



March 29, 2017

VARIANCE CASE NUMBER: 2017-0175

CASE SUMMARY: A request by Gary Black on behalf of Comite de Bien Estar Inc., owner, for a Variance in regards to Las Brisas Sunset Apartments. The Variance request is to reduce the required covered parking from 120 spaces to 43 and to reduce the side yard setback on perimeter units from 10 feet to 0 feet. The proposed project is located in a High Density Residential Zoning District (R-3). Assessor's Parcel No. 775-06-151 to 775-06-175 located in the vicinity of Rio Seco Street and Marea Street in Las Brisas Town House Subdivision.

PUBLIC HEARING: April 12, 2017

COMMENTS DUE: March 31, 2017

Your comments on this case will help us prepare an accurate and timely staff report. Your comments on this case will be inserted "as is" into the staff report with your name, department, and telephone number, should the applicant have any questions. Your comments are a public record and will be available to the public, media, and the applicant, in addition to the Board of Adjustment hearing this case. Please complete the section below and return via e-mail. For additional information please contact me at 928-341-8563, extension 2014, or at jaguzman@cityofsanluis.org

Thank you,

Jose A. Guzman
Acting Planning & Zoning Director
Attachment: Location Map, and site plan

Enter Comments below:

- The YCWUA Serial S-2020 is already converted. See attached 2005-24961 recorded document.
- The new fence needs to be placed 1' off of the easterly edge of the USBR Main Drain Rights-of-Way.
- Add the easterly edge of the USBR Main Drain Rights-of-Way to detail A/C1.
- Please provide a preliminary or 30% stage full set of plans for further YCWUA comments. PDF via email works.
- Email file(s) can be sent to Omar Peñuñuri, Engineering Tech, Lands and ROW,

openunuri@ycwua.org

Date:

3/30/2017

Agency:

YCWUA

Phone:

928-627-8824

Return to: rpacheco@cityofsanluis.org



FEE #: 2005 - 24961

06/09/2005 10 25 PAGES 0003
FEES 3 00 8.00 00 00 00
REQ BY YUMA CO WATER USERS
REC BY PATTY MAGANA

YCWUA rev 1/98

Recording Requested by Yuma County Water Users' Association
When Recorded Mail to
YUMA COUNTY WATER USERS' ASSOCIATION
POST OFFICE BOX 5775
YUMA ARIZONA 85366-5775

Water Serial # 2020
Parcel # 102-57-008A

**Application to Convert an Irrigation Use Water Right
Valley Division, Yuma Project**

The undersigned holder(s) of an executed Water Right Application which provides the Association Member with an entitlement to use Mainstream Water for Irrigation Use on the land described in Attachment "A" make(s) irrevocable application to the Yuma County Water Users' Association (the Association) to convert the Mainstream Water entitlement from Irrigation Use to Domestic Use. The undersigned Association member(s) acknowledges that upon approval of this application, the Association is irrevocably appointed as delivery agent for the water so converted for redelivery within the boundaries of the Valley Division of the Yuma Project.

ARREARAGE LIEN

The undersigned grant the **City of San Luis** a lien on the land described on Attachment "A" to secure repayment of our assessment arrearage of \$0.00 paid by the **City of San Luis** and agree to pay the **City of San Luis** simple interest on the arrearage at 15% per year from the approval date of this application until paid.

Dated this 25 day of April, 2005

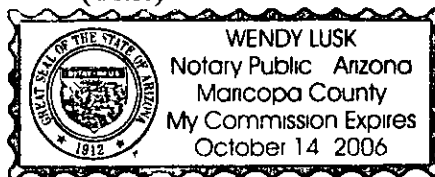
Legal Owner **RIO SECO MHP, LLC**

s/ [Signature]

By **KIM EGGLESTON**
Its **GENERAL PARTNER**

(Printed Name)
(Title)

STATE OF Arizona
)ss
County of Maricopa



The foregoing Conversion Application was acknowledged before me this 25 day of April, 2005, by Kim Eggleston

My Commission Expires 10-14-06

Wendy Lusk
Notary Public

ATTACHMENT "A"

Assessor's Parcel No 102-57-008A

Association Water Serial No 2020

Original Water Serial No 2020, Date of Acceptance 05/27/1957

Farm Unit Plat No 35-300-80, Letters 303-420-720, 303-420-740, 303-420-750

E Half, NW, Quarter

Section 1 Township 11S Range 25W, G&SRB&M

Acres Converted 32 20 (From Wtr Serial) Acre Feet Converted 187 73
(Conv Ac x 5 83)

Amount of Converted Acre Feet Reserved for Landscaping Uses 0
(Conv Ac x 2 50)

Total Converted Acre Feet Available for Delivery Agent 187 73

Well Yes No

Legal Owner and Mailing

RIO SECO-MHP, LLC
7373 N SCOTTSDALE RD, SUITE A-280
SCOTTSDALE, AZ 85253

Legal Description

**THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 1,
TOWNSHIP 11 SOUTH, RANGE 25 WEST, GILA AND SALT RIVER BASE AND MERIDIAN,
YUMA COUNTY, ARIZONA, LYING SOUTH OF THE MAIN DRAIN CANAL AND NORTH
OF THE EAST MAIN CANAL**

24961