homes and the desert wildlife, a lifestyle they are dedicated to maintaining.

But not all agree that Barnes' efforts are needed to maintain it.

Deed restrictions can be enforced by an individual filing suit against those who break them, and in this case, they would probably be enforced by Saguaro Forest Associates.

That's one reason why T.A. Miller, a retired developer and

friend of Barnes, declined to sign.

"You're giving up all your rights and you're leaving someone with a big stick to enforce things," he said.

Miller believes that current zoning and the fact that the area is considered a buffer zone for the park make the covenants unnecessary.

"If you leave things alone, 20 years from now we're still going to have one house per four acres," he said.

Bud Lewis, a real estate agent who has lived near Saguaro National Park for about 20 years, agrees.

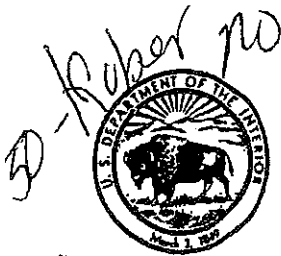
Lewis, also a friend of Barnes, is familiar with the area, neighborhood and comprehensive land use plans for the region and feels confident that it will remain as is.

Given those plans, and the strong opposition of the residents and the National Park Service to dense development, no one would dream of going in and trying to get (the zoning) changed, he said.

"We already have the protection we need. We don't need to go through the additional step," Lewis said.

The covenant project has the support of both Pima County Supervisor Paul Marsh, who represents the region, and park Superintendent Douglas Morris.

"I think we can say that the National Park Service and we at Saguaro support any activity... that would serve to protect the resources in Saguaro National Park," Morris said.



United States Department of the Interior

NATIONAL PARK SERVICE

Saguaro National Monument
3693 South Old Spanish Trail
Tucson, Arizona 85730

IN REPLY REFER TO:

A22

April 1, 1994

Dear Neighbor:

The purpose of this short letter is to commend the efforts of Saguaro Forest Associates for long-term efforts to protect the resources of Saguaro National Monument. Established in 1947, this organization has diligently advanced and participated in a variety of strategies that guide development of adjoining sonoran desert resources. For example, the Association and the National Park Service worked together in supporting creation of various ordinances and buffer zones. These County enforced mandates limit development density and provide for protection of the invaluable riparian habitat associated with washes, many of which originate in the Monument and flow outward into the City. Park wildlife, which depends on perpetuation of habitat both inside and outside park boundaries, has long benefitted from these efforts.

Unfortunately, such zoning ordinances seem fragile, and are subject to an increasing number of exceptions and variances. The Saguaro Forest Associates are now providing information about a more definitive process to strengthen the protection of important open-space and natural habitat adjacent to park boundaries - declaration of covenants and deed restrictions with respect to development density. We welcome this independent and voluntary commitment to resource preservation. This initiative toward ensuring the future health of Saguaro National Monument is indeed praiseworthy.

Sincerely,


Douglas K. Morris
Superintendent

Gheridan - 21-yes
Slayton - 70-yes
Stump - yes
Notis - yes

Richetta - 68069 -
Senatus - yes

Atch 2

169 PARCELS (over 60%) – SECTIONS 18 AND 19
(Broadway Boulevard to Golf Links Road; Melpomene Way to Freeman Road)
WITH “DECLARATION OF COVENANTS AND DENSITY RESTRICTIONS”
PROHIBITING COMMERCIAL DEVELOPMENT

Relevant excerpts:

- 2- Estate Parcels shall be used for private residential purposes only, and no commercial uses are permitted...
 3- ...Estate Parcels shall be developed only as permitted in Pima County SR zoning...Section 18,17.040 and 18.17.050 in effect as of November 1, 1994 regardless of any future zoning changes...
 ...the Cluster Development option shall be prohibited..

Attachments:

Document Recordation
 Copy of Declaration of Covenants and Density Restrictions
 Parcel map for Section 18
 Parcel map for Section 19

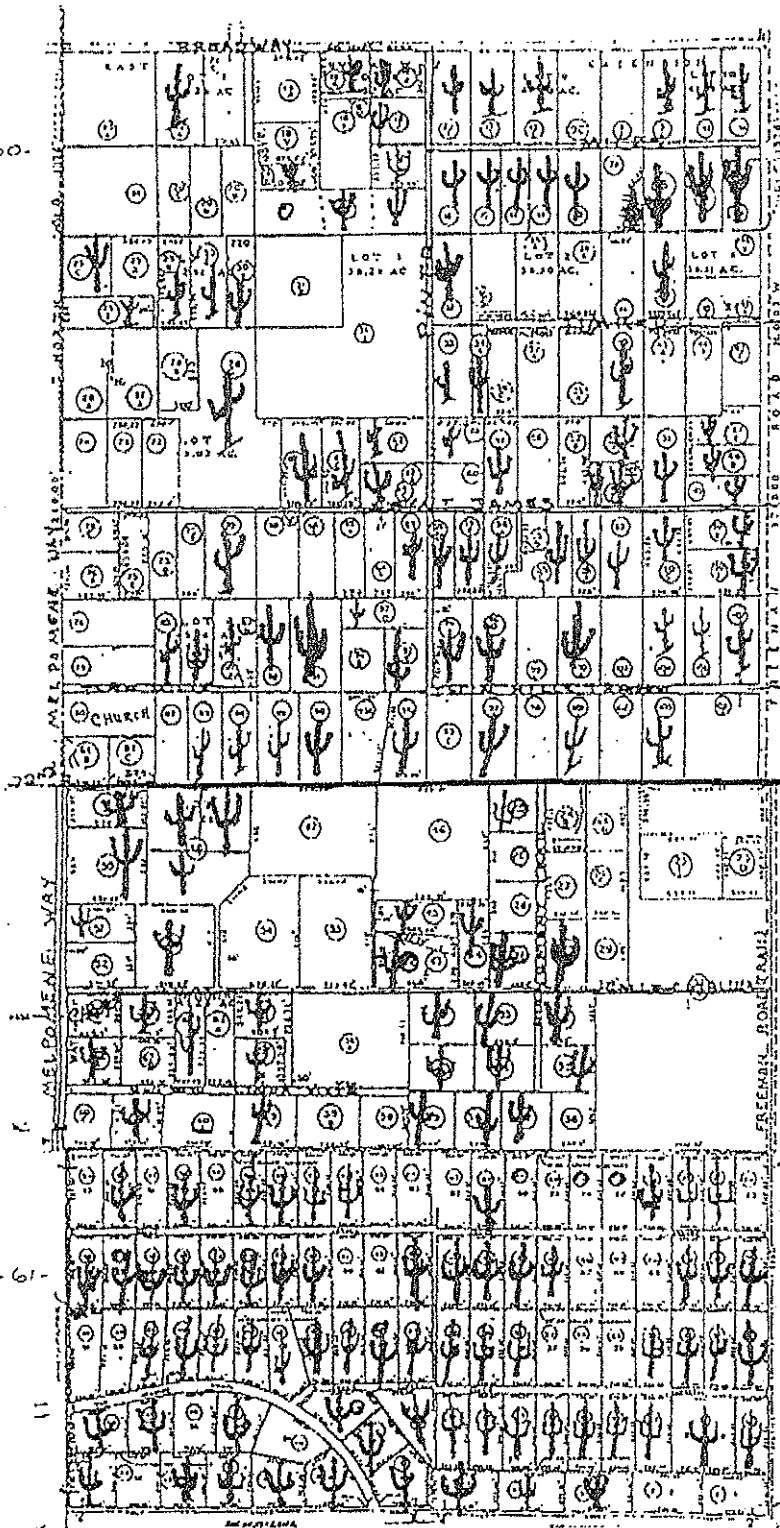
Sect	Parcel No.						
18	20560001B	18	20560052G	19	205430400	19	205610330
18	20560002B	18	205600530	19	205430410	19	205610340
18	20560003C	18	20560054A	19	205430420	19	205610380
18	20560006A	18	20560055E	19	205430440	19	205610390
18	20560006A	18	205600570	19	205430450	19	205610400
18	20560007A	18	20560058A	19	20543048B	19	205610410
18	20560008A	18	20560059A	19	20543048C	19	205610420
18	205600100	18	20560059B	19	20543049A	19	205610430
18	205600110	18	205600610	19	205430500	19	205610440
18	20560012A	18	20560062B	19	205430510	19	205610450
18	20560013A	18	205600630	19	205430530	19	205610460
18	205600140	18	20560067B	19	20543057B	19	205610470
18	205600150	18	205600700	19	20543057C	19	205610480
18	205600160	18	205600830	19	20543059A	19	205610490
18	20560017A	18	20560084A	19	20543060D	19	205610530
18	20560018H	18	205600850	19	20543062A	19	205610540
18	20560018J	18	20560088B	19	20543063D	19	205610550
18	20560018K	18	205600890	19	205610030	19	205610560
18	20560018R	18	205600900	19	205610040	19	205610570
18	20560019A	18	205600910	19	205610050	19	205610580
18	20560019B	18	20560092C	19	205610060	19	205610590
18	20560021E	18	20560092D	19	205610070	19	205610620
18	20560022A	18	20560094A	19	205610080	19	205610630
18	20560025B	18	20560096D	19	205610090	19	205610640
18	20560025C	18	20560096E	19	205610100	19	205610690
18	20560028B	18	205600970	19	205610110	19	205610700
18	20560028D	18	20560100A	19	205610130	19	205610710
18	20560029B	18	20560101A	19	205610140	19	205610720
18	20560030B	18	20560104A	19	205610150	19	205610740
18	20560030C	18	205601050	19	205610170	19	205610750
18	205600320	18	20560106A	19	205610190	19	205610760
18	205600330	18	20560107J	19	205610200	19	205610810
18	20560034F			19	205610210	19	205610850
18	205600400	19	205430250	19	205610220	19	205610860
18	20560042A	19	205430300	19	205610230	19	205610870
18	20560048B	19	205430310	19	205610240	19	205610880
18	20560049A	19	205430320	19	205610250	19	205610890
18	20560050A	19	205430330	19	205610260	19	205610910
18	20560050B	19	205430340	19	205610270		
18	20560050C	19	205430350	19	20561029A		
18	205600510	19	205430370	19	205610300		
18	20560052B	19	205430380	19	205610310		
18	20560052F	19	205430390	19	205610320		

18

14

16

205-60-



205-61-

SECTION 18

ψ = SIGNED
COVENANTS

11/14/1995
Recorded covenants
Pima County, AZ
Docket 10169
P.2326-3460

TIMBER

TWIN HILLS

SECTION 19

ψ = SIGNED
COVENANTS

FREEMAN ROAD
SAGUARO NATIONAL PARK

F. ANN RODRIGUEZ, RECORDER
RECORDED BY: JEB
DEPUTY RECORDER
2012 ROOC



DOCKET: 10169
PAGE: 2326
NO. OF PAGES: 999
SEQUENCE: 95174230
11/14/95
REST 17:13:00

W
SAGUARO FOREST ASSOCIATES INC

TUCSON

AZ 85701

PICKUP
AMOUNT PAID \$ 259.00

for Comm

SAVE

AFFIDAVIT REGARDING
DECLARATION OF COVENANTS AND DENSITY RESTRICTIONS

State of Arizona)
) ss
County of Pima)

The undersigned after being duly sworn state:

1. That they are affiliated with Saguaro Forest Associates, an Arizona Non-Profit Corporation;

2. That the corporation assisted with the circulation of separate identical Declarations of Covenants and Density Restrictions (hereinafter "the Declarations");

3. That each Declaration provided in part that it would become effective only if duly recorded within one year of the date of its execution;

4. That the first Declaration was executed on November 15, 1994;

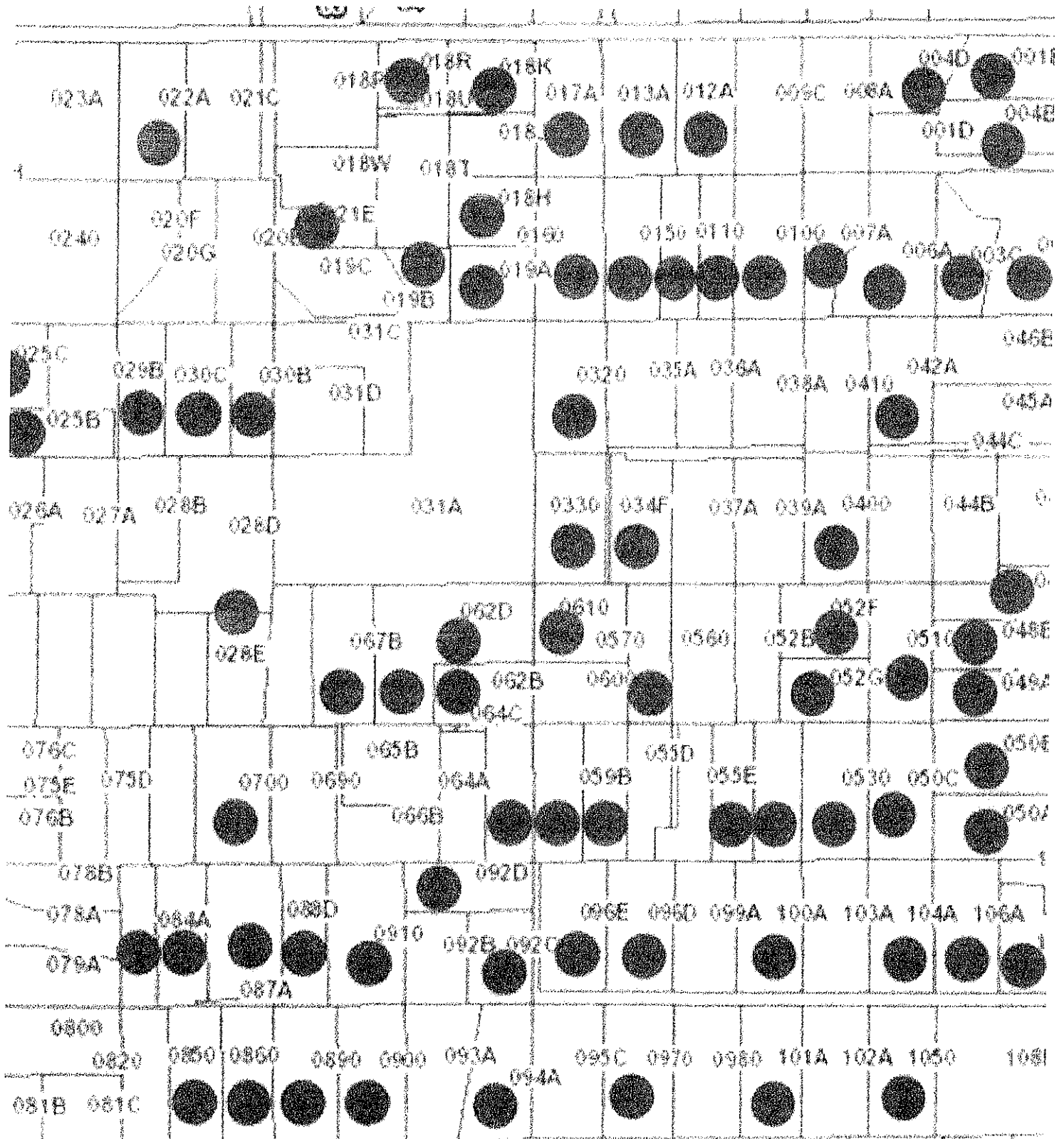
5. That each Declaration provided in part that it would become effective only if 60% or more of the real property owners within the area described in the Declaration executed a Declaration pertaining to their real property. To the circulators' knowledge, 284 Estate Parcels were eligible to execute the Declarations. Of that number, 175 owners of estate parcels have duly executed the Declaration. Thus, at least or more than 60% of the real property owners within the designated area have executed Declarations;

6. That the parcels of real property affected by the Declarations are located in Sections 18 and 19, Township 14 S. Range 16 East, Gila & Salt River Base and Meridian, Pima County, Arizona; the only real property affected by the Declarations are those parcels of real property specifically identified as being subject thereto. Attached as Exhibits 1 through 168 are the executed Declarations together with the legal description of the

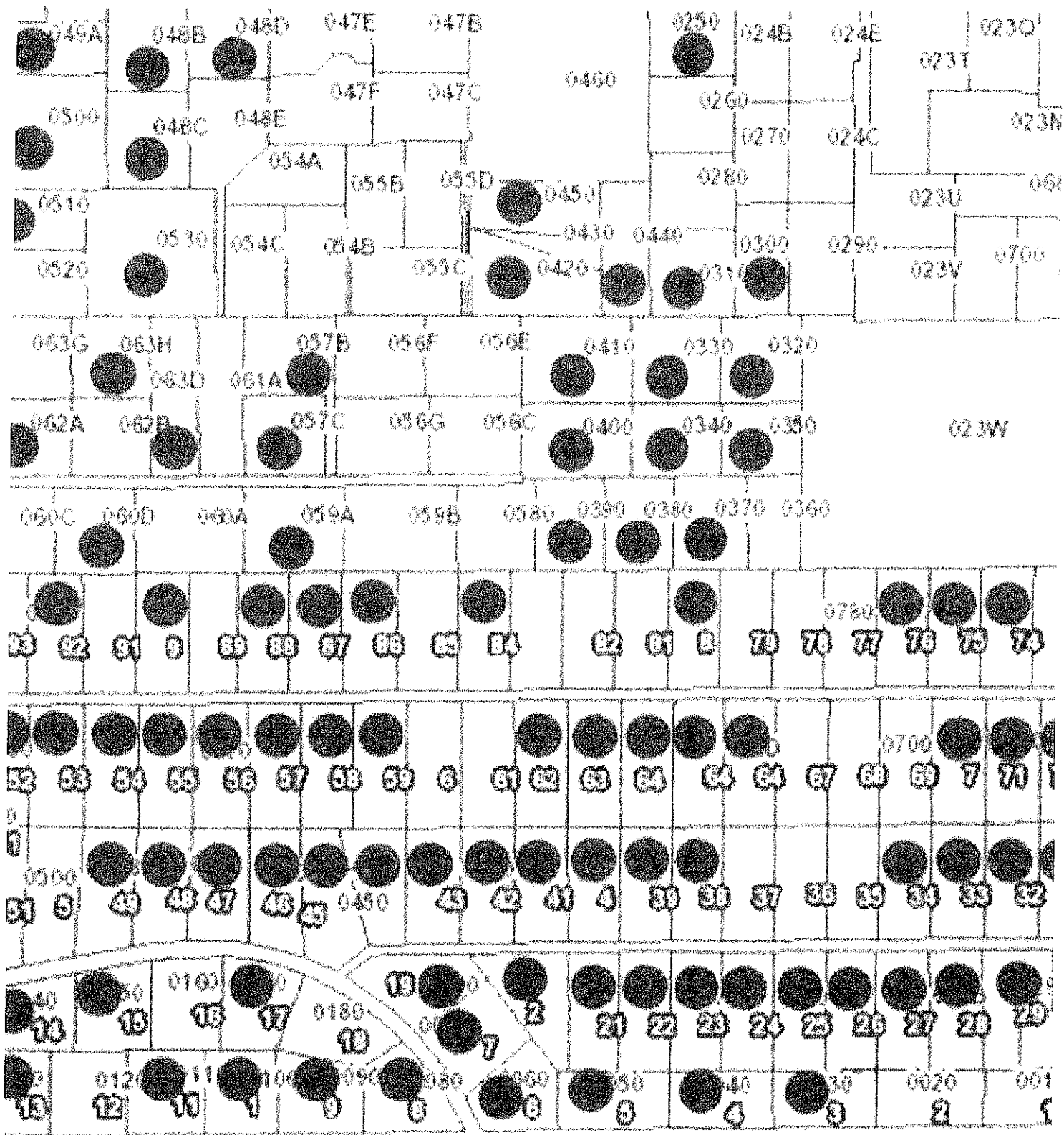
10169 2326

169 PARCELS (over 60%) - SECTIONS 18 AND 19
(Broadway Boulevard to Golf Links Road; Melpomene Way to Freeman Road)
WITH "DECLARATION OF COVENANTS AND DENSITY RESTRICTIONS"
PROHIBITING COMMERCIAL DEVELOPMENT

Section 18 Map



169 PARCELS (over 60%) - SECTIONS 18 AND 19
(Broadway Boulevard to Golf Links Road; Melpomene Way to Freeman Road)
WITH "DECLARATION OF COVENANTS AND DENSITY RESTRICTIONS"
PROHIBITING COMMERCIAL DEVELOPMENT
Section 19 Map



ARE YOU READY?

A BIRTHDAY SURPRISE MEETING

WILL BE HELD AT

THE FIRST PRESBYTERIAN CHURCH

(where we usually vote)

1851 N. 10th Street

FRIDAY, FEBRUARY 15 FROM 7 - 9 P.M.

SATURDAY, FEBRUARY 16 FROM 10 - 11 A.M.

We are invited to attend the meeting
and are asked to bring a gift for
the birthday boy and his family.
The gift should be a book or a
toy or something that will be
useful to the child. The gift
should be wrapped and labeled
with the name of the child.
The gift should be brought to the
meeting on Friday or Saturday.
The gift should be brought to the
meeting on Friday or Saturday.

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

Refreshments will be available - but in case
it is a bad day!

SECTION 12, ARTICLE 2



SAGUARO FOREST ASSOCIATES

P.O. Box 18751, Tucson, Arizona 85731

December 12, 1995

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

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

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

Sincerely,

John Menke
President, Saguaro Forest Associates

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

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

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

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

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

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

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

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

BK 2241

ATTACHMENT A

Legal Description

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

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

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

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

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

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

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

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

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

Owner

Owner

STATE OF ARIZONA)

)ss.

COUNTY OF PIMA)

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

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

Notary Public

[illegible]

Pima County, Arizona, Code of Ordinances >> Title 18 - ZONING >> Chapter 18.97 CONDITIONAL USE PROCEDURES >>

Chapter 18.97 CONDITIONAL USE PROCEDURES**Sections:**18.97.010 Purpose.18.97.020 Definitions.18.97.030 Procedures and requirements.**18.97.010 Purpose.**

Purpose. This chapter provides procedures and standards for the review and approval of conditional uses, as designated within the zoning classifications of this code. Conditional uses provide zoning flexibility, but, due to their potentially adverse impacts, require the review processes established in this chapter.

(Ord. 1985-141 § 1 (part), 1985)

18.97.020 Definitions.

A. Certain terms used in this chapter shall be defined, for the purpose of this chapter only, as follows:

1. Affected property owner: Any owner of property located within the required radius for written notification of public hearing.
2. Conditional use: A use which, due to its greater potential for nuisance or hazard than other uses of the zone, has its establishment in a zone conditional upon the procedures and standards of this chapter.
3. Hearing administrator: A county hearing officer, not being an employee of the planning and development services department, as appointed by the board of supervisors.

(Ord. 1986-127 § 1 (part), 1986; Ord. 1985-141 § 1 (part), 1985)

18.97.030 Procedures and requirements.

A. Scope.

1. A conditional use may be requested by submitting a conditional use permit application to the planning and development services department. Issuance of the permit is subject to the requirements of this chapter and any requirements of the zone in which the use is being requested;
2. Application for a permit may only be made by the property owner of the subject property or an agent for the property owner.

B. Staff Consultation. The applicant is advised to consult with county staff concerning potential requirements prior to submittal of the application.

C. Application.

1. The complete application shall include, at a minimum:
 - a. A legal description of the property,
 - b. A list, by name and title, of all ownership interest in the property (e.g., individual,

After proper public notice, the administrator shall hold a public hearing on the application, at which all interested parties may appear and shall be heard;

- b. The administrator may continue a public hearing, for a definite time not to exceed three months, on own initiative or at the request of the applicant or affected property owners;
- c. The administrator shall require that the petitioner present information adequate to illustrate that the proposed use meets the following standards:
 - 1) It will not be in serious conflict with the objectives of the general land use plan or the area plan in which situated,
 - 2) It will provide safeguards for the protection of adjacent developed property, or if the adjacent property is undeveloped, the legal permitted uses of such property,
 - 3) It has adequate accessibility to the county road network,
 - 4) It has sufficient off-street parking and loading facilities, that will be developed in accordance with county engineering standards,
 - 5) It will meet county standards in terms of control of noise, smoke, glare or heat, odors, vibrations, fly, ash, dust, fumes, vapors, gasses and other forms of air pollution, liquids and solid wastes,
 - 6) Hours of operation will not be detrimental to adjoining residents,
 - 7) Landscaping will be fully in conformance with zoning code regulations;
- d. The administrator may require that additional information be presented.
- 4. Decision of the administrator: Approval of a conditional use permit shall be subject to the preliminary development plan and any other reasonable requirements deemed necessary by the administrator. The permit shall not be effective until thirty days after the decision or when all requirements of approval have been satisfied, whichever is later.
- 5. Findings: A report on the findings of the administrator and conditions of the permit shall be available for public inspection within five days of the administrator's decision.
- 6. Appeals:
 - a. Any appeal to the board of supervisors of the decision or conditions imposed by the administrator shall be filed within thirty days by the applicant or affected property owners;
 - b. A public hearing by the supervisors shall be required in accordance with Section 18.97.030(G).

G. Type 2 Permit Hearing.

- 1. Scope: As required by the conditions of a use, a public hearing shall be held by the board of supervisors after recommendation from the hearing administrator;
- 2. Recommendation of the hearing administrator:
 - a. The hearing administrator shall conduct a public hearing in accordance with Type 1 hearing procedures (Section 18.97.030(F)) and thereafter shall prepare a report for the supervisors;
 - b. The report of the administrator shall, at a minimum:
 - 1) Classify the request as to its conformance with applicable county land use plans,
 - 2) Analyze the expected impact of the proposed development on the site and surroundings including, but not limited to, the expected impact on endangered and threatened species of plants and animals,
 - 3) Contain a recommendation to the board of supervisors,

supervisors finds that the requirement for a development plan would minimize adverse impacts of the proposed development on property owners entitled to notice of the application for the conditional use permit.

J. Time Limits and Time Extensions.

1. Time limit on conditional use approval:
 - a. Approval for a conditional use shall expire if a conditional use permit is not obtained within nine months of the date of approval;
 - b. A new conditional use permit application is required after the expiration of the initial approval, unless a time extension has been granted;
 - c. Appeal from the approval of the use shall suspend the running of the time limit during the period of appeal;
2. Extension of approval time limit:
 - a. A property owner or the owner's authorized agent may request a single twelve-month time extension for a conditional use approval. A written time extension shall be submitted to the planning division on or before the expiration date of the time limit. A fee equivalent to fifty percent of conditional use permit application shall be paid in accordance with the development services fee schedule.
 - b. The planning division shall prepare a report on the conditional use permit time extension request in accordance with Chapter 18.97.
 - c. A noticed public hearing by the hearing administrator is required for time extensions except that Type III conditional use permit time extensions must be heard by the board of supervisors. Notice shall be provided in accordance with Section 18.97.030(E).
3. Time limit on conditional use permits:
 - a. A conditional use permit shall be valid for the duration of the conditional use, provided the use remains in conformance with the terms of approval;
 - b. If a conditional use is discontinued for more than twelve months, the permit shall be deemed null and void, and reapplication for a new conditional use permit shall be necessary.

(Ord. 2012-71 § 4, 2013; Ord. 2011-2 § 22, 2011; Ord. 2001-103 § 2, 2001; Ord. 1999-79 § 1 (part), 1999; Ord. 1986-127 § 1 (part), 1986; Ord. 1986-41 § 1 (part), 1986; Ord. 1985-141 § 1 (part), 1985)

HILL PIMA.GOV/UDCC/
Donald H Hunt
615 N Circle D Way
85248
DSDCC

You are probably thinking, "Here comes a speech in support of the Bike Ranch". You are partially correct: It is my opinion that the Bike Ranch is a good idea and would be beneficial to Saguaro National Park and our community, but that isn't really important. What is important here, is the rule of law and preservation our legal process. That is what I'm here to talk about.

This hearing is not to obtain a majority vote on allocation of public property. It is an opportunity for citizens to make this board aware of any extenuating circumstances that might have been overlooked, or misrepresented before approval of a landowner's proposal for construction of a facility on his property.

The land is located within the area affected by the Buffer Overlay Zoning Ordinance which places restrictions on the ways the land near Saguaro National Park can be used. Pima County Development Services says the Bike Ranch proposal meets the requirements of that ordinance. Mr. Robert Johnson, who helped establish that Ordinance states, the proposed Bike Ranch plan meets and exceeds not only the requirements of the Buffer Overlay Zoning Ordinance, but also its intent. So, unless someone produces facts to contradict these documents, then the land owner should have the legal right to use his property as he has proposed.

The impact of the Bike Ranch on Saguaro National Park has been raised as a concern. However, the Superintendent of Saguaro National Park has submitted a letter supporting this specific proposal for the Bike Ranch. Furthermore, the Deputy Director for the National Park Service supports programs that improve bicycle and pedestrian access between national parks and surrounding communities. Therefore, further opposition to the Bike Ranch to protect Saguaro National Park must begin with a justification for overriding the people who actually have the responsibility and authority to manage it.

I understand that the neighborhood nearest to the planned Bike Ranch resort might prefer to have this land remain vacant, and they have the right to say so here today. But the land is not their land to control, the proposal is not in violation of standing restrictions for its use, and the project is in concert with National Park objectives. The hearing today is an opportunity to insure that the board has all the facts and expert testimony it needs to proceed according to our legal process. It should not be an exercise in mob rule ^{which} pivots on the volume or passion of opinions expressed without regard to those facts and expert testimony.

But, yes, I do hope the Bike Ranch is approved, is successful, and delivers the expected jobs and tourist dollars to our community.

Alina Barcenas

From: Bike Ranch [REDACTED]
Sent: Wednesday, April 3, 2019 10:04 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:
Donna Jones

Email:
[REDACTED]

Message:

RE: P19CU00005 Dear Pima County, Please allow me to share this story with you regarding Planning: I learned about bond proposals as a child when my father served on my hometown's school board. He explained to me the proposal would support a new K-12 school building. He stated that I wouldn't ever attend that school but maybe one day my children might. Sure enough, he was right. I implore you to take the lead in planning for Tucson's success and true stewardship of natural resources. Cycling has a small eco- footprint and should be encouraged at every level. Imagine a weekly car-free day. Bike Ranch facilitates and makes a statement as to Tucson's commitment to eco-friendly transportation and recreation. I support this project and again implore you to Plan for a sustainable Tucson. Respectfully- dj Donna J. Jones Tucson AZ 85718

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

APR 04 19PM 06 PC CLKF-M
A2

2418087769

ELI KARSON

Subject: Fwd: Bike Absolute Final? : Re: speeches**From:** Eli Karson [REDACTED]**Date:** 4/4/2019, 8:20 AM**To:** "Eli Karson, CLU" [REDACTED]

I sent an email to Saguaro National Park Superintendent, Leah McGinnis, on March 29th.

I told her I found her letter to Development Services, dated February 28th, to be a great disappointment! She stated

"Our main concern for any development adjacent to park boundaries is compliance with current zoning to include the additional protections offered under the Buffer Overlay Zone (BOZO)." She went on to agree that all the check offs appeared to be OK and concluded with, "looking forward to continuing to work with" the developers **"as a neighbor and partner moving forward."** While she had dialog with the developers since September, 2018, we, the real neighbors and tax payers, were excluded. The Sunday Arizona Daily Star" concluded "The project has the blessing of the Saguaro National Park's superintendent"... and she had previously claimed neutrality.

Contrast this with the letter that her predecessor sent in 2014, NOT to development Services ... but to The public Hearing Administrator:

"... Saguaro National Park has an outstanding relationship with our park neighbors. These neighbors are also regular park visitors and supporters of the park, and they help us to protect park resources. Many of our neighbors have told us that they oppose this development. They state that they specifically moved to this area to be adjacent to the open spaces and natural resources of the park, unimpeded by commercial development. We hear and share their concerns."

This seems to me a rather a different view of who matters ...and... So does the definition of 'neighbor'. This is at the core of the outrage building and spreading up and down Old Spanish Trail, mostly by word of mouth, but not fast enough. Contributing to this controversy is the Code itself. . Under Conditional

Use provisions, the procedure for applying for a permit only requires that a very limited number of resident neighbors be notified, **those within 1000 feet**. I don't think this happened until February. How would I know? I live across from the Park land, but a mile and a half from the Park Entrance! I am told that only 60 or so residents were notified. The rest of us had no idea this development had risen from the dead.

Now if you consider the location, opposite the entrance to a Federal National Park, we have a situation that begs for transparency. Instead we have had confined focus and only a **constricted dissemination process**, thanks to the code. I never heard a thing until March the 18th, thanks only to Save Saguaro. After three days of non-stop research I **became outraged**, not just at the proposal, but the stretching of the statute, the pushing to the limit, the insult to me and my neighbors and "**The Bike Ranch Narrative**" itself.. prepared by the consultant dated February 7th. The letter of the law is one thing but the spirit of the law must NOT be ignored. By the way, I urge you to read "**The Ranch Bike Narrative**". Near the end it seems to address BOZO, but somehow it sounds like double-talk. "

"Given that the boundaries of this Plan Designation are the same as those for the Buffer Overlay Zone... it could be said that... compliance with BOZO would be tantamount to compliance with the Resource Sensitive designation." That's not all that could be said! The second half is so full of exaggeration, unsupported expectation and actual misstatement, I hardly know where to begin. In the interest of time, I'll attach my critique to my **commentary for the record**.

There exists such a thing as the "Doctrine of Public Trust"! We are all beneficiaries of the lands that are held in trust for us by the Federal Government. But here we have a developer taking full advantage of the code and complying to the **bare legal minimum notification process** and getting the Park Superintendent to buy in. **What was allowed to legally transpire was a travesty:** An appointed non-elected federal employee, allowed to work exclusively with a developer and then make a recommendation to another non-elected county employee, who is tasked to serve developers. Something is wrong with this scenario. **Was it legal?** Only in the narrowest sense. **But was it correct.**

- 4- Standard risk management practice requires risk be assessed during periods of peak systemic operations and interactions between elements of that system. Plainly put, any traffic evaluation must be conducted during peak times of traffic. The average daily count method does not meet this minimum requirement. Traffic data collection for study purposes must be sufficiently robust to identify and use peak periods of traffic data. Additionally, in this case data collection must occur in at least three positions north and south of the park entrance, and the entrance itself must be measured. Data must be collected during peak travel times of the year and be tabulated by hour to ensure that the traffic analyses, such as the kind used in PSOMAS' memorandum, are complete, representative and accurate of the total traffic system being evaluated.
- 5- Any complete and reliable traffic analysis must take into account pedestrian and bicycle traffic, the PSOMAS memorandum omits this evaluation. Existing foot and bicycle traffic, as well as the additional traffic that will occur as the result of this development must be examined. The pedestrian and bicycle traffic generated by the bike ranch customers may actually exceed any additional motor vehicle traffic and must be included in any legitimate and thorough traffic analysis.
- 6- Peak periods of traffic interactions between motor vehicles and bike ranch clients are likely to coincide due to the nature of the bicycling activities, cooler mornings and evenings favored for outdoor activity will occur at or near peak commuting times. Pedestrian and bicycle crossing of Old Spanish Trail and use of the local roadside bike lanes must be evaluated. I'd like to point out that there is currently no crosswalk in the immediate vicinity of the park entrance so crossing near the bike ranch would be illegal.
- 7- The bottom line is NO accurate or usable traffic study data currently exists.


Additional notes:

- 1- Presumably, a properly conducted traffic study will address the need for road crossings between the bike ranch and the park. Crossing risk mitigation may be required to include measures of significant expense to the county and may cause further controversy with the commuters using Old Spanish Trail. I'd also note that, absent other crossing mitigations, the proposed north entrance to the ranch even though designated as emergency access only is likely to be used by pedestrians and bicyclists who cross Old Spanish Trail to the park and at a particularly dangerous place.
- 2- With a potentially large temporary population immediately across from the park, it should be expected that after-hours use of the park will increase. Bicyclists and pedestrians from the ranch are going to be attracted to hiking or biking in the park, which has no barriers to entry, in the evenings and even nights, many seeking unlit areas for sky viewing. Crossings of Old Spanish Trail are extremely hazardous at night and particularly in the unlit vicinity of the park entrance.
- 3- Area growth must be considered in risk analysis. As previously mentioned, park traffic is increasing regularly. A new 70 bed hospital is under construction at Old Spanish Trail and Houghton, and new subdivisions continue to be developed at the south end of Old Spanish Trail in Vail. In my 13 years living on OST, I have subjectively noticed a significant increase in traffic to the point that it is difficult at times to exit my driveway.

In conclusion:

The county must insist that a thorough traffic study be conducted taking into account all systemic factors and taking peak operations and interactions into account in order to require traffic safety mitigations. I recommend that this be required prior to the issue of a conditional use permit, or at least be made a condition of the permit. Failure to do so will expose the county (taxpayers) to significant liability. Additionally, now that the National Park has effectively endorsed this development, they too will be subject to liability. And, of course, the developers or future owners of the resort may be subject to debilitating liability.

R/

Mark Cochran
11615 E. Old Spanish Trail
Tucson, AZ. 85730
April 5, 2019


Alina Barcenas

From: Bike Ranch [REDACTED]
Sent: Tuesday, April 2, 2019 8:10 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:
Mary Adkisson

Email:
[REDACTED]

Message:

RE: P19CU00005 Dear Pima County, As an avid cyclist, I believe that 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. Please vote for the Bike Ranch. Tucson is becoming a bike mecha. Let's keep our city bike friendly! My address is: 2142 E. Oregon St. Tucson, AZ 85706

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

2412033141

APR 03 19 10:58 PC CLK OF WJ
ACB

From: CenturyLink Customer
To: Nicholas Coussoulis
Subject: Bike Ranch
Date: Thursday, April 4, 2019 8:20:27 PM

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


Dear Mr. Coussoulis,

Please honor the Buffer Overlay Zoning Ordinance when considering the Bike Ranch Resort's request for an exemption, and decline it. We in Tucson are so very fortunate to have a full-fledged National Park right here in Tucson and Pima county, and it should stay as it is, without being adjacent to the commercialization, noise, traffic and congestion that the resort would bring. I also understand that the property in question is not part of the Tucson sewer system. That alone should indicate that this location is unsuitable for a commercial development.

Bike tourism is a great addition to Tucson's economy, and we should encourage it in every location that is appropriate. Considering the length of "The Loop" and all the areas it passes through, there must be dozens of wonderful opportunities for a bike resort along its path. To turn our beloved Saguaro National Park into part of one developer's personal profit plan is just unacceptable. There are enough allowed uses for the property in the buffer zone that the developers can pursue and no doubt still make money. They should do so, and abandon their determination to turn our National Park into part of some resort, and find a suitable area to focus their efforts on.

Again, please honor the Buffer Overlay Zoning Ordinance and protect Saguaro National Park for all of Pima county's residents. In fact, for all of America's, because the Park belongs to all of us!!

Thank you for listening

Mary Hoffman
990 N Darlene Dr Vail AZ 85641


From: [mary karrels](#)
To: [Nicholas Coussoulis](#)
Subject: April 4 2019 type II cup Bike Ranch
Date: Thursday, April 4, 2019 8:06:56 PM

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

Comments re:

P19cu00005 El Cortijo LLC. "Bike Ranch"

While the proposed minor resort, "Bike Ranch" appears to have met the legal requirements for zoning it is obvious the local residents and users of the National Park are energetically opposed to the planned commercial use of the property so close to the Park.

My reasons for objection:

1. Additional bike traffic both within and outside the park.

A. Sabino Canyon is a clear example of what happens when bike riders encounter slow moving hikers and birdwatchers. Even though the speed limit on the 9 mile loop road is 15 miles an hour, I've seen numerous riders exceeding that speed.

B. Old Spanish Trail south of the park entrance is hilly, twisty and narrow without adequate bike lanes. Colossal Cave will certainly be a bike ride destination. Regardless of the DOT estimates of how many cars that road can handle; common sense tells there will be major car/bike conflict.

2. Lights. Any commercial venture needs to provide adequate lighting along walkways and in parking lots. Between the casitas, restaurant and bike Barn there will be a dramatic increase in lighting drastically affecting the dark skies intent of the national park.

3. Our park was originally designated a Monument to set the land aside, to make it available to the public to enjoy. To further protect this treasure, its status was elevated to National Park. The neighbors and county further enacted a buffer around the park as added protection.

It is our obligation as Pima County citizens to protect Saguaro National Park for future generations. Introducing a commercial venture at the doorstep of the park is counter productive to that effort.

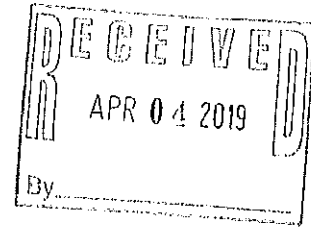
Thank you for considering these comments.

Mary Karrels
3930 n smokey topaz lane
Tucson az. 85749

Sent from my iPad

Katrina Martinez

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



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

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

APR 02 19H0817 PCC CLK OF ID
(V)

Dear Sirs:

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

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

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR
Development Services
DATE 4/2/19 ACB

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

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

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

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

Sincerely,
Michelle Pedersen

Katrina Martinez

From: Michelle Pedersen [REDACTED]
Sent: Tuesday, April 2, 2019 6:46 AM
To: District4; Nicholas Coussoulis; COB_mail
Subject: Save Saquaro National Park

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

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

APR 02 19 08:15 PC CLK/ED

(12)

From: Michelle Pedersen
To: District4; Nicholas Coussoulis; COB mail
Subject: Save Saguaro National Park
Date: Friday, April 5, 2019 12:59:09 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 Mr Portner, Mr. Christy, Mr. Coussonlis and the Board of Supervisors,

I live 1/2 mile from the proposed Bike Ranch. I was the last of the ten designated speakers for the Save Saguaro National Park on April 4.

I have three questions I forgot to ask Mr. Porter at the hearing and would welcome a response from any of you. The first is nothing has changed in regards to the Bike Ranch developers application. They have just reshuffled the deck so to speak in regards to building placement. I was surprised to find the most recent report by the Pima County Development Staff recommend approval of application. While the reports from May and November 2014, recommended denying the application, listing specific concerns and recommendations to make. Why the significant shift in the assessment by the Pima County Development Staff when nothing has changed in regards to the application and the developers have ignored the previous staff's recommendations?

My second question regards my the suggestion to move the Bike Ranch to another location. Would the Pima County Board of Supervisors be open to working with the Save Saguaro National Park group to help find a conservation group or individual to purchased the developers 45 acres and designate it as a land trust. Or possibly consider partnering with our group to share the cost of purchasing this property and place it in a land trust?

And the last question. How does one go about initiating the process of amending the zoning regulations to more accurately reflect the SR zoning of one suburban house per 3.3 acres with minimal commercial use?

Thank you for your time and consideration.

Sincerely,
Michelle Pedersen

MICHELLE PEDERSEN

My name is Michelle Pedersen and I am one of the representatives for the ad hoc local group, Save Saguaro National Park. I live within a half of a mile from the proposed Bike Ranch development. On a personal note, I would like you, Mr. Portner, to know I am a physical therapist and had to take time off from my job to be able to attend today's hearing.

The first point I would like to make is nothing has significantly changed in this current request for the Bike Ranch's conditional use permit. If you compare the conditional use permit applications from 2014 and 2019 they are basically the same.

The Pima County Development Staff listed four concerns in the November 13, 2014, report for their recommendation to deny a conditional use permit to the Bike Ranch. The concerns raised by the staff were:

1. Amount of opposition to the project from adjacent property owners
2. Concentration and number of units on the property
3. Close proximity and directly across Old Spanish Trail from the Saguaro National Park's main entrance. Working collaboratively and demonstrating compromise with the National Park to limit impact.
4. Two story development of bunkhouses not being in character with surrounding area.

Let's examine these four points a little further.

1. The opposition to the bike ranch development among the adjacent property owners and the general public is just as strong as ever. The developer stated in a newspaper article they have been working on the current application for one year. However, they neglected to notify or involve the immediate property owners, those within 1000ft of the Bike Ranch, of their intentions until a presentation on February (mailed flyers on February 7th and meeting with residents on February 18) of this year. The Save Saguaro National Park group had a meeting on March 18 to notify its members the Bike Ranch had returned. So the majority of the Buffer Zone property owners have known about the Bike Ranch's most recent application for **just 17 days**. Let that sink in, the amount of opposition emails sent to the board and the petitions collected have occurred in **just 17 days**. Contrast that support with that of the developers, who have been working on this application for over a year. I believe the developers understood the level of opposition against the Bike Ranch. Peter Lasher and Kelley Mathews purposely ~~ignored~~ the previous Development Staff's May 20, 2014, report recommendation of "Staff believes a collaborative approach where neighbors are engaged from the beginning of the project is the best approach." Because the developers knew that if they involved the Buffer Zone property owners at the beginning of the application process, it would have no chance of passing.

MP

2. Let's move on to the second of the Pima County Development Staff's concerns regarding high building density. "The original proposal in 2014 included 50 buildings on 45.19 acres, or 1.1 resort unit or buildings per acre. Then the proposal was changed to 50 buildings on 22.05 acres, which is approximately 2.26 resort units or buildings per acre." And the current proposal is for 51 buildings and a lighted parking lot for 79 vehicles on 19 acres which is approximately 2.73 resort units or buildings per acre. The SR zoning is 1 building per 3.3 acres and "The closest property with a residence on less than one acre is 1.25 miles away. The densities of the units that are proposed are inconsistent with the development in the area." Again nothing has changed in regards to reducing the building density. And in fact, the building density has increased in the current proposal.
3. A third concern is the close proximity to Saguaro National Park. In the 2019 application, the developers located the Bike Ranch on the north side of their property and added a ¼ mile long wall, ~~deliberately~~ ignoring the Development Staff's 2014 recommendation to move it to the west side of the property to better buffer the park. Changes to the access road to the Bike Ranch were also discussed. To quote the report "The access road to the site from Old Spanish Trail has existed on the property for many years and can be seen in aerial photos from 1998. This property is subject to Section 18.67 of the Pima County Zoning Code – Buffer Overlay Zone (BOZO). The Buffer Zone restricts access points to within 100 feet of a public preserve. While this access drive has existed for many years, staff recommends it should be removed and revegetated, so access would be limited to Escalante Road. Staff believes the increased traffic related to the Old Spanish Trail access point would adversely affect the national park." Again nothing has changed and the developers continue to ~~deliberately~~ disregard the Pima County Development Staff's recommendations. The sole access road to the current Bike Ranch's proposal is the same access road the Development Staff recommended to remove.

While the developer did include the Saguaro National Park Supervisor, Leah McGinnis, in the planning phase as early as September 2018, it does not appear that any meaningful dialogue occurred. Leah McGinnis' letter to the Pima County Development Staff is almost an exact duplicate of the presentation Michael Marks gave to the adjacent homeowners. It appears Supervisor McGinnis completely accepted the developer's statement that they were in compliance with the SR zoning conditional use permit and therefore could not oppose the bike ranch.

4. The fourth concern the Development Staff had, was the height of the buildings. To quote the May 2014, report "The increased height is not in character with the area and could adversely affect neighboring properties and views. Should the Hearing Administrator decide to recommend approval, staff recommends only one-story be allowed for the project." The proposed building heights for 2014 and 2019 are 34 feet. Again, there have been no significant changes to the proposed Bike Ranch development from 2014 to 2019. I hope sir,

you are taking note of Peter Lasher's and Kelley Mathews' consistent behavior pattern of completely ignoring the Pima County Development Staff's recommendations of significant changes they should make to their proposed Bike Ranch development.

The Save Saguaro National Park Group has stated the Bike Ranch is a good idea, but in the wrong location. We would like to propose two alternative sites. The developers own 35 acres at 1400 N Smokey Spring Rd which is located in the NW corner of Speedway and Freeman Roads. The other site we recommend may take some team work, but if Peter Lasher and Kelley Mathews are truly interested in developing the Bike Ranch and putting Tucson on the international biking map this would be the ideal location. Tucson has the Sports Complex on Ajo. Move the Bike Ranch location to Houghton next to Irvington and develop a Bike Complex. Fantasy Island, which is a dirt bicycle trails area, is located at Irvington, Houghton and Harrison. The BMX race track is across the street on the north side of Irvington off of Harrison. Just up the road on Harrison is the beginning of the Loop bike trails at Pantano Wash. And south, on the recently widened part of Houghton is the new Saguaro Trails housing development with plans to build more bike trails. Locate the Bike Ranch in close proximity to Fantasy Island, the BMX race track and the Loop. There are existing paved bike trails that would give the bicyclist access to the Loop. The widening of Houghton between Irvington and Valencia provides easy access to the Bike Ranch and eliminates the traffic safety and congestion concerns associated with mixing bicyclists and motorists on our road ways. Increase the target Bike Ranch customer to the general public with access to the restaurants and fitness center. Consider a bike and swim camp for the local children in the summer time when the out-of-town bicyclist customer will avoid the scorching heat of Tucson. Be a leader, get the county and city involved with developing this Bike Complex with the Bike Ranch as the main commercial venue. ~~I challenge you, Peter Lasher and Kelley Mathews, to be good stewards of our limited national park resources and to be good neighbors. Please seriously consider this alternative plan and move the location of the Bike Ranch.~~ I challenge you, Peter Lasher and Kelley Mathews, to be good stewards of our limited national park resources and to be good neighbors. Please seriously consider this alternative plan and move the location of the Bike Ranch.

In closing, those of us who live in the Buffer Zone live in a postcard and we have Presidents Ulysses S. Grant, Woodrow Wilson, Hebert Hoover, the 1916 Congress and the previous citizens of the Buffer Zone to thank for that. President Grant's signed a bill creating Yellowstone the first National Park in 1872, President Wilson and Congress established the National Park System in 1916, President Hoover's dedication of Saguaro Monument in 1933 and the residents that created the Buffer Zone in the ^{1990's} ~~1980's~~ that have saved this "Grandest Stand of Saguaros" and wildlife for future generations to enjoy. I ask you, Mr. Portner, to please preserve this beautiful place. Do not allow the Buffer Zone to become a bustling city block. Please keep it in its current low density and wildlife friendly state. I and the Save Saguaro National Park Group, Thank you, sir, for your time and consideration in listening to our concerns.

Anyone in the audience that agrees with what I have just presented to the Hearing Administrator, Mr. Portner, please stand up in a show of support.

MP

Alina Barcenas

From: Bike Ranch <[REDACTED]>
Sent: Wednesday, April 3, 2019 10:43 AM
To: COB_mail
Subject: [BULK] New message - bikeranch.com

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

[Click here to reply](#)

Name:
Nancy Rogers

Email:
[REDACTED]

Message:

I am in favor of the proposed bike ranch. As a neighbor of Peter and Kelly, I know them to be caring people who will carry out their new business with integrity.

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

2416278887

APR 03 19 11:11 POC:KOF:RD

ACS

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 Bilce 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)
ALISSANDRA ALVAREZ	<i>[Signature]</i>	1980 W. AMY PLACE	85705		
ROBERT E LERO	<i>[Signature]</i>	161 W RIVER RD	85704		
BOYD BARNER	<i>[Signature]</i>	5440 N. BROAD AVE	85750		
BRENDA SPENCER	<i>[Signature]</i>	3939 E. GLEN ST.	85712		
MARK ALVARADO	<i>[Signature]</i>	4180 N. CASSIDY AVE	85705		
CHRISTIAN RUIZ	<i>[Signature]</i>	2304 E Calle Gran Desierto	85705		
EDUARDO MORALES	<i>[Signature]</i>	1441 W. ONTARIO	85745		
BOYD BARNER	<i>[Signature]</i>	31W 105 PARKS #177	85756		
RAMIRO ROMO	<i>[Signature]</i>	9856 S. WAGGLES HWY	85756		
FRANKEL DELAR	<i>[Signature]</i>	3855 N. ALVERNON WAY	85718		
PORTLAND W. PITH	<i>[Signature]</i>	5871 E. NORTH ST	85712		
RAY MORALES	<i>[Signature]</i>	9109 S 6TH AVE	85709		
SCOTT HOGES	<i>[Signature]</i>	13878 E. Ocotillo Blvd.	85641		
JULIAN SINGAR	<i>[Signature]</i>	550 SCAMPIO SEC 0	85710		
NANCY LIM	<i>[Signature]</i>	8831 E Palisade Circle	85749		
KATHY BACKE	<i>[Signature]</i>	1193 CORINTHIAN PL	85715		
ROSS BACKE	<i>[Signature]</i>	1193 CORINTHIAN PL	85715		
RAY ANDERSON	<i>[Signature]</i>	9201 E 8th ST	85710		
ANDERSON SETH	<i>[Signature]</i>	7830 E. Hamden Rd	85715		
KATHERINE DANNY	<i>[Signature]</i>	9373 E. Camel 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.

- 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)
Bell Thompson	<i>Bell Thompson</i>	8803 E. Sunset Dr.	85730		
William Kirchhoffner	<i>William Kirchhoffner</i>	7120 E. Lilac Pl	85730		
Scott Kirchhoffner	<i>Scott Kirchhoffner</i>	7120 E. Lilac Pl	85730		
Can Lindley	<i>Can Lindley</i>	8842 E. Palisade Dr	85749		
Chris Lindley	<i>Chris Lindley</i>	8842 E. Palisade Dr	85749		
Carole Quintana	<i>Carole Quintana</i>	9486 E. Adirondack	85641		
Lopez, Christine	<i>Lopez, Christine</i>	617 E. Stella Rd	85730		
Quinn, Elmy	<i>Quinn, Elmy</i>	6617 E. Stella Rd.	85730		
Sam Belski	<i>Sam Belski</i>	13797 E. VOSS ST	85641		
Richard Gregg	<i>Richard Gregg</i>	10357 Camino Quince	85748		
Richard Chiles	<i>Richard Chiles</i>	9472 E. CAHLE BULVAR	85715		
Robert J. HARRIS	<i>Robert J. HARRIS</i>	4242 S. GREEN PALM DR.	85730		
Alice Harrell	<i>Alice Harrell</i>	4242 S. Green Pl. Dr	85730		
RAY REEVES	<i>RAY REEVES</i>	4365 N. HOMESTEAD AVE	85749		
CHARL PATRICK	<i>CHARL PATRICK</i>	4205 S. ESCALANTE RIVER PL	85730		
Carol Barber	<i>Carol Barber</i>	3331 S. Camino Dr.	85730		
Wita Taylor	<i>Wita Taylor</i>	2802 S. Bedrock Ave	85730		
Linda Ellis	<i>Linda Ellis</i>	505 S Edgeside Ave	85748		
LYNN ELLIS	<i>LYNN ELLIS</i>	505 S Edgeside Ave	85748		
Diane Cunningham	<i>Diane Cunningham</i>	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.

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)
ALISSARA ALVAREZ	<i>ALISSARA ALVAREZ</i>	1980 W. Amy Place	85705		
ROBERT F. LEMO	<i>ROBERT F. LEMO</i>	151 W. Rivera Rd	85704		
BOYD BAKER	<i>BOYD BAKER</i>	5440 N. BRADY AVE	85750		
Brenda Spencer	<i>Brenda Spencer</i>	3939 E. Glen St.	85712		
MARCA L. RUIZ	<i>MARCA L. RUIZ</i>	4180 N. WILSON AVE	88705		
Christian Ruiz	<i>Christian Ruiz</i>	2304 E. Calle Gran Diente	85705		
EDUARDO MANDER	<i>EDUARDO MANDER</i>	1441 W. OHTOMO	85745		
buy uan	<i>buy uan</i>	31W 105 PARKER HWY	85756		
RAMIRO ROMO	<i>RAMIRO ROMO</i>	9856 S. AVERAGES HWY	85756		
FRANK DELAAR	<i>FRANK DELAAR</i>	3855 N. ALVARADO WAY	85710		
WALTER W. BIRTS	<i>WALTER W. BIRTS</i>	5821 E. North St Turner	85712		
Q Memo	<i>Q Memo</i>	909 S 6TH AVE	85709		
Scott Hager	<i>Scott Hager</i>	13878 E. Oct. 11th Blvd	85641		
Ju lian Sishao	<i>Ju lian Sishao</i>	550 S Camino Seco	85716		
Nancy Lim	<i>Nancy Lim</i>	8831 E. Palisade Circle	85749		
Kathy Drake	<i>Kathy Drake</i>	1193 Corinthian Pl	85715		
Russ Drake	<i>Russ Drake</i>	1193 Corinthian Pl	85715		
RAY BRIDGEMAN	<i>RAY BRIDGEMAN</i>	9201 E 8th St	85710		
Linda Lou Sotnick	<i>Linda Lou Sotnick</i>	7830 E. Hampton Rd	85715		
Valerie Barney	<i>Valerie Barney</i>	9373 E. Camel 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 4of15

- 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)
RENE GREENWOOD	<i>[Signature]</i>	8109 E Remond Ln	85710		
TERRIE Smith	<i>[Signature]</i>	7545 E. Edison St.	85715		
Lorenzo Paredes	<i>[Signature]</i>	5425 E. Broadway	85711		
Cathy Lindsay	<i>[Signature]</i>	1102 S. Barton	85710		
Hanz Villegas	<i>[Signature]</i>	1101 S. Baylor Dr	85710		
Beatriz Villegas	<i>[Signature]</i>	1101 S. Baylor Dr	85710		
Braxton Booth	<i>[Signature]</i>	3201 Camino Laguna Seca	85706		
Larissa Rascon	<i>[Signature]</i>	8001 E. Spanish Trail	85710		
Leslie Cota	<i>[Signature]</i>	9151 S. Whispering Pine Dr	85756		
Erika Suarez	<i>[Signature]</i>	3721 S. Grandview Ave	85730		
Iris Balderrama	<i>[Signature]</i>	3341 Merlin Rd	85713		
Chris Martine	<i>[Signature]</i>	6001 E. Pine Street Apt 117	85712		
Melissa Carter	<i>[Signature]</i>	9125 W. Henry St.	85735		
Erin Keener	<i>[Signature]</i>	4565 W. 6th Rd Apt 100	85741		
ILEANA CONKLIN	<i>[Signature]</i>	1505 W. ST. MARYS RD	85745		
TERESA NICKELSON	<i>[Signature]</i>	7781 S. PECUNUS OPAL DR	85747		
Kerry Nicholas	<i>[Signature]</i>				
Summer Aguilar	<i>[Signature]</i>	9794 E. Paseo San Bernardo	85747		
Chris Patterson	<i>[Signature]</i>	550 S. Camino Seco	85710		
RICHARD GARCIA	<i>[Signature]</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.

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

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

[illegible]

We, the undersigned, do hereby protest the proposed Conditional Use Permit P19CU00005 El Corrijo, 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	<i>[Signature]</i>	9133 Escalada	85715		
Patrick Campbell	<i>[Signature]</i>	4201 E Monte Vista	85712		
Kelsey Barnes	<i>[Signature]</i>	13301 N Gans Dr	85755		
Robert Gibson	<i>[Signature]</i>	4414 N. Gansville	85711		
Brittany Stallone	<i>[Signature]</i>	1337 W El Rio Tucson	85745		
Kim Bittsly	<i>[Signature]</i>				
Michelle Brulauer	<i>[Signature]</i>		85737		
George Madrid	<i>[Signature]</i>	5865 e. Sanderling dr	85756		
Valeria Torres	<i>[Signature]</i>	7230 E Bellingham Dr	85730		
Jim Testerman	<i>[Signature]</i>	14369 N Ceramic Flute Dr	85658		
Kristen Hunter	<i>[Signature]</i>	3013 Springdale Dr	85730		
Hanna Rapan	<i>[Signature]</i>	3980 W Linda Vista Blvd	85742		
Dan Baquer	<i>[Signature]</i>	10074 E. Nunnally Ln.	85750		
Isabel Steink	<i>[Signature]</i>	8215 N Oade Rd	85704		

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 7of16

- 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)
RENEE GRIGEL	<i>Renee D. Grigel</i>	13812 E. FIERY DAWN VALLEY, AZ	85641		
CARL GRIGEL	<i>Carl Grigel</i>	13812 E. FIERY DAWN VALLEY, AZ	85641		
KATHY DUNN	K.C. Dunne	13819 E. FIERY DAWN VALLEY	85641		
Robert E. Dupuis	<i>Robert E. Dupuis</i>	13819 E. FIERY DAWN VALLEY	85641		
LORALEE TOPP	<i>Loralee Topp</i>	10153 WAGONWHEEL VALLEY	85641		
Justin Gratt	<i>Justin Gratt</i>	13820 E. FIERY DAWN VALLEY	85641		
Jeffrey Gratt	<i>Jeffrey Gratt</i>	13820 E. FIERY DAWN VALLEY	85641		
LINDA COVINGTON	<i>Linda Covington</i>	7371 E. PACITA PASSIVE	85715		
James M. Doero	<i>James M. Doero</i>	13950 E. FIERY DAWN DRIVE	85641		
Lynne Coarvello	<i>Lynne Coarvello</i>	13852 E. FIERY DAWN DRIVE	85641		
Mary Butts	<i>Mary Butts</i>	14105 E. CALASH ST VALLEY	85641		
Rhonda Siskin	<i>Rhonda Siskin</i>	13784 E. WARDEN ST VALLEY	85641		
Shirley Dowling	<i>Shirley Dowling</i>	16675 E. PLACITA ALHAYA	85750		
Tara Wiggan	<i>Tara Wiggan</i>	2224 N. SEVILLE	85715		
LAURA SUMMERSVILLE	<i>Laura Summersville</i>	6651 E. HAWK DR.			
Jon McCoy	<i>Jon McCoy</i>	9247 E 28th ST	85710		
Russell D. Drake	<i>Russell D. Drake</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 P19CU000005 El Cortijo, LLC and request that it be denied.

The proposed development will:

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

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

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

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

Print Name	Signature	Street Address	ZIP	Phone (optional)	Email (optional)
Alvaro Astorga	<i>[Signature]</i>	6442 S Sunrise Valley	85706		
Daniel Agosta	<i>[Signature]</i>	6325 E Hays St	85716		
CHRISTAL PUGHMIRE	<i>[Signature]</i>	4225 N. 1st Ave	85719		
Jessica DUSA	<i>[Signature]</i>	6025 WINDY CREST	85724		
Tara McConaha	<i>[Signature]</i>	9001 E Desert Ave St.	85730		
Kathryn Haggard	<i>[Signature]</i>	5652 E 23rd St	85716		
Socash Daverpet	<i>[Signature]</i>	502 N Bahamas Dr	85710		
Jerry Dano	<i>[Signature]</i>	7700 E Pima St	85715		
Kelly Brady	<i>[Signature]</i>	7722 S Jefferson	85711		
CRISTINA LESPON	<i>[Signature]</i>	6687 S. MISSION AVE E	85756		
Lloyd Chambers	<i>[Signature]</i>				
Angela Christ	<i>[Signature]</i>	7418 E 18th St	85710		
Angela Costello	<i>[Signature]</i>				
JANESSA LORZ	<i>[Signature]</i>	4538 Sunrise Ave	85730		
Nicole Kinan	<i>[Signature]</i>	251 W. Broadway Blvd #201	85715		
CATHARINA FINE	<i>[Signature]</i>	4000 E SPRING AVE	85710		
Alex Warden	<i>[Signature]</i>	7043 W Aracata Dr	85743		
Vanessa Martinez	<i>[Signature]</i>	4055 N. 1st Ave	85705		
Brandi Williams	<i>[Signature]</i>	11896 W Farmland Dr	85653		
Kelly Yang	<i>[Signature]</i>	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:
- 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)
Katherine Garcia	[Signature]	9541 E. Toronto St	85730		
E. Bud Lewis	[Signature]	11676 E. Twin Hills Trl	85748		
MARK GUNIZ	[Signature]	11541 E. Twin Hills Trl	85748		
MARK WILLIAMSON	[Signature]	11420 E. Twin Hills Trl	85748		
WILLIAM CASSABAUM	[Signature]	11475 E. Twin Hills Tr	85748		
EILEEN FOX	[Signature]	11425 E. Twin Hills Trl	85748		
Geoffrey G 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]	11620 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		
CHUCK KALTHOFF	[Signature]	11715 E. Twin Hills Trl	85748		
Joann Heiler	[Signature]	11541 E. Twin Hills Trl	85748		
SUZANNE GUNIZ	[Signature]	11541 E. Twin Hills Trl	85748		
Arthea Wallin	[Signature]	11550 E. Twin Hills Trl	85748		
Joan Schrader	[Signature]	11514 E. Twin Hills Trl	85748		
L.C. Hinton	[Signature]	8755 E. Twin Hills Trl	85748		
Suzie Hinton	[Signature]	8755 E. Twin Hills Trl	85748		

CONDITIONAL USE PROTEST PETITION

3apr2019 10of16

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





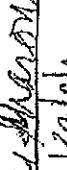



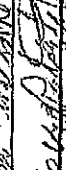









The proposed development will:

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

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

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

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

Print Name	Signature	Street Address	ZIP	Phone (optional)	Email (optional)
STEVE CORNELL		920 S. Pinto A.	85748		
Isela de la Motte		11760 E. Fairview Hills	85748		
Clare O'Hare		11735 Calle Catalina	85748		
MIGUEL WISNICK		11500 E. Calle Catalina	85748		
ROBERTO MCGEE		1726 S. Monmouth Tr.	85748		
Sharon M. Barker		1710 S. Monmouth Tr.	85748		
KAREN HOUSTON		1780 S. Monmouth Tr.	85748		
JANE DEMUELLE		1410 E. CALIE CATALINA	85748		
Red Brander		1200 S. Monmouth Tr.	85748		
CHRIS OLSEN		11800 E. Calle Catalina	85748		
WILHELMINE DANIELSON		11202 Twin Hills Tr.	85748		
Robert Danielson		11202 Twin Hills Tr.	85748		
ALAN TOBLER		1250 S. FREEMAN RD	85748		
JOHN M. MARTIN		1250 S. FREEMAN RD	85748		
Marjory 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. WAGNER		11550 E. Twin Hills Tr.	85748		

c. the undersigned do hereby protest the proposed Conditional Use Permit PISC000005 in Corvallis, LLC and request that it be denied.

The original developer

- previously harm the quality of life and raise values of contiguous home owners.
- diminish the monetary and lifestyle value of low-density zoning for all residents, and
- will harm the only natural park that borders a major metropolitan area by commercial development.

pure and simple justice and

- diminished the qualities of solitude; quiet and majesty of the Buffer Zone and Saguro National Park Region

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

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

YOUR EMAIL AND/OR PHONE NUMBER

ZIP Phone (optional) Email (optional)

ZIT Phone (optional)

English

Trisha Greenlee 5/35 5 Run 5/7/97 5/7/97

1445 West 5th St
St. Paul, Minn 55102

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

110716-01 MAC-200	7257 M. Mac-200	85712
-------------------	-----------------	-------

Aston Room Ladies' Room 79 St. Andrew Place 1874

[illegible][illegible]

101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-109

CHURCH OF THE HOLY TRINITY

[illegible]

10
 9
 8
 7
 6
 5
 4
 3
 2
 1

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

Rec'd. 11/15/1911

Reese-Cummings
16151 E. Montebello Street
G 5742

St. Brinkley

Diana Richards Area 13870 12.5541

1000 12-11-1940 4000 13861 E. Cambridge Drive 85441

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 Effner Zone 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 Eike 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) _____

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

Ellen D. Dickens	Ellen D. Dickens	3361 S. Saginaw	Shadown Dr	85730
Valerie F. Karpis	Valerie F. Karpis	3635 S. Saginaw	Shadown Dr	85730
John P. Barker	John P. Barker	3361 S. Saginaw	Shadown Dr	85730
Charlene F. Shumaker	Charlene F. Shumaker	3435 S. Spanish	Terrace	85730
Jeremy D. Shumaker	Jeremy D. Shumaker	3435 S. Spanish	Terrace	85730
Jeffrey D. Shumaker	Jeffrey D. Shumaker	3435 S. Spanish	Terrace	85730
Cedric L. Barker	Cedric L. Barker	11535 E. Escalante Rd	85730	
Barbara F. Barker	Barbara F. Barker	11535 E. Escalante Rd	85730	
Coral J. J. Barker	Coral J. J. Barker	3325 S. Saginaw	Shadown Dr	85730
Charles S. Barker	Charles S. Barker	3325 S. Saginaw	Shadown Dr	85730
Constance Barker	Constance Barker	11441 E. Escalante Rd	85730	

CONDITIONAL USE PROTEST PETITION

We, the undersigned, do hereby protest the proposed Conditional Use Permit P19CU000005 El Cortijo, LLC and request that it be denied.

3apr2019 13of16

- 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.

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)
Bob Russell	<i>[Signature]</i>	11585 E Spanish Blvd	85730		
Bob Russell	<i>[Signature]</i>	11585 E Spanish 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.

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) _____

Debbie Cross Dubrovnik Creek 633 N. Irving Circle Tucson 85711
 Renee Horton 12457 N. Pantem Way 85748
 Annell Peralta 4054 E. Shonto Ln 85749
 Kris Thompson 1900 N. Taylor Way 85743
 Michael Chasick 402 S. Downing Ln. 85711
 David Danziger 1001 W. St. Marks Rd. 85746
 Martha Castiblanco 5742 E. Edson St 85712
 Kim Newton 1722 N. Florita Talena 85745
 M HUDSON 235 N. SIXTH AVE #15 TUCSON 85705
 Daniel Padua 231 N. Fremont Ave 85719
 Allen Tranter 619 W. Stone Ave 85705

CONDITIONAL USE PROTEST PETITION

3Apr19 15of16

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.

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	Email
P. CENARON	<i>[Signature]</i>	9855 E Durington Rd #13	85730		
Nicholas Jones	<i>[Signature]</i>	10831 E UPLAND DR, TUCSON	85744		
SANDY CARPENTER	<i>[Signature]</i>	5723 N. Pinalco Can Dr	85749		
RICK CARPENTER	<i>[Signature]</i>	5723 N. Pinalco E Cove Dr	85749		
Suzanne Romero	<i>[Signature]</i>	5066 N Pinalco Point Dr	85749		
Anthony Hush	<i>[Signature]</i>	11302 E C Valley Way	85749		
Ken Austin	<i>[Signature]</i>	11111	11		
Lauri N. Varen	<i>[Signature]</i>	10211 E Calk Deleste	85748		
Vicky Long	<i>[Signature]</i>	10441 S. Avenger Ln	85641		
Michael Long	<i>[Signature]</i>	10441 S. Avenger Ln	85641		
Barry Tonon	<i>[Signature]</i>	11065 E Spanish Rd Pl	85730		
Conley K. Tonon	<i>[Signature]</i>	11065 East Spanish Ridge Place	85730		
David A. Pittman	<i>[Signature]</i>	11805 East Spanish Ridge Place	85730		
Son Washburne	<i>[Signature]</i>	11780 E Spanish Ridge Pl	85730		
Lara Hasbrouck	<i>[Signature]</i>	11780 E Spanish Ridge Pl	85730		
Robert Barbash	<i>[Signature]</i>	11700 E Spanish Ridge Pl	85730		
DEBBIE SULLIVAN	<i>[Signature]</i>	11700 E Spanish Ridge Pl	85730		
Charles M. Long	<i>[Signature]</i>	11650 E Spanish Ridge Pl	85730		
Garden M. Washburne	<i>[Signature]</i>	11422 E Olden Pl	85730		
Fr. Scott Morrison	<i>[Signature]</i>	11622 E Olden Pl	85730		

3apr2019 16of16

3apr2019 16of16

- 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

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	Email
DEBI WILLMAN	<i>Debi Willman</i>	11635 E Spanish Ridge Pl Tucson	85730		
JAN C RUST	<i>Jan C Rust</i>	98105 E Creek St	85737		
John A. Berenguer	<i>John A. Berenguer</i>	98227 E 2nd St	85748		
Paul Pergand	<i>Paul Pergand</i>	94406 Calle Bolivar	85718		
John Petersen	<i>John Petersen</i>	94410 E Calle Bolivar	85715		
Emilee Nichols	<i>Emilee Nichols</i>	11724 E Old Tucson	85730		
RAW BENNETT	<i>RAW BENNETT</i>	11724 E Old Tucson	85730		
James Wilson	<i>James Wilson</i>	15686 E. Colossal Cave	85641		
Candace Whitson	<i>Candace Whitson</i>				
Candace Whitson	<i>Candace Whitson</i>	15686 E Colossal Cave	85641		
Michael Thomas	<i>Michael Thomas</i>	11701 E Spanish Ridge Pl	85730		
Nikki Thomsen	<i>Nikki Thomsen</i>	11701 E Spanish Ridge Pl	85730		

We, the undersigned, do hereby protest the proposed Conditional Use Permit P19CU00005 El Corrijo, 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.

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	Facsimile
Clinton J. Bennett	<i>Clinton J. Bennett</i>	5803 E Eastland St	85711		
Mark Roseberry	<i>Mark Roseberry</i>	5701 E Glenn St	85712		
John deDion	<i>John deDion</i>	5803 E Eastland St	85711		
Alan Davis	<i>Alan Davis</i>	5803 E Eastland St	85711		
Angela Kasper	<i>Angela Kasper</i>	4180 S. ESCAPE RIDGE			
		PLATE			

CONDITIONAL USE PROTEST PETITION

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

- The proposed development will:

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

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

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

[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:
 - 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)
RENEE GRIEGLER	<i>Renee D. Griegler</i>	13812 E. FIERY DAWN VALLEY, AZ	85641		
CARL GRIEGLER	<i>Carl Griegler</i>	13812 E. FIERY DAWN VALLEY, AZ	85641		
KATHAL DUNNIS	<i>K.C. Dunnis</i>	13819 E. FIERY DAWN VALLEY	85641		
ROBERT E. DUNNIS	<i>Robert E. Dunnis</i>	13819 E. FIERY DAWN VALLEY	85641		
LORALEE TOPP	<i>Loralee Topp</i>	10153 WILSONGATE VALLEY	85641		
JUSTIN GRAFT	<i>Justin Graft</i>	13820 E. FIERY DAWN VALLEY	85641		
JEFFREY GRAFT	<i>Jeffrey Graft</i>	13820 E. FIERY DAWN VALLEY	85641		
LINDA COVINGTON	<i>Linda Covington</i>	7371 E. PACITA POSITIVE	85715		
ANNE M. DOERS	<i>Anne M. Doers</i>	13930 E. FIERY DAWN DRIVE	85641		
LYANNE CONNELLY	<i>Lyanne Connelly</i>	13852 E. FIERY DAWN DRIVE	85641		
MARY BUTTS	<i>Mary Butts</i>	14105 E. CALASH ST VALLEY	85641		
RHONDA SISKEN	<i>Rhonda Sisken</i>	13784 E. WEIENOR ST VALLEY	85641		
SHIRLEY DOWLING	<i>Shirley Dowling</i>	6675 E. PLACITA ALHAGIA	85750		
TINA WIGGAN	<i>Tina Wiggan</i>	2224 N. SAVILLE	85715		
LAURA SUMMERVILLE	<i>Laura Summerville</i>	6651 E. HAWK DR.			
VON MULLER	<i>Von Muller</i>	9241 E 28TH ST	85710		
RUSSELL D. BUCKE	<i>Russell D. Bucke</i>	1193 N. CORINTHIAN PL.	85715		
KAM TECAYA	<i>Kam Tecaya</i>	2222 E. BEVERLY DR.	85701		

CONDITIONAL USE PROTEST PETITION









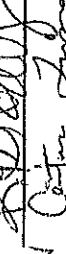
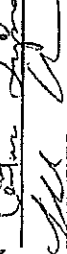


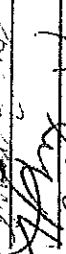







We, the undersigned, do hereby protest the proposed Conditional Use Permit P19CU00005 El Cortijo, LLC and request that it be denied.

The proposed development will:

- 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)
Alvaro Astorga		6442 S Sunrise Valley	85706		
David Agoston		6325 E Hayano St Tucson	85716		
CHRISTAL ROQUEMONT		4225 N. 1st Ave	85119		
JESSICA DUBSA		6075 W WINDSOR CREST	85704		
Felix McConkey		9001 E Desert Avenue St.	85730		
Kathryn Hagwood		5652 E 23rd St	85711		
Sasha Savaroff		502 N Bahamas Dr	85710		
Jerry Shum		7700 E Pima St	85715		
Vellij Brady		2725 S. Jefferson	85711		
CRISTINA LESGON		6607 S. Mission Valley Rd	85756		
Lloyd Chambers					
Angela Chabot		7418 E 18th St,	85710		
Andrew Castellano		56			
JANESSA LAPAZ		4535 S White Pine Ave	85730		
Nicole Kinion		2051 W Broadway Blvd #301	85715		
CATALINA FERRER		4200 E Spruce #1105	85710		
Nex Warden		7043 W Arroyo Dr	85743		
Vanessa Martinez		4035 N. 14th Ave	85705		
Branch Williams		11846 W Farmland Dr	85653		
Kelly Yang		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:
- 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)
ERASO GREENWOOD	[Signature]	8109 E. Renard Ln	85710	[Redacted]	[Redacted]
TERRIC SMITH	[Signature]	9545 E. Edison St.	85715	[Redacted]	[Redacted]
LORENZO PAREDES	[Signature]	5425 E. Broadway	85711	[Redacted]	[Redacted]
CATHY LINDSEY	[Signature]	1102 S. Barton	85710	[Redacted]	[Redacted]
HANZ VILLEGAS	[Signature]	1101 S. Baylor Dr	85710	[Redacted]	[Redacted]
BEATRIZ VILLEGAS	[Signature]	1101 S. Baylor Dr	85710	[Redacted]	[Redacted]
BRAXTON BOOTH	[Signature]	51267 Camino Laguna Seca	85706	[Redacted]	[Redacted]
LARSA RASCON	[Signature]	8001 Goldspanish trail	85710	[Redacted]	[Redacted]
LESLIE COTA	[Signature]	9151 S. Whispering Pine Dr.	85756	[Redacted]	[Redacted]
ERIK SUAREZ	[Signature]	7721 S. Grandview Ln	85738	[Redacted]	[Redacted]
IRIS BALDERAMA	[Signature]	8244 Merlin Rd	85713	[Redacted]	[Redacted]
CHRIS MARTINEZ	[Signature]	6001 E. Pine Street Apt 197	85712	[Redacted]	[Redacted]
MELISSA CARTER	[Signature]	9125 W. Henry St.	85735	[Redacted]	[Redacted]
ERIN KEENER	[Signature]	4565 W. 6th sedman lane	85741	[Redacted]	[Redacted]
ILEANA CONKLIN	[Signature]	1505 W. ST. MARYS RD	85745	[Redacted]	[Redacted]
TEVERA MURKIN	[Signature]	7781 S. Princes Opal Dr	85747	[Redacted]	[Redacted]
KERRY WILCHES	[Signature]			[Redacted]	[Redacted]
SUMMER AGUILAR	[Signature]	9796 E. Paseo San Bernardo	85747	[Redacted]	[Redacted]
CHRIS PEREZ	[Signature]	550 S. Camino Seco	85710	[Redacted]	[Redacted]
BIANCA FARRIS	[Signature]		85711	[Redacted]	[Redacted]

CONDITIONAL USE PROTEST PETITION

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

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

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

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

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

Print Name	Signature	Street Address	ZIP	Phone (optional)	Email (optional)
Belle Thompson	<i>Belle Thompson</i>	8803 E. Shore Dr.	85730		
AUTUMN KUCHEN	<i>AUTUMN KUCHEN</i>	7120 E. Lilac Pl	85730		
Scott Kirchhoff	<i>Scott Kirchhoff</i>	7120 E. Lilac Pl	85730		
Can Linley	<i>Can Linley</i>	8842 E. Palisade Ter	85749		
Chris Linley	<i>Chris Linley</i>	8842 E. Palisade Ter	85749		
Carole Quinana	<i>Carole Quinana</i>	9486 E. Adrienne Way	85641		
Lopez Christine	<i>Lopez Christine</i>	6617 E. Stella Rd	85730		
Carin J. Chung	<i>Carin J. Chung</i>	6617 E. Stella Rd.	85730		
Sam Bussell	<i>Sam Bussell</i>	13997 E. Voss St	85641		
Richard Gregg	<i>Richard Gregg</i>	10351 Camino Juice	85748		
Richard Chiles	<i>Richard Chiles</i>	9473 E. Calle Bolivar	85715		
Robert J. HARRIS	<i>Robert J. HARRIS</i>	4242 S. Guzman Pl Apt. 11	85730		
Alice Harrell	<i>Alice Harrell</i>	4242 S. Guzman Pl. Dr	85730		
RAT ROGERS	<i>RAT ROGERS</i>	4365 N. Homestead Ave	85749		
CHARL PATRICK	<i>CHARL PATRICK</i>	4705 S. ESCALANTE RIVER PL	85730		
E. Carol Taylor	<i>E. Carol Taylor</i>	33301 S. Chiriqui Dr.	85730		
W. 4 Taylor	<i>W. 4 Taylor</i>	2802 S. Badajoz Ave	85730		
Linda Ellis	<i>Linda Ellis</i>	505 S Edgeside Ave	85748		
Lynn Ellis	<i>Lynn Ellis</i>	505 S Edgeside Ave	85748		
Diane Cunningham	<i>Diane Cunningham</i>	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.

- 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 Saguario National Park Rincon.

There is one Saguario 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)
Alessandra Alvarez	<i>[Signature]</i>	1980 W. Amys Place	85705		
ROBERT F. LEBO	<i>[Signature]</i>	161 W. Rivera St #440	85704		
BOB BOONE	<i>[Signature]</i>	3440 N. Bascom Ave.	85750		
Brenda Spang	<i>[Signature]</i>	3939 E. Glenn St.	85712		
MAKALA RUIZ	<i>[Signature]</i>	4180 N. WESTERN AVE	88705		
Christian Ruiz	<i>[Signature]</i>	2304 E Calle Gran Desierto	85705		
EDUARDO MENDOZA, EDUARDO MENDOZA	<i>[Signature]</i>	1441 W. ONTARIO	85745		
baguena	<i>[Signature]</i>	31 W 105th Rd	85756		
RAMIRO ROMO	<i>[Signature]</i>	9856 S. WAGGLES HWY	85756		
SAMUEL DELAAR	<i>[Signature]</i>	3855 N. ALVARADO WAY	85718		
YANIS W. PITS	<i>[Signature]</i>	5871 E. North St	85712		
MEMO	<i>[Signature]</i>	909 S 5th Ave	85704		
Scott Hager	<i>[Signature]</i>	13878 E. Oct. Mo. Bloom	85641		
Ju lian SShao	<i>[Signature]</i>	550 S Camino Seco	85710		
Nancy Lim	<i>[Signature]</i>	8831 E Palisade Circle	85749		
Kathy Backe	<i>[Signature]</i>	1193 Cornthian Pl	85715		
Russ Backe	<i>[Signature]</i>	1193 Cornthian Pl	85715		
RAY ANDERSON	<i>[Signature]</i>	9201 E 8th St	85710		
Lindalou Sothore	<i>[Signature]</i>	7830 E. Hemlock Rd	85715		
Valerie Barney	<i>[Signature]</i>	9373 E. Carmel Dr	85747		

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

The proposed development will:

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

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

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

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

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

Page 1 of 1 (Saturday, March 16, 2019)

CONDITIONAL USE PROTEST PETITION

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

The proposed development will:

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

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

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

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

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

Jean Pearson _____ 9032 E Wrighttown 85715 _____

Tanger Cooper _____ 7318 E Placita Saca 85715 _____

CONDITIONAL USE PROTEST PETITION

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

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

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

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

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

Print Name	Signature	Street Address	ZIP	Phone (optional)	Email (optional)
CAREY MARTIN	Carey Martin	5302 E. 27th St	85711		
Kimberly Donath	K Donath	125 W. George Fruit St.	85641		
Doug As L. Basso	Doug As L. Basso	4933 E. 2nd St W	85711		
WYNNE BRASSTED	Wynne Brassted	8605 S. CRAYCRAFT BL	85726		
Dominique Friel	Dominique Friel	4070 E. 17th St.	85711		
Walt Friel	Walt Friel	4076 E. 17th St	85711		
Robbie Beber	Robbie Beber	7930 S New Abbey Dr	85747		
Cody LAROSE	Cody Larose	5164 W JEFFREY RD	85757		
Jenny Palmer	Jenny Palmer	17299 High noon Trl	85641		
Justin Schilling	Justin Schilling	1123 Pantano Overlook	85710		
Dorsey Ann	Dorsey Ann	5961 E Sylvanus	85711		
Brianna Gonzales	Brianna Gonzales	1378 S. Avenida Palar #6	85710		
Brian Gonzales	Brian Gonzales	1378 S. Avenida Palar #6	85710		
Henley Guasp	Henley Guasp	6318 E Calle Hercules	85710		
Matt Burns	Matt Burns	2289 E Tanque Verde	85719		
MARIA ARAZON	Maria Aragon	518 N. Kent Dr.	85718		
Brian Nilsen	Brian Nilsen	2401 E Glen St	85719		
Ronald K. Aulser	Ronald K. Aulser	5561 E Sylvanus	85711		
Elizabeth Thompson	Elizabeth Thompson	6507 E. Carpenter	85710		
Margaret Lagan	Margaret Lagan	11200 S. Santa Rita Blvd	85736		

From: Mark Russell
To: Nicholas Coussoulis
Subject: Case No: P19CU00005
Date: Friday, April 5, 2019 1:26:08 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.

Mr Portland,

My full name is Robert Mark Russell, MD.
I reside at 11210 E Calle Linda Vista.

I am writing in support of the Bike Ranch, and want to point out that I was one of the participants at the hearing yesterday that did not have a chance to speak. I will summarize my comments using bullet points.

- Many of the opposition stated during the hearing that "everyone" residing near the project is opposed...this is absolutely not true. In fact, a large number of east side residents that I've spoken to are in FAVOR of the Bike Ranch, for reasons mentioned below. As you are keenly aware, it is far easier to organize any group of people that oppose a project, than to do so for those that favor such.
- The Bike Ranch owners have gone to extreme lengths to develop a proposal for a unique and amazing alternative to yet another residential subdivision. There will actually be LESS environmental disruption, LESS traffic, LESS light pollution, LESS impact to the Saguaro National Park, and generally more sustainable benefits to the Bike Ranch, when compared to a residential development.
- Tucson is now recognized both nationally, and internationally, as a cycling destination. I know this as I've been involved in the cycling community since moving to here in 1987 to complete my residency training in Preventive and Sports Medicine. I've been an avid cyclist and triathlete since that time, and my wife and sons continue to be huge supporters of all types of outdoor recreation and fitness activities in our community. A destination such as the Bike Ranch will be a wonderful fit for Tucson community!

In summary, I respectfully request that you support the proposed permit for the Bike Ranch. Thank you very much.

R Mark Russell, MD


R. ROY JOHNSON PRESENTATION ON THE PROPOSED BIKE
RANCH RESORT, APRIL 4, 2019

I am here today along with others representing the citizens' group, Save Saguaro National Park, to oppose the construction of the proposed Bike Ranch Resort across from the entrance to Saguaro National Park. My family has been in Arizona for 5 generations and my wife and I have been residents of this neighborhood for 30 years. In addition to being a concerned Park neighbor I speak as a PhD scientist that worked with National Park Service issues for 3 decades. In 1973 I began as a member, of the Western Regional Advisory Committee, a western U.S. group that served as consultants to the National Park Service on management and science issues. From 1974 to 1992 I was a National Park Service Research Scientist. During that time I was involved in numerous research projects that studied impacts of various activities on Park resources and how factors such as crowding affected the Park visitors' experience.

A November 13, 2014 press release by the Park's 2 chief administrators at that time stated (and I quote) "park concerns include safety concerns due to traffic near the park entrance and impacts to wildlife corridors to and from the park." As a retired Park Service scientist, I don't understand why the current Park administration does not have even greater concerns today since traffic has increased dramatically during the past 5 years.

Allowing the construction of the proposed Bike Resort across from the entrance to Saguaro National Park would increase CONGESTION in the area, thus increasing the probability of a vehicle collision with a bike, horse, or hiker possibility causing serious injury or death. Knowing of this congestion in advance and ignoring these warnings increases the legal liability of the Bike Resort and perhaps any governmental agency approving its construction.

A "CONGESTED AREA" standard highway sign has already been placed on Old Spanish Trail 0.1 mile south of the Park entrance. Also, when approaching the Park entrance from the north on Old Spanish Trail there are numerous highway warning signs declaring: "CURVES AHEAD," "WATCH FOR ANIMALS," an equestrian sign, and speed limit signs.

The proposed Bike Resort would be in the midst of a 0.4 mile stretch of Old Spanish Trail (OST) that already has 8 entrance/exit points onto OST:

1. 2 Major intersections

(A) OST with Escalante Rd. to the south

- (B) OST with Freeman Rd. to the north
- 2. 1 Minor intersection
 - (A) OST with Pantano Trail
- 3. 5 Entrances to OST from local establishments
 - (A) Saguaro National Park, directly across from a proposed Bike Resort entrance
 - (B) Saguaro Corners restaurant
 - (C) 2 Private residences
 - (D) Driveway to a series of houses rented by the previous owners

The proposed Bike Resort would also have 2 entrances and even though the Resort entrance directly across from the Park entrance might be chained and for emergency use only bicyclists would have no trouble bypassing that chain and exiting directly into Old Spanish Trail traffic.

In 2014, approval for the proposed Bike Resort was blocked by then County Supervisor Ray Carrol, Park Superintendent Darla Sidles and Assistant, Scott Stonum. We have been told that since 2014 the Bike Resort developers have made modifications to their original plan in order to make it more palatable. Alternatively, we would suggest that the developers waited until there was a turn-over of the County Supervisor as well as both Park Administrators in order to do an end run around the community and seek approval for their plan. There has been only one meeting between developers of the proposed Bike Resort and Park neighbors, and then not until after the planning process was completed and application was made for permission to develop the Bike Motel. Although I have worked closely with leaders of Save Saguaro National Park, met personally with Park Administrators, and have been involved in several neighborhood meetings about the proposed Bike Resort. I have yet to hear of a single person that has been contacted and asked for input by either Bike Resort developers or Saguaro National Park administrators.

In the meantime, Bike Resort developers have received a report, dated February 25, 2019, from the engineering firm, Psomas. This report is entitled "an evaluation of traffic conditions associated with the proposed Bike Resort." What is perhaps more interesting about that report is what it does not say rather than what it does say. For example, in the "smoke and mirrors" of this report it goes out of its way to never use the term CONGESTION despite the "CONGESTED AREA" highway sign on OST located just a couple of hundred yards south of the Park entrance and where the Bike Resort is proposed. Nor does the report mention the numerous highway signs immediately north of the Park entrance that warn of things

such as horses and riders, and curves ahead. That report also has an online reference to a regional bike map that shows Old Spanish Trail north of the Park as a SHARED USE bike path. That is because that section of Old Spanish Trail (OST) is shared by bikes, horses and riders, cars, trucks pulling trailers, and hikers, all approaching the Park from the north, adding to the congestion of that section of OST. In addition, within a distance of 0.2 of a mile there are:

1. A sharp curve on OST
2. The Park entrance
3. The major intersection of OST with Freeman Rd.
4. The intersection of Pantano Trail with OST
5. The entrances to 2 residences

So, you can understand why we're skeptical when the engineering report done for the Bike Resort suggests that everything should be hunky dory with the Bike Resort being plopped down on top of all of this congestion and that no traffic problems are expected to be associated with development of the Bike Resort. I would term it differently—as **an accident waiting to happen.**

In that same vein, collisions between vehicles and wildlife can be expected to increase if the Bike Resort were to be built. A major reason for the Buffer Zone is to allow wildlife such as javelina and deer to move freely between the Park and adjacent areas. Building the Bike Resort would set up a major impediment to animals leaving the park and trying to continue into the area west of the Park. Blocked from continuing to the west, animals would either need to move north and south along OST or turn around and cross OST back into the Park. Either choice increases the probability of animal-vehicle collisions.

As a resident of the area and a retired National Park Service Research Scientist I request that you not approve the proposed Bike Resort. Thank you for the opportunity to present my views on the subject.

In closing I would ask those agreeing with my position to please stand up.

Thank you.

Alina Barcenas

From: Bike Ranch [REDACTED]
Sent: Tuesday, April 2, 2019 3:35 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:
Robert L Knox

Email:
[REDACTED]

Message:

Dear Pima County, Please support the Bike Ranch. It is good for the Tucson community economically, attracting and bringing cyclists world-wide to our Tucson businesses. It is eco-friendly and a cycling destination of which Tucson can be proud. It just makes sense that this project should be approved. Please vote in favor of the Bike Ranch. My address is 37019 S. Ribbonwood Lane, Tucson, Arizona 85739. Sincerely, Robert L. Knox

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

2411265435

APR 02 15PM0337 PC CLK OF SD
456

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

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

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

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

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

Page 1 of 1 (Saturday, March 16, 2019)

CONDITIONAL USE PROTEST PETITION

We, the undersigned, do hereby protest the proposed Conditional Use Permit P19C100005 El Cortijo, LLC and request that it be denied.

- 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)
Charles Gnoie	[Signature]	6230 E. Frontier Pl.	85750		
Abbie Currie	[Signature]	6230 E. Frontier Pl.	85750		
Harvey Ross	[Signature]	11705 E. Old Spanish Trl.	85730		
Betty Ross	[Signature]	11707 E. Old Spanish Trl.	85730		
Gene Nelson	[Signature]	380 N. Eastern Slope	85748		
David Nelson	[Signature]	380 N. Eastern Slope	85748		
Christine Nelson	[Signature]	380 N. Eastern Slope	85748		
Christy Hudson	[Signature]	19299 S. Sonoma Hwy	85104		
Michael Kowars	[Signature]	19299 S. Sonoma Hwy	85104		
Jed Hudson	[Signature]	19299 S. Sonoma Hwy	85104		
Diana Hudson	[Signature]	19299 S. Sonoma Hwy	85104		