



June 21, 2017

**MINOR VARIANCE CASE NUMBER: 2017-0431**

**CASE SUMMARY:** This is a request by A and F Home Builders LLC, property owner, for a minor variance to reduce both side yard setback the west side from 7-feet to 6'7 1/2" and east side to 6'8" to build a new residence in the Medium-High Density Residential (R-2) Zoning District, Assessor's Parcel Number 777-59-475. The property is located at 3429 E. Emalie Street, San Luis, Arizona.

**HEARING OFFICER MEETING: June 29, 2017**

**COMMENTS DUE: June 26, 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 Hearing Officer 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](mailto:Jaguzman@cityofsanluis.org).

Thank you,  
Jose A. Guzman  
Acting Planning & Zoning Director  
Attachment: Location Map, and Site Plan

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 COMMENTS       NO COMMENTS     

**Enter Comments below:**

The City of San Luis Fire Department cannot support this request. Set-backs are established to minimize the spread of fire from one structure across lot lines to a neighboring structure. Permanent structures represent permanent exposures and permanent avenues for fire spread beyond property lines. While the City of San Luis Fire Department believes set-back requirements protect adjacent property and property owners, enforcement and/or final decisions, regarding this request, are best made by the Planning and Zoning Department.

**Date:**

06/21/17

**Agency:**

The City of San Luis Fire Department

**Phone:**

928/341-8550

**Return to:** [rpacheco@cityofsanluis.org](mailto:rpacheco@cityofsanluis.org)