



ZONING ENFORCEMENT DIVISION  
201 N. Stone Avenue, 1<sup>st</sup> Floor  
Tucson, Arizona 85701-1207  
(520) 724-6675

APPLICATION FOR CONDITIONAL USE PERMIT

OWNER: EL CORTISO, LLC (J. PETER LASHER, MGR.) PHONE: 520-298-0390

ADDRESS: 1400 N. SMOKEY SPRINGS CITY: TUCSON ZIP: 85749

APPLICANT (if not owner) \_\_\_\_\_ PHONE: \_\_\_\_\_

APPLICANT EMAIL ADDRESS: BIKERANCH@OUTLOOK.COM

ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_ ZIP: \_\_\_\_\_

PROPERTY ADDRESS: 3700 S. OLD SPANISH TRAIL ZONE: SR

TAX CODE(S): 205-62-1596

\_\_\_\_\_ TOWNSHIP, RANGE SEC.: \_\_\_\_\_

LOT DIMENSIONS: \_\_\_\_\_ TOTAL LOT AREA: 45 ACRES\*

\* ZONING CHANGE APPLICABLE TO THE EASTERN 817' OF THE TOTAL AREA.

TYPE OF USE PROPOSED FOR PROPERTY (BE SPECIFIC): \_\_\_\_\_

BOUTIQUE RESORT ON 21.08 ACRES (APPROXIMATELY)

PLEASE SEE ATTACHED SUMMARY DATED APRIL 10, 2014

STATE THE REASONS WHY THE USE IS PROPOSED AND WHY YOU THINK IT WOULD BE COMPATIBLE WITH THE SURROUNDING AREA:

PLEASE SEE ATTACHED "WHY THIS USE IS PROPOSED"

ESTIMATED STARTING DATE: SPRING 2015 ESTIMATED COMPLETION DATE: SUMMER 2016

THE FOLLOWING DOCUMENTS ARE REQUIRED:

1. Preliminary Development Plan
  - a. 5 copies are needed for Type I **(In accordance with Pima County Fee Schedule)**
  - b. 10 copies are needed for Type II **(In accordance with Pima County Fee Schedule)**
  - c. 10 copies are needed for Type III **(In accordance with Pima County Fee Schedule)**  
 5 – 24” X 36” and 5 – 11” X 17”  
*(Make check payable to Pima County Treasurer)*
2. Assessor’s Map showing location and boundaries of the property.
3. Assessor’s Property Information showing ownership of the property.
4. Letter of Authorization if applicant is not the owner
5. Floor Plan that pertains to interior access or use if required
6. Biological Impact Report \*\* - For Type 2 or 3 permit requests

**I, the undersigned, represent that all the facts in this application are true to the best of my knowledge.**

  
 \_\_\_\_\_  
 Signature of Applicant

10 APRIL 2014  
 \_\_\_\_\_  
 Date

J PETER LASHER  
 \_\_\_\_\_  
 Print Name

520-298-0390  
 \_\_\_\_\_  
 Applicant Phone Number

***Applicant agrees to provide staff with written proof of notice to the United States Fish and Wildlife Service of this conditional use request at least 15 days prior to the date of the public hearing. Failure to do so may result in cancellation of the public hearing. In addition, the applicant or authorized representative must appear in person at the public hearing to present the request, otherwise the case may be dismissed.***

Please initial here: SPL

**OFFICE USE ONLY**

Case #: P21-14-003 Case Title: EL CORTIJO LLC - South Old Spanish Tr  
 Type: II Fee: \_\_\_\_\_ Receipt Number: \_\_\_\_\_ Hearing Date: 5/21/14  
 Notification Area: 1000 Sections: \_\_\_\_\_  
 Zoning Approval: \_\_\_\_\_  
 Special Conditions: \_\_\_\_\_

**A request for continuance of an advertised application or a change in original request by applicant, must be accompanied by an additional fee.**

\*\* Applicant should consult with Pima County Planning staff to determine the extent to which this requirement applies to the subject property. The Biological Impact Report pertains to expected impacts on endangered and threatened species as identified in the Sonoran Desert Conservation Plan.



# BIKE RANCH

Cycling Resort

3700 S Old Spanish Trail  
Tucson, Arizona 85730

April 10, 2014

Bike Ranch combines the amenities of a boutique resort with a world-class training facility, an exciting and original concept that will attract enthusiasts at all levels, from leisure to competitive team cyclists.

The architecture of Bike Ranch is based on the iconic Arizona dude ranches of the 1940s, using traditional designs and natural materials juxtaposed with high styled contemporary elements. The goal is to create a sense of place that is uniquely Tucson, a visual metaphor for the city's past and future.

Committed to sustainability in all aspects of its design and function, Bike Ranch will implement many innovations in energy and water efficiency, and will preserve the indigenous landscaping and topography of the site.

With an emphasis on permaculture, water harvesting and water recycling, Bike Ranch will consider its desert landscaping a continuation of the unique natural environment of its neighbor, Saguaro National Park, East.

Cycling represents a new ethos of health and fitness that includes an awareness of conservation and a commitment to a gentler footprint on the environment. For the modern professional, cycling is becoming the preferred method of networking and has been called the "New Golf" by the Economist Magazine.

A rare combination of perfect year-round weather and topography, and leadership that supports and invests in cycling has allowed Tucson to be recognized as one of the country's pre-eminent cycling cities.

Bike Ranch's goal is to propel the recognition of Tucson as a cycling destination to a new level both nationally and internationally. The sport of modern day cycling is multi-faceted, and Tucson offers equally ideal training for devotees of Road Biking, Mountain Biking, Crossover, and Triathlon.

No matter the preference, Bike Ranch is perfectly situated to offer dozens of fabulous rides literally outside its door. Bike Ranch wants to inspire people to exercise, to live healthfully, and to appreciate the natural environment.

## Development

Located on 45 acres at Old Spanish Trail and Escalante Road, the property currently has eight rental houses built in 1958-1960 that range in size from 946 to 2556 square feet. These units are clustered on the southeastern portion of the property, adjacent to Saguaro Corners Ice House restaurant/bar.

Utilizing this existing developed core, Bike Ranch creates a consolidated campus on 21 acres that maximizes natural open space, preserves wildlife corridors and native vegetation, and provides extensive buffer area for neighbors.

### Bike Ranch Lodging

The Bike Ranch will encompass three tiers of lodging: casita rooms, luxury suites, and Bunk House rooms, a more economical alternative geared toward national and international team cyclists, and young cyclists participating in USA Cycling National Development Program. The Bunk House is configured around a courtyard with a two-story north side providing a visual screen for a neighboring cell tower.

### Bike Barn

The Bike Barn is the focal point and heart of the Bike Ranch and will house an advanced sports facility that includes spinning, yoga and exercise rooms, a Performance Lab, Bike Fit and repair, a bike shop with bicycles for rent.

### Food

Bike Ranch menus are specially designed to meet the needs of active, health conscious people who are discerning about food and cuisine. Menus will feature pure food, with locally sourced, organic ingredients, and produce from the Ranch's own organic garden. The Chow House will feature a fully open kitchen offering breakfast and dinner to guests of the Bike Ranch. The indoor/outdoor Kickstand, part of the Bike Barn, will be a fun gathering spot open to the public offering fresh pressed juices, smoothies, coffees, teas and light fare.

## Project Participants

### Owner

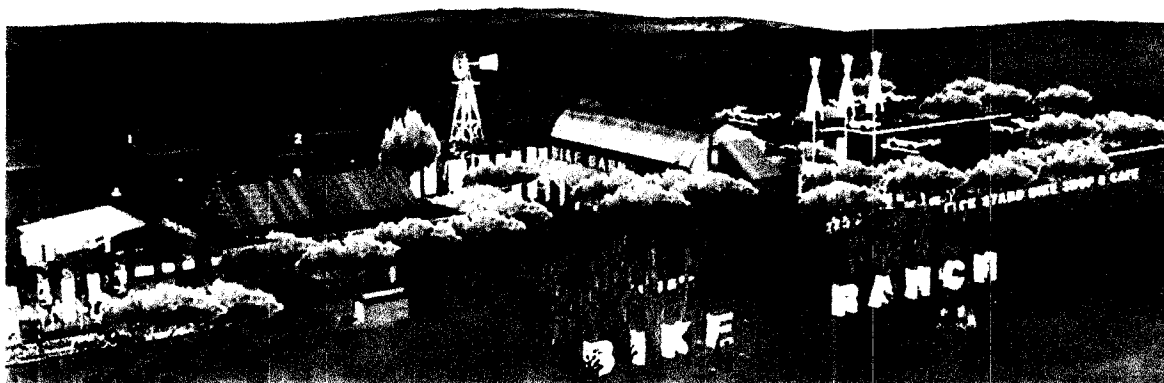
J. Peter Lasher & Kelley Matthews  
1400 N Smokey Springs Road Tucson Arizona 85749  
520 298 0390  
Peter's Cell: 520 403 1125  
Kelley's Cell: 520 404 7454  
bikeranch@outlook.com  
www.bikeranch.com (under construction)

### Architect

John Riggs  
1344 E Renfrew Place Tucson Arizona 85719  
520 319 5909  
jbr@johnriggsaia.com  
www.johnriggsaia.com

### Design

Richard Altuna  
6900 Oporto Drive Los Angeles California 90068  
323 8746698  
richyworks@mac.com



**Why This Use is Proposed:**

Bike Ranch is a natural extension of the commitment and investment that Tucson has made to establish itself as one of the country’s preeminent cycling communities. The proposed property is located in the heart of Tucson’s best cycling with easy access to Saguaro Park, Mt. Lemmon, and the Tucson Loop. As Eastsiders for more than thirty years with a deep appreciation of the area and its nature, we feel that Bike Ranch is the best possible use for this property. It is a relevant concept that incorporates health and wellness, environmental custodianship, sustainable design and construction, and creates an innovative business that will make a positive contribution to our community.

The proposed project encompasses a property that was developed in the late 1950s (prior to the development of the adjacent neighborhoods) with rental houses that form a non-conforming use in SR-zoning. Without any zoning change, the existing houses would allow a lodging focused development, but not of the quality, scope or prestige of the proposed plan.

The existing rental houses, along with the commercial corner which has been a restaurant since 1952, form a “developed core” that has always had a distinctly different personality than the adjacent neighborhood.

**Why We Believe This Use is Compatible with the Surrounding Area:**

Bike Ranch will enhance the area and is an improvement over the existing low quality housing. There are no examples in Tucson where a resort property has negatively affected adjacent property values.

**Saguaro National Park**

Saguaro National Park is our most important neighbor. Like the historic lodges that co-exist with many of the great parks, we see ourselves as a supportive facility and a beneficial partner with common environmental objectives.

**Environment**

Bike Ranch is being designed with a commitment to preserve and enhance the natural environment. Natural vegetation will be left intact wherever possible, and the open campus allows wildlife unimpeded movement across the Ranch. New buildings are sited over existing structures to minimize impact on the landscape.

### **Aesthetic**

Bike Ranch derives its name from its design based on the historic Dude Ranches of Arizona. Buildings will have the authentic look and feeling of the early 1940s and will be constructed using traditional, natural materials which also are the most energy efficient.

### **Traffic**

Bike Ranch will cause a negligible increase in vehicular traffic. The guest and employee population of the Ranch will be cycling, not driving. Guests will be shuttled from the airport and around town, and staff will have showers, lockers, and a pay incentive for commuting to work by bicycle.

### **Safety**

All staff and guests will be instructed in bicycling safety, traffic laws, and courtesy on the roads and in Saguaro Park.

### **Lighting**

Lighting at Bike Ranch will be low level and shielded in keeping with the Dark Skies Ordinance and our own desire to promote astronomy as an activity for guests.

### **Sustainability**

Bike Ranch will be a LEED certified hotel in its design and operations. One of our key obligations as a desert property is to implement an extensive program of water conservation, recycling and rooftop collection.