

MAILED 9/24/07 @ 3:00+

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GILA COUNTY COMMUNITY DEVELOPMENT

Robert Gould, Director

September 24, 2007

William & Mary Jacobs
1821 E. Carver Road
Tempe, AZ 85284

Dear William and Mary,

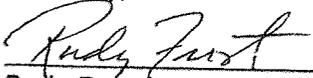
I am writing to you because of concerns expressed by some of your neighbors in East Verde Park. It is their understanding that you intend to utilize tax parcel 302-32-031A, being lot 153 of East Verde Park Subdivision, for "church retreats". They have concerns about the numbers of people, the parking, the impact on common use areas, the impact on water resources and the impact on sanitary facilities.

Please be aware that the subject parcel, 302-32-031A, is within a R1L-D12 zoning district. The primary use in this district is single family dwellings with quiet family living. Church retreats are not an outright permitted use. The church retreat use might be legally established with an approved Conditional Use Permit. Basically, with a Conditional Use Permit request, the property owner provides a property use plan that demonstrates that a proposed use could be harmonious and compatible with adjoining land uses, when specific conditions are maintained. I am enclosing the necessary forms in case you wish to apply.

Also, be aware that a number of land use activities are recognized as customary, accessory and incidental to the primary use, when intermittent and with minimal adverse impacts to adjoining properties. Examples of customary land use activities where citizen congregate are: yard sales, weddings, wakes, baby showers, Tupperware parties and bridge clubs. If your church retreats are one weekend a month, generally indoors and are causing no adverse impacts; "access ways being block by parked vehicles, excessive noise, lighting or smoke", then your activity is considered an accessory use. If you intend to hold the retreats more often than one weekend per month, then I suggest the Conditional Use Permit process.

If you have questions or need assistance with the Conditional Use Permit application, then please contact me at 928-474-7111 on any Monday, Tuesday or Wednesday and I will be happy to assist as I can.

Sincerely,


Rudy Frost

cc: Margie Chapman