

Dawson & Karen Peck – South adjoining neighbor of the Fryars

16215 S Three Wells Ct

Sahuarita AZ 85629

Parcel 305-22-158D

Of the remaining original residents, The Pecks have lived here the longest.

And Owner of (Rental) Property – Southeast adjoining neighbor of the Fryars

16200 S Sahuarita Pl

Sahuarita AZ 85629

Parcel 305-22-158J

Don & Donna 'Kay' Morgan – West adjoining neighbor of the Fryars

7716 E Sahuarita Rd

Sahuarita AZ 85629

Parcel 305-22-164F

And Owner of (Rental) Property within the 1000' Notification Area

16351 S Three Wells Ct

Sahuarita AZ 85629

Parcel 305-22-158G

Pima County Development Services Department

Planning Division

201 N Stone Ave

2nd Floor

Tucson AZ 85701

SENT VIA FAX TO THE CLERK OF THE BOARD: 520-222-0448 3 pages

RE: P17CU00008

Review of prior Hearing Administrator Recommendations to the Board of Supervisors, shows them to be well reasoned and very thoughtful. In the couple of instances reviewed, they each had a list of special conditions. We hope that if the Fryar's request is approved the Administrator and the Board are as thoughtful of helping to protect and safeguard our neighborhood where the entrance to Three Wells Court tends to become a river crossing Sahuarita Road during monsoon type rains, and it becomes very dusty when it is dry and windy.


It isn't our preference to have a 'retail space' as our neighbor or have increased traffic on Sahuarita Road or Three Wells Court, but the Fryar's have been responsible neighbors since acquiring their property, and bringing additional traffic to the area is happening due to various activities in the region – including the connection of Wilmot.

RE: P17CU00008

We believe that Three Wells Court is a fully developed dead end dirt road which currently has 21 residences built and occupied over the last twenty years. It is already utilized by off road vehicles which access it from the dirt frontage road and increase the wear and tear on the 'non-county maintained' road, increasing the noise pollution and air quality in our area.

Anyone visiting the Fryar's with the true intent of viewing their merchandise would have little purpose in driving past the entrance to their 'retail space', but people do become curious. It would be nice for the county to put up a 'Dead End' sign like they have on other streets in the area.

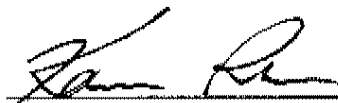
We would like to show our support for our neighbors' application for a Type II Conditional Use Permit for Retail Shop, if at a minimum it is restricted to the use for which they are currently applying and it expires upon the sale or transfer of the property.



Dawson Peck

11-12-2017

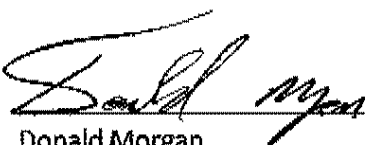
Date



Karen Peck

11-12-17

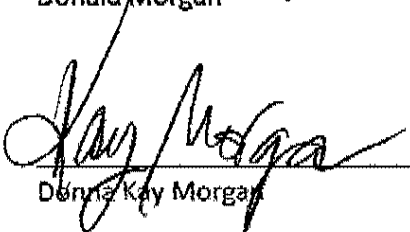
Date



Donald Morgan

11-12-17

Date



Derris Kay Morgan

11-12-17

Date

	440.00' 409.10' (160F)	440.00' 409.10'	440.20' 409.00' (164F) Morgan	440.20' 409.00' (158K) Fryar	440.64' 409.00' (158D) Peck	440.20' 409.00' (160G)
	440.00' 409.10' (160B)	440.00' 409.10'	440.20' 409.00' (164H)	440.20' 409.00' (158J) Peck	440.64' 409.00' (158D)	440.20' 409.00' (160H)
	440.00' 409.10' (160A)	440.00' 409.10'	440.20' 409.00' (164D)	440.20' 409.00' (158L)	440.64' 409.00' (158G)	440.20' 409.00' (160I)
	440.00' 409.10' (160D)	440.00' 409.10'	440.20' 409.00' (164C)	440.20' 409.00' (158C) Morgan	440.64' 409.00' (158R)	440.20' 409.00' (160J)