



May 29, 2019

**SUBDIVISION CASE NUMBER: 2019-0271F**

**CASE SUMMARY:** A request by Vega and Vega Engineering, P.L.C., on behalf of Sam Group Investments Co. Limited Partnership, property owner, for the final plat approval for Belleza Del Desierto Phase 1 Subdivision. This subdivision will contain approximately 18.69 acres and is proposed to be divided into 90 lots and 1 track. The lots ranging in size from approximately 6,080 square feet to 11,478.07 square feet. Assessor's Parcel No. 227-15-019 located southeast of intersection of Avenue E1/2 and County 24<sup>th</sup> Street, San Luis, Arizona.

**PUBLIC MEETING: June 11, 2019**

**COMMENTS DUE: June 4, 2019**

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 Commission hearing this case. Please complete the section below and return via e-mail. For additional information please contact the Planning and Zoning Department at (928) 341-8563 or at [P&Z@cityofsanluis.org](mailto:P&Z@cityofsanluis.org).

Thank you,

Jose A. Guzman  
Director of Planning and Zoning  
Attachment: Location Map, & Preliminary Plat

COMMENTS       NO COMMENTS

**Enter Comments below:**

The property is located near Rolle Airfield where aviation activity is expected to increase in the future. According to the Rolle Field Airport Master Plan it is recommended to submit an Avigation Easement Disclosure Statement. The disclosure statement shall serve as notice of the fact that the property is within an Airport Overlay Area and that the property therein is subject to potential noise, vibration, and impacts from the Rolle Field. When a subdivision plat or parcel split is required the following notice shall be placed on the plat and/or recorded with the title: "These properties, due to their proximity to the Rolle Field, are likely to experience aircraft over flights, which could generate noise levels which may be of concern to some individuals. The City, public and airport shall be held harmless from any damages caused by noise, vibration, fumes, dust, fuel, fuel particles, or other effects that may be caused by the operation of aircraft taking off, landing, or operating on or near the airport, not including the physical impact of aircraft or parts thereof." Noise Attenuation: The construction, alteration, moving, partial demolition, repair and use of any building or structure within the Airport Overlay Area shall comply with the Sound Attenuation Standards in order to achieve an exterior to interior Noise

Level Reduction (NLR) of 25 decibels. Certification of such NLR measures, by a Registered Engineer or a Registered Architect, shall be required to be submitted along with the application for a building permit.

**Date:**

5/29/19

**Agency:**

Yuma County Airport Authority

**Phone:**

928-726-5882

**Return to:** [P&Z@cityofsanluis.org](mailto:P&Z@cityofsanluis.org)