



## BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 11/19/2024

*\*= Mandatory, information must be provided*

Click or tap the boxes to enter text. If not applicable, indicate "N/A".

**\*Title:**

P24CU00006 NOBLE-WOLFF ENTERPRISES LLC – S. SONOITA HIGHWAY

**\*Introduction/Background:**

Noble-Wolff Enterprises LLC request a Type II Conditional Use Permit for a winery tasting room in accordance with Section 18.13.030.B.40 of the Pima County Zoning Code in the RH (Rural Homestead) zone, addressed as 18585 S. Sonoita Highway. (District 4)

**\*Discussion:**

The owner requests a Type II Conditional Use Permit to construct a winery tasting room.

**\*Conclusion:**

Approval of the conditional use permit would allow the owner to build a winery tasting room.

**\*Recommendation:**

The Hearing Administrator and staff recommend APPROVAL of the Type II Conditional Use Permit subject to standard and special conditions.

**\*Fiscal Impact:**

None

**\*Board of Supervisor District:**

☐ 1 ☐ 2 ☐ 3 ☒ 4 ☐ 5 ☐ All

Department: Development Services

Telephone: (520) 724-6675

Contact: Spencer Hickman, Senior Planner

Telephone: (520) 724-6498

Department Director Signature: \_\_\_\_\_

Date: 10/22/24

Deputy County Administrator Signature: \_\_\_\_\_


Date: 10/30/2024

County Administrator Signature: \_\_\_\_\_

Date: 30 Oct 2024



**TO:** Honorable Steve Christy, District 4

**FROM:** Chris Poirier, Deputy Director  Tom Drzewowski  
Public Works-Development Services Department-Planning Division

**DATE:** October 29, 2024

**SUBJECT:** **P24CU00006 NOBLE-WOLFF ENTERPRISES LLC – S. SONOITA HIGHWAY**  
(Conditional Use Type II – Winery Tasting Room)

The above referenced Conditional Use Permit is within your district and is scheduled for the Board of Supervisors' **TUESDAY, November 19, 2024** hearing.

**REQUEST:** For a **Type II Conditional Use Permit for a winery tasting room** in accordance with Section 18.13.030.B.40 of the Pima County Zoning Code in the RH (Rural Homestead) zone, addressed as 18585 S. Sonoita Highway. (District 4)

**OWNER:** Noble-Wolff Enterprises LLC  
19441 S. Sonoita Highway  
Vail, AZ 85641

**DISTRICT:** 4

**STAFF CONTACT:** Spencer Hickman, Planner II

**PUBLIC COMMENT TO DATE:** As of October 29, 2024, one written public comment has been received in support of the proposal. Two speakers spoke at the public hearing, with both being in support of the proposal.

**HEARING ADMINISTRATOR RECOMMENDATION:** APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS

**MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (CLS):** The project is located inside the Biological Core Management Area of the Maeveen Marie Behan Conservation Lands System (CLS).

TD/SH/ds  
Attachments



DEVELOPMENT SERVICES

## BOARD OF SUPERVISORS MEMORANDUM

SUBJECT: P24CU00006

Page 1 of 3

### FOR NOVEMBER 19, 2024 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Chris Poirier, Deputy Director  
Public Works-Development Services Department-Planning Division

*Tom Drzewowski*

DATE: October 29, 2024

### ADVERTISED ITEM FOR PUBLIC HEARING

#### CONDITIONAL USE PERMIT

#### P24CU00006 NOBLE-WOLFF ENTERPRISES LLC – S. SONOITA HIGHWAY

Noble-Wolff Enterprises LLC requests a Type II Conditional Use Permit for a winery tasting room in accordance with Section 18.13.030.B.40 of the Pima County Zoning Code in the RH (Rural Homestead) zone, addressed as 18585 S. Sonoita Highway. Staff and the Hearing Administrator recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS.** (District 4)

#### Summary of Hearing Administrator Hearing (October 9, 2024)

In accordance with Pima County Zoning Code Section 18.97.030.F.3, a public hearing was held on this application on October 9, 2024. The hearing was held in “hybrid” fashion, with both an in-person and online/virtual option for attending. The owner/applicant presented the case to the hearing administrator and answered his various questions. Two (2) members of the public also attended the hearing in person, both of whom spoke in strong support of the application. No individuals attended the hearing online.

During the public hearing, the applicant also raised certain issues pertaining to special events (weddings, musical performances, etc.) that they had held in the past and which they intended to continue going forward. There was lengthy discussion as to what exactly constituted an “event”, along with the applicant’s expectation (or hope) that same could be somehow incorporated into the original CUP approval for the winery. In the end, it was determined that the entire topic of special events was a separate matter outside of the scope of the present CUP request, and that it could only be resolved by separate negotiations between the applicant and departmental staff to determine a defined level of intensity for the planned events, along with appropriate provisions for the infrastructure necessary to properly serve them. Once done, a new conditional use permit application could then be filed to cover the planned public special events.

After hearing all of the above, the Hearing Administrator thanked the applicant and those who attended the hearing, and then stated that he was in full support of the proposed application and that he intended to recommend approval of it to the Board of Supervisors, subject to special conditions that clearly defined the scope of the approval.

After visiting the subject property, considering the facts and testimony in this case, together with the materials submitted by the applicant, the Hearing Administrator recommends APPROVAL of this request for a Type II conditional use permit for a winery tasting room. The applicant is advised that this is a recommendation to the Board of Supervisors, who will make the ultimate and final decision on this CUP request. Should the Board of Supervisors agree with the Hearing Administrator's recommendation for approval, it is suggested that this approval be granted subject to the following standard and special conditions:

Standard Conditions & Requirements pre the Pima County Zoning Code

1. A winery tasting room is allowed in the RH zone as a conditional use per Section 18.13.030.B.40.

Special Conditions – Hearing Administrator

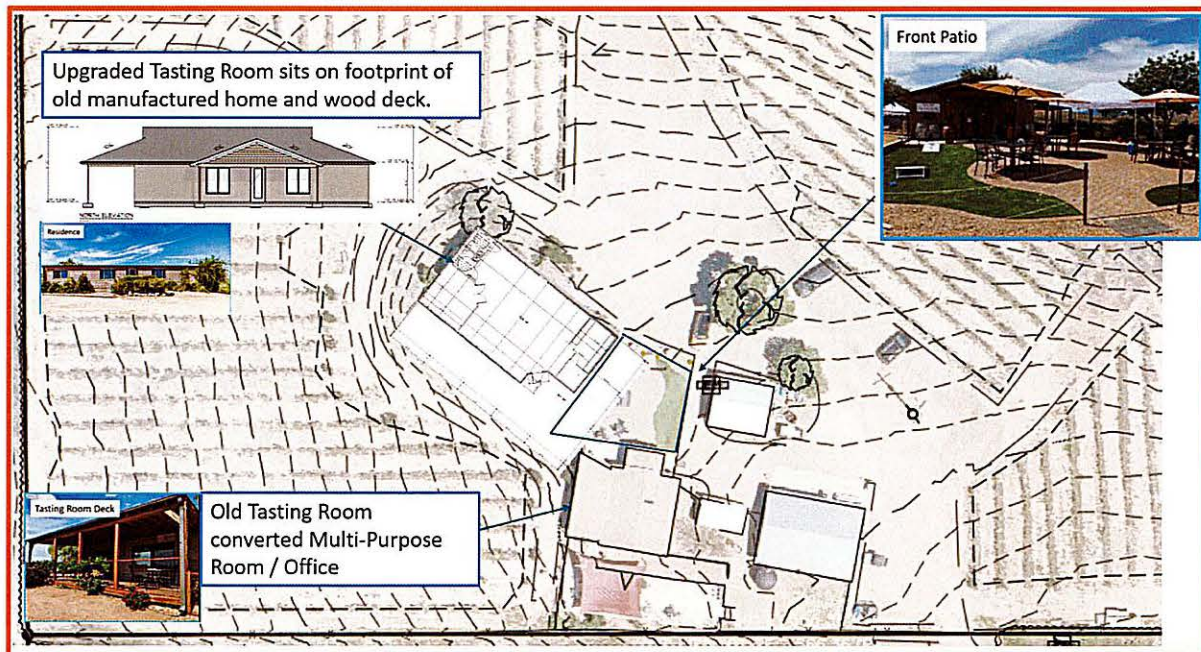
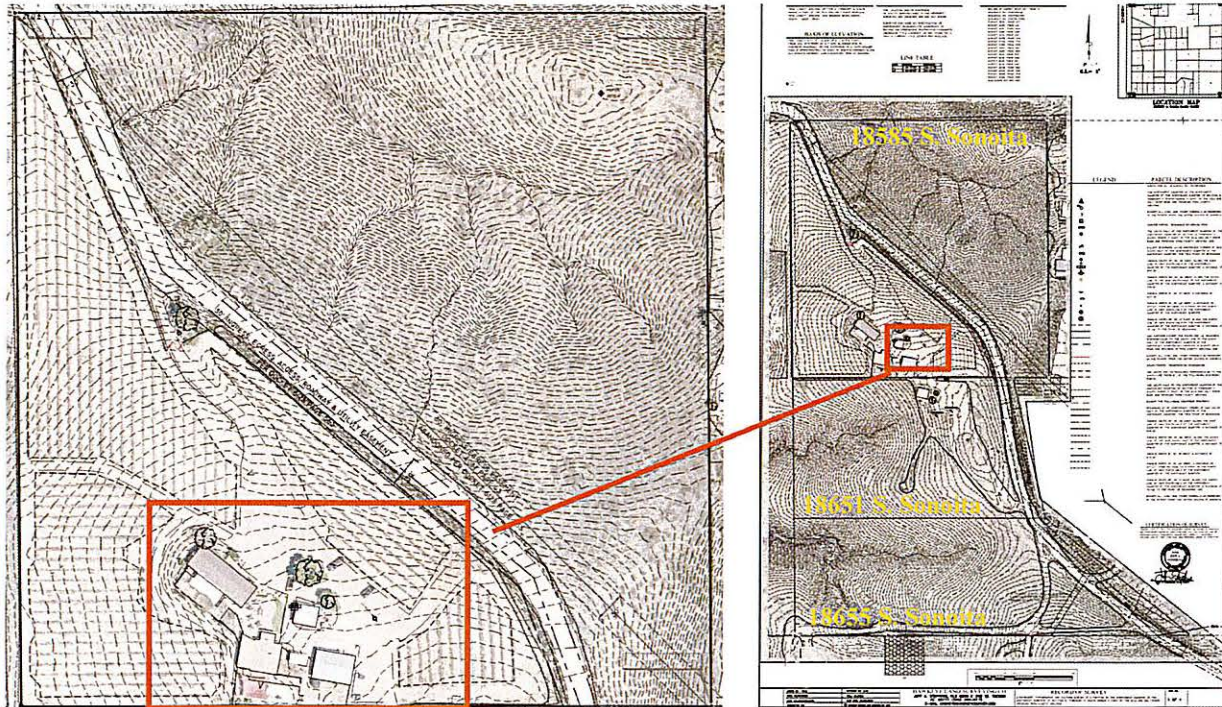
The following Special Conditions incorporate detailed input provided by the Development Services Department, the Department of Transportation, and the Regional Flood Control District.

1. This conditional use permit approval is for a winery tasting room and its customary related operations only. No other commercial uses are expressly authorized or allowed.
2. Special events and publicly advertised activities are considered outside of the above scope of approval and will require a separate conditional use permit application. It is the Hearing Administrator's expectation that the applicant will engage County departmental personnel to discuss the scope and frequency of future special events, along with the appropriate level of infrastructure necessary to properly serve them.

TD/SH/ds  
Attachments

C: Noble-Wolff Enterprises LLC

## Project Location / Site Plan





**P24CU00006**

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**FOR BOARD OF SUPERVISORS NOVEMBER 19, 2024 PUBLIC HEARING**

**TO:** HONORABLE BOARD OF SUPERVISORS

**FROM:** Jim Portner, Hearing Administrator

**DATE:** October 14, 2024

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**DOCUMENT:** **P24CU00006**

**CONDITIONAL USE PERMIT REQUEST FOR PUBLIC HEARING:**

Noble-Wolff Enterprises, LLC request a Type II Conditional Use Permit for a **winery tasting room**, in accordance with Section 18.13.030.B.40 of the Pima County Zoning Code, in the RH (Rural Homestead) zone, located on the east side of S. Sonoita Highway, approximately 3,500 feet southeast of the intersection of S. Sonoita Highway and S. Old Sonoita Highway, addressed as 18585 S. Sonoita Highway. (District 4)

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**CASE BACKGROUND AND PARTICULARS**

This is a request to approve a conditional use permit for a new winery tasting room as part of the existing winery located on the property. The winery was approved under a past Type II conditional use permit application in 2009. The new tasting room would replace the existing room that is housed within a manufactured home structure. It will occupy the same basic footprint as the existing tasting room, but also provide an improved outdoor seating area, as well as contain bathroom and kitchen facilities.

**SUMMARY OF THE HEARING ADMINISTRATOR MEETING**

In accordance with Pima County Zoning Code Section 18.97.030.F.3, a public hearing was held on this application on October 9, 2024. The hearing was held in "hybrid" fashion, with both an in-person and online/virtual option for attending. The owner/applicant presented the case to the hearing administrator and answered his various questions. Two (2) members of the public also attended the hearing in person, both of whom spoke in strong support of the application. No (0) individuals attended the hearing online.

During the public hearing, the applicant also raised certain issues pertaining to special events (weddings, musical performances, etc.) that they had held in the past and which they intended to continue going forward. There was lengthy discussion as to what exactly constituted an “event”, along with the applicant’s expectation (or hope) that same could be somehow incorporated into the original CUP approval for the winery. In the end, it was determined that the entire topic of special events was a separate matter that was/is outside of the scope of the present CUP request, and that it could only be resolved by separate negotiations between the applicant and departmental staff to determine a defined level of intensity for the planned events, along with appropriate provisions for the infrastructure necessary to properly serve them. Once done, a new conditional use permit application could then be filed to cover the planned public special events.

After hearing all of the above, the Hearing Administrator thanked the applicant and those who attended the hearing, and then stated that he was in full support of the proposed application and that he intended to recommend approval of it to the Board of Supervisors, subject to special conditions that clearly defined the scope of the approval.

### **HEARING ADMINISTRATOR’S RECOMMENDATION**

After visiting the subject property, considering the facts and testimony in this case, together with the materials submitted by the applicant, the Hearing Administrator recommends **APPROVAL** of this request for a Type II conditional use permit for a winery tasting room. The applicant is advised that this is a *recommendation* to the Board of Supervisors, who will make the ultimate and final decision on this CUP request.

Should the Board of Supervisors agree with the Hearing Administrator’s recommendation for approval, it is suggested that this approval be granted subject to the following standard and special conditions:

#### **Standard Conditions & Requirements per the Pima County Zoning Code**

1. A winery tasting room is allowed in the RH zone as a conditional use per Section 18.13.030.B.40.

#### **Special Conditions – Hearing Administrator**

1. This conditional use permit approval is for a winery tasting room and its customary related operations only. No other commercial uses are expressly authorized or allowed.
2. Special events and publicly advertised activities are considered outside of the above scope of approval and will require a separate conditional use permit application. It is the Hearing Administrator’s expectation that the applicant will engage County departmental personnel to discuss the scope and frequency of future special events, along with the appropriate level of infrastructure necessary to properly serve them.

## **REQUIRED STANDARDS AND FINDINGS**

Following are the Hearing Administrator's findings relative to the standards set by Pima County Code Sec. 18.97.030.F.3.c. These Sections stipulate that the following standards be met by the proposed use:

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

The Pima County Comprehensive Plan designates this site as *Low Intensity Rural (LIR)*, the purpose of which is to "designate areas for residential uses at densities consistent with rural and resource-based characteristics."

The use proposed here is simply a replacement of the existing tasting-room area and the structure that presently houses it. For all intents and purposes, there is no change in the existing winery operation, except for the improved customer experience that the new tasting room and outdoor seating area will provide.

With all of the above being the case, the Hearing Administrator finds that the proposed conditional use permit application is not in conflict with the Comprehensive Plan.

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

It is the Hearing Administrator's position that the proposed conditional use has no negative impacts upon any adjacent property and that same and their permitted uses are appropriately safeguarded.

- 3. It has adequate accessibility to the County Road network.**

The property has dirt-road access off of S. Sonoita Highway, a paved public street that is deemed a "major route" on the adopted *Major Streets & Routes Plan*. The aforementioned dirt road is well maintained and the overall level of traffic on it is light. Access is found to be adequate.

- 4. It has sufficient off-street parking and loading facilities, that will be developed in accordance with County engineering standards.**

Parking requirements are reviewed by staff at the time of final permitting.

- 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.**

It is the Hearing Administrator's finding that the tasting room and winery use poses no significant public threat in any of the above ways.

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

Hours of operation are not viewed as a material issue in this case.

7. **Landscaping will be fully in conformance with zoning code regulations.**

Required setbacks and landscape buffers shall be verified by staff at the time of final permitting.

**SONORAN DESERT CONSERVATION CONCEPT PLAN/ENVIRONMENTAL ISSUES**

**Comprehensive Plan Regional Environmental Policies — Conservation Lands System**

In December, 2001 the Board of Supervisors incorporated the Maeveen Marie Behan Conservation Lands System (MMB-CLS) into the Comprehensive Plan 2001 Update as the Regional Environmental Policies. The MMB-CLS is the heart of the Sonoran Desert Conservation Plan (SDCP). On June 21, 2005, the Board of Supervisors amended the Comprehensive Plan Regional Environmental Policies and the MMB-CLS to reflect recommendations from the SDCP Science

Technical Advisory Committee that were based on new scientific and technical data. As adopted, Conservation Guidelines associated with the MMB-CLS establish conservation objectives for a variety of projects (e.g. rezoning actions, comprehensive plan amendments, Type II and Type III conditional use permits, etc.) that require discretionary decision by the Board of Supervisors. Conservation objectives include:

1. Important Riparian Areas — 95% undisturbed natural open space
2. Biological Core Management Areas — 80% undisturbed natural open space
3. Special Species Management Areas — 80% undisturbed natural open space
4. Multiple Use Management Areas — 66-2/3% undisturbed natural open space

The subject property lies within the **Biological Core Management Area** the MMB-CLS, as is much of the entire surrounding region.

**Staff Commentary on Biological Impacts**

Staff from the Office of Sustainability & Conservation – Environmental Planning Division has evaluated this request and concluded that, since the new tasting room will occupy the same basic existing footprint and thus will result in no new CLS impacts, no CLS mitigation is required and the application will have no adverse impacts on Pima County's adopted environmental policies.

**Facts Confirmed by the Pima County Geographic Information System (GIS)**

The following facts are confirmed by the Pima County GIS and the Sonoran Desert Conservation Plan maps with respect to this conditional use permit request:

Noble-Wolff Enterprise, LLC – S. Sonoita Highway  
October 14, 2024

**Cactus Ferruginous Pygmy Owl.** The subject property is not located within the Priority Conservation Area (PCA) for this species.

**Western Burrowing Owl.** The subject property is not located within the Priority Conservation Area for this species.

**Pima Pineapple Cactus.** The subject property is not located within the Priority Conservation Area (PCA) for this species, nor is the entire region surrounding this property.

**Needle-Spined Pineapple Cactus.** The subject property is not within the Priority Conservation Area (PCA) for this species.




**RECOMMENDATIONS BY THE DEPARTMENT OF TRANSPORTATION (DOT) AND  
BY THE REGIONAL FLOOD CONTROL DISTRICT (RFCD):**

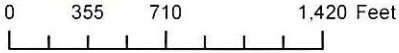
The Department of Transportation (DOT) and the Regional Flood Control District (RFCD) have reviewed this application and both have indicated that they have no objection to the request. The Department of Transportation raised certain potential issues pertaining to special-events on the property. It is the Hearing Administrator's position that same would be appropriately addressed via the separate negotiations (referenced in the first paragraph on Page 2 of this report) between the applicant and staff.



attachments

cc: Carla Blackwell, Director, Development Services  
Dan Ice, Chief Building Official  
Chris Poirier, Planning Official  
Tom Drzazgowski, Chief Zoning Inspector  
Colton Noble, Owner & Applicant

Case #: P24CU00006  
Case Name: NOBLE-WOLFF ENTERPRISES LLC - S. SONOITA HIGHWAY  
Tax Code(s): 306-17-001K

 Subject Parcel  
 1000' Notification Area  
 Zoning Boundary



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION			
	Notes: <b>CONDITIONAL USE PERMIT - TYPE II</b>		
		Map Scale: 1:10,000	Map Date: 9/17/2024 - ds



## Conditional Use Permit Application

Property Owner: Noble-Wolff Enterprises, LLC Phone: 520-784-1373

Owner's Mailing Address, City, State & Zip: 18585 S. Sonoita Hwy, Vail AZ 85641

Applicant (if different from owner): Colton Noble Phone: 520-784-1373

Applicant's Mailing Address, City, State & Zip: 18585 S. Sonoita Hwy, Vail AZ 85641

Applicant's or Owner's Email Address: info@charronvineyards.com

Property Address or Tax Code: 18585 S. Sonoita Hwy, Vail AZ 85641

Type of Use Proposed for the Property: Property is currently being used as a Farm winery, consisting of winery facilities, tasting room and outdoor patio. Charron would like to have

"Tasting Room" formally added to the existing CUP.

Discuss the proposed use and it's compatibility with the surrounding area: Charron Vineyards  
has been in continuous operation since 1997, and is part of the rural Vail community. The  
vineyard produces small batch wine and serves on its patio and tasting room to customers

☒ The applicant agrees to contact the [Regional Flood Control District](#) to discuss the proposal prior to application submittal.

☒ The applicant agrees to contact United States Fish and Wildlife Service at [scott\\_richardson@fws.gov](mailto:scott_richardson@fws.gov) and provide a written notice that an application for a conditional use permit has been submitted a minimum of 15 days prior to the public hearing date.

### This application is for a (Select one):

☐ Type I Conditional Use ☒ Type II Conditional Use ☐ Type III Conditional Use

### Terms and Conditions

☒ I confirm the information provided is true and accurate to the best of my knowledge. I am the owner of the above described property or have been authorized by the owner to make this application. (By checking the box, I am electronically signing this application.)

Date: 8-15-2024



**LETTER OF AUTHORIZATION**

As required by Arizona Revised Statutes I hereby certify that I am the owner of the property referenced below and that the party whose name is listed below is authorized to take out Development Services permits in my name:

**18585 S. Sonoita Hwy Vail AZ 85641**

**Property Address**

**Type 2 Conditional Use Permit**

**Type of Permit Applied for:** (SFR/MH/Remodel/Addition/Fence or Wall/Home Occupation/Child Care/Adult Care/Secondary Dwelling/Assisted Living/Group Home)

*Colton Lee Mohr*

**Signature of Applicant**

*8-15-2024*

**Date**

**AUTHORIZED BY:**

*Colton Lee Mohr*

**Signature of Property Owner**

*8-15-2024*

**Date**



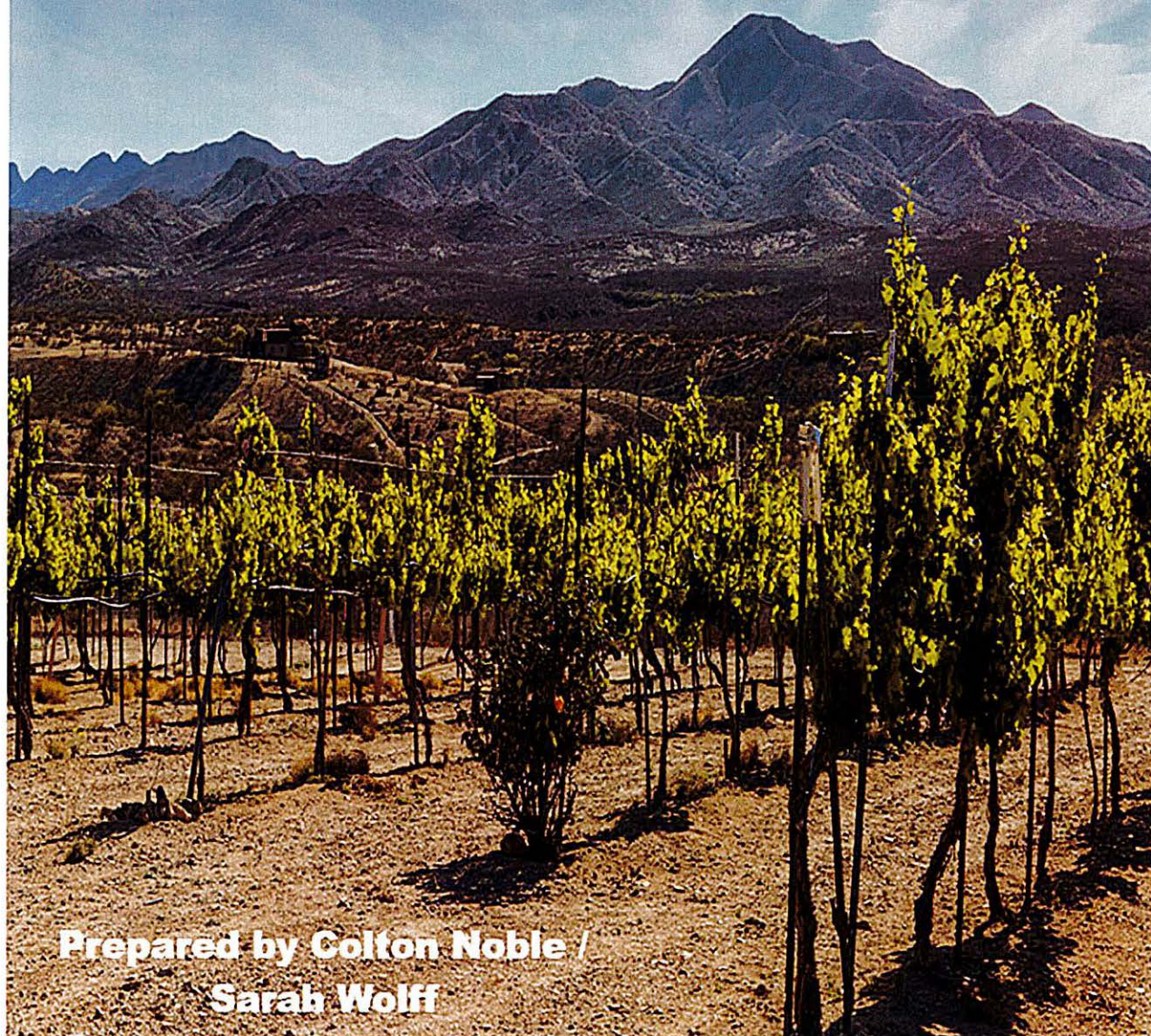
# **CHARRON**

## **VINEYARD & WINERY**

VAIL, ARIZONA

**Conditional Use**

**Permit Application**



**Prepared by Colton Noble /**  
**Sarah Wolff**

## Executive Summary

Charron Vineyards has been operating its 9 acre farm winery at 18585 S. Sonoita Hwy since 1997, producing and serving wine to customers at its tasting room on premise.

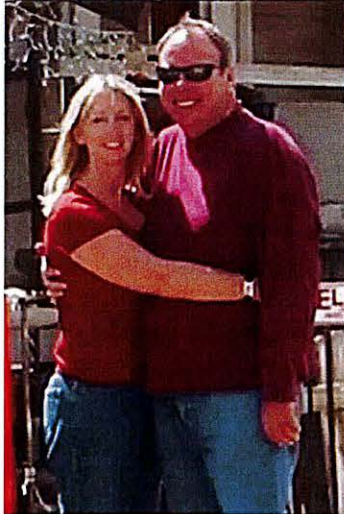
A permit to build a new tasting room was issued in 2016, and a certificate of occupancy was issued in 2018 by the county. Charron has outgrown this existing tasting room, and would like to build a new tasting room on the footprint of an existing manufactured home that is adjacent to the current tasting room. Although a conditional use permit is already in place to operate a "Winery", Charron seeks to formally add "Tasting Room" and "Vineyard" to its conditional use permit to remove any ambiguity about how the land is used.

## History



Charron Vineyards was established in 1994 by Leo Cox, a retired electrical engineer. Leo was transferred to Spain for work, and while there, discovered his passion for wine. The winery's name came from the maiden name of Leo's wife, and translates to "Wheelwright" in French. The first 450 vines, consisting of Merlot and Cabernet Franc, were planted in 1995, and the first wine made it to bottle in 1999. In 2009, at 83 years of age, Leo sold

the winery to Milton and Susan Craig



Susan and Milton Craig purchased the Vineyard from Leo in 2009. The Craig's transitioned from their corporate IT jobs to pursue their passion: Great wine. The Craig's refined the business, and increased the Winery's throughput and foot traffic, and integrated themselves into the Vail community. A brand new tasting room was added in 2017 to help accommodate the demand for its wines. In 2018, after a battle with cancer, Milton passed. Susan continued to lead Charron Vineyards until 2021 when she decided it was time to hand over the reins to a new generation of wine makers.



In 2021, local Vail residents Colton Noble, Sarah Wolff, and young daughter Eleanor accepted Susan's challenge to continue the Charron Vineyards tradition and have since taken over ownership of the operation. The "Noble-Wolff" pack recognizes the history, hard work, and contributions of Leo, Susan, and Milt, and intend to honor them by continuing their tradition of great wine, friendly service, and great atmosphere. The Noble-Wolff's hope you get the opportunity to come and visit and become part of the Charron Vineyards Family

## Current Land Use



Charron Vineyards is a small family run vineyard and winery located less than 30 minutes away from downtown Tucson, nestled in the beautiful Emperita Mountains. The 20 Acre estate features 5 acres of Merlot vines and various outbuildings to support the operation. Customers who come to the vineyard for the excellent wines are treated to beautiful views of the Santa Rita mountains, weekend musical performances, and delightful customer service.

One of the very few vineyard wineries in Southern AZ featuring table service, the mission of Charron Vineyards is to provide a place for clientele to forget their cares for a few hours, reconnect with family and friends, and of course, to produce amazing wine!

As a farm winery, Charron Vineyard offers the following products / services to its clients:

**1) Tasting Room / Store**

- a. 13-15 different wines available for consumption on premise or available for sale to go (See Appendix 4 for full menu)
- b. A small gift store featuring wine themed souvenirs
- c. Foods such as charcuterie trays, snacks, ice cream, and non-alcoholic drinks
- d. Weekend entertainment, including Live Music, yoga instruction, painting classes, etc.
- e. Direct to Consumer wine shipment from [www.charronvineyards.com](http://www.charronvineyards.com)



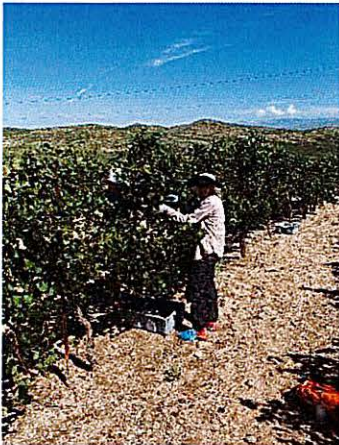
**2) Venue Rental**

Weddings, private parties, etc.

**3) Farm Tourism**

Customers come to visit and be a part of a working farm. Many of our customers are repeat visitors who have helped with harvest and wine-making, and feel a deep connection to the wine they are drinking.

The vineyard's primary source of income is through out the door wine sales and traffic in the tasting room. While the numbers can vary a bit, it's estimated that about 30% of our foot traffic are repeat, "regular" customers. Some of these repeat customers are members of the Charron Vineyards wine club which rewards customer loyalty through discounts, gifts and special experiences.



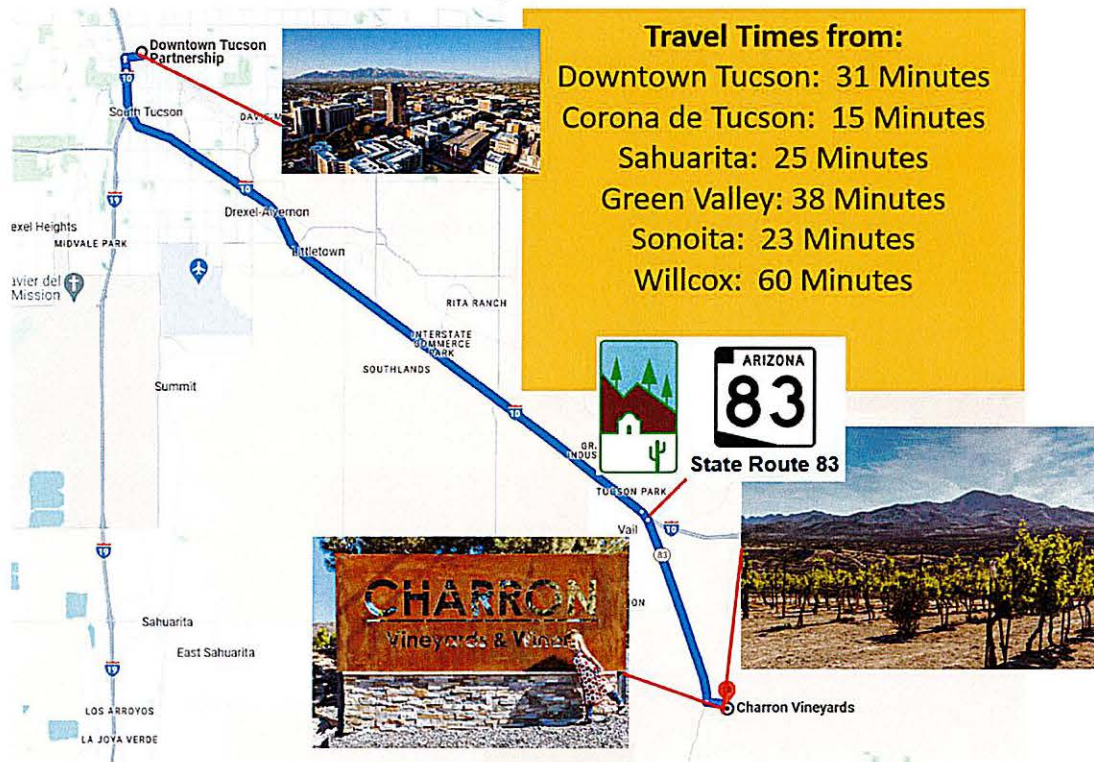
The remaining 70% of customers are tourists or folks from Tucson looking for a weekend AZ wine country experience. Charron is a stop for several wine tour companies who bring vanloads of wine tourists to Southern AZ to visit the vineyards of Sonoita and who make their first or last stop at Charron, the closest, most accessible vineyard to Tucson.

Some customers will rent out the whole venue for their weddings, bridal shower, birthday parties, etc. There has been quite a bit of demand for more indoor/outdoor space to host events, as well as on-site lodging, and is a growth opportunity for the vineyard.

## Description of Property

Charron Vineyards is situated approximately 30 minutes from downtown Tucson, making it the closest vineyard winery to the Metro-Tucson area. Tucked into the Emperita foothills at 4200 feet, the vineyard regularly sees temperatures 10 -15 degrees lower than Tucson, and regularly attracts visitors who frequent scenic Hwy 83.

## Charron Vineyards Location



*Figure 1: Conveniently located 31 minutes from downtown Tucson, Charron Vineyards is the closest Vineyard Winery to downtown Tucson*

## Project Property

### Original Charron Vineyards Property



Figure 2: Original Charron Vineyards Property.

In 2023, NWE purchased two properties directly to the south of the original Charron Vineyards property with an owner investment. The additional properties brings the size of the estate to about 21 acres, and provides the necessary “breathing room” Charron Vineyards needs to expand and grow into the future. Paperwork has been filed with Pima County to consolidate all three properties into a single lot.

## Project Property (cont.)

Expanded Charron Vineyards Properties

Post Lot Consolidation

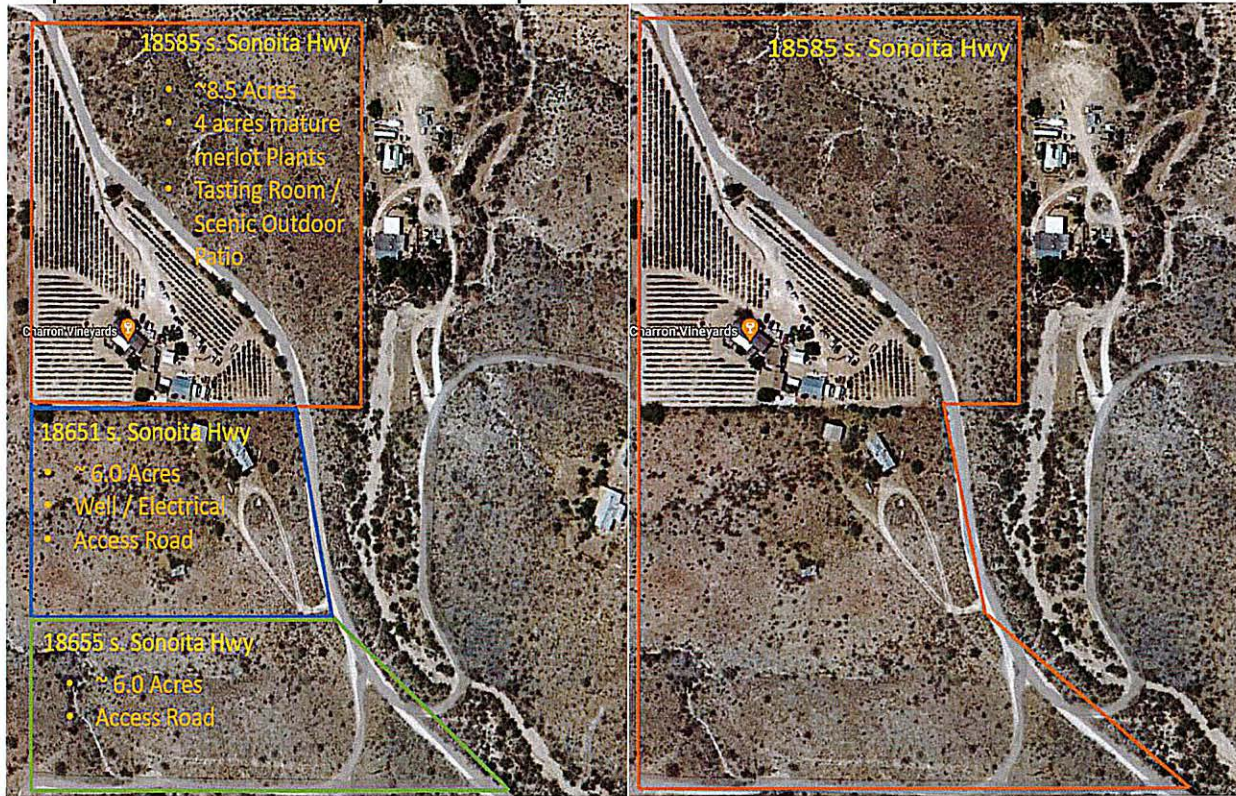


Figure 3: Left: Charron Vineyard Properties before Lot Consolidation. Right: Charron Vineyards properties post consolidation

## Land Use Proposal

Charron Vineyards has outgrown its existing tasting room, and is proposing to remove an existing manufactured home and replacing with a new tasting room. This tasting room will be built on the original 18585 S. Sonoita Hwy property where the existing CUP is in place. The new tasting room roughly fits on the same footprint of the manufactured home that would be replaced. The new tasting room will include a kitchen to better serve the needs of its customers.

The addition of the two parcels to the south gives “breathing room” for the operation. On the 18651 property, a manufactured home in poor condition was removed. In the future, and after lot consolidation, this spot will be utilized for a private residence. It is a goal to plant an additional 1 acre of grapevines on this portion of the property as well. It is likely in the future that the residence would also be utilized as an owner occupied bed and breakfast.

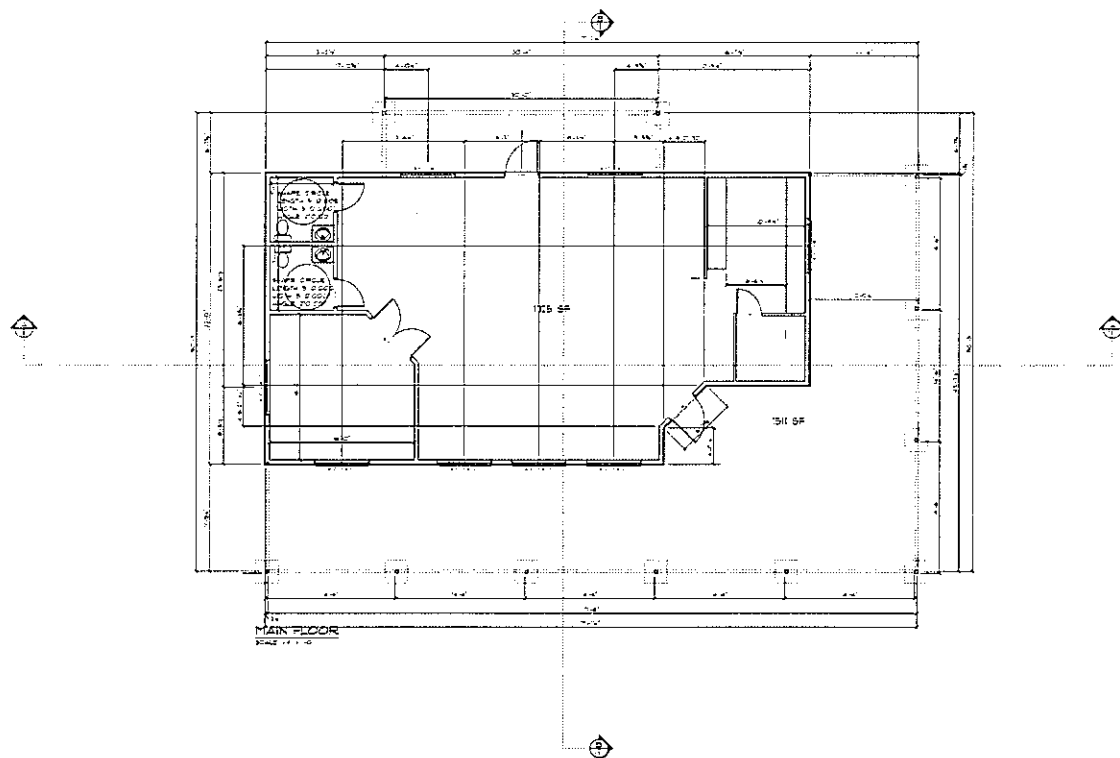
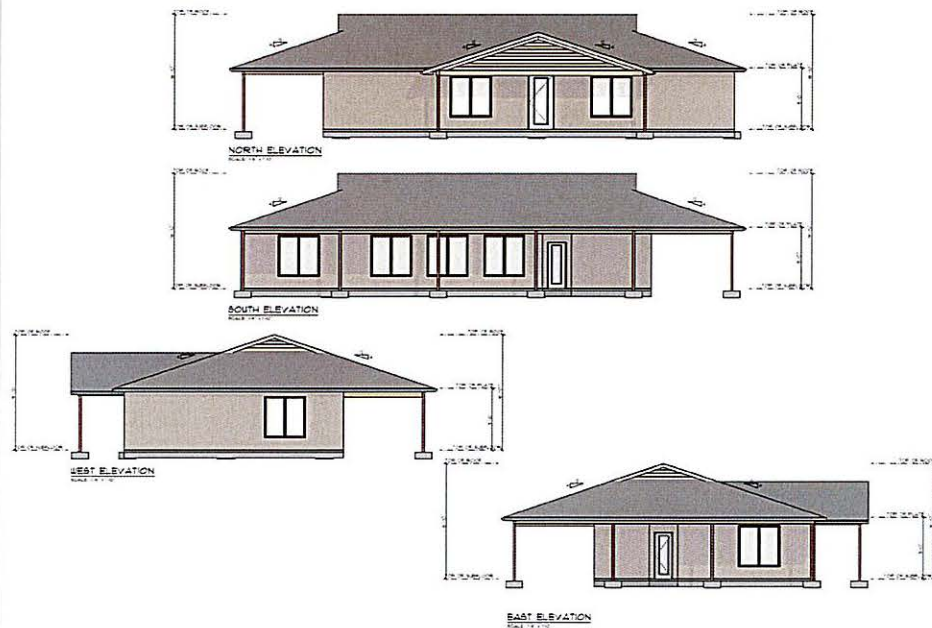


Figure 4: Footprint of proposed new tasting room fits onto same footprint as existing manufactured home.



*Figure 5: Elevations of proposed tasting room. Tasting Room design/architecture blends in with existing architecture and design in the area.*

Charron Vineyards is not proposing a change to how it currently uses the land, it's only modernizing existing facilities and seeking clarification on its existing CUP.

## Current Photos of Project Site

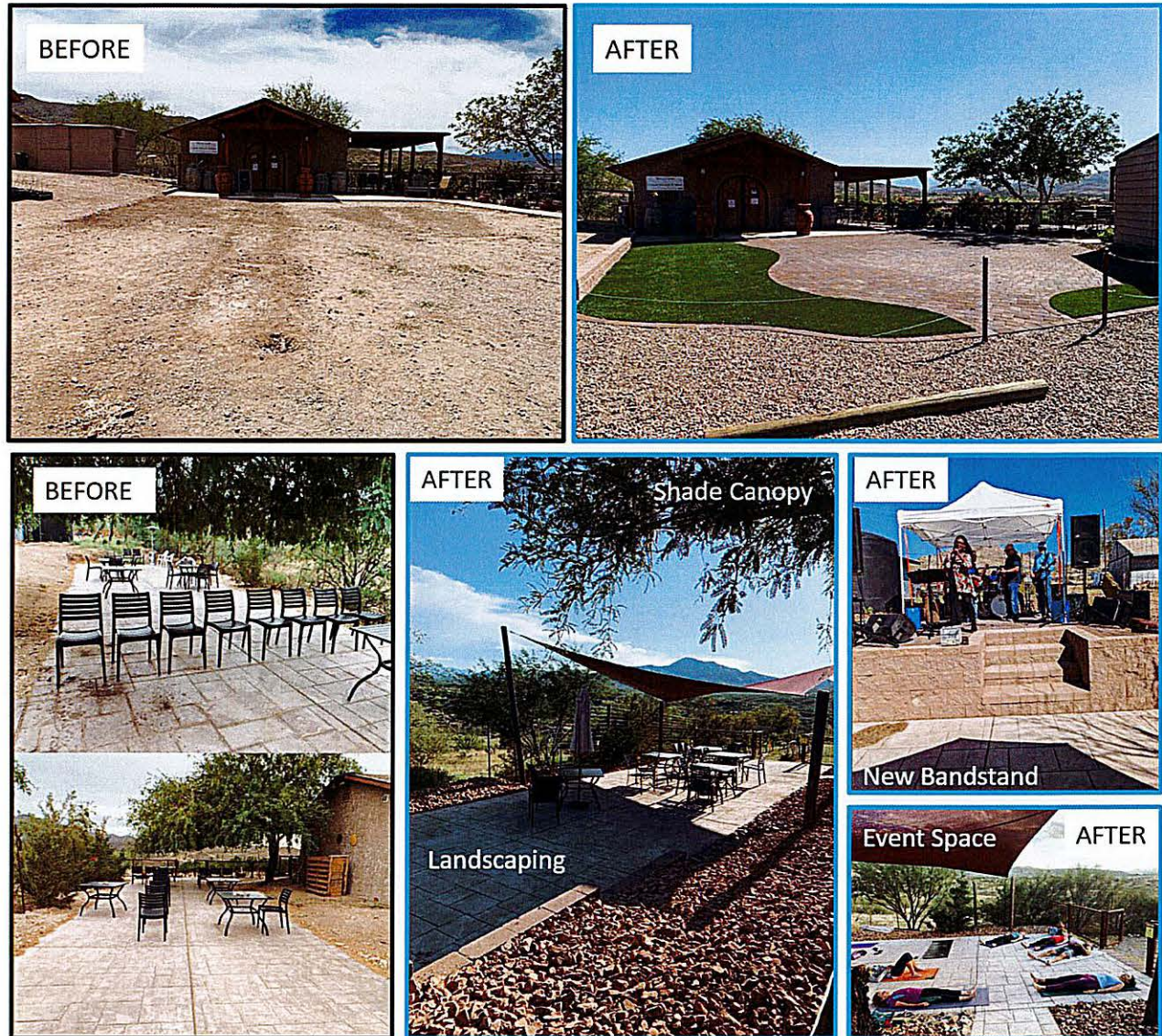


Figure 6: Improvements made to Charron Vineyards expands seating options and makes the vineyard a more appealing place to spend the afternoon drinking wine or doing yoga.

## Current Photos of Project Site (cont.)

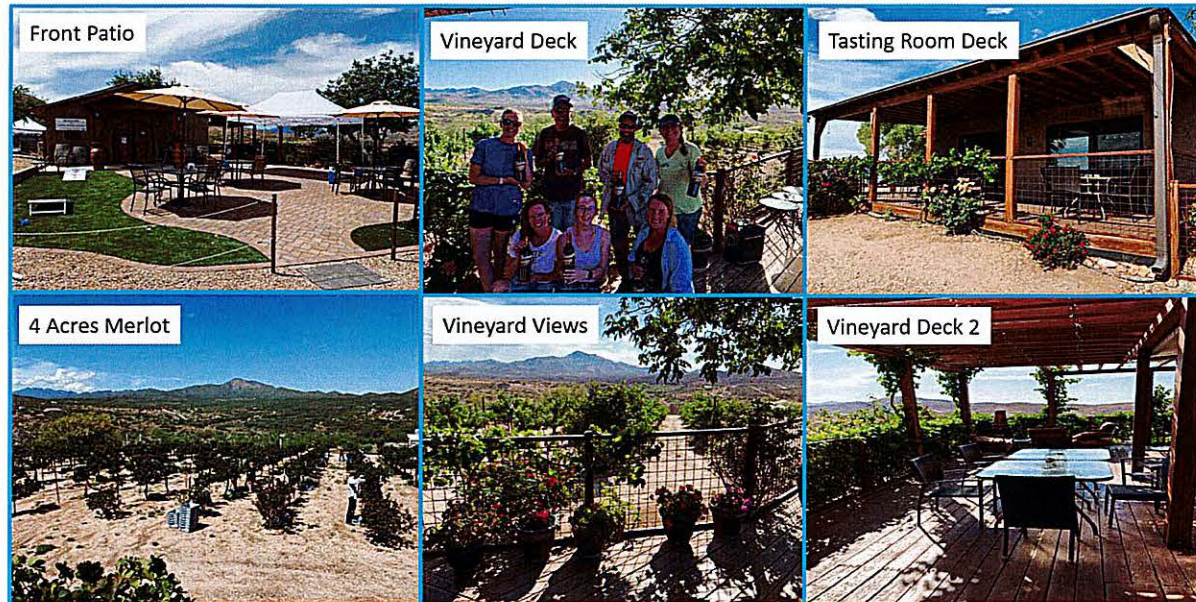


Figure 7: Views from around the tasting room, the vineyard and front patio

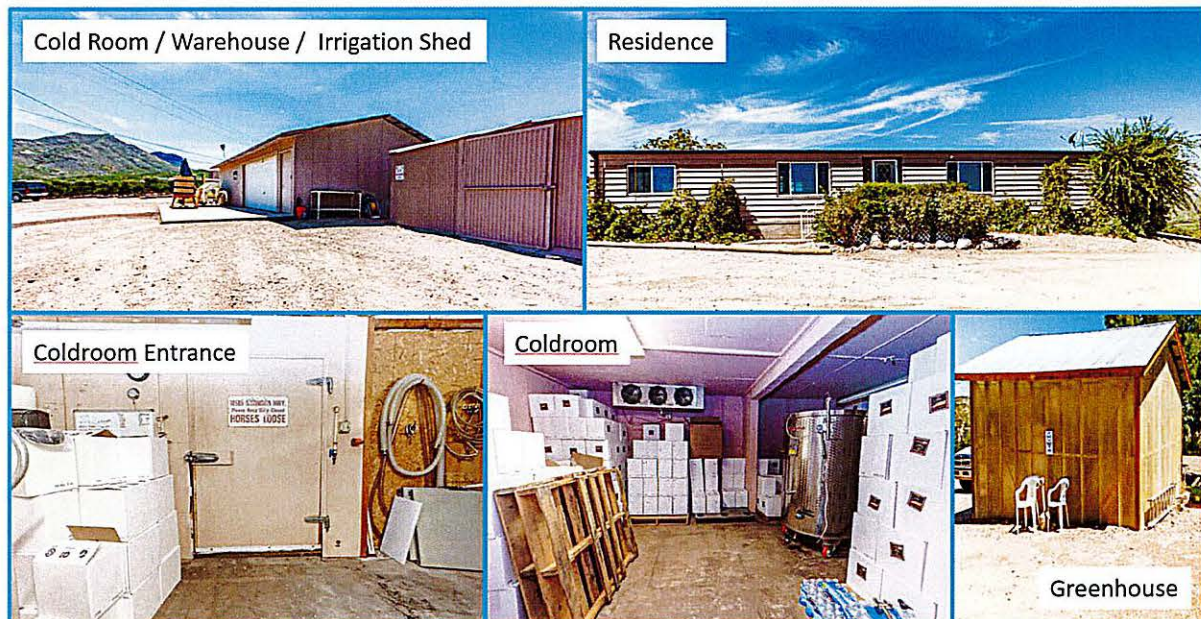


Figure 8: View from around the Warehouse, Cold room, and Greenhouse

# Existing Conditional Use Permit



**DEVELOPMENT SERVICES DEPARTMENT**  
201 N. STONE AVENUE, 1ST FLOOR TUCSON, AZ 85701  
PHONE: 740-6740 FAX 798-1836

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## PIMA COUNTY ZONING USE PERMIT PROJECT P21-09-025

PROJECT ADDRESS: 18585 S SONOITA HY PC

TAX CODE: 30617001K

LEGAL DESCRIPTION: NW4 NW4 NE4 H 10 AC SEC 31-17-17

TOWNSHIP-RANGE-SECTION: 17-17E-31

ZONING: RH BASE MAP:

APPLICATION TYPE: OTHER

TYPE OF USE PERMIT: CONDUSE

DESCRIPTION OF PROPOSED USE: CONDITIONAL USE: WINERY (TYPE II)

---

APPLICANT LEO COX  
18585 S. SONOITA HY  
VAIL, AZ  
85641  
License:

08/18/2009 Phone: 520-762-8585

---

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SIGNATURE: \_\_\_\_\_ DATE: 11/17/2009

NOTE: ACTUAL PERMIT MUST BE VALIDATED.

**SEE REVERSE SIDE FOR SPECIAL CONDITIONS**

## Existing Conditional Use Permit (cont.)

### SPECIAL CONDITIONS

- 1: ADDRESS MUST BE POSTED PRIOR TO REQUEST FOR INSPECTION.
- 2: A PERMANENT ADDRESS MUST BE POSTED (PER PIMA COUNTY ADDRESSING STANDARDS) PRIOR TO FINAL INSPECTION.
- 3: Standard Conditions per the Pima County Zoning Code

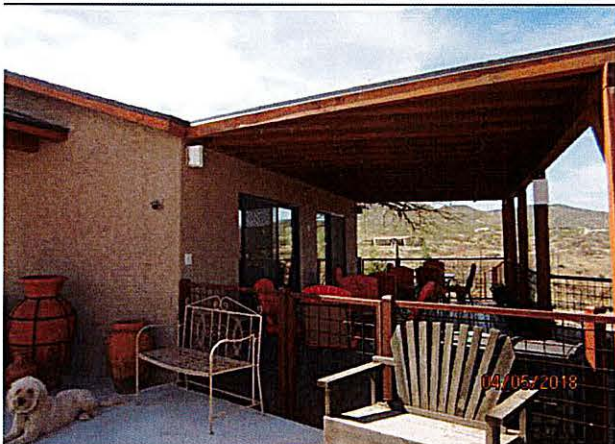
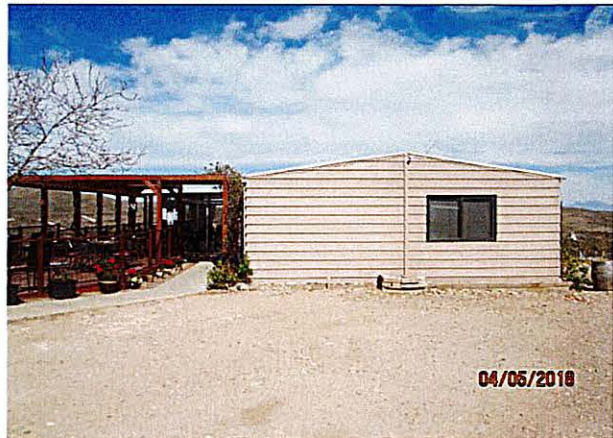
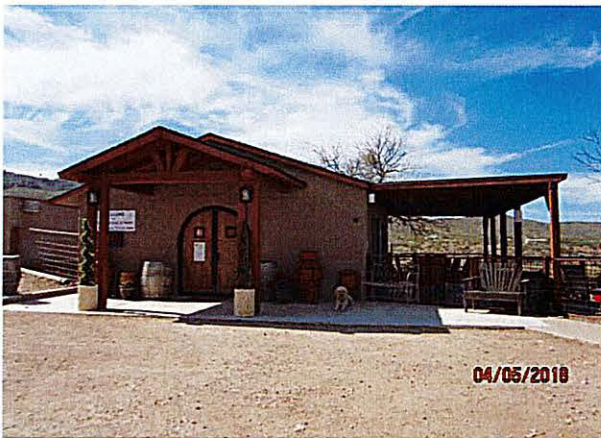
1. The winery must be set back 300' from the property line.

NOTE: The applicant has secured relief from this requirement through a recently-approved variance from the Board of Adjustment. Per same, the required setback was reduced to 162' on the west boundary, 28' on the south boundary, and 263' on the east boundary.

## Existing Tasting Room Permit

Permit Issued on 4-12-2016 for new Tasting Room, Deck, Portico and storage  
Certificate of Occupancy granted on 4-10-2018 for the tasting room

Permits 1											
Permit	Status	Issued	Final	City	Value	SqFt	Sub	FirstInsp	LastInsp	Processed	% Complete
P16BP02344	CALT ~ FINAL	04/12/2016	04/18/2016	ACC	\$29,426	672		04/05/2018		04/10/2018	100
Description: CALT: Tasting Room, Deck, Portico and Storage											



# Conditional Use Permit Application



## Conditional Use Permit Application

Property Owner: Noble-Wolff Enterprises, LLC Phone: 520-784-1373  
Owner's Mailing Address, City, State & Zip: 18585 S. Sonoita Hwy, Vail AZ 85641  
Applicant (if different from owner): Colton Noble Phone: 520-784-1373  
Applicant's Mailing Address, City, State & Zip: 18585 S. Sonoita Hwy, Vail AZ 85641  
Applicant's or Owner's Email Address: info@charronvineyards.com  
Property Address or Tax Code: 18585 S. Sonoita Hwy, Vail AZ 85641  
Type of Use Proposed for the Property: Property is currently being used as a Farm winery, consisting of winery facilities, tasting room and outdoor patio. Charron would like to have "Tasting Room" formally added to the existing CUP.  
Discuss the proposed use and it's compatibility with the surrounding area: Charron Vineyards has been in continuous operation since 1997, and is part of the rural Vail community. The vineyard produces small batch wine and serves on its patio and tasting room to customers

☒ The applicant agrees to contact the [Regional Flood Control District](#) to discuss the proposal prior to application submittal.

☒ The applicant agrees to contact United States Fish and Wildlife Service at [scott\\_richardson@fws.gov](mailto:scott_richardson@fws.gov) and provide a written notice that an application for a conditional use permit has been submitted a minimum of 15 days prior to the public hearing date.

**This application is for a (Select one):**

☐ Type I Conditional Use ☒ Type II Conditional Use ☐ Type III Conditional Use

### Terms and Conditions

☒ I confirm the information provided is true and accurate to the best of my knowledge. I am the owner of the above described property or have been authorized by the owner to make this application. (By checking the box, I am electronically signing this application.)

Date: 8-15-2024

# Biological Impact Report



201 N. Stone Avenue, Tucson, AZ 85701  
(520) 724-9000  
[www.pima.gov/developmentservices](http://www.pima.gov/developmentservices)

## BIOLOGICAL IMPACT REPORT

*(Not applicable for rezonings that require a site analysis)*

The Biological Impact Report assists staff in assessing a proposed project's potential to impact sensitive biological resources and is required by the Pima County Zoning Code Chapter 18.91. A project's design should conserve these important resources.

The report will include information provided by both Pima County Planning staff (Part I) and the Applicant (Part II).

**INSTRUCTIONS FOR SAVING FORM:** 1) Download form to computer. 2) Fill out form as applicable. 3) Save completed form to computer. 4) Submit completed form to Pima County Development Services. **If you fill out the form before you download it, the info you entered will not be saved.**

**Project ID (case no., APN no., address, or other identifying info):**

18585 S. Sonoita Hwy Vail AZ 85641

### **Part I. Information Provided by Pima County Staff**

Pima County Planning staff will provide the following information for the project site, as applicable:

1. Is the project located within any Maeveen Marie Behan Conservation Lands System (CLS) designation(s)? (Hold SHIFT for multiple selections) 
  - Important Riparian Area
  - Biological Core
  - Multi-Use Management Area
2. Is the project within a CLS Special Species Management Area? No
3. Is the project in the vicinity of any of the six Critical Landscape Linkages? No
4. Is the project designated for acquisition as a Habitat Protection or Community Open Space property? No
5. Is the project located within a Priority Conservation Area for any of the following species?
  - a. Cactus ferruginous pygmy-owl: No
  - b. Western burrowing owl: No
  - c. Pima pineapple cactus: No
  - d. Needle-spined pineapple cactus: No

## Biological Impact Report (cont.)

### Part II. Information Provided by the Applicant

The Applicant will provide the following information to the best of their knowledge, as applicable:

1. Has the owner of the project site had any communications with County staff about Pima County potentially acquiring the property? No ☐  
If yes, provide a summary of those communications:  
N/A
2. The following species are of particular interest to Pima County conservation efforts; please fill out the following table to the best of your knowledge:

Species	Ever found on project site?	If yes, date of last observation/survey?	Future surveys planned?
Cactus ferruginous pygmy owl	No <input type="checkbox"/>	N/A	No <input type="checkbox"/>
Western burrowing owl	No <input type="checkbox"/>	N/A	No <input type="checkbox"/>
Pima pineapple cactus	No <input type="checkbox"/>	N/A	No <input type="checkbox"/>
Needle-spined pineapple cactus	No <input type="checkbox"/>	N/A	No <input type="checkbox"/>

**Questions about this form?**

**Contact the Office of Sustainability and Conservation at (520) 724-6940.**

## Letter of Authorization



### LETTER OF AUTHORIZATION

As required by Arizona Revised Statutes I hereby certify that I am the owner of the property referenced below and that the party whose name is listed below is authorized to take out Development Services permits in my name:

18585 S. Sonoita Hwy Vail AZ 85641

Property Address

### Type 2 Conditional Use Permit

Type of Permit Applied for: (SFR/MH/Remodel/Addition/Fence or Wall/Home Occupation/Child Care/Adult Care/Secondary Dwelling/Assisted Living/Group Home)




Signature of Applicant

8-15-2024

Date

### AUTHORIZED BY:



Signature of Property Owner

8-15-2024

Date





## DEVELOPMENT SERVICES DEPARTMENT

201 N. STONE AVENUE, 1ST FLOOR TUCSON, AZ 85701

PHONE: 740-6740 FAX 798-1836

### PIMA COUNTY ZONING USE PERMIT PROJECT P21-09-025

PROJECT ADDRESS: 18585 S SONOITA HY PC

TAX CODE: 30617001K

LEGAL DESCRIPTION: NW4 NW4 NE4 H 10 AC SEC 31-17-17

TOWNSHIP-RANGE-SECTION: 17-17E-31

ZONING: RH BASE MAP:

APPLICATION TYPE: OTHER

TYPE OF USE PERMIT: CONDUSE

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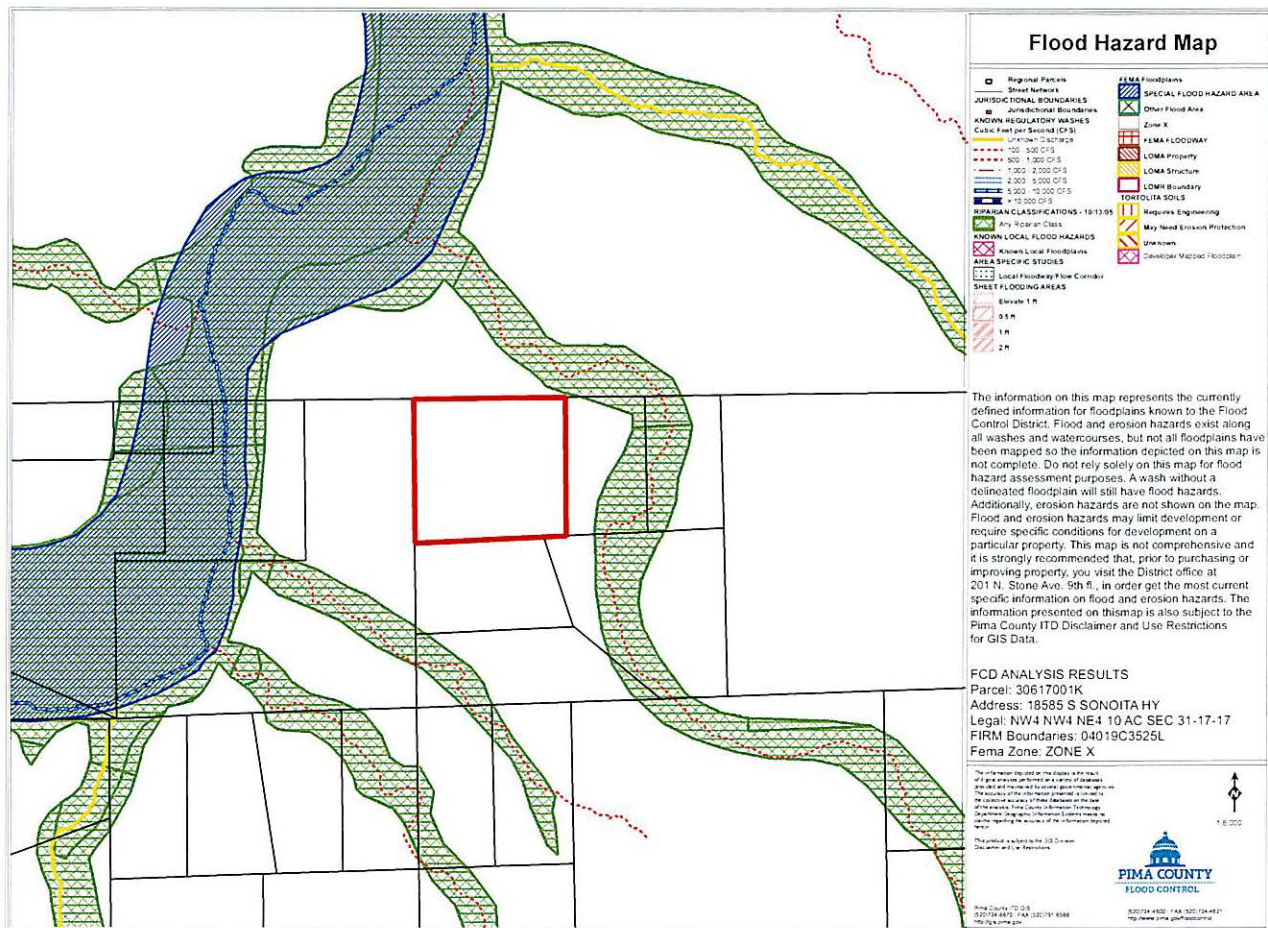
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Friday, June 24, 2022


## NOW THAT YOU HAVE THE MAP, TAKE THE NEXT STEPS



### TALK TO US!

Maps don't give you the whole picture, and not all flood hazards are currently shown on the maps. Your Flood Control Hydrologist can give you info not found on a map, even if the map says you're not in a mapped floodplain.

### HOMEOWNER'S INSURANCE DOES NOT COVER FLOOD DAMAGE



ARE YOU INSURED?


Please protect your home and your contents/belongings with a flood insurance policy today.

- Over 25% of flood claims occur outside of mapped high hazard floodplains.
- Just inches of water inside your home can cause tens of thousands of dollars in damages to the building and its contents.
- Renters can get flood insurance for their contents.

- Flood insurance may be cheaper than you think! Especially if you're not in a FEMA Special Flood Hazard Area.


Visit [www.floodsmart.gov](http://www.floodsmart.gov) for more information

### TURN AROUND, DON'T DROWN!



Don't put the life of yourself or others in danger by driving through flooded washes or streets. Plan ahead! Identify alternate routes or find a safe place to wait until flood waters recede.


When in doubt, wait it out. A slight delay in your day is better than getting washed away.



### BE PREPARED!


- ✓ Make a flood preparedness plan and make sure everyone knows what to do when it floods.
- ✓ Keep emergency supplies in stock.

### BUILD RESPONSIBLY



- ✓ Know the rules.
- ✓ Get a permit before you build. Even fences and grading requires a permit when in a floodplain.
- ✓ Be aware of how your improvement affects drainage for neighbors.
- ✓ Don't deviate from the conditions of your permit and the approved plans without talking with your floodplain and building permit agencies.
- ✓ Take action now to protect your home from flooding
  - Elevate A/C units and don't put debris in washes.
  - Talk to Flood Control about protecting your structure

### PROTECT THE FLOODPLAIN



A naturally functioning floodplain is your best bet for reducing flood damages. Don't disturb riparian habitat. It slows the flow of water, which reduces erosion and increases groundwater recharge.

Disturbing mapped riparian habitat may require a Floodplain Use Permit.

```

P=46 COUNTY=ARIZONA SEC=04 ON 6TH AVENUE-R & SOUTH-
HAYES & EAST OF THE 2.2 AND 2.4-4-10-11 MARIQUAN
P=46 COUNTY=ARIZONA SEC=04 BEARING BEING NORTH
SOUTH 125' WEST

```

[illegible]

THE LOCATION AND/OR EXISTENCE  
OF UTILITY SERVICE LINES TO THE PROPERTY  
SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.  
SURVEYOR HAS MADE NO INVESTIGATION OR  
INDEPENDENT RESEARCH FOR EASEMENTS OR  
RECORD ENCUMBRANCES, RESTRICTIVE COVENANTS,  
OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS  
THAT A CURRENT TITLE SEARCH MAY REVEAL.

[illegible]

№	Имя	Возраст
1	И. И. И. 1980	34
2	И. И. И. 1985	30

























[illegible]

I HEREBY CERTIFY THAT THE SURVEYED LOTS AS SHOWN ON THIS MAP WAS PERFORMED UNDER MY SUPERVISION AND THAT ALL EXISTING AND OR PROPOSED SURVEY MONUMENTS SHOWN ARE CORRECTLY DESCRIBED. FURTHER CERTIFY THAT THIS MAP WAS PREPARED UNDER MY DIRECTION.



**HAWKEYE LAND SURVEYING CO**  
JILL A. STEPHENS, R.L.S. 6269 E 2ND ST TUCSON  
AZ 85710 (520) 296-5173  
E-MAIL: [JAWKEYE@HAWKEYESURVEY.COM](mailto:JAWKEYE@HAWKEYESURVEY.COM)

A BOUNDARY, TOPOGRAPHIC AND CULTURE SURVEY OF A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3 TOWNSHIP 7 SOUTH RANGE 17 EAST OF THE GILA AND GULF RIVERS DEAN, PIMA COUNTY, ARIZONA

20	20
20	20



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## Sharing Vail's Stories to Inform Today and Inspire Tomorrow

Dear Mr. Portner,

Charron Vineyards is an important part of the greater Vail area community. They are a noteworthy local economic driver, and the gateway vineyard to the vineyards further south in the Sonoita and Elgin area.

Charron Vineyards is the southern tip of Vail's Arizona Downtown Alliance designated Vail Arizona Mainstreet Corridor. Vail Preservation Society is in full support of their plans to improve their facilities and site. This will add to local, and Pima County's economic and social vitality.

Charron Vineyards has established itself as a contributor to the social and cultural life of the community through the outstanding programming they offer that compliments their excellent wines. They are purposeful in their community engagement and welcome volunteers at harvest time.

The vineyard is located in a rural setting along a dirt road. This setting is an important element that contributes to an authentic sense of place that reflects the roots of the greater Vail community. Maintaining this historic landscape and setting is important. The rural, unspoiled natural setting provides a peaceful experience that locals and visitors alike enjoy.

Sincerely,

J.J. Lamb,  
President & CEO  
Vail Preservation Society

Vail Preservation Society, P.O. 982, Vail, AZ 85641  
[www.vailpreservationsociety.org](http://www.vailpreservationsociety.org)  
[vailpreservationsociety@gmail.com](mailto:vailpreservationsociety@gmail.com)  
520-419-4428

### VAIL PRESERVATION SOCIETY IS THE PROUD RECIPIENT OF:

2019 Museum Association of Arizona Institutional Award of Excellence • 2019 Greater Vail Area Chamber of Commerce Highflyer Non-profit of the Year Award • 2019 Tucson-Pima County Historical Commission Historic Preservation Award for *Voices of Vail* documentary • 2019 Governor's Heritage Preservation Award for *Voices of Vail* documentary • 2019 Governor's Heritage Preservation Award for 1915 Section Foreman, House Rehabilitation at Esmond Station K8 • 2019 Jim Garrison Heritage Award for 1915 Section Foreman House Rehabilitation, selected by Governor Ducey • 2020 AASLH Albert B. Corey Award