



963 E. B Street  
P.O. Box 7170  
San Luis, AZ 85349

Phone: (928)627-8559  
Fax: (928)627-9026  
Email: cdb@comiteaz.org  
Website: www.comiteaz.com



## Comite De Bien Estar, Inc.

Marco Antonio  
"Tony" Reyes  
Executive Director

Board of Directors

George Guerrero  
President

Raymundo Terrazas  
Vice-President

Edna Lopez  
Secretary

Jose I. Gonzalez  
Treasurer

Directors:

Hector Sanchez  
Jose L. Madrigal  
Craig Rolish  
Vicente Zamora  
Lizeth Chavez  
Carlos Sanchez



ComitedeBienestarYuma



ComitedeBien

March 28, 2017

JOSE ANTONIO GUZMAN  
ASSISTANT PLANNER  
CITY OF SAN LUIS  
1090 East Union Street | P.O. Box 3750 |  
San Luis, AZ 85349

RE Variance Request Las Brisas Apartments

Dear Mr. Guzman:

This is our written request for a "Variance" for the Las Brisas Elderly Townhouse Apartment Project, located in the Las Brisas Townhome Subdivision, in San Luis, Arizona. Comite De Bien Estar, Inc. (CDB) CDB has worked with the City staff in good faith to provide 60-units of needed elderly housing. The issue is covered parking space. The Project has the needed numbers of parking spaces but cannot supply covered parking as per City Code. This has created a Hardship on the Project and without this Variance the Project could be in jeopardy.

- A. There exist special circumstances regarding the land and buildings referred to in the application, which do not apply to other properties in the zoning district.
- B. The above special circumstances or conditions are preexisting and are not created or self-imposed by the Owner or Applicant.
- 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 the zoning district.
- 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.

RECEIVED  
2017 MAR 28 PM 3:14  
DEPT OF PLANNING & ZONING  
CITY OF SAN LUIS, AZ

In summary, this has created a Hardship on the Las Brisas Elderly  
Townhouse Apartment Project that could eliminate the Project and 60-  
units of needed elderly housing, in the City of San Luis.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Gary Black". The signature is fluid and cursive, with a large initial "G" and "B".

Gary Black  
Deputy Director