

From: [Cliff Addison](#)
To: [DSD Planning](#)
Subject: Conditional Use Permit – 7099 E. Sahuarita Rd.
Date: Tuesday, November 9, 2021 7:13:56 AM

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Nov 9, 2021

Elva Pedregó
Development Services Pima County
201 N. Stone Avenue Tucson, Arizona 85701

Re: Conditional Use Permit – 7099 E. Sahuarita Rd.

Dear Ms. Pedregó:

Please accept and consider the following input concerning the Nov 10 hearing P21CU00006 JUAREZ – E. SAHUARITA ROAD.

Our family jointly owns the adjacent properties north of this lot. Parcel lots 305-22-1070 and 305-22-1080. We bought this land with the plan to build a retirement home for ourselves and a home for our daughter and family. We are upset to hear of this proposed RV storage lot. Instead of a view of the Santa Rita Mountains, we will see 121 motor homes. The proposed 6 foot fence will do little to hide RVs that can be 14 feet tall. The windows in a large RV are 6 feet off the ground! Any landscaping would take years to block them. Envision the way the sun causes bright gleams of light off motor vehicles. The way RV's reflect light in the sun. This will be the view from our front yard and the yards of our neighbors.

Before deciding to settle here, we traveled in a 42' Monaco for 12 years. We stored our RV every summer in various RV lots in Tucson and throughout the south west. They were all located far away from homes.

We are also concerned with the traffic increase this will cause. Saurarita Road is a high speed road. Without turn lanes, we are concerned RVs accessing the lot will slow traffic and increase the risk of accidents. Traffic in and out will be noticeable before and after weekends.

The noise and fumes associated with RV's is undesirable. We know first hand how loud and stinky a diesel engine can be. People will spend time loading and unloading, doing maintenance, and repairs in the lot. Although they hopefully will not live in their RVs, it will

be like having 121 new neighbors. But they will not be people who care about our neighborhood.

It is our experience that storage lots attract vermin. Most years we returned to our RV with signs of mice or other rodents. Predators like coyotes and hawks are not able to keep the rodent population in balance due to the fences and the close parking spaces. And I'm afraid few people in this busy world will take the time to even clean their RV before storing it.

We feel the applicants are grossly understating the problems associated with RV storage lots and overstating their ability to control them. If they sell this business, all their promises may not carry through with new owners, and it'll be blue tarps everywhere.

This lot WILL NOT even service the people in this rural community. Few residents need additional storage space. This lot will only service the residents of Tucson and subdivisions with covenants that will not tolerate the ugliness created by parked RVs. We certainly should not have to suffer the impact of storing 121 RVs. As property owners, we count on the zoning regulations to protect us from businesses that will decrease the value and desirability of our property.

We feel this type of business is better suited for an industrial or business zone, not an area that is primarily residential. Please do not approve this request.

Sincerely,

Clifford Addison
Patricia Addison
Daniel Zachareas
Rebecca Addison

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