



# City of San Luis

Development Services



**FILE COPY**

## ZONING ORDINANCE COMPLIANCE AGREEMENT

Mr. Jesus A. Ortiz, Owner  
Tacos El Navegante  
840 E. D Street  
San Luis, AZ 85349

Dear Mr. Ortiz:

The following will outline our agreement and summarize the terms of the arrangement that we have discussed. At this time, you plan to have a Mobile Food Cart located at 840 E. "D" Street. This property is zoned as Neighborhood Commercial (C-1). In the future, you plan to remove the existing building and replace it with a permanent restaurant.

You have been requested and have agreed to comply with the following described zoning ordinance requirements within a period of six (6) months from the date of this document.

1. You have been informed that you need to comply with Zoning Ordinance Chapter 15 Sec. 15.2 (C). All off-street parking lots shall be screened from the street view, with a three (3) foot high screen wall, landscaping, a landscaped berm or combination thereof.
2. Also you need to comply with Chapter 17 Sec. 17.4 (C). The city requires the lighting of designated parking areas with 25 feet maximum height for parking light poles, spaced at 16 foot intervals along the perimeter.
3. Finally you need to comply with Chapter 15 Sec. 15.2 (A). Required parking spaces shall be paved with asphalt, concrete, paving stone, or similar dust free material approved by the city to a sufficient thickness to withstand repeated vehicular traffic.

This letter of agreement contains the entire agreement between the City of San Luis Development Services Department and Mr. Jesus A. Ortiz (Tacos El Navegante). No part of this agreement may be changed except in writing, executed by both parties.

Agreed:

Jesus A. Ortiz, Owner, "Tacos El Navegante":

Date: 7/11/12

Sharon E. Williams, Director, Department of Development Services, City of San Luis

Date: 7-9-12

August 24, 2015

City of San Luis, AZ  
1090 E Union St  
San Luis, AZ 85349

To Whom It May Concern:

I Jesus Alberto Ortiz Franco am the owner of the restaurant "Mariscos El Navegante". I wish to explain to you why I have not been able to improve the situation of my restaurant. As any business, my intentions have always been to give better customer service, in doing so I wanted to make a enclosed air conditioned room so the customer may be comfortable and have better sales.

This year I will try the improvement process, including on 2 occasions I sent two plane for the improvements that I have planned to do, which I was not able to get a bank loan because it was not approved.

I ask you to authorize and grant permission to collect enough money in order to make these improvements possible, so customers will be have better service from my business.

In the next 15 days we are to install a ramada with the specifications that the city in order to continue working.

Sincerely



Jesus Alberto Ortiz Franco  
1064 Babbit Lane  
San Luis, AZ 85349



# City of San Luis

## Development Services

### ZONING ORDINANCE COMPLIANCE AGREEMENT

Mr. Jesus A. Ortiz, Owner  
Tacos El Navegante  
840 E. D Street  
San Luis, AZ 85349

Re: Zoning Ordinance Compliance Agreement- July 11, 2012

Dear Mr. Ortiz:

At this time, you have a Mobile Food Cart, with illegal shade structures for outside eating area, located at 840 E. "D" Street. You plan to remove the existing shade structures and replace them with an engineered metal shade. In the future, your plan is to install a commercial kitchen in the existing house and remove the Mobile Food Cart. Eventually you plan to construct a new building or condition the house for a permanent restaurant with indoor seating. The following will outline our agreement and summarize the terms of the arrangement that we have discussed.

1. You have been requested and have agreed to remove the existing shade structures and install an engineer certified metal shade within fifteen (15) days from the date of this document.
2. Within one (1) year of this agreement the kitchen inside the existing building must be remodeled into a commercial kitchen and the existing Mobile Food Cart must be removed.
3. Apply for and obtain a Conditional Use Permit for outside dining areas, as required by the Zoning Ordinance Chapter 7 Sec. 7.1 (C.3).

This letter of agreement contains the entire agreement between the City of San Luis Development Services Department and Mr. Jesus A. Ortiz (Tacos El Navegante). No part of this agreement may be changed except in writing, executed by both parties.

Agreed:

Jesus A. Ortiz, Owner, "Tacos El Navegante":

\_\_\_\_\_ Date: 8/26/15

John Starkey, Zoning Administrator, City of San Luis

\_\_\_\_\_ Date: 8-26-15