

Melissa Whitney

From: Maren Hopkins <[REDACTED]>  
Sent: Monday, November 18, 2024 2:07 PM  
To: COB\_mail  
Subject: Letter in Support of Conditional Use Permit for Charron Vineyards Tasting Room

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Dear Clerk of the Board,

I am writing in support of a Conditional Use Permit for Charron Vineyards to build a new tasting room. My husband and I are residents of South Sonoita Highway, with our home being just up the dirt road from Charron Vineyards. Charron Vineyards offers a wonderful venue and rest stop for our immediate community and the broader public. Their dedication to preserving the peace and beauty of the rural setting is reflected in the thoughtful design and layout of their property, and their collaborative spirit with neighbors and patrons. As neighbors, we look forward to the afternoons where we can enjoy a beverage, listen to music, and connect to wifi on the patio of Charron Vineyards. We feel proud when we overhear other visitors comment on the stunning hillsides and dramatic sunsets that drew us to live in this area. Charron Vineyards supports our rustic lifestyle -- with the dirt road, slow-moving traffic, and community atmosphere--they do not detract from it. Their plans to upgrade their tasting room by removing a run down manufactured home from their property and building an efficient and well-designed permanent structure will enhance the visual landscape of our area, and further deepen the sense of appreciation and respect they have helped cultivate for southern Arizona. Charron Vineyards is a gem of Pima County and we need to support their business.

We respectfully ask that you grant the Conditional Use Permit needed by Charron Vineyards to make improvements and continue operating their business.

Thank You,  
Maren Hopkins  
19461 S. Sonoita Hwy.  
Vail, AZ 85641

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**Melissa Whitney**

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**From:** Kathy Bishop <[REDACTED]>  
**Sent:** Monday, November 18, 2024 2:55 PM  
**To:** COB\_mail  
**Cc:** Charron Vineyards  
**Subject:** New Conditional Use Permit

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I am a current employee of Charron Vineyards and am in full support of the "New Conditional Use Permit" for Charron Vineyards tasting room. Charron Vineyards is a small family working farm winery, an established Vail Institution since 1999 and known as the third oldest winery in Arizona. The Vineyard is welcoming with a unique historical character. To preserve the historical integrity of Charron Vineyards, the full support of the New Conditional Use permit ensures improvements and will maintain the historical landscaping of the rural Vail area.

Charron Vineyards provides a community with a tangible connection to its past, present including events and traditions established throughout the history of the Vineyard and have neighborhood and regional support. In connection to the historical landscaping of this small working winery that is located off a scenic state highway of Arizona State Route 83 stretching from its junction with interstate 10 is a well maintained dirt road 3/4 mile to the winery. I am not only a current employee of Charron Vineyards, I was a previous employee prior to the current owners. Upon discussion with customers and local neighbors that have or have not been to Charron Vineyards of current ownership, the first conversation held is how well maintained the road is that allows smooth travels and more efficient convenient access.

As mentioned, Charron Vineyards has community and regional support. The New Conditional Use permit will ensure to operate in a manner that respects the environment, supports growth and promotes social well being. The historical character of this small working farm winery is sincere to me and to many others of the same interests.

I appreciate your consideration of the New Conditional Use permit and look forward to your positive response regarding the approval.

Regards,  
Kathy Bishop

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