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DEPT OF PLANNING & ZONING
CITY OF SAN LUIS, AZ

City of San Luis
Development services
Planning & Zoning Department

Re: Narrative Statement for 880 N Main Street, San Luis, AZ. 85349(APN 775-37-209), Variance request for side street setbacks reduction from 10' to 5'.

This narrative statement is to request a side street setbacks reduction from 10' to 5' on the northerly property line for the parcel mentioned above, said property line being along the right of way alignment of Ave. "E"; on the north property line in question is the existing parking lot used by the offices of RL Jones Insurance located on the subject property.

a) "There exist special circumstances or conditions regarding the land or building referred to in the application, which do not apply to other properties in the zoning district."

The special condition to this request is not having a thru street on the north property line, where the right of way of Ave. "E" exists; an existing parking lot is adjacent to said property line.

b) "The above special circumstances or conditions are preexisting and are not created or self-imposed by the owner or applicant."

The right of way of Ave. "E" along north property line exists, with no street along said right of way; an existing parking lot is adjacent to property line in question.

c) "The variance is necessary for the preservation of substantial property rights. Without a variance the property cannot be used for purposes otherwise allowed in this zoning district."

This variance request is to be able to expand existing office to the north side of existing structure, having the existing parking lot adjacent to proposed addition there is no need to have a side street setback of 10', therefore we are proposing a 5' setback in lieu of.

d) "The authorizing of the variance will not be materially detrimental to persons residing or working in the vicinity, to adjacent property, or to the neighborhood or the public welfare."

The approval of the requested variances will not be materially detrimental to persons residing or working in the vicinity, to adjacent property; it will allow the construction of the proposed office addition to better serve the City of San Luis citizens.

If you have any questions or need any further information don't hesitate in contact us.

Sincerely

Vega & Vega Engineering, P.L.C.


Vidney R. Vega, P.E.