



NOTICE OF SPECIAL PLANNING AND ZONING COMMISSION MEETING

In accordance with Section 38-431.01 of the Arizona Revised Statutes of the State of Arizona, notice is hereby given to the Members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission of the City of San Luis, Arizona will hold a Special Planning & Zoning Commission Meeting at 7:00 p.m., Tuesday, January 19, 2021. The meeting will take place at the City Council Chambers, located at 1090 E. Union Street, San Luis, Arizona, 85349. Everyone from the public is invited to attend the open meeting.

In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of San Luis does not discriminate on the basis of disability in the admission of or access to, or treatment of employment in its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities or services contact: ADA/Section 504 Coordinator, City of San Luis Human Resources Department, 1090 East Union Street, San Luis, Arizona 85349; (928) 341-8520.

Notice is hereby given that pursuant to A.R.S. §1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the City Council are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recordings. Parents in order to exercise their rights may either file written consent with the City Clerk to such recordings, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the City will assume that the rights afforded parents pursuant to A.R.S. §1-602.A.9 have been waived.

THIS NOTICE IS GIVEN BY:

/s/ Roman Pacheco, Planning Technician

AVISO DE JUNTA ESPECIAL DE LA COMISIÓN DE PLANEACIÓN Y ZONIFICACIÓN

De acuerdo a la Sección 38-431.01 de los Estatutos Revisados del Estado de Arizona, se les informa a los Miembros de la Comisión de Planeación y Zonificación y al público en general que la Comisión de Planeación y Zonificación de San Luis, Arizona, tendrán una junta especial a las 7:00 p.m., el día Martes, 19 de Enero 2021. La junta se llevará a cabo en la Cámara del Consejo de la ciudad, ubicado en el 1090 East Union Street, San Luis, Arizona, 85349. El público esta cordialmente invitado.

De acuerdo con el Acta de Americanos con Discapacidades y la Sección 504 del Acta de Rehabilitación de 1973, la Ciudad de San Luis no discrimina por causa de discapacidad la admisión y acceso a sus programas, actividades, servicios o en el trato en cuanto a empleo. Para más información referente a derechos y provisiones del Acta de Americanos con Discapacidades o Sección 504, o para solicitar adaptaciones que sean razonables para la participación en programas, actividades o servicios de la ciudad, contactar a: Coordinador del Acta de Americanos con Discapacidades/Sección 504, Departamento de Recursos Humanos de la Ciudad de San Luis, 1090 Este Calle Unión, San Luis, Arizona, 85349; (928) 341-8520.

Por medio de éste aviso y de acuerdo con los Estatutos Revisados del Estado de Arizona, sujeto a ciertas excepciones reglamentarias, los padres de familia tienen el derecho de dar o no dar el consentimiento ante el Estado o alguna subdivisión política grabe a un menor de edad, ya sea en audio o video. Las juntas del Concilio se graban en audio y/o video y como resultado, el hecho de que haya menores presentes puede ser sujeto a que sean grabados. Para que los padres de familia puedan ejercer sus derechos pueden solicitar por escrito a la Secretaria de la Ciudad dicha grabación, o tomar acción personal para asegurarse que su hijo/hija menor no esté presente cuando la grabación se lleve a cabo. Si un menor de edad está presente en el momento de la grabación, la Ciudad asumirá que los padres de familia están cediendo los derechos sobre una posible grabación de acuerdo con el Estatuto Revisado del Estado de Arizona §1-602.A.9.

ESTE AVISO ES DADO POR:

/f/ Roman Pacheco, Técnico en Planeación



AGENDA
Planning & Zoning Commission
Special Meeting
San Luis Council Chambers
1090 E. Union Street
San Luis, AZ 85349
Tuesday, January 19, 2021
7:00 P.M.

The January 19, 2021, Special Planning and Zoning Commission meeting, for the safety of the public during the COVID-19 pandemic, will not have in-person attendance for members of the public. However, members of the public may listen to the meeting's live audio stream on the City of San Luis' website <https://sanluisaz.gov/listenlivepz>. Recordings of the meetings will be available on the City's website <https://sanluisaz.gov/listenlivepz> after the meeting.

Public comment will be limited to Agenda Item 4. A. Public hearing on any and all matters regarding Conditional Use Permit Case No. 2020-0661 a request to allow the installation of a new wireless communication facility on an APS replacement pole. Agenda Item 4. B. Public hearing on any and all matters regarding Conditional Use Permit Case No. 2020-0795 a request to allow outdoor "live entertainment" at La Malquerida. Agenda Item 4. C. Public hearing on any and all matters regarding Text Amendment Case No. 2020-0793, possible amendment or amendments to the City of San Luis Zoning Ordinance to amend the required parking by land use type. Agenda Item 4. D. Public hearing on any and all matters regarding Text Amendment Case No. 2020-0794, possible amendment or amendments to the City of San Luis Zoning Ordinance to amend the submittal deadline for Major Amendment applications. The city will receive public comments by email at P&Z@sanluisaz.gov for Planning and Zoning Commission consideration any time before the meeting and during the meeting, which is scheduled to start at 7:00 p.m. on Tuesday, January 19, 2021. Any email comments received will be read aloud into the record.

Open meetings conducted remotely through technological means are permissible under the March 13, 2020, Arizona Attorney General opinion titled, "Re: Concerns Relating to Arizona's Open Meeting Law and COVID-19" and following the Mayor's March 18, 2020, Continued Declaration of Emergency and Amended Order-Coronavirus Disease-19 and City Council's Order 2020-7 which closed all city buildings and facilities (except the Municipal Court) to public access.

Por la seguridad del público durante la pandemia COVID-19, no habrá asistencia en persona para los miembros del público en la junta especial de Planeación y Zonificación del día 19 de Enero del 2021 estará cerrada al publico.

Sin embargo, los miembros del público pueden escuchar el audio en vivo de la reunión transmitido en el sitio web de la Ciudad de San Luis <https://sanluisaz.gov/listenlivepz>. Las grabaciones de las reuniones estarán disponibles en el sitio web de la Ciudad <https://sanluisaz.gov/listenlivepz> después de la reunión.

Los comentarios públicos se limitarán a la audiencia pública sobre el artículo 4. A. Permiso de Uso Condicional del Caso No. 2020-0661 una petición para la instalación de una antena inalámbrica de comunicación en un poste de APS. Artículo 4. B. Permiso de Uso Condicional del Caso No. 2020-0795 una petición para permitir entretenimiento en vivo al aire libre. Artículo 4. C. Amendación de Texto del Caso No. 2020-0793 posible amendación o amendaciones a la ordenanza de Zonificación de la ciudad de San Luis para estacionamiento

requerido por los tipos de uso de suelo. Artículo 4. D. Enmienda de Texto del Caso No. 2020-0794 posible enmienda o enmiendas a la ordenanza de Zonificación de la ciudad de San Luis para la fecha límite para someter aplicaciones de enmienda mayor. La ciudad recibirá comentarios públicos por correo electrónico: P&Z@sanluisaz.gov para consideración de la Comisión de Planeación y Zonificación en cualquier momento antes de la reunión y durante la reunión que está programada a las 7:00 p.m. el martes 19 de Enero del 2021. Cualquier comentario por correo electrónico recibido se leerá en voz alta para ser documentado.

Las reuniones abiertas realizadas de forma remota a través de medios tecnológicos están permitidas bajo la opinión del Fiscal General de Arizona del 13 de marzo de 2020 titulada "Re: Preocupaciones relacionadas con Open Meeting Law de Arizona y COVID-19" y después de la Declaración de Emergencia Continua del 18 de marzo de 2020 del alcalde y Orden modificada-Enfermedad de Coronavirus-19 y Orden del Ayuntamiento 2020-7 la cual cerró todos los edificios e instalaciones de la ciudad (excepto en la Corte Municipal) al acceso público, para proteger la salud y la seguridad pública y reducir la transmisión de la Enfermedad de Coronavirus 2019 (COVID- 19).

MEMBERS OF THE SAN LUIS PLANNING & ZONING COMMISSION WILL ATTEND EITHER IN PERSON, TELEPHONE, OR VIDEO CONFERENCE COMMUNICATION.

1. CALL TO ORDER/ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. CONSENT AGENDA

All matters are considered to be routine by the Planning & Zoning Commission and will be enacted by one motion. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

3. A. APPROVAL OF MINUTES

-Regular Planning and Zoning Commission meeting held December 8, 2020

4. PUBLIC HEARINGS – the Planning & Zoning Commission will be considering a vote or action on the following cases. Any vote or action will be considered separately for each case.

4. A. Public hearing followed by discussion and possible action on any and all matters regarding Conditional Use Permit Case No. 2020-0661. A request by FM Group, on behalf of the State of Arizona, Department of Administration c/o General Services Division, owner, for a conditional use permit to allow the installation of a new wireless communication facility on property located 7125 East Cesar Chavez Boulevard, San Luis, Arizona.

A. Open public hearing

1. Staff presentation

2. Call to the Public on this item

B. Close public hearing

C. Action on Conditional Use Permit Case No. 2020-0661

4. B. Public hearing followed by discussion and possible action on any and all matters regarding Conditional Use Permit Case No. 2020-0795. A request by La Malquerida LLC, owners, for a conditional use permit to allow outdoor live entertainment on property located at 811 N. Cesar Chavez Street, San Luis, Arizona.

A. Open public hearing

1. Staff presentation
2. Call to the Public on this item

B. Close public hearing

C. Action on Conditional Use Permit Case No. 2020-0795

4. C. Public hearing followed by discussion and possible action on any and all matters regarding Text Amendment Case No. 2020-0793. A request by the City of San Luis for a text amendment to the San Luis Code Chapter 152 Zoning Regulations §152.243 to amend the Required Parking by Land Use Type.

A. Open public hearing

1. Staff presentation
2. Call to the Public on this item

B. Close public hearing

C. Action on Text Amendment Case No. 2020-0793

4. D. Public hearing followed by discussion and possible action on any and all matters regarding Text Amendment Case No. 2020-0794. A request by the City of San Luis for a text amendment to the San Luis Code Chapter 152 Zoning Regulations §152.047(D)(1) to amend the submittal deadline for Major General Plan Amendment Applications.

A. Open public hearing

1. Staff presentation
2. Call to the Public on this item

B. Close public hearing

C. Action on Text Amendment Case No. 2020-0794

5. **ITEMS REQUIRING DISCUSSION AND/OR ACTION** – the Planning & Zoning Commission will be considering a vote or action on the following cases. Any vote or action will be considered separately for each case.

5. A. Election of Officers.

6. **ADJOURNMENT**



AGENDA ITEM REVIEW FORM

Special Planning & Zoning Commission Meeting

3. A.

Meeting Date: 01/19/2021

Summary

APPROVAL OF MINUTES

-Regular Planning and Zoning Commission meeting held December 8, 2020

Attachments

Minutes December 8, 2020

MINUTES

REGULAR MEETING
PLANNING AND ZONING COMMISSION
SAN LUIS COUNCIL CHAMBERS
1090 E. UNION STREET
DECEMBER 8, 2020
7:00 PM

1. CALL TO THE ORDER /ROLL CALL: The meeting was called to order at 7:00 PM, by Chairman Marco A. Pinzon.

2. PLEDGE OF ALLEGIANCE:

No Pledge of Allegiance was held due to all had been connected through technological means.

Chairman, members of the Planning and Zoning Commission and some members of staff participated remotely.

PRESENT:

- Chairman Marco A. Pinzon
- Commission Member Javier Barraza
- Commission Member Guillermina Fuentes (arrived at 7:10 p.m.)
- Commission Member Veronica Zavala
- Commission Member Case Van Veen
- Commission Member George Amaya

ABSENT:

- Commission Member Hugo Garcia

OTHERS PRESENT:

- Jose A. Guzman, Director of Planning and Zoning
- Dylan Stackpole, Associate Planner
- Kay Macuil, City Attorney
- Glenn Gimbut, Assistant City Attorney

Tadeo A. De La Hoya, City Manager (remotely)

3. CONSENT AGENDA

3. A. APPROVAL OF MINUTES

-Regular Planning and Zoning Commission meeting held November 10, 2020.

MOTION: Commission Member Javier Barraza / Commission Member Veronica Zavala to approve the consent agenda as presented. The Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Commission Member Javier Barraza	Aye
Commission Member Veronica Zavala	Aye
Commission Member George Amaya	Aye

4. PUBLIC HEARINGS

4. A. Public Hearing followed by discussion and possible action on any and all matters regarding Text Amendment Case No. 2020-0689. A request by the City of San Luis for a text amendment to the City Code of San Luis City Chapter 152 Zoning Regulations by amending Section 152.013, Definitions and Section 152.225 Medical Marijuana to provide for the regulation of marijuana establishments and/or marijuana testing facilities; repealing conflicting provisions; and providing for severability.

A. Open public hearing

MOTION: Chairman Marco A. Pinzon / Commission Member Case Van Veen to approve the consent agenda as presented. The Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Commission Member Javier Barraza	Aye
Commission Member Veronica Zavala	Aye
Commission Member George Amaya	Aye

1. Staff Presentation

Jose A. Guzman, Director of Planning and Zoning, stated that Mr. Glenn Gimbut, Assistant City Attorney was going to do the presentation for Text Amendment case No. 2020-0689.

Glenn Gimbut, Assistant City Attorney, stated that the State passed prop 207 in November 3rd election which brought recreational marijuana sales to Arizona. In doing this, it created new category of license called marijuana establishments and it is license marijuana establishments that will be allow to sell recreational marijuana. It made other statutory changes allowing people to grow and process their own marijuana at home and some changes as well to our regulations regarding marijuana in the state. Basically, staff is recommending to council, and council has held two work session on this, essentially we are bringing fully three different ordinances. One is a regulatory ordinance that will be part of the general City Code. The second is to make a change to the City Code which it is what you see in front of you tonight, and the third is to an amendment to the Fire Code. The League of Arizona Cities and Towns oppose what was called modern ordinance with a lot of options on it. Prop 207 allows cities and towns to banned marijuana establishment, while it said those words it also said in another section that we are not allow to regulate marijuana establishments any different than how we regulate medical marijuana. The laws with respect to medical marijuana have not change at all. As you may recall while we can regulate medical marijuana we cannot out right banned it. So how can you banned something and not banned something at the same time. Furthermore, Mr. Gimbut stated the safest core of action would be to do what it is called a dual license facility meaning that marijuana establishment can exist only at a place that they offer medical marijuana. As a result, the propose change to the zoning code section 152.225 is basically saying that marijuana establishments are banned in San Luis

except in at medical marijuana dispensary. So what this means is first you got to get your license to be a medical marijuana dispensary, get your conditional use permit to be one in San Luis and establish that business, then get your marijuana establishment license and locate that marijuana establishment business at the medical marijuana dispensary. Today you might recall that the public in San Luis really did not like the idea of marijuana been offer for sale in San Luis. The way how things work in Arizona for medical marijuana dispensary is you get one license per community health areas or "CHAA" we got our two CHAA in San Luis and there is an overall upper cap on how many licenses are going to be in the state. As a result the only way that one can get license down here is if you win the annual lottery that the Department of Health Services hold or if you transfer an already existing license. So far no one has been able to win the lottery and no one wants to move an existing license. For marijuana establishments they organize differently in the state statutes, there is one license for every ten license pharmacy in the state and the current estimate is about 145 licenses will be available state wide. But they are not necessarily so many licenses per area. It also set up the state must accept applications for these licenses on January 19th and the state must give an answer on those application within 60 days. So that means that licenses for marijuana establishments would start been issue on March. We had already inquiry down here of somebody wanting to try establish a business. However when they were inform that they had to be a dual license facility, meaning you have to have a medical marijuana dispensary license as well there no longer show an interest in San Luis. We will also be banning marijuana testing facilities in our city. These are facilities that test for how powerful your marijuana is, we do not want or desire to have those kind of chemical process run around in our city and there is no need or law that requires us to have them.

Marijuana growing - you are going to have to allow for people at their home for individuals to go grow up to 6 plants a couple to grow up to 12 plants at their home. They have to be either grown in doors or if it is in an agriculture area at a place where you can only see the plants with the use of binoculars. We will be adopting the 2018 Fire Code which has chapter 38 which has special provisions regarding marijuana. The bottom line is that if you are going to do extraction or processing of any kind you have to comply with the fire code. Furthermore, Mr. Gimbut stated that this is an overview of what we are doing and if there were any questions for him, he would be more than happy to answer them.

Commission Member Guillermina Fuentes do we have a particular place where people can grow their medical marijuana. **Mr. Gimbut** responded that this is where the law change with the November election. The medical marijuana you are correct. If you had a medical marijuana dispensary you were prevented from been able to grow at your own home and the only way you could grow at your home if it was not a medical marijuana dispensary within 20 miles. But the law change within the November election. Whether there is a dispensary or not, a marijuana establishments or not, you are allow to grow at your own home.

2. Call to the Public on this item

There were no public comments

B. Close public hearing

MOTION: Commission Member Guillermina Fuentes / Commission Member Veronica Zavala to approve the consent agenda as presented. The Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Commission Member Javier Barraza	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Veronica Zavala	Aye
Commission Member George Amaya	Aye

B. Action on Text Amendment Case No. 2020-0689

MOTION: Chairman Marco A. Pinzon / Commission Member Javier Barraza to forward the Text Amendment Case No. 2020-0689 to the City Council with recommendation of approval. Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Commission Member Javier Barraza	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Veronica Zavala	Aye
Commission Member George Amaya	Aye

6. ADJOURNMENT

MOTION: Commission Member Guillermina Fuentes / Commission Member Javier Barraza adjourn the Regular Planning and Zoning Commission meeting at approximately 7:22 p.m. Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Commission Member Javier Barraza	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Veronica Zavala	Aye
Commission Member George Amaya	Aye

APPROVED:

Marco A. Pinzon, Chairman

ATTEST:

Roman Pacheco, Planning Technician

CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING MINUTES ARE A TRUE AND CORRECT COPY OF THE MINUTES OF THE PLANNING AND ZONING COMMISSION, SAN LUIS, ARIZONA HELD ON DECEMBER 8, 2020. I FURTHER CERTIFY THAT THE MEETING WAS DULLY CALLED AND HELD AND THAT A QUORUM WAS PRESENT.

Roman Pacheco, Planning Technician



PLANNING & ZONING AGENDA ITEM REVIEW FORM

Special Planning & Zoning Commission Meeting

4. A.

Meeting Date: 01/19/2021

Submitted By: Jose A. Guzman, Director of Planning & Zoning, Planning & Zoning Department

ITEM:

Public hearing followed by discussion and possible action on any and all matters regarding Conditional Use Permit Case No. 2020-0661. A request by FM Group, on behalf of the State of Arizona, Department of Administration c/o General Services Division, owner, for a conditional use permit to allow the installation of a new wireless communication facility on property located 7125 East Cesar Chavez Boulevard, San Luis, Arizona.

- A. Open public hearing
 - 1. Staff presentation
 - 2. Call to the Public on this item
- B. Close public hearing
- C. Action on Conditional Use Permit Case No. 2020-0661

BACKGROUND:

This is a request by FM Group, Michael J. Campbell on behalf of State of Arizona, Department of Administration c/o General Services Division, owner, for a Conditional Use Permit as per Section §152.076 (C-16) of the City of San Luis Code of Ordinances.

This request is to allow the installation of a new wireless communication facility on an APS replacement pole and associated carrier equipment compound in a Rural Area Residential (RA-10) zoning district, Assessor's Parcel No. 228-00-009, located at 7125 East Cesar Chavez, Boulevard, San Luis, Arizona.

As per City Code § 152.318(C) *"The setback of the communication equipment and/or the accessory structures shall meet the building setbacks for the zoning district in which it is located. Towers shall be set back a distance equal to at least 100% of the height of the tower from any adjoining lot line. Facilities that are located on streetlights, traffic signals poles, 69 kilovolt or above, and existing electrical utility poles are exempt from setback requirements."*

In this case the proposed facility is to be located on an existing electrical utility pole which is exempt from setback requirements.

TELECOMMUNICATIONS ACT OF 1996:

This federal legislation established certain standards for local review of various types of antennas and other communication devices. Local governments may consider standards such as height, appearance, screening, stealth design, planting, and public safety issues (other than radiation). The local government may not discriminate between service providers, prohibit wireless services or have the effect of prohibiting wireless services, regulate on the basis of electromagnetic radiation if the facility complies with FCC standards, make land use decisions without substantial evidence and a written record of the proceedings, or unreasonably delay decision making on proposed applications.

CITIZEN REVIEW MEETING:

As required by State Statute and the City Code, a Citizen Review Meeting was held on January 12, 2021, at 6:00 P.M., due to the pandemic, this meeting was conducted via teleconference. Notice of the meeting was published in the local newspaper and the public was able to connect to the meeting or send out questions or comments via email before the meeting. The intent of this meeting was to allow the public to learn about the conditional use permit application, ask questions and/or express any comments or concerns. There were no people from the public connected to the teleconference neither did the City receive any comments or questions prior to the meeting.

AGENCY REVIEW:

As part of the review process, all land use cases are reviewed by various City and outside agencies. We have received comments from the following agencies:

1. City of San Luis Fire Department
2. Marine Corps Air Station Yuma

As required by State Statute, staff sent notification letters to property owners within 300 feet of the proposed project (3 letters). The city has not received any other significant concerns or objections from the various review agencies or adjacent property owners.

SUMMARY:

The applicant has provided the information and materials necessary for review of the Conditional Use Permit.

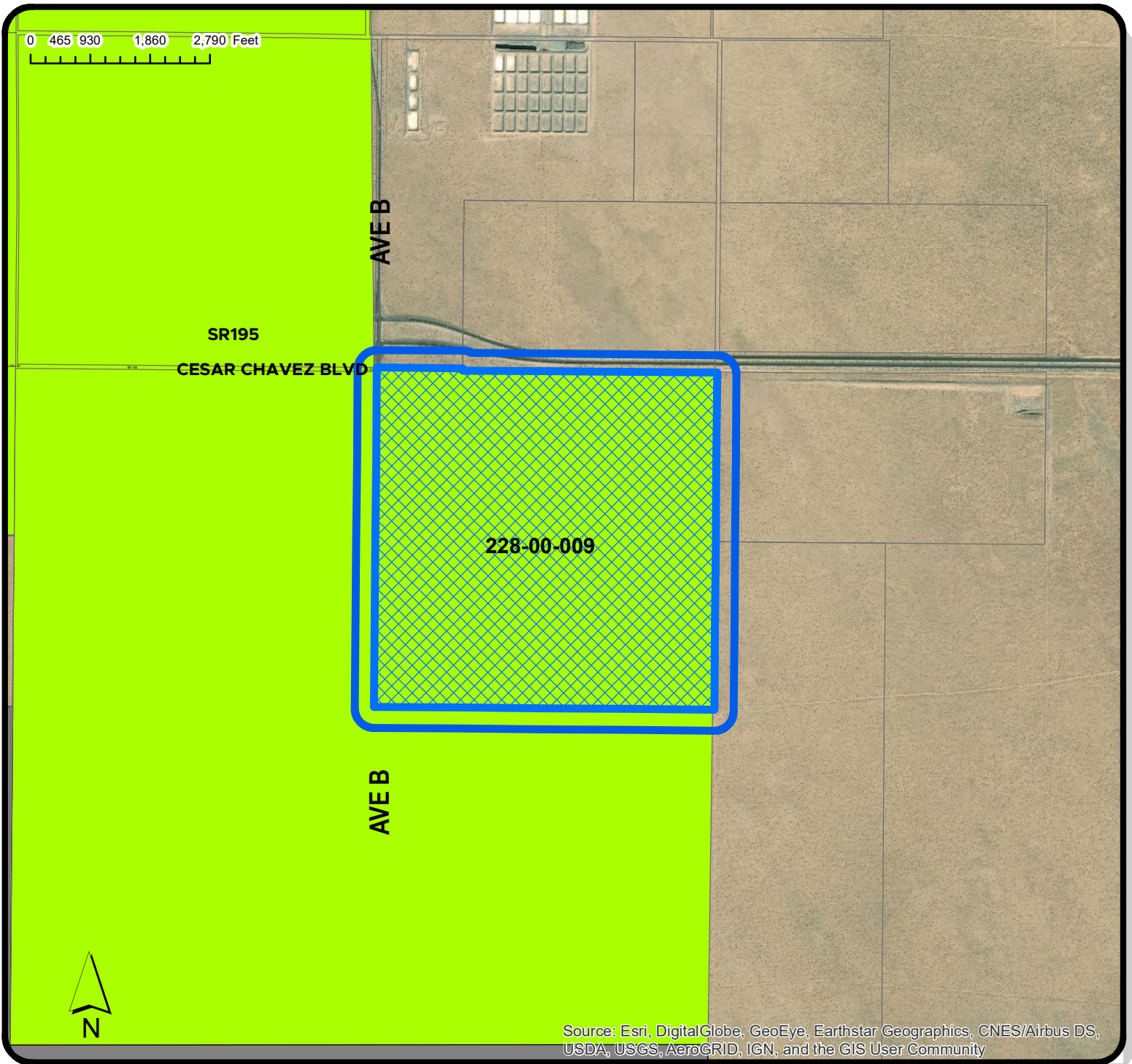
Staff recommends approval of Conditional Use Permit Case No. 2020-0661.

RECOMMENDED MOTION:

I MOVE TO FORWARD CONDITIONAL USE PERMIT CASE NO. 2020-0661 TO THE CITY COUNCIL WITH RECOMMENDATION OF APPROVAL AS PRESENTED BY STAFF.

Attachments



Location Map
Site Plan
Request Narrative
San Luis Fire Department Comments
Marine Corps Air Station Yuma Comments



LOCATION OF SUBJECT PROPERTY

LOCATION MAP

CONDITIONAL USE

-  PID:228-00-009 7125 E CESAR CHAVEZ BLVD
-  300FT NOTIFICATION BUFFER

Zoning
 SINGLE RESIDENCE ZONING DISTRICTS
 RA-10

CASE #
2020-661

DATE:
 11/16/2020

PLANNING & ZONING



GIS

CREATED BY:
 ISAAC GUTIERREZ

CHECKED BY:
 ROMAN PACHECO

APPROVED BY:
 JOSE A. GUZMAN

CONSULTANT TEAM

CLIENT REPRESENTATIVE
 BECHTEL INFRASTRUCTURE & POWER CORPORATION
 2601 S. 37TH STREET, SUITE 200
 PHOENIX, AZ 85034
 CONTACT: STEVE OLSON
 PHONE: (520) 743-6087

PROJECT OWNER
 AT&T MOBILITY
 1355 W. UNIVERSITY DR.
 MESA, AZ 85201
 CONTACT: ROBERT HOFRICHTER
 PHONE: (480) 444-4681
 E-MAIL: RH1316@ATT.COM

PROPERTY OWNER
 ARIZONA STATE LAND DEPARTMENT
 1616 W. ADAMS ST.
 PHOENIX, AZ 85007
 PHONE: (602) 542-4631

POLE OWNER
 APS
 2043 W. CHERYL DR.
 PHOENIX, AZ 85021
 CONTACT: DAVE CARLTON II
 PHONE: (602) 542-4631
 E-MAIL: DAVID.CARLTONII@APS.COM

A & E
 CLEAR BLUE SERVICES
 3530 E. ATLANTA AVE.
 PHOENIX, AZ 85040
 CONTACT: STEVEN DeJONGE
 PHONE: (602) 405-8803
 E-MAIL: STEVENDEJONGE@CLEARBLUESERVICES.COM



PROJECT: NEW SITE BUILD
SITE NO.: AZL02582
SITE NAME: APS SLAMMER
FA CODE: 14958769
USID: 275314

7125 E. CESAR CHAVEZ BLVD..
SAN LUIS, AZ 85349

APPROVALS

AT&T (RF): _____ DATE: _____
 AT&T (CONST.): _____ DATE: _____
 AT&T (S.A.): _____ DATE: _____
 LANDLORD: _____ DATE: _____
 LANDLORD: _____ DATE: _____

PROJECT DESCRIPTION

GROUND SCOPE
 INSTALL A NEW EQUIPMENT CABINET & BACK-UP GENERATOR IN A NEW CHAIN LINK FENCE EQUIPMENT COMPOUND TO INCLUDE THE FOLLOWING:

- (1) NEW W.I.C. PREFABRICATED UL LISTED EQUIPMENT WALK-IN CABINET W/PRE-INSTALLED VERTIV 7100 POWER STATION, LTE FSM4 AND ENERSYS BATTERIES ON GRAVITY MOUNT PLATFORM.
- (1) NEW 20kW KOHLER AC BACKUP GENERATOR, W/BUILT-IN 107 GAL. UL LISTED DIESEL TANK
- (3) NEW AIRSCALE DUAL RRH 4T4R, B12/14 320W AHLBA, (1) PER SECTOR
- (3) NEW AIRSCALE DUAL RRH 4T4R, B25/66 320W AHFIB
- (6) NEW DIPLEXERS, CBC71726-DP-2X, (2) PER SECTOR
- (6) NEW 6" U/G PVC SCHED 40 CONDUITS TO NEW UTILITY POLE DOG HOUSE
- (1) NEW DOGHOUSE FINISH TO MATCH NEW POLE
- (1) NEW GPS ANTENNA ATTACHED TO "W.I.C."
- NEW U/G CONDUITS FOR ELECTRICAL SERVICE & (TELCO W/INNERDUCT)
- NEW SHELTER GROUND RING
- NEW H-FRAME FOR NEMA CABINET & ELECTRICAL METER/DISCONNECT
- NEW ICE BRIDGE/H-FRAME FOR RRH MOUNTING

TOWER SCOPE
 INSTALL THE FOLLOWING ON NEW 69KV 70'-H10 UTILITY POLE TOWER (59' ABOVE GROUND)

- NEW TRI-SECTOR MOUNT - PER UTILITY COMPANY STRUCTURAL
- (3) NEW 8' ANTENNAS, ANDREW-COMMSCOPE, NNH4-65C-R6-V3, (1) PER SECTOR
- (12) NEW 7/8" COAX CABLES
- (6) NEW TMA'S, - TMABPD7823VG12A, (2) PER SECTOR

ELECTRICAL SCOPE (SHOW BREAKER LIST)

- 50A BREAKER - B25/B66 Airscale Dual-band RRH4T4R 320W (AHFIB), (3) TOTAL
- 50A BREAKER - B12/B14 Airscale Dual-band RRH4T4R 320W (AHLBA), (3) TOTAL
- 20A BREAKER - LTE FSM4
- 10A BREAKER - SIAD

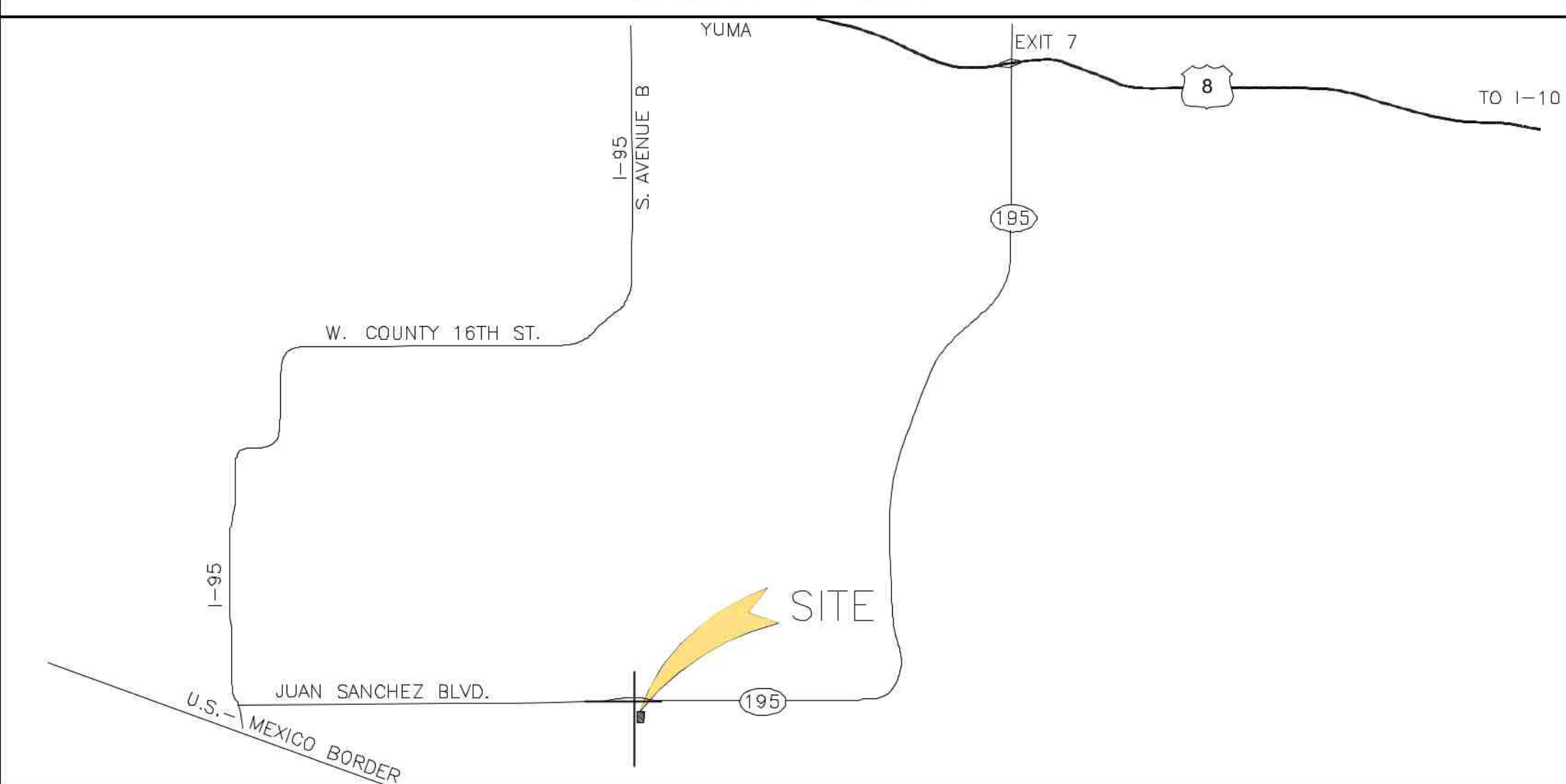
GENERAL NOTES

- * CONTRACTOR & CREWS SHALL ABIDE BY AT&T CONSTRUCTION STANDARDS/REQUIREMENTS AS DESCRIBED IN THE AT&T SAFETY HANDBOOK.
- * OSHA REGULATIONS/STANDARDS SHALL BE REVIEWED & FOLLOWED BY ALL EQUIPMENT INSTALLERS AND TOWER/ROOF TOP CONTRACTORS/SUBCONTRACTORS DURING CONSTRUCTION.
- * THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REMEDY ALL FAULTY, INFERIOR AND/OR IMPROPER MATERIALS, DAMAGED GOODS, AND/OR FAULTY WORKMANSHIP FOR ONE (1) YEAR AFTER THE PROJECT IS COMPLETE AND ACCEPTED UNDER THIS CONTRACT. UNLESS NOTED OTHERWISE IN THE CONTRACT BETWEEN THE OWNER AND THE CONTRACTOR. (EXCEPTION) THE ROOFING SUBCONTRACTOR SHALL FURNISH A MAINTENANCE AGREEMENT FOR ALL WORK DONE, COSIGNED BY THE GENERAL CONTRACTOR, TO MAINTAIN THE ROOFING IN A WATERTIGHT CONDITION FOR A PERIOD OF TWO (2) YEARS STARTING AFTER THE DATE OF SUBSTANTIAL COMPLETION OF THE PROJECT, UNLESS OTHERWISE WRITTEN IN THE CONTRACT BETWEEN THE OWNER AND THE CONTRACTOR.
- * THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR THE SAFETY OF THE OWNER'S EMPLOYEES, WORKMEN, AND ALL TIMES DURING THE CONSTRUCTION OF THE PROJECT.
- * THE CONTRACTOR SHALL BE REQUIRED TO PAY FOR ALL NECESSARY PERMITS AND/OR FEES WITH RESPECT TO THE WORK TO COMPLETE THE PROJECT. BUILDING PERMIT APPLICATIONS SHALL BE FILED BY THE OWNER OR HIS REPRESENTATIVE. CONTRACTOR SHALL OBTAIN PERMIT AND MAKE FINAL PAYMENT FOR SAID DOCUMENT.
- * AT&T GO TO VERIFY ALL MEASUREMENTS OF EXISTING CONDUITS FOR FIBER RUN AND ANY POWER RUNS.
- * DO NOT SCALE DRAWINGS

DRIVING DIRECTIONS

DIRECTIONS:
 DEPARTING THE AT&T OFFICE AT 1355 W. UNIVERSITY IN MESA GO LEFT ON UNIVERSITY DR. HEADING WEST TO THE LOOP 101. TAKE LEFT AND MERGE ONTO THE LOOP 101 GOING SOUTH. TAKE LOOP 101 SOUTH TO THE END AND MERGE RIGHT GOING WEST ON THE LOOP 202. TAKE THE LOOP 202 TO THE INTERSTATE 10 AND MERGE ONTO THE I-10 GOING EAST. STAY ON THE I-10 TO CASA GRANDE AND TAKE EXIT ONTO I-8 GOING WEST TOWARD YUMA. TAKE EXIT #7 ONTO AZ-195 (ARABY RD.) HEADING SOUTH TO SAN LUIS. FOLLOW AZ-195 (ARABY RD./JUAN SANCHEZ BLVD.) TOWARD SITE, ABOUT 18.5 MILES. THEN TAKE LEFT HEADING SOUTH ON S. AVENUE B. SITE IS THIRD UTILITY POLE ON THE EAST SIDE OF S. AVENUE B. IT WILL BE OFF ON THE RIGHT SIDE OF AZ-195, JUAN SANCHEZ BLVD.

VICINITY MAP



SITE INFORMATION

OWNER/LANDLORD: PROPERTY OWNER: ARIZONA STATE LAND DEPARTMENT, 1616 W. ADAMS ST., PHOENIX, AZ 85007, PHONE: (602) 542-4631
 POLE OWNER: APS, 2043 W. CHERYL DR., PHOENIX, AZ 85021, CONTACT: DAVE CARLTON II, PHONE: (602) 542-4631, E-MAIL: DAVID.CARLTONII@APS.COM

APPLICANT: AT&T MOBILITY, 1355 W. UNIVERSITY DR., MESA, AZ 85201, CONTACT: ROBERT HOFRICHTER, PHONE: (480) 444-4681, E-MAIL: RH1316@ATT.COM

TOWER TYPE: (N) 59 FT. APS STEEL W/40" SPACER & MOUNT, TOTAL 71 FT. OVERALL
EXISTING SITE TYPE: WIRELESS COMMUNICATIONS FACILITY
APN: STATE LAND #22B-00-009 (R.O.W.)
LATITUDE: 32° 29' 34.78" N, 32.4929750°
LONGITUDE: -114° 38' 52.63" W, -114.6479530°
EXISTING ELEVATION: ±174'
EXISTING ZONING: RA-10
CONSTRUCTION TYPE: V-B
PROJECT AREA: 16' x 22' (352 SF)
PROPOSED OCCUPANCY: UNMANNED TELECOMMUNICATIONS FACILITY
EXISTING OCCUPANCY: TELECOMMUNICATIONS FACILITY (NO CHANGE)
JURISDICTION: CITY OF SAN LUIS
ELECTRICAL PROVIDER: APS

APPLICABLE CODES

ARIZONA STATE CODE COMPLIANCE:
 ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- 2012 IBC, STANDARDS AND AMENDMENTS
- 2012 IMC, STANDARDS AND AMENDMENTS
- 2012 IFC, STANDARDS AND AMENDMENTS
- 2012 IPC, STANDARDS AND AMENDMENTS
- 2011 NEC, STANDARDS AND AMENDMENTS

ACCESSIBILITY REQUIREMENTS:

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2012 IBC BUILDING CODE.

RFDS DATA SUMMARY

DESIGN PACKAGE BASED ON RF DATA SHEET, RFDS ID: 3504823
 RFDS NAME: AZ-NM_ARIZONA_AZL02582-10,20,30,40-2020-New-Site_LTE_
 ac7856_3901AONKJ9_14958769_275314_10-29-2019_As-Built-In-Progress_v4.00
 REVISION: -
 RFDS VERSION: 4.00
 RFDS DATE: 10/29/2019 Updated by: ac7856, Updated: 1/7/2019, 12:40:57 PM

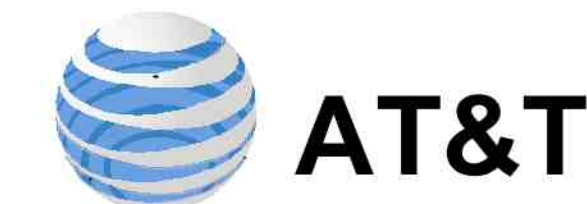
SUMMARY OF EQUIPMENT:

NUMBER OF SECTORS: 3
 NUMBER OF ANTENNAS: 3
 NUMBER OF TMA'S: 6
 NUMBER OF RRH'S: 6
 NUMBER OF TRIPLEXERS: 6
 NUMBER OF RF COAX CABLES: 12

SHEET INDEX

SHT.	DESCRIPTION	REV
T-1A	TITLE SHEET	3
SS-1	SITE SURVEY	B
SS-1	SITE SURVEY	B
A-1	OVERALL SITE PLAN	3
A-2	ENLARGED PLAN & ANTENNA LAYOUT	3
A-3	ENLARGED EQUIPMENT COMPOUND PLAN	3
A-4	ELEVATIONS	3
A-5	ELEVATIONS	3

JURISDICTIONAL APPROVAL



1355 W. UNIVERSITY DRIVE
 MESA, AZ 85201-5419

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED.



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 PHONE: (623) 282-3050



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 PHOENIX, AZ 85040 602-426-6500

PROJECT: NEW SITE BUILD
SITE NO.: AZL02582
SITE NAME: APS SLAMMER
FA CODE: 14958769
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7125 E. CESAR CHAVEZ BLVD.
SAN LUIS, AZ 85349

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△				
△				
△	3	11/20/20	ZONING ADDRESS	SLD TB
△	2	9/2/20	SURVEY UPDATE	SLD TB
△	1	1/14/2020	CLIENT COMMENTS	SLD TB
△	0	1/13/2020	ZONING DOCUMENTS	SLD TB

PROFESSIONAL SEAL

REGISTERED ARCHITECT
 CERTIFICATE NO. 32874
 STEVEN L. DEJONGE
 EXPIRES 9-30-2022
 THIS DOCUMENT CONTAINS AN ELECTRONIC SIGNATURE PURSUANT TO A.R.S. TITLE 41 AND TITLE 44. IT IS A VIOLATION FOR ANY PERSON, UNLESS UNDER THE DIRECT SUPERVISION OF THE REGISTRANT, TO MODIFY THIS DOCUMENT IN ANY WAY.
 PRELIMINARY UNLESS SIGNED

SDN

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1A

SURVEY DATE
10.13.19

BENCHMARK

ELEVATIONS WERE ESTABLISHED FROM PROCESSING GPS DATA WITH AND CONSTRAINING TO NGS "CORS" STATIONS AND APPLYING GEOID12b SEPARATIONS AND ARE AT NAVD88 DATUM

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA WEST ZONE, DETERMINED BY GPS OBSERVATIONS.

UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

SURVEYOR'S NOTES

WITHOUT THE BENEFIT OF A TITLE REPORT.

THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

LESSOR'S LEGAL DESCRIPTION

ALL OF SECTION 8, TOWNSHIP 11 SOUTH, RANGE 23 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA.

AT&T LEASE AREA LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 11 SOUTH, RANGE 23 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 8: THENCE SOUTH 00°25'09" WEST, ALONG THE WEST LINE OF THE SAID NORTHWEST QUARTER, A DISTANCE OF 599.76 FEET; THENCE DEPARTING SAID WEST LINE SOUTH 89°34'51" EAST, 47.32 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90°00'00" EAST, 16.00 FEET; THENCE SOUTH 00°00'00" EAST, 22.00 FEET; THENCE NORTH 90°00'00" WEST, 16.00 FEET; THENCE NORTH 00°00'00" EAST, 22.00 FEET TO THE POINT OF BEGINNING.

AN AREA CONTAINING 352 SQ. FT. MORE OR LESS.

AT&T ACCESS AND UTILITY EASEMENT LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 11 SOUTH, RANGE 23 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 8: THENCE SOUTH 00°25'09" WEST, ALONG THE WEST LINE OF THE SAID NORTHWEST QUARTER, A DISTANCE OF 599.76 FEET; THENCE DEPARTING SAID WEST LINE SOUTH 89°34'51" EAST, 47.32 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90°00'00" EAST, 24.00 FEET; THENCE NORTH 00°00'00" EAST, 12.00 FEET; THENCE NORTH 90°00'00" WEST, 30.00 FEET; THENCE SOUTH 00°00'00" EAST, 34.00 FEET; THENCE NORTH 90°00'00" EAST, 6.00 FEET; THENCE NORTH 00°00'00" EAST, 22.00 FEET TO THE POINT OF BEGINNING.

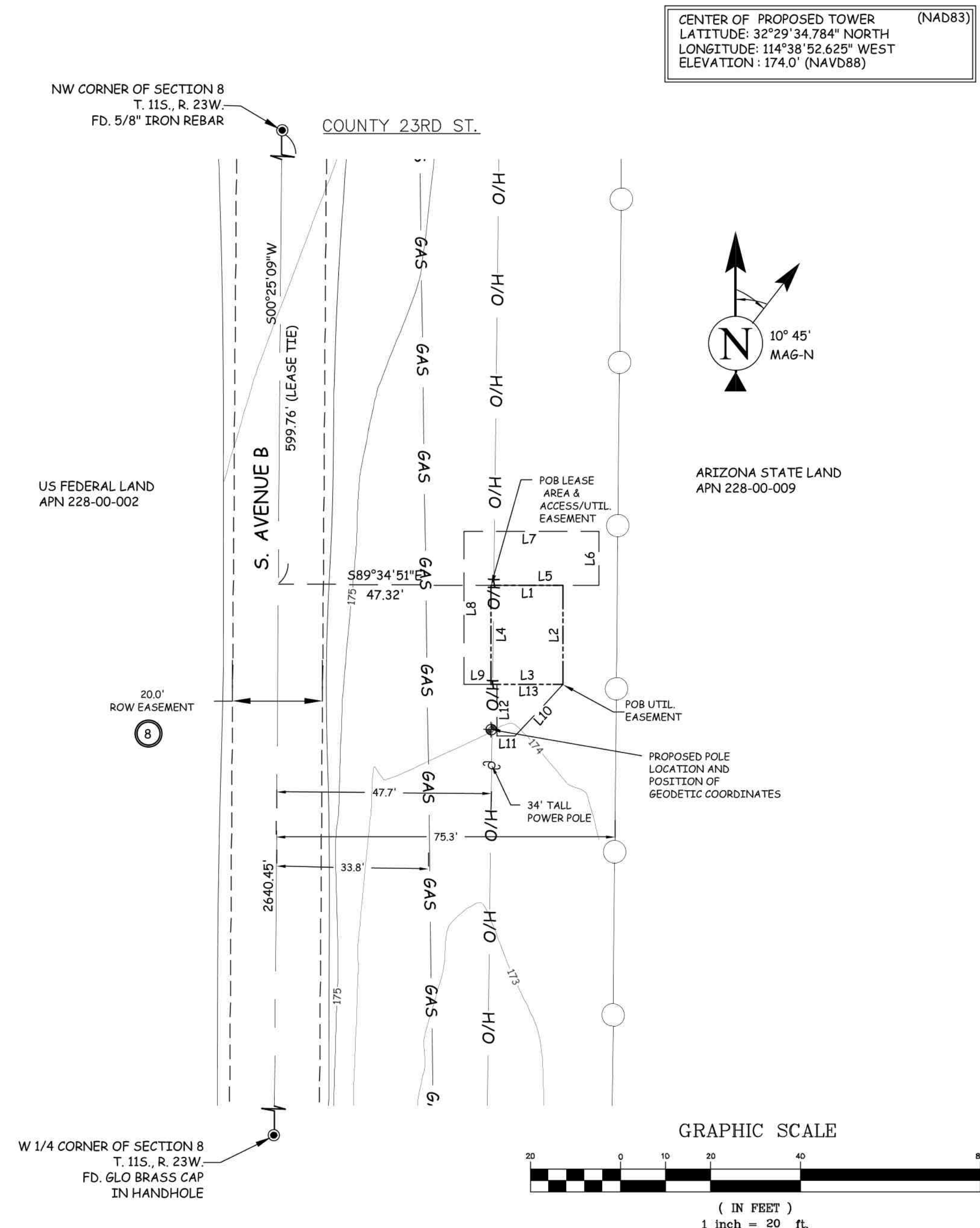
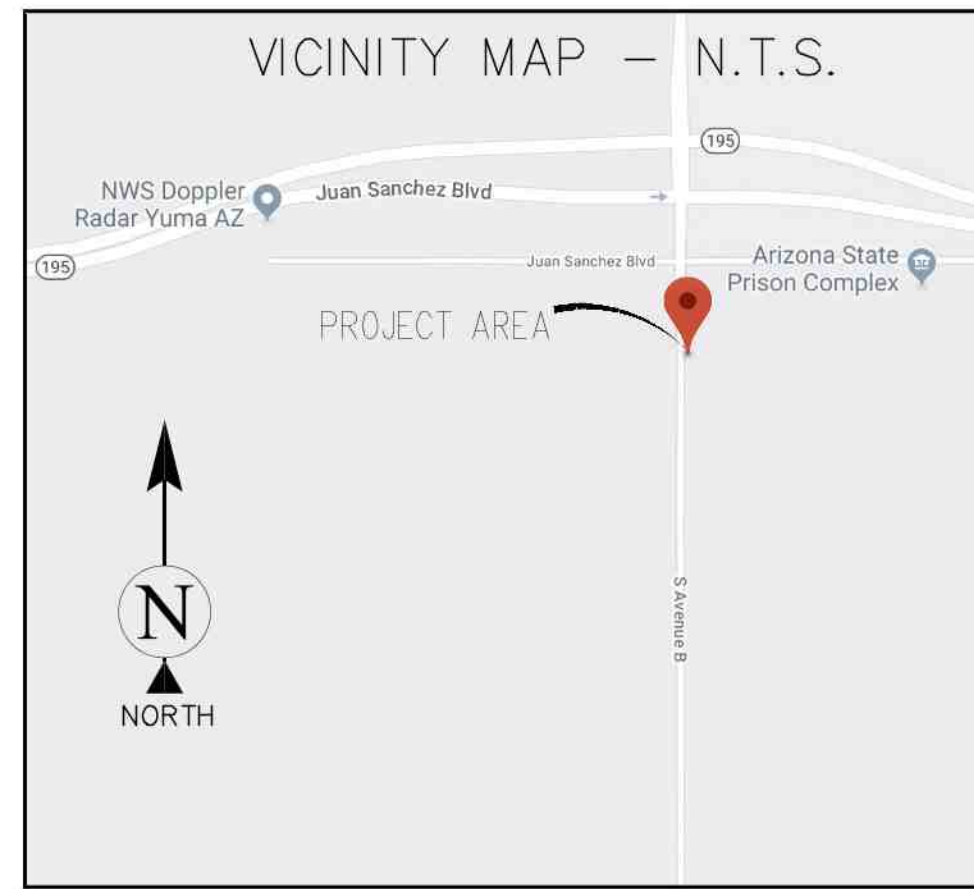
AN AREA CONTAINING 492 SQ. FT. MORE OR LESS.

AT&T UTILITY EASEMENT LEGAL DESCRIPTION

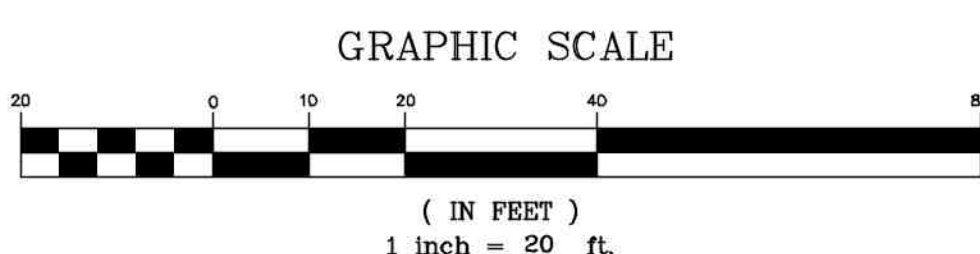
THAT PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 11 SOUTH, RANGE 23 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 8: THENCE SOUTH 00°25'09" WEST, ALONG THE WEST LINE OF THE SAID NORTHWEST QUARTER, A DISTANCE OF 599.76 FEET; THENCE DEPARTING SAID WEST LINE SOUTH 89°34'51" EAST, 47.32; THENCE NORTH 90°00'00" EAST, 16.00 FEET; THENCE SOUTH 00°00'00" EAST, 22.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 43°15'41" WEST, 15.62 FEET; THENCE NORTH 90°00'00" WEST, 4.00 FEET; THENCE NORTH 00°00'00" EAST, 11.38 FEET; THENCE NORTH 90°00'00" EAST, 14.71 FEET TO THE POINT OF BEGINNING.

AN AREA CONTAINING 106 SQ. FT. MORE OR LESS.



CENTER OF PROPOSED TOWER (NAD83)
LATITUDE: 32°29'34.784" NORTH
LONGITUDE: 114°38'52.625" WEST
ELEVATION: 174.0' (NAVD88)



LINE TABLE		
LINE	LENGTH	BEARING
L1	16.00	N90°00'00"E
L2	22.00	S00°00'00"E
L3	16.00	N90°00'00"W
L4	22.00	N00°00'00"E
L5	24.00	N90°00'00"E
L6	12.00	N00°00'00"E
L7	30.00	N90°00'00"W
L8	34.00	S00°00'00"E
L9	6.00	N90°00'00"E
L10	15.62	S43°15'41"W
L11	4.00	N90°00'00"W
L12	11.38	N00°00'00"E
L13	14.71	N90°00'00"E

LEGEND			
POB	POINT OF BEGINNING	○	SPOT ELEVATION
POT	POINT OF TERMINUS	●	POSITION OF GEODETIC COORDINATES
PUE	PUBLIC UTILITY EASEMENT	—	WATER CONTROL VALVE
ROW	RIGHT OF WAY	—	FIRE HYDRANT
DW	DRIVEWAY	—	POWER POLE
SW	SIDEWALK	—	LIGHT POLE
BCHH	BRASS CAP IN HANDHOLE	☆	SEWER MANHOLE
BCFL	BRASS CAP FLUSH	⊙	FOUND AS NOTED
MCR	MARICOPA COUNTY RECORDS	⊙	
—	OVERHEAD ELECTRIC	—	
—	PROPERTY LINE	—	
—	CHAIN LINK FENCE	—	

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2925 E. RIGGS RD
SUITE 8-191
CHANDLER, AZ 85249
(480) 656-7912 OFFICE
(480) 219-5195 FAX

REV.	DATE	REVISION DESCRIPTION
B	9/02/20	TITLE REPORT REVIEW
A	1/13/19	SUBMITTAL

PROJECT INFORMATION:
PROJECT: NEW SITE BUILD
SITE NO.: AZL02582
SITE NAME: APS SLAMMER
FA CODE: 14958769
USID: 275314

630' S. OF COUNTY 23rd ST.
ON SOUTH AVENUE B
SAN LUIS, AZ 85349

DRAWN BY: MC CHECKED BY: JC

SHEET TITLE:
SITE SURVEY

SHEET NUMBER: SS-1 REV.: 1

SCHEDULE B EXCEPTIONS:

TITLE REPORT ORDER #21002533-L, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, DATED 7/16/20.

1. Taxes which may be assessed or levied subsequent to the effective date herein, and subsequent years. (NOT PLOTTED, GENERAL EXCEPTION)
2. Water rights, claims or title to water, whether or not disclosed by the Public Records. (NOT PLOTTED, GENERAL EXCEPTION)
3. Reservations, exceptions and provisions contained in the patent and in the acts authorizing the issuance thereof. (NOT PLOTTED, GENERAL EXCEPTION)
4. Liabilities and obligations imposed upon said Land by its inclusion within any district formed pursuant to Title 48, Arizona Revised Statutes. (NOT PLOTTED, GENERAL EXCEPTION)
5. The effect of Lien and Affidavit of Claim recorded in Docket 1346, Page 569; Thereafter Partial Release of Lien recorded in Docket 1368, Page 570. (NOT PLOTTED, NOT SURVEY RELATED)
6. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document (NOT PLOTTED, NOT SURVEY RELATED)

Entitled: Offer to Lease and Lease for Oil and Gas Noncompetitive Acquired Lands Lease
 Lessor: United States Department of the Interior Bureau of Land Management
 Lessee: INEXCO Oil Company
 Recording Date: April 2, 1987
 Recording No: Docket 1529, Page 632

Assignment of the Lessee's interest under said lease,
 Assignor: INEXCO Oil Company
 Assignee: Roberts and Koch - 50%; Gruss Petroleum Corp. - 50%
 Recording Date: 04/02/1987
 Recording No: Docket 1529, Page 640

Assignment of Overriding Royalty in United States Oil and Gas Lease, recorded March 22, 1988 in Docket 1580, Page 490, an overriding royalty equal to 1% of 8/8ths;
 Assignors: Roberts and Koch, a general partnership; and Gruss Petroleum Corp.
 Assignees: William B. Morgan, Jr.

Assignment of the Lessee's interest under said lease,
 Assignor: Roberts and Koch
 Assignee: Mabee Petroleum Corp. - 10%; Robert M. Taubman - 2 1/2%;
 William D. Rollnich - 2 1/2%; Petroleum, Inc. - 3%; Petroleum Technical Services Company - 1%; DCB Oil & Gas, Inc. - 1%
 Recording Date: 03/22/1988
 Recording No: Docket 1580, Page 569

Assignment of the Lessee's interest under said lease,
 Assignor: Roberts and Koch
 Assignee: Primary Fuels, Inc., a Texas corporation, an undivided 4.5% interest; Signal Petroleum Company, a Texas corporation, an undivided 0.5% interest
 Recording Date: 03/22/1988
 Recording No: Docket 1580, Page 735

Assignment of the Lessee's interest under said lease,
 Assignor: Mabee Petroleum Corp., a subsidiary of Shell Western E&P Inc., a Delaware Corporation
 Assignee: Citation 1987-II Investment Limited Partnership
 Recording Date: 03/30/1989
 Recording No: Docket 1632, Page 526

Assignment of the Lessee's interest under said lease,
 Assignor: Primary Fuels, Inc.
 Assignee: Geodyne Nominee Corporation, a Delaware Corporation
 Recording Date: 04/17/1989
 Recording No: Docket 1634, Page 928 (NOT PLOTTED, TOO GENERAL)

7. All matters as set forth in Arizona Land Survey Corner Record recorded in Docket 2089, Page 319 and in Docket 2089, Page 321. (NOT PLOTTED, NOT SURVEY RELATED)
8. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
 Purpose: right of access
 Recording Date: November 3, 1997
 Recording No: 1997-28089 (PLOTTED)
9. A resolution in favor of Yuma County
 For: Resolution of Establishment
 Recording Date: December 5, 2002
 Recording No.: 2002-34869 (NOT PLOTTED, NOT SURVEY RELATED)
10. A resolution in favor of Yuma County
 For: Resolution of Establishment & Advance Acquisition
 Recording Date: December 5, 2002 (NOT PLOTTED, NOT SURVEY RELATED)
 Recording No.: 2002-34870 and re-recorded February 10, 2003 in Recording No. 2003-04688
11. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document (NOT PLOTTED, NOT SURVEY RELATED)
 Recording No: 2003-32328
12. A resolution in favor of Yuma County
 For: Resolution of Establishment
 Recording Date: December 9, 2003 (NOT PLOTTED, NOT SURVEY RELATED)
 Recording No.: 2003-44770
13. Matters shown on record of survey:
 Recording No.: Book 1, Page 98 of Surveys (NOT PLOTTED, NO AFFECT ON SURVEY)
14. Matters shown on record of survey:
 Recording No.: Book 3, Page 41 of Surveys (NOT PLOTTED, NO AFFECT ON SURVEY)
15. Matters shown on record of survey:
 Recording No.: Book 5, Page 6 of Surveys (NOT PLOTTED, NO AFFECT ON SURVEY)
16. Any right, interest or claim that may exist, arise or be asserted under or pursuant to the Perishable Agricultural Commodities Act of 1930, as amended, 7 USC 499a et seq., the Packers and Stockyard Act of 1921, as amended, 7 USC 181 et seq., or any similar state laws. (NOT PLOTTED, NOT SURVEY RELATED)

SCHEDULE B EXCEPTION NUMBER PER TITLE REPORT



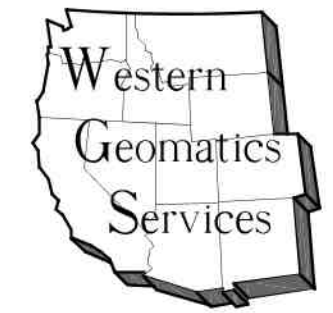
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B	9/02/20	TITLE REPORT REVIEW
A	1/13/19	SUBMITTAL
REV.	DATE	REVISION DESCRIPTION



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 SITE NO.: AZL02582
 SITE NAME: APS SLAMMER
 FA CODE: 14958769
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 630' S. OF COUNTY 23rd ST.
 ON SOUTH AVENUE B
 SAN LUIS. AZ 85349

DRAWN BY: MC CHECKED BY: JC

SHEET TITLE: SITE SURVEY

SHEET NUMBER: SS-2 REV.: 1

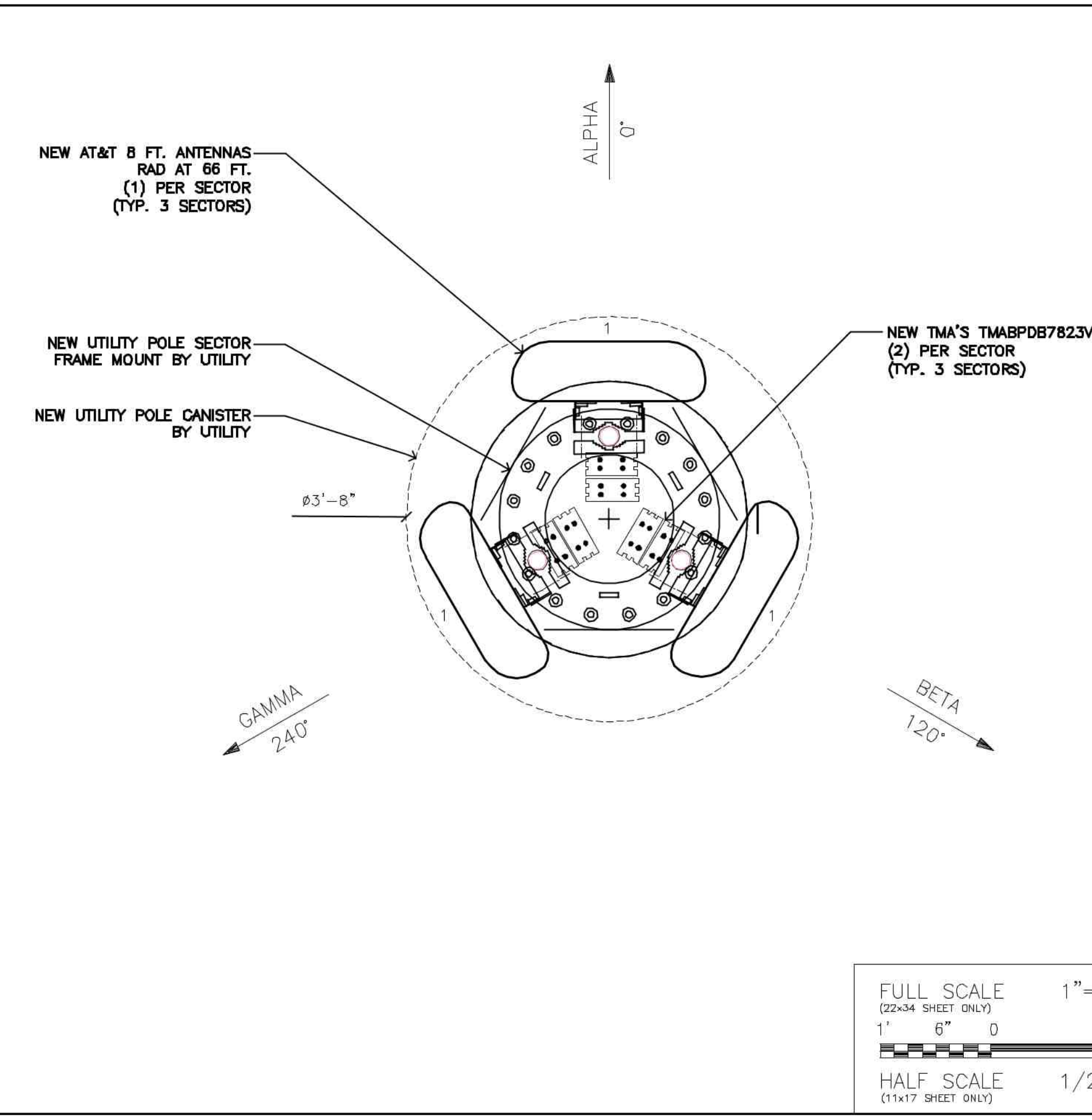
NEW ANTENNA CONFIGURATION TABLE

POSITION (# OR N/A)	1	2	3	4	
SECTOR A	ANTENNA	(N) ANDREW-COMMSCOPE NNH4-66-V3 102.1lbs (96"x19.6"x7.8")			
	FEEDER LENGTH	±100 FT 7/8" COAX			
	AZIMUTH	0°			
	RAD CENTER	67'			
	TECHNOLOGY	LTE 1900, LTE AWS LTE 700			
TMA	TMA8PDB7823VG12A				
RRH	B12/B14 AirScale Dual-band RRH 4T4R 320W AirScale Dual RRH 4T4R B25/66 320W AHFIB				
SECTOR B	ANTENNA	(N) ANDREW-COMMSCOPE NNH4-66-V3 102.1lbs (96"x19.6"x7.8")			
	FEEDER LENGTH	±100 FT 7/8" COAX			
	AZIMUTH	120°			
	RAD CENTER	67'			
	TECHNOLOGY	LTE 1900, LTE AWS LTE 700			
TMA	TMA8PDB7823VG12A				
RRH	B12/B14 AirScale Dual-band RRH 4T4R 320W AirScale Dual RRH 4T4R B25/66 320W AHFIB				
SECTOR C	ANTENNA	(N) ANDREW-COMMSCOPE NNH4-66-V3 102.1lbs (96"x19.6"x7.8")			
	FEEDER LENGTH	±100 FT 7/8" COAX			
	AZIMUTH	240°			
	RAD CENTER	67'			
	TECHNOLOGY	LTE 1900, LTE AWS LTE 700			
TMA	TMA8PDB7823VG12A				
RRH	B12/B14 AirScale Dual-band RRH 4T4R 320W AirScale Dual RRH 4T4R B25/66 320W AHFIB				

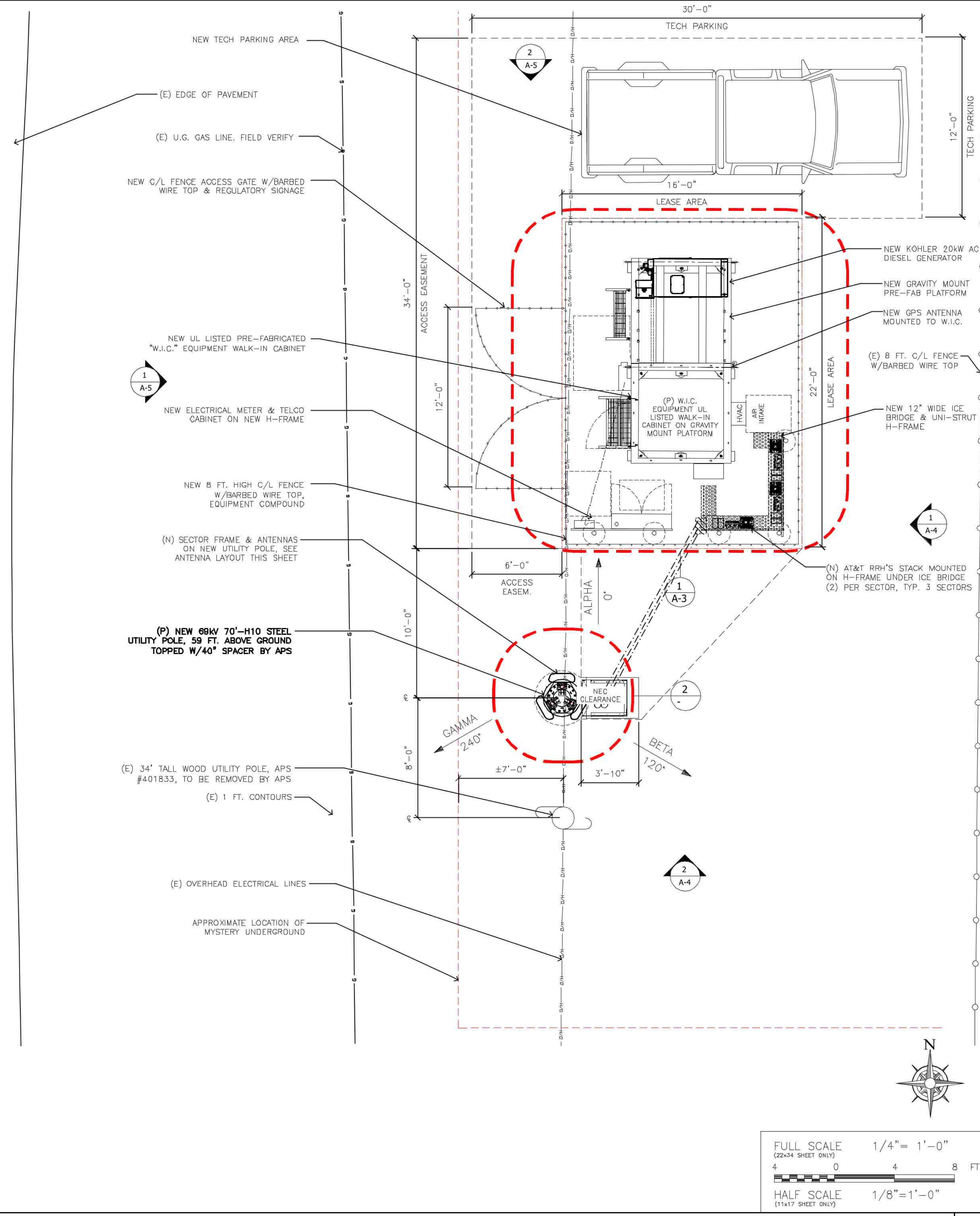
RFDS ANTENNA CONFIGURATION TABLE

NOTE:
RRH'S ARE GROUND MOUNTED, FOR AIRSCALE THE DUAL B25/66 RRH'S UNUSED RF PORT CONNECTORS MUST HAVE A MIN. OF 2-WATT LOAD TERMINATOR INSTALLED WHICH ARE NOT PROVIDED WITH THE RADIO CEQ'S, IF NEEDED, THEY MUST BE ORDERED SEPARATELY

ANTENNA CONFIGURATION TABLE	N.T.S.	3
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ENLARGED ANTENNA PLAN SCALE: 1" = 1'-0" 2

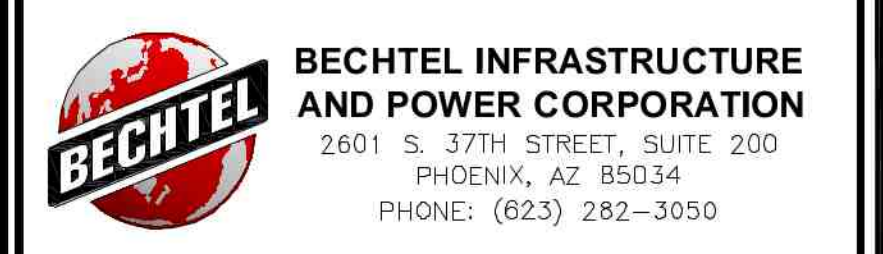


EQUIPMENT COMPOUND SITE PLAN SCALE: 1/4" = 1'-0" 1



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PRELIMINARY UNLESS SIGNED

EXPIRES 9-30-2022

SHEET TITLE: EQUIPMENT COMPOUND SITE PLAN

SHEET NUMBER: A-2



1355 W. UNIVERSITY DRIVE
MESA, AZ 85201-5419

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED.



PROJECT: NEW SITE BUILD
SITE NO.: AZL02582
SITE NAME: APS SLAMMER
FA CODE: 14958769
USID: 275314

7125 E. CESAR CHAVEZ BLVD.
SAN LUIS, AZ 85349

△				
△				
△				
△				
3	11/20/20	ZONING ADDRESS	SLD	TB
2	9/2/20	SURVEY UPDATE	SLD	TB
1	1/14/2020	CLIENT COMMENTS	SLD	TB
0	1/13/2020	ZONING DOCUMENTS	SLD	TB

PROFESSIONAL SEAL

THIS DOCUMENT CONTAINS AN ELECTRONIC SIGNATURE PURSUANT TO A.R.S. TITLE 41 AND TITLE 44. IT IS A VIOLATION FOR ANY PERSON, UNLESS UNDER THE DIRECT SUPERVISION OF THE REGISTRANT, TO MODIFY THIS DOCUMENT IN ANY WAY.

PRELIMINARY UNLESS SIGNED

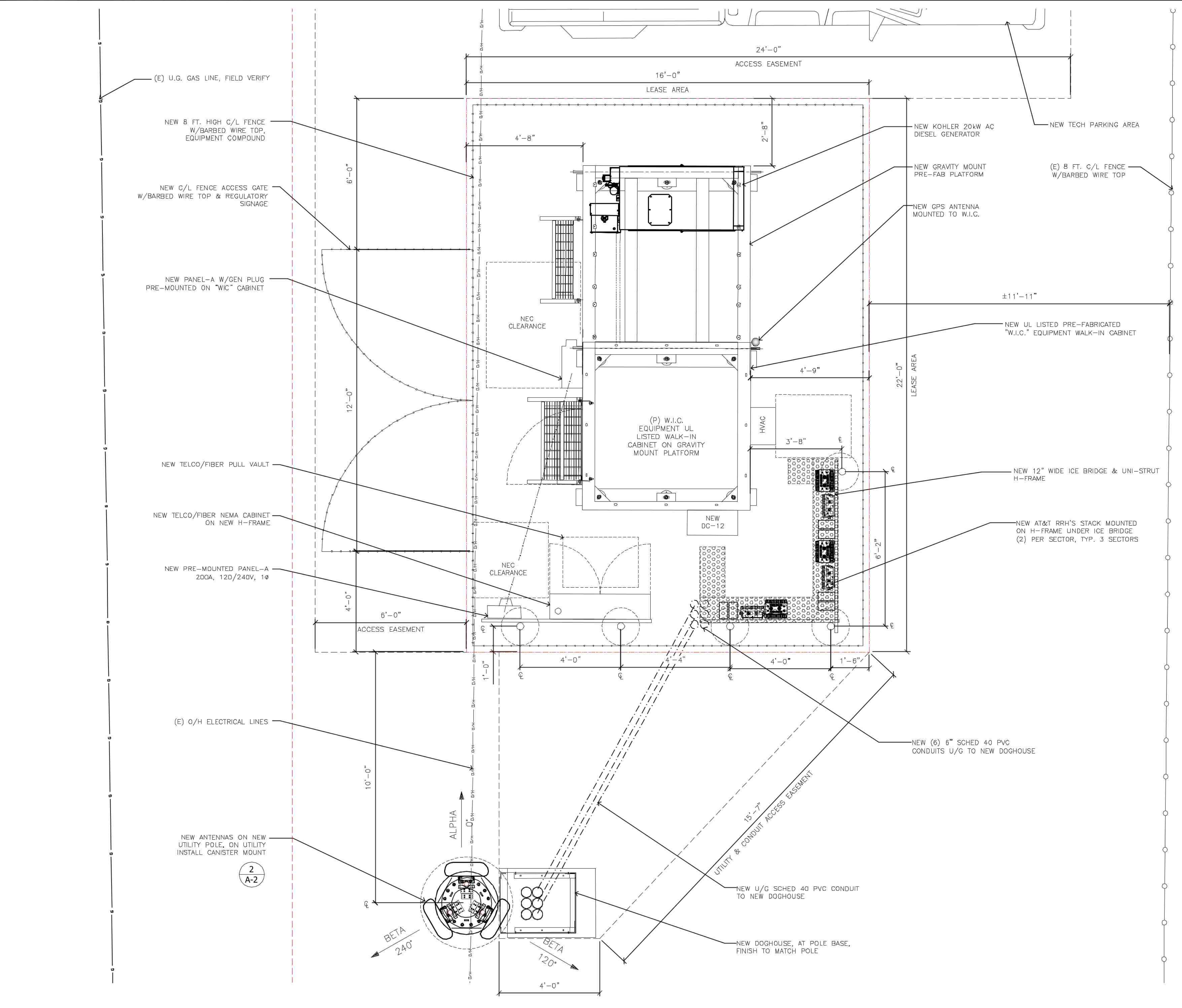
SDN

SHEET TITLE

EQUIPMENT COMPOUND
SITE PLAN

SHEET NUMBER

A-3



FULL SCALE 1/2" = 1'-0"
 22x34 SHEET ONLY
 2" 1" 0 2" 4"
 HALF SCALE 1/4" = 1'-0"
 11x17 SHEET ONLY

SCALE: 1/2" = 1'-0" | 1



1355 W. UNIVERSITY DRIVE
MESA, AZ 85201-5419

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED.



BECHTEL INFRASTRUCTURE AND POWER CORPORATION
2601 S. 37TH STREET, SUITE 200
PHOENIX, AZ 85034
PHONE: (623) 282-3050



Clear Blue Services
3630 E. ATLANTA AVE.
PHOENIX, AZ 85040 602-426-6600

PROJECT: NEW SITE BUILD
SITE NO.: AZL02582
SITE NAME: APS SLAMMER
FA CODE: 14958769
USID: 275314

7125 E. CESAR CHAVEZ BLVD.
SAN LUIS, AZ 85349

△				
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3	11/20/20	ZONING ADDRESS	SLD	TB
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PRELIMINARY UNLESS SIGNED

EXPIRES 9-30-2022

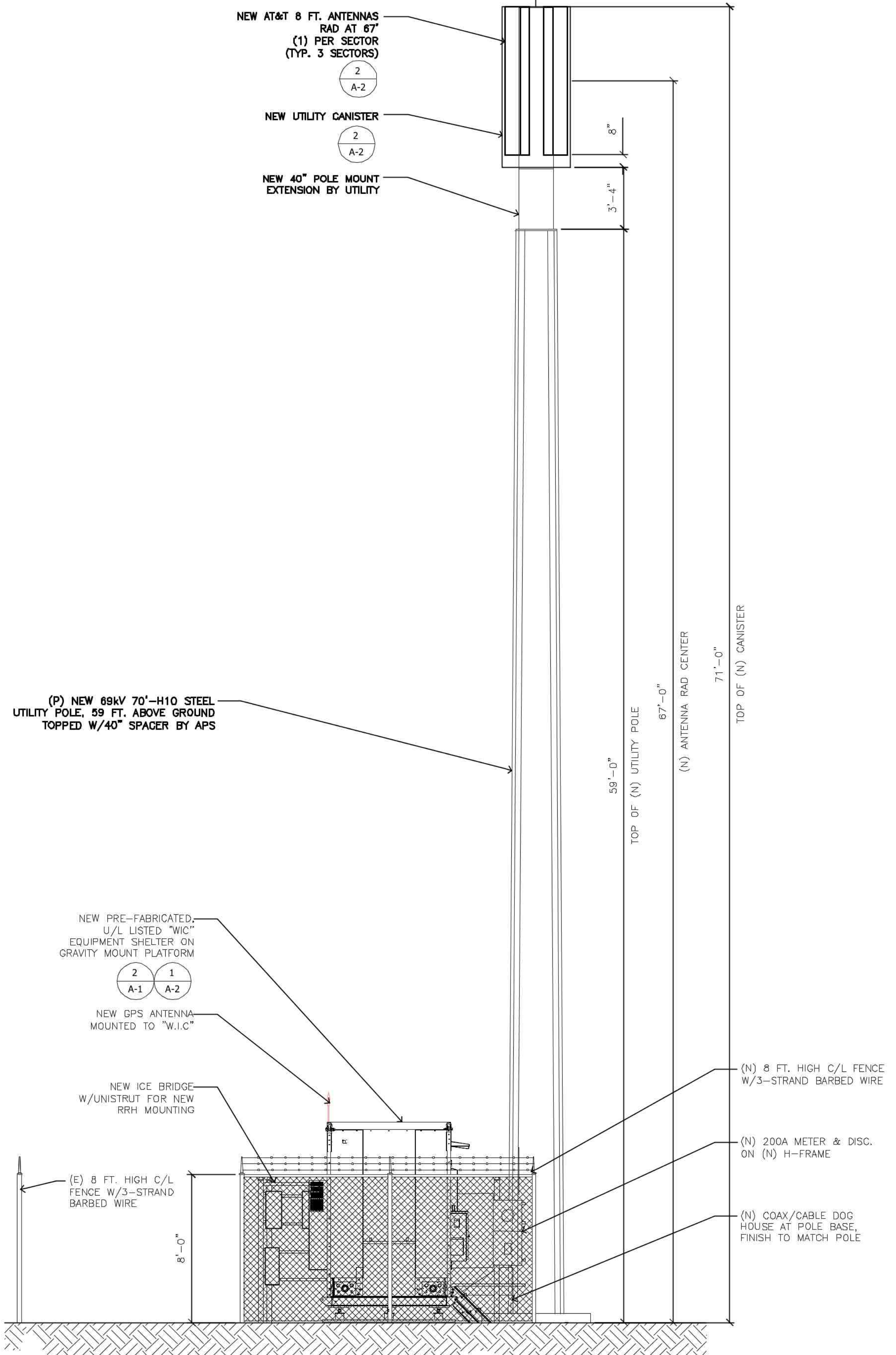
SDN

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-5

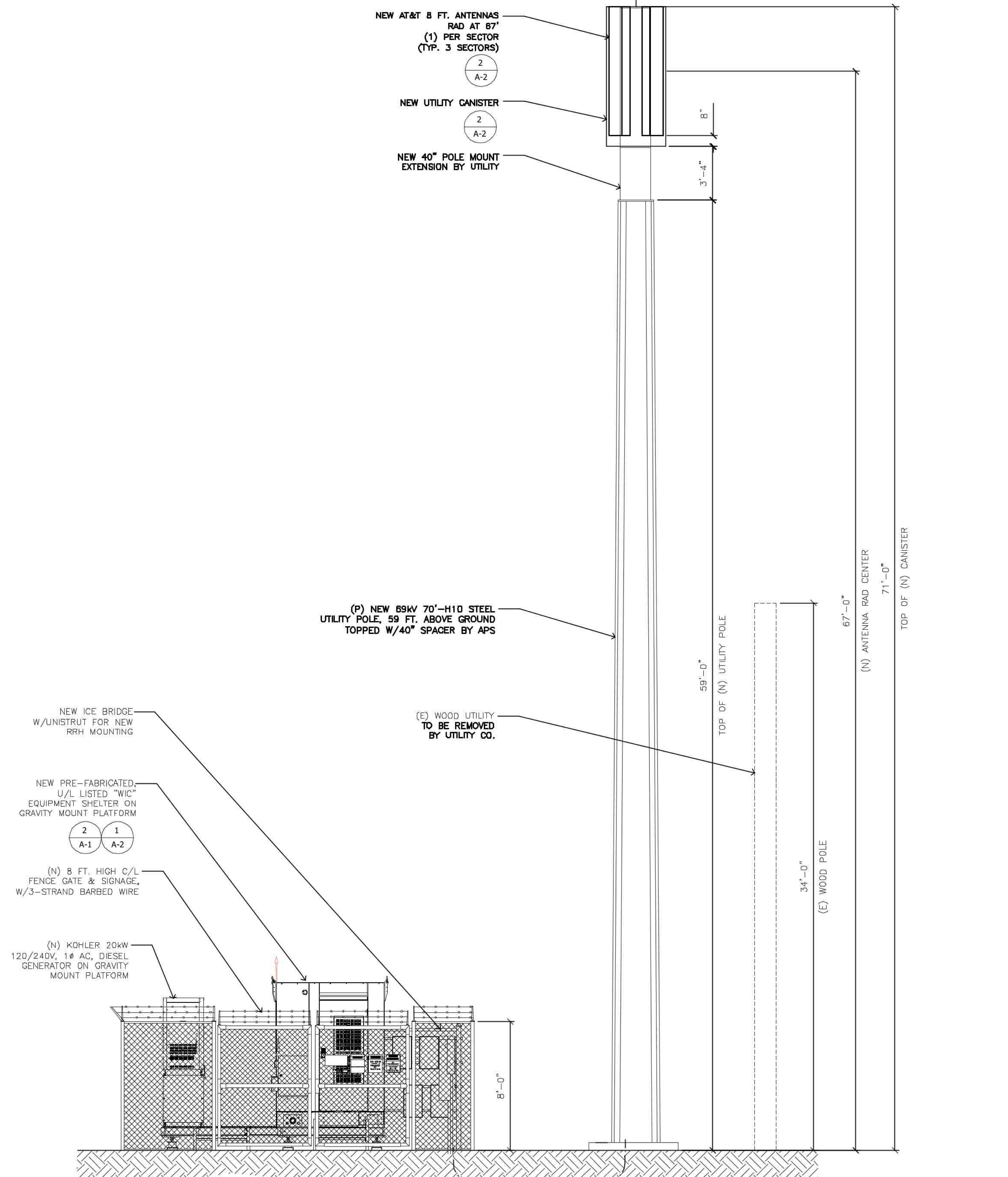


FULL SCALE 1/4" = 1'-0"
(22x34 SHEET ONLY)

HALF SCALE 1/8" = 1'-0"
(11x17 SHEET ONLY)

SCALE: 1/4" = 1'-0"

PROPOSED SOUTH ELEVATION



FULL SCALE 1/4" = 1'-0"
(22x34 SHEET ONLY)

HALF SCALE 1/8" = 1'-0"
(11x17 SHEET ONLY)

SCALE: 1/4" = 1'-0"

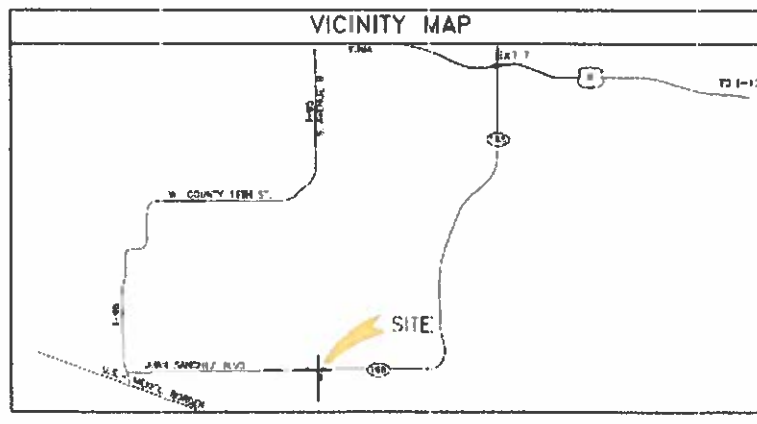
PROPOSED EAST ELEVATION

SCALE: 1/4" = 1'-0"

Conditional Use Permit Project Narrative

WIRELESS COMMUNICATIONS FACILITY
UTILITY POLE CO-LOCATION FOR AT&T
IN C-2 Zoning District
October 30, 2020

“AT&T AZL02582-APS SLAMMER”
1230 South of County 23rd Street
On South Avenue B

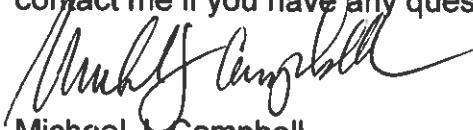


Submitted by Michael J. Campbell, Campbell A&Z, LLC
6880 W. Antelope Drive, Peoria, AZ 85383
602-616-8396 campbellaz1@earthlink.net

On behalf of
AT&T Wireless
1355 W University Dr
Mesa AZ 85034
Steve Olson
520-743-6087

CAMPBELL A&Z, LLC

On behalf of AT&T Wireless, I respectfully submit this Pre-Application package for your review and consideration. Upon completion of your review, please contact me if you have any questions and or need additional information.



Michael J. Campbell
Campbell A&Z, LLC
602-616-8396, mobile
623-376-6380, office
campbellaz1@earthlink.net

**CONDITIONAL USE PERMIT
PROJECT NARRATIVE**

**WIRELESS COMMUNICATIONS FACILITY
UTILITY POLE CO-LOCATION FOR AT&T
IN C-2 Zoning District
October 30, 2020**

**“AT&T AZL02582-APS SLAMMER”
1230 South of County 23rd Street
On South Avenue B**



PURPOSE OF REQUEST

**CONDITIONAL USE PERMIT
WIRELESS COMMUNICATIONS FACILITY
UTILITY POLE CO-LOCATION
IN C-2 ZONING DISTRICT**

AT&T Wireless proposes to attach an antenna array to an existing APS electrical transmission tower located in an existing APS electrical easement, and to construct a new equipment compound south of the APS pole. The new

equipment compound will be adjacent to the APS pole on State of Arizona land, with the Department of Administration.

DETAILS OF THE PROJECT

- Installation of a replacement steel APS pole. The new APS pole will be 59' out of ground. The steel pole replaces a 34' wood APS pole. The new APS steel pole is approx 47' east of the Avenue B centerline.
- Installation of a new antenna array for AT&T at the 67' level on the new steel APS pole.
- Construction of a new 8' tall chain link fence and access gate to enclose the lease equipment lease. The equipment area will be set to the north of the APS pole.
- Installation of a new AT&T walk-in equipment cabinet as shown on the site plan, in the new fenced area.
- Access to the site is via South Avenue B.

PROPERTY SETBACK DIMENSIONS FROM THE UTILITY POLE

Per Section 152.318 (C)

Facilities that are located on streetlights, traffic signal poles, 69 kv or above, and existing electrical utility poles are exempt from setback requirements.

RELATIONSHIP TO SURROUNDING PARCELS

The surrounding parcels development status is as follows:

North: undeveloped

South: undeveloped

East: APN# 228-00-009 State Prison

West: APN#228-00-002 USA undeveloped

LOCATION AND ACCESIBILITY

The existing WCF is located on a parcel that fronts to South Avenue B. The site is accessed from South Avenue B then east to the site.

CIRCULATION SYSTEM

The traffic generated by the WCF is minimal, with a monthly service technician visit as standard.

DEVELOPMENT SCHEDULE

The AT&T/APS project will be scheduled after issuance of the Building Permit by the City of San Luis.

COMMUNITY FACILITIES & SERVICES

The proposed WCF will not provide any Community Services or Facilities; nor will the WCF require any Community Services or facilities during its operation.

PUBLIC UTILITIES AND SERVICES

The proposed WCF is an unmanned facility that will not require public water or sewer services. The WCF will obtain electrical and telephone services from the local service providers.

UTILITY COMMITMENT TABLE

WATER: N/A
SEWER: N/A
ELECTRIC: APS
TELEPHONE:
CABLE: N/A
REFUSE: N/A
POLICE: City of San Luis
FIRE:

LANDSCAPE, SIGNAGE AND SCREEN WALLS

The new WCF has no planned landscaping.

The signage at the proposed WCF is limited to the FCC required postings, and a cell site identification/emergency contact notification sign. There will not be any commercial signage at the proposed WCF.

The site will have one exterior light mounted at the doorway(s) to the equipment cabinet for the safety of the service technician. The light(s) is typically on a motion sensor and is not dusk to dawn device.

mjc, 10/30/20



November 24, 2020

CONDITIONALCASE NUMBER: 2020-0661

CASE SUMMARY: A request by FM Group, Michael J. Campbell on behalf of State of Arizona, Department of Administration c/o General Services Division, owner, for a Conditional Use Permit as per Section §152.076 (C-16) of the City of San Luis Code of Ordinances. This is to allow the installation of a new wireless communication facility on an APS replacement pole and associated carrier equipment compound in a Rural Area Residential (RA-10) zoning district, Assessor's Parcel No. 228-00-009, located at 7125 East Cesar Chavez, Boulevard, San Luis, Arizona.

A Citizen Review Meeting has been scheduled to enable interested parties the opportunity to meet with the applicant to ask and answer questions and address concerns. This review meeting is prior to any public hearing.

This Citizen Review Meeting will be held:
5th day of January 2021 at 6:00 p.m. at the San Luis City Hall Council Chambers, 1090 E. Union Street, San Luis, Arizona.

PUBLIC HEARING: January 12, 2021

COMMENTS DUE: December 9, 2020

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@sanluisaz.gov.

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

.....
 COMMENTS NO COMMENTS

Enter Comments below:

The City of San Luis Fire Department has no comments at this time, but reserves the right to comment upon subsequent submittals. Final decisions regarding this request are best made by the Planning and Zoning Department.

Date:

11/24/20

Agency:

The City of San Luis Fire Department

Phone:

928/341-8550

Return to: P&Z@sanluisaz.gov

**TOWER REQUEST INFORMATION FOR
MARINE CORPS AIR STATION (MCAS) YUMA
October 2018**

1. Jurisdiction (city or county):
2. Tower Name:
3. Tower Company:
4. Tower Owner:
5. Tower Point of Contact (POC):
6. POC Contact Information:
7. POC Email information:
8. Tower Location (Address)
9. Coordinates: Latitude: _____ Longitude: _____
10. Coordinate Datum: NAD 83____ NAD 27____ Other____
11. Nearest public use or Military Airport or Heliport:
12. Nearest City /State:
13. Distance from #11 to Structure:
14. Direction from # 11 to Structure:
15. Vertical Datum:
16. Assessor Parcel Number (APN):
17. Type of Tower:
18. Site Elevation (AMSL): _____ ft
19. Total Structure (Tower) Height (AGL) : _____ ft
20. Overall Height #18 + # 19 (AMSL): _____ Ft
21. Frequencies (Transmit, Receive, Output, etc.):
22. Effective Isotropic Radiated Power (EIRP):
 - Actual Power of transmitter w/cable line loss:
 - Transmitter power in watts:
 - Gain of antenna for transmit:
 - Gain of antenna for receive:
23. Is tower new construction? Yes_____ No_____
24. Antenna replacement or upgrade only? Yes_____ No_____
25. Is tower lighted? Yes_____ No_____
26. If no, is tower to be lit? Yes_____ No_____

27. Has FAA Form 7460-1, Notice of Proposed Construction of Alteration, been filed with FAA? Yes _____ No _____ Not applicable _____
28. Previous FAA Aeronautical Study Number (if applicable)
29. Has FCC been notified? Yes _____ No _____ Not applicable _____
30. If yes, FCC response:
31. Please attach a description of the location: maps, site plans and other information (USGS 7.5 minute Quadrangle Map with precise site marked and any certified survey requested):



PLANNING & ZONING AGENDA ITEM REVIEW FORM

Special Planning & Zoning Commission Meeting

4. B.

Meeting Date: 01/19/2021

Submitted By: Jose A. Guzman, Director of Planning & Zoning, Planning & Zoning Department

ITEM:

Public hearing followed by discussion and possible action on any and all matters regarding Conditional Use Permit Case No. 2020-0795. A request by La Malquerida LLC, owners, for a conditional use permit to allow outdoor live entertainment on property located at 811 N. Cesar Chavez Street, San Luis, Arizona.

- A. Open public hearing
 - 1. Staff presentation
 - 2. Call to the Public on this item
- B. Close public hearing
- C. Action on Conditional Use Permit Case No. 2020-0795

BACKGROUND:

This is a request by La Malquerida LLC, owners, for a Conditional Use Permit to allow outdoor 'live entertainment' as per Section 152.106 C.3 (Neighborhood Commercial, C-1 zoning district) of the City of San Luis Code of Ordinance. The property is located at 811 N. Cesar Chavez Street, PID #775-38-204, San Luis, Arizona.

CITIZEN REVIEW MEETING:

As required by State Statute and the City Code, a Citizen Review Meeting was held on January 12, 2021, at 6:00 P.M., due to the pandemic, this meeting was conducted via teleconference. Notice of the meeting was published in the local newspaper and the public was able to connect to the meeting or send out questions or comments via email before the meeting. The intent of this meeting was to allow the public to learn about the conditional use application, ask questions and/or express any comments or concerns. There were no people from the public connected to the teleconference, however, the City received 29 letters from neighboring properties against the approval of this conditional use permit and was mentioned during the Citizen Review Meeting.

GENERAL PLAN:

This area is designated as Activity Center in the City of San Luis 2020 General Plan. The Activity Center Land Use Designation is intended to include a mixture of residential, commercial, office and other employment uses. The property is zoned as Neighborhood Commercial (C-1); the zoning and the proposed use are appropriate in the Activity Center designation.

AGENCY REVIEW:

As part of the review process, all land use cases are reviewed by various City and outside agencies. As required by State Statute, staff sent notification letters to property owners within 300 feet of the proposed project (34 properties).

As mentioned before the City received 29 letters against the approval of this project. From those 29, 15 properties were within the 300 feet notice area. The City also received an email from Alfonso Avila, recommending limiting the hours of operations of live entertainment to Fridays and Saturdays only.

SUMMARY:

The applicant has provided the information and materials necessary for review of the Conditional Use Permit.

The Conditional Use Permit is to allow outdoor live entertainment at 811 N. Cesar Chavez Street, a property zoned Neighborhood Commercial (C-1).

Staff recommends approval of Conditional Use Permit Case No. 2020-0795 with the following conditions:

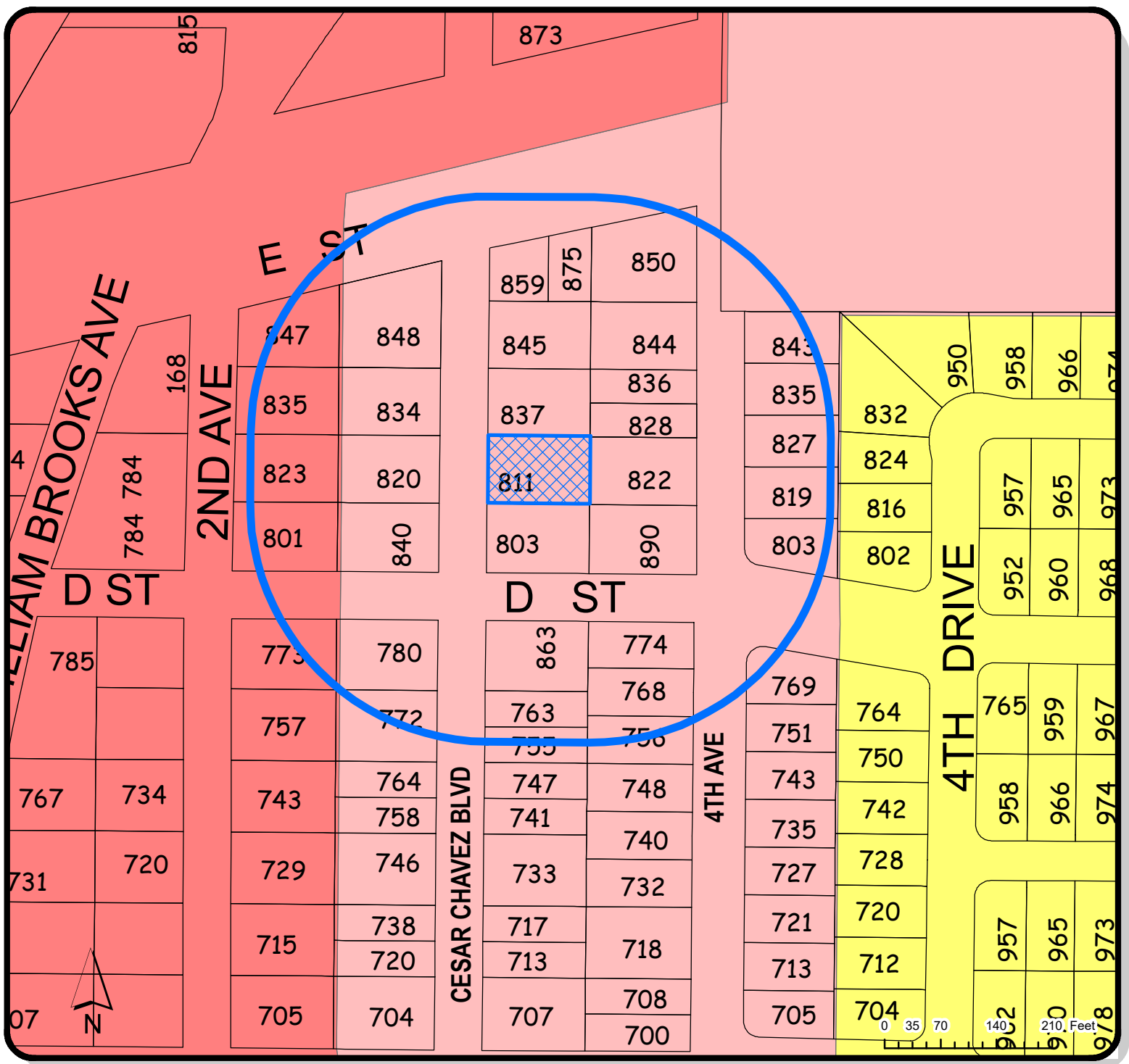
1. Conditional Use will be valid for 1 year. After the year, the applicant will resubmit the application, and staff will review any complaints during the said time frame.
2. Hours of operations shall be as follows:
 - Sunday through Thursday until 10 p.m. (22 Hours Military Time)
 - Friday until 12:00 a.m. (midnight, 24 Hours Military Time)
 - Saturday until 12:00 a.m. (midnight, 24 Hours Military Time)

RECOMMENDED MOTION:

I MOVE TO FORWARD CONDITIONAL USE PERMIT CASE NO. 2020-0795 TO THE CITY COUNCIL WITH RECOMMENDATION OF APPROVAL AS PRESENTED BY STAFF.

Attachments

Location Map
Email from Alfonso Villa
Letters from neighbors



LOCATION OF SUBJECT PROPERTY

 811 N CESAR CHAVEZ BLVD

LOCATION MAP

Zoning
 SINGLE RESIDENCE ZONING DISTRICTS
 R1-B
 COMMERCIAL ZONING DISTRICTS
 C-2
 C-1

CONDITIONAL USE PERMIT

CASE #
2020-0795

DATE:
 12/29/2020

PLANNING & ZONING



GIS

CREATED BY:
 ISAAC GUTIERREZ

CHECKED BY:
 ROMAN PACHECO

APPROVED BY:
 JOSE A. GUZMAN

Jose A. Guzman

From: alfonsoavilajr@hotmail.com
Sent: Friday, January 15, 2021 2:08 PM
To: P&Z
Subject: [EXTERNAL] Comentario Caso No. 2020-0795

This message originated from outside your organization

Saludos,

Yo soy habitante del hogar detras del local "La Malquerida" y eh vivido alli mismo desde 1987. Aunque entiendo que San Luis, AZ ha estado pasando por un periodo de desarrollo economico muy importante para la ciudad pido algo de consideracion en cuanto las actividades que afectan el lugar donde yo vivo. Pido que limiten actividades que durarian hasta tarde en la noche a los dias Viernes y Sabado debido a que soy trabajador agricola y mi trabajo requiere levantarme temprano.

Les recuerdo que la ciudad tomo el paso de convertir el lugar donde yo vivo en zona comercial a pesar de ya ser zona residencial casi completamente desarrollada ignorando todo el lugar abierto por Juan Sanchez Boulevard. Creo que es importante ser buenos vecinos y no causar disturbios innecesarios. Yo respetare las actividades de el local mientras respeten mi paz y tranquilidad. Gracias por su atencion.

Atentamente

Alfonso Avila

January 11, 2021

Dear Jose A. Guzman,
(Director of Planning & Zoning Department)

RECEIVED

2021 JAN 12 AM 11:37

DEPT OF PLANNING & ZONING
CITY OF SAN LUIS, AZ

I Rosario flores, as an owner/resident with in the 300 feet of La Malquerida Food Court LLC, located at 811 North. Cesar Chavez ST, San Luis, Az, 85349; I do not agree with the proposal that La Malquerida Food Court LLC is requesting for the conditional permit for "live entertainment".

This conditional permit would allow La Malquerida Food Court LLC, located at 811 North. Cesar Chavez ST, San Luis, Az, 85349, to have outdoor "live entertainment" which is a disruption of our residential peace. Previously to La Malquerida Food Court LLC's request for such permit, such business started to provide "live entertainment" since September 11, 2020 without a permit.

La Malquerida Food Court has been illegally providing their customers with "live entertainment" already without such permit. Such business has caused a disruption in my residence. The "live entertainment" that La Malquerida provides is extremely loud and goes into long hours of the night within my residential area.

Again, as an owner/resident with in the 300 feet of La Malquerida Food Court LLC, I oppose for such business to obtain the conditional permit for "live entertainment".

Sincerely,

Rosario Flores 01-11-2021

Signature

Date

204 St. 823

Address / PO BOX

PMB 990 P.O 76

January 11, 2021

RECEIVED

Dear Jose A. Guzman,
(Director of Planning & Zoning Department)

2021 JAN 12 AM 11:37

DEPT OF PLANNING & ZONING
CITY OF SAN LUIS, AZ

I Enrique Masera, as an owner/resident with in the 300 feet of La Malquerida Food Court LLC, located at 811 North. Cesar Chavez ST, San Luis, Az, 85349; I do not agree with the proposal that La Malquerida Food Court LLC is requesting for the conditional permit for "live entertainment".

This conditional permit would allow La Malquerida Food Court LLC, located at 811 North. Cesar Chavez ST, San Luis, Az, 85349, to have outdoor "live entertainment" which is a disruption of our residential peace. Previously to La Malquerida Food Court LLC's request for such permit, such business started to provide "live entertainment" since September 11, 2020 without a permit.

La Malquerida Food Court has been illegally providing their customers with "live entertainment" already without such permit. Such business has caused a disruption in my residence. The "live entertainment" that La Malquerida provides is extremely loud and goes into long hours of the night within my residential area.

Again, as an owner/resident with in the 300 feet of La Malquerida Food Court LLC, I oppose for such business to obtain the conditional permit for "live entertainment".

Sincerely,

Enrique Masera

1/11/21

Signature

Date

2nd ave

823

Address / PO BOX

January 11, 2021

RECEIVED

Dear Jose A. Guzman,
(Director of Planning & Zoning Department)

2021 JAN 12 AM 11:37

DEPT OF PLANNING & ZONING
CITY OF SAN LUIS, AZ

I Margarita Ramirez, as an owner/resident with in the 300 feet of La Malquerida Food Court LLC, located at 811 North. Cesar Chavez ST, San Luis, Az, 85349; I do not agree with the proposal that La Malquerida Food Court LLC is requesting for the conditional permit for "live entertainment".

This conditional permit would allow La Malquerida Food Court LLC, located at 811 North. Cesar Chavez ST, San Luis, Az, 85349, to have outdoor "live entertainment" which is a disruption of our residential peace. Previously to La Malquerida Food Court LLC's request for such permit, such business started to provide "live entertainment" since September 11, 2020 without a permit.

La Malquerida Food Court has been illegally providing their customers with "live entertainment" already without such permit. Such business has caused a disruption in my residence. The "live entertainment" that La Malquerida provides is extremely loud and goes into long hours of the night within my residential area.

Again, as an owner/resident with in the 300 feet of La Malquerida Food Court LLC, I oppose for such business to obtain the conditional permit for "live entertainment".

Sincerely,

Margarita Ramirez
Signature

01/11/2021
Date

844 4th street San Luis AZ
Address / PO BOX

January 11, 2021

RECEIVED

Dear Jose A. Guzman,
(Director of Planning & Zoning Department)

2021 JAN 12 AM 11:37

DEPT OF PLANNING & ZONING
CITY OF SAN LUIS, AZ

I Manuel Gomez, as an owner/resident with in the 300 feet of La Malquerida Food Court LLC, located at 811 North. Cesar Chavez ST, San Luis, Az, 85349; I do not agree with the proposal that La Malquerida Food Court LLC is requesting for the conditional permit for "live entertainment".

This conditional permit would allow La Malquerida Food Court LLC, located at 811 North. Cesar Chavez ST, San Luis, Az, 85349, to have outdoor "live entertainment" which is a disruption of our residential peace. Previously to La Malquerida Food Court LLC's request for such permit, such business started to provide "live entertainment" since September 11, 2020 without a permit.

La Malquerida Food Court has been illegally providing their customers with "live entertainment" already without such permit. Such business has caused a disruption in my residence. The "live entertainment" that La Malquerida provides is extremely loud and goes into long hours of the night within my residential area.

Again, as an owner/resident with in the 300 feet of La Malquerida Food Court LLC, I oppose for such business to obtain the conditional permit for "live entertainment".

Sincerely,

Manuel Gomez

01-11-2021

Signature

Date

844 4TH AVE TRAIL #1

Address / PO BOX

RECEIVED

January 11, 2021

2021 JAN 12 AM 11:37

Dear Jose A. Guzman,
(Director of Planning & Zoning Department)

DEPT OF PLANNING & ZONING
CITY OF SAN LUIS, AZ

I Abelino P. P. [Signature], as an owner/resident with in the 300 feet of La Malquerida Food Court LLC, located at 811 North. Cesar Chavez ST, San Luis, Az, 85349; I do not agree with the proposal that La Malquerida Food Court LLC is requesting for the conditional permit for "live entertainment".

This conditional permit would allow La Malquerida Food Court LLC, located at 811 North. Cesar Chavez ST, San Luis, Az, 85349, to have outdoor "live entertainment" which is a disruption of our residential peace. Previously to La Malquerida Food Court LLC's request for such permit, such business started to provide "live entertainment" since September 11, 2020 without a permit.

La Malquerida Food Court has been illegally providing their customers with "live entertainment" already without such permit. Such business has caused a disruption in my residence. The "live entertainment" that La Malquerida provides is extremely loud and goes into long hours of the night within my residential area.

Again, as an owner/resident with in the 300 feet of La Malquerida Food Court LLC, I oppose for such business to obtain the conditional permit for "live entertainment".

Sincerely,

Abelino P. P. [Signature]

01-11-2021

Signature

Date

844 4ta ave. traila 2

Address / PO BOX 12530

6

January 11, 2021

RECEIVED

Dear Jose A. Guzman,
(Director of Planning & Zoning Department)

2021 JAN 12 AM 11:37

DEPT OF PLANNING & ZONING
CITY OF SAN LUIS, AZ

I Ruben Zapata, as an owner/resident with in the 300 feet of La Malquerida Food Court LLC, located at 811 North. Cesar Chavez ST, San Luis, Az, 85349; I do not agree with the proposal that La Malquerida Food Court LLC is requesting for the conditional permit for "live entertainment".

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Again, as an owner/resident with in the 300 feet of La Malquerida Food Court LLC, I oppose for such business to obtain the conditional permit for "live entertainment".

Sincerely,

Ruben Zapata 01-11-2021

Signature

Date

844 4th ave. espacio 4

Address / PO BOX

990 Pmb 961 San Luis Az

January 11, 2021

RECEIVED

Dear Jose A. Guzman,
(Director of Planning & Zoning Department)

2021 JAN 12 AM 11:37

DEPT OF PLANNING & ZONING
CITY OF SAN LUIS, AZ

I LuZ Maria Cabrera de Reyes, as an owner/resident with in the 300 feet of La Malquerida Food Court LLC, located at 811 North. Cesar Chavez ST, San Luis, Az, 85349; I do not agree with the proposal that La Malquerida Food Court LLC is requesting for the conditional permit for "live entertainment".

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La Malquerida Food Court has been illegally providing their customers with "live entertainment" already without such permit. Such business has caused a disruption in my residence. The "live entertainment" that La Malquerida provides is extremely loud and goes into long hours of the night within my residential area.

Again, as an owner/resident with in the 300 feet of La Malquerida Food Court LLC, I oppose for such business to obtain the conditional permit for "live entertainment".

Sincerely,

LuZ Maria Cabrera de Reyes 01/11/21

Signature

Date

844 Yta ave. Fratta 6

Address / PO BOX

January 11, 2021

RECEIVED

Dear Jose A. Guzman,
(Director of Planning & Zoning Department)

2021 JAN 12 AM 11:39

DEPT OF PLANNING & ZONING
CITY OF SAN LUIS, AZ

I Jesus Traquero R, as an owner/resident with in the 300 feet of La Malquerida Food Court LLC, located at 811 North. Cesar Chavez ST, San Luis, Az, 85349; I do not agree with the proposal that La Malquerida Food Court LLC is requesting for the conditional permit for "live entertainment".

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Again, as an owner/resident with in the 300 feet of La Malquerida Food Court LLC, I oppose for such business to obtain the conditional permit for "live entertainment".

Sincerely,

JTR

Signature

01/11/2021

Date

844 4th ave. Traila #

Address / PO BOX

January 11, 2021

Dear Jose A. Guzman,
(Director of Planning & Zoning Department)

RECEIVED

2021 JAN 12 AM 11:39

DEPT OF PLANNING & ZONING
CITY OF SAN LUIS, AZ

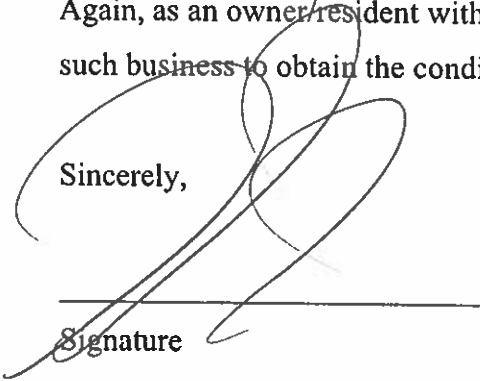
I Jesus Ochoa, as an owner/resident with in the 300 feet of La Malquerida Food Court LLC, located at 811 North. Cesar Chavez ST, San Luis, Az, 85349; I do not agree with the proposal that La Malquerida Food Court LLC is requesting for the conditional permit for "live entertainment".

This conditional permit would allow La Malquerida Food Court LLC, located at 811 North. Cesar Chavez ST, San Luis, Az, 85349, to have outdoor "live entertainment" which is a disruption of our residential peace. Previously to La Malquerida Food Court LLC's request for such permit, such business started to provide "live entertainment" since September 11, 2020 without a permit.

La Malquerida Food Court has been illegally providing their customers with "live entertainment" already without such permit. Such business has caused a disruption in my residence. The "live entertainment" that La Malquerida provides is extremely loud and goes into long hours of the night within my residential area.

Again, as an owner/resident with in the 300 feet of La Malquerida Food Court LLC, I oppose for such business to obtain the conditional permit for "live entertainment".

Sincerely,


Signature

1/11/21
Date

837 CESAR CHAVEZ PO BOX 10521

Address / PO BOX

RECEIVED

2021 JAN 12 AM 11:39

DEPT OF PLANNING & ZONING
CITY OF SAN LUIS, AZ

January 11, 2021

Dear Jose A. Guzman,
(Director of Planning & Zoning Department)

I LUZ E. Cabrer, as an owner/resident with in the 300 feet of La Malquerida Food Court LLC, located at 811 North. Cesar Chavez ST, San Luis, Az, 85349; I do not agree with the proposal that La Malquerida Food Court LLC is requesting for the conditional permit for "live entertainment".

This conditional permit would allow La Malquerida Food Court LLC, located at 811 North. Cesar Chavez ST, San Luis, Az, 85349, to have outdoor "live entertainment" which is a disruption of our residential peace. Previously to La Malquerida Food Court LLC's request for such permit, such business started to provide "live entertainment" since September 11, 2020 without a permit.

La Malquerida Food Court has been illegally providing their customers with "live entertainment" already without such permit. Such business has caused a disruption in my residence. The "live entertainment" that La Malquerida provides is extremely loud and goes into long hours of the night within my residential area.

Again, as an owner/resident with in the 300 feet of La Malquerida Food Court LLC, I oppose for such business to obtain the conditional permit for "live entertainment".

Sincerely,

Luz E. Cabrer

01-10-21

Signature

Date

820 N. Cesar Chavez St. P.O. Box 4095

Address / PO BOX

January 11, 2021

RECEIVED

2021 JAN 12 AM 11:39

DEPT OF PLANNING & ZONING
CITY OF SAN LUIS, AZ

Dear Jose A. Guzman,
(Director of Planning & Zoning Department)

I Maricela Peña, as an owner/resident with in the 300 feet of La Malquerida Food Court LLC, located at 811 North. Cesar Chavez ST, San Luis, Az, 85349; I do not agree with the proposal that La Malquerida Food Court LLC is requesting for the conditional permit for "live entertainment".

This conditional permit would allow La Malquerida Food Court LLC, located at 811 North. Cesar Chavez ST, San Luis, Az, 85349, to have outdoor "live entertainment" which is a disruption of our residential peace. Previously to La Malquerida Food Court LLC's request for such permit, such business started to provide "live entertainment" since September 11, 2020 without a permit.

La Malquerida Food Court has been illegally providing their customers with "live entertainment" already without such permit. Such business has caused a disruption in my residence. The "live entertainment" that La Malquerida provides is extremely loud and goes into long hours of the night within my residential area.

Again, as an owner/resident with in the 300 feet of La Malquerida Food Court LLC, I oppose for such business to obtain the conditional permit for "live entertainment".

Sincerely,

Maricela Peña

01-11-20

Signature

Date

834 Cesar Chavez St.

Address / PO BOX P.O. Box 3646
San Luis AZ
85349

January 11, 2021

Dear Jose A. Guzman,
(Director of Planning & Zoning Department)

RECEIVED
2021 JAN 12 AM 11:39
DEPT OF PLANNING & ZONING
CITY OF SAN LUIS, AZ

I Carlos E Peña, as an owner/resident with in the 300 feet of La Malquerida Food Court LLC, located at 811 North. Cesar Chavez ST, San Luis, Az, 85349; I do not agree with the proposal that La Malquerida Food Court LLC is requesting for the conditional permit for "live entertainment".

This conditional permit would allow La Malquerida Food Court LLC, located at 811 North. Cesar Chavez ST, San Luis, Az, 85349, to have outdoor "live entertainment" which is a disruption of our residential peace. Previously to La Malquerida Food Court LLC's request for such permit, such business started to provide "live entertainment" since September 11, 2020 without a permit.

La Malquerida Food Court has been illegally providing their customers with "live entertainment" already without such permit. Such business has caused a disruption in my residence. The "live entertainment" that La Malquerida provides is extremely loud and goes into long hours of the night within my residential area.

Again, as an owner/resident with in the 300 feet of La Malquerida Food Court LLC, I oppose for such business to obtain the conditional permit for "live entertainment".

Sincerely,

Carlos E Peña

Signature

1-11-21

Date

834 CESAR CHAVEZ ST. / PO. BOX 3644
SAN LUIS, AZ 85349

Address / PO BOX

January 11, 2021

RECEIVED

Dear Jose A. Guzman,
(Director of Planning & Zoning Department)

2021 JAN 12 AM 11:39
DEPT OF PLANNING & ZONING
CITY OF SAN LUIS, AZ

I JOSE VILLA, as an owner/resident with in the 300 feet of La Malquerida Food Court LLC, located at 811 North. Cesar Chavez ST, San Luis, Az, 85349; I do not agree with the proposal that La Malquerida Food Court LLC is requesting for the conditional permit for "live entertainment".

This conditional permit would allow La Malquerida Food Court LLC, located at 811 North. Cesar Chavez ST, San Luis, Az, 85349, to have outdoor "live entertainment" which is a disruption of our residential peace. Previously to La Malquerida Food Court LLC's request for such permit, such business started to provide "live entertainment" since September 11, 2020 without a permit.

La Malquerida Food Court has been illegally providing their customers with "live entertainment" already without such permit. Such business has caused a disruption in my residence. The "live entertainment" that La Malquerida provides is extremely loud and goes into long hours of the night within my residential area.

Again, as an owner/resident with in the 300 feet of La Malquerida Food Court LLC, I oppose for such business to obtain the conditional permit for "live entertainment".

Sincerely,

Jose Villa
Signature

01/11/21
Date

763 N. Cesar Chavez ST.
Address / PO BOX 1532 SAN LUIS AZ.

January 11, 2021

Dear Jose A. Guzman,
(Director of Planning & Zoning Department)

RECEIVED

2021 JAN 12 AM 11:39

DEPT OF PLANNING & ZONING
CITY OF SAN LUIS, AZ

I Luzma Polanco, as an owner/resident with in the 300 feet of La Malquerida Food Court LLC, located at 811 North. Cesar Chavez ST, San Luis, Az, 85349; I do not agree with the proposal that La Malquerida Food Court LLC is requesting for the conditional permit for "live entertainment".

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La Malquerida Food Court has been illegally providing their customers with "live entertainment" already without such permit. Such business has caused a disruption in my residence. The "live entertainment" that La Malquerida provides is extremely loud and goes into long hours of the night within my residential area.

Again, as an owner/resident with in the 300 feet of La Malquerida Food Court LLC, I oppose for such business to obtain the conditional permit for "live entertainment".

Sincerely,

Luzma Polanco

01-11-21

Signature

Date

863 CESAR CHAVEZ ST.

Address / PO BOX 1109

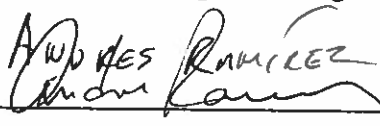
January 11, 2021

RECEIVED

Dear Jose A. Guzman,
(Director of Planning & Zoning Department)

2021 JAN 12 AM 11:39

DEPT OF PLANNING & ZONING
CITY OF SAN LUIS, AZ

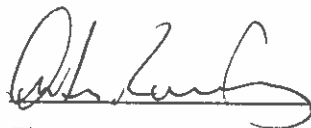
I , as an owner/resident with in the 300 feet of La Malquerida Food Court LLC, located at 811 North. Cesar Chavez ST, San Luis, Az, 85349; I do not agree with the proposal that La Malquerida Food Court LLC is requesting for the conditional permit for "live entertainment".

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La Malquerida Food Court has been illegally providing their customers with "live entertainment" already without such permit. Such business has caused a disruption in my residence. The "live entertainment" that La Malquerida provides is extremely loud and goes into long hours of the night within my residential area.

Again, as an owner/resident with in the 300 feet of La Malquerida Food Court LLC, I oppose for such business to obtain the conditional permit for "live entertainment".

Sincerely,



Signature

01-11-2021

Date

827- 4th AV P.O. BOX 5954

Address / PO BOX

January 11, 2021

RECEIVED

Dear Jose A. Guzman,
(Director of Planning & Zoning Department)

2021 JAN 12 AM 11:39

DEPT OF PLANNING & ZONING
CITY OF SAN LUIS, AZ

I Pablo FIGUEROA, as an owner/resident with in the 300 feet of La Malquerida Food Court LLC, located at 811 North. Cesar Chavez ST, San Luis, Az, 85349; I do not agree with the proposal that La Malquerida Food Court LLC is requesting for the conditional permit for "live entertainment".

This conditional permit would allow La Malquerida Food Court LLC, located at 811 North. Cesar Chavez ST, San Luis, Az, 85349, to have outdoor "live entertainment" which is a disruption of our residential peace. Previously to La Malquerida Food Court LLC's request for such permit, such business started to provide "live entertainment" since September 11, 2020 without a permit.

La Malquerida Food Court has been illegally providing their customers with "live entertainment" already without such permit. Such business has caused a disruption in my residence. The "live entertainment" that La Malquerida provides is extremely loud and goes into long hours of the night within my residential area.

Again, as an owner/resident with in the 300 feet of La Malquerida Food Court LLC, I oppose for such business to obtain the conditional permit for "live entertainment".

Sincerely,

Pablo Figueroa
Signature

01/10/2021
Date

774 4th AVE. P.O. #2078
Address / PO BOX

January 11, 2021

RECEIVED

Dear Jose A. Guzman,
(Director of Planning & Zoning Department)

2021 JAN 12 AM 11:39
DEPT OF PLANNING & ZONING
CITY OF SAN LUIS, AZ

Jose A Rivera, as an owner/resident with in the 300 feet of La Malquerida Food Court LLC, located at 811 North. Cesar Chavez ST, San Luis, Az, 85349; I do not agree with the proposal that La Malquerida Food Court LLC is requesting for the conditional permit for "live entertainment".

This conditional permit would allow La Malquerida Food Court LLC, located at 811 North. Cesar Chavez ST, San Luis, Az, 85349, to have outdoor "live entertainment" which is a disruption of our residential peace. Previously to La Malquerida Food Court LLC's request for such permit, such business started to provide "live entertainment" since September 11, 2020 without a permit.

La Malquerida Food Court has been illegally providing their customers with "live entertainment" already without such permit. Such business has caused a disruption in my residence. The "live entertainment" that La Malquerida provides is extremely loud and goes into long hours of the night within my residential area.

Again, as an owner/resident with in the 300 feet of La Malquerida Food Court LLC, I oppose for such business to obtain the conditional permit for "live entertainment".

Sincerely,

Jose A Rivera

01-11-21

Signature

Date

828 4TA AV P.MB/97 PO Box 7410 CUARTO 3

Address / PO BOX

RECEIVED

January 11, 2021

2021 JAN 12 AM 11:39

Dear Jose A. Guzman,
(Director of Planning & Zoning Department)

DEPT OF PLANNING & ZONING
CITY OF SAN LUIS, AZ

I Miguel Hernandez, as an owner/resident with in the 300 feet of La Malquerida Food Court LLC, located at 811 North. Cesar Chavez ST, San Luis, Az, 85349; I do not agree with the proposal that La Malquerida Food Court LLC is requesting for the conditional permit for "live entertainment".

This conditional permit would allow La Malquerida Food Court LLC, located at 811 North. Cesar Chavez ST, San Luis, Az, 85349, to have outdoor "live entertainment" which is a disruption of our residential peace. Previously to La Malquerida Food Court LLC's request for such permit, such business started to provide "live entertainment" since September 11, 2020 without a permit.

La Malquerida Food Court has been illegally providing their customers with "live entertainment" already without such permit. Such business has caused a disruption in my residence. The "live entertainment" that La Malquerida provides is extremely loud and goes into long hours of the night within my residential area.

Again, as an owner/resident with in the 300 feet of La Malquerida Food Court LLC, I oppose for such business to obtain the conditional permit for "live entertainment".

Sincerely,

Miguel Hernandez

01 11 21

Signature

Date

828 4ta ave. CoarTo 1

Address / PO BOX

January 11, 2021

RECEIVED

Dear Jose A. Guzman,
(Director of Planning & Zoning Department)

2021 JAN 12 AM 11:39

DEPT OF PLANNING & ZONING
CITY OF SAN LUIS, AZ

I Armando Camps, as an owner/resident with in the 300 feet of La Malquerida Food Court LLC, located at 811 North. Cesar Chavez ST, San Luis, Az, 85349; I do not agree with the proposal that La Malquerida Food Court LLC is requesting for the conditional permit for "live entertainment".

This conditional permit would allow La Malquerida Food Court LLC, located at 811 North. Cesar Chavez ST, San Luis, Az, 85349, to have outdoor "live entertainment" which is a disruption of our residential peace. Previously to La Malquerida Food Court LLC's request for such permit, such business started to provide "live entertainment" since September 11, 2020 without a permit.

La Malquerida Food Court has been illegally providing their customers with "live entertainment" already without such permit. Such business has caused a disruption in my residence. The "live entertainment" that La Malquerida provides is extremely loud and goes into long hours of the night within my residential area.

Again, as an owner/resident with in the 300 feet of La Malquerida Food Court LLC, I oppose for such business to obtain the conditional permit for "live entertainment".

Sincerely,

Armando

01-11-21

Signature

Date

890 4 AV Dst. PMB 6810-385

Address / PO BOX

January 11, 2021

Dear Jose A. Guzman,
(Director of Planning & Zoning Department)

RECEIVED
2021 JAN 12 AM 11:39
DEPT OF PLANNING & ZONING
CITY OF SAN LUIS, AZ

I Abraham Vasquez, as an owner/resident with in the 300 feet of La Malquerida Food Court LLC, located at 811 North. Cesar Chavez ST, San Luis, Az, 85349; I do not agree with the proposal that La Malquerida Food Court LLC is requesting for the conditional permit for "live entertainment".

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La Malquerida Food Court has been illegally providing their customers with "live entertainment" already without such permit. Such business has caused a disruption in my residence. The "live entertainment" that La Malquerida provides is extremely loud and goes into long hours of the night within my residential area.

Again, as an owner/resident with in the 300 feet of La Malquerida Food Court LLC, I oppose for such business to obtain the conditional permit for "live entertainment".

Sincerely,

Abraham Vasquez 1-11-21

Signature

Date

859 Cesar Chavez Pobox 14582

Address / PO BOX

January 11, 2021

RECEIVED

Dear Jose A. Guzman,
(Director of Planning & Zoning Department)

2021 JAN 12 AM 11:39
DEPT OF PLANNING & ZONING
CITY OF SAN LUIS, AZ

Ignacio Felix F, as an owner/resident with in the 300 feet of La Malquerida Food Court LLC, located at 811 North. Cesar Chavez ST, San Luis, Az, 85349; I do not agree with the proposal that La Malquerida Food Court LLC is requesting for the conditional permit for "live entertainment".

This conditional permit would allow La Malquerida Food Court LLC, located at 811 North. Cesar Chavez ST, San Luis, Az, 85349, to have outdoor "live entertainment" which is a disruption of our residential peace. Previously to La Malquerida Food Court LLC's request for such permit, such business started to provide "live entertainment" since September 11, 2020 without a permit.

La Malquerida Food Court has been illegally providing their customers with "live entertainment" already without such permit. Such business has caused a disruption in my residence. The "live entertainment" that La Malquerida provides is extremely loud and goes into long hours of the night within my residential area.

Again, as an owner/resident with in the 300 feet of La Malquerida Food Court LLC, I oppose for such business to obtain the conditional permit for "live entertainment".

Sincerely,

Ignacio Felix

1/11/21

Signature

Date

24V. 835, PO BOX 4200

Address / PO BOX

LL

January 11, 2021

RECEIVED

2021 JAN 12 AM 11:40
DEPT OF PLANNING & ZONING
CITY OF SAN LUIS, AZ

Dear Jose A. Guzman,
(Director of Planning & Zoning Department)

I Andres Martinez, as an owner/resident with in the 300 feet of La Malquerida Food Court LLC, located at 811 North. Cesar Chavez ST, San Luis, Az, 85349; I do not agree with the proposal that La Malquerida Food Court LLC is requesting for the conditional permit for "live entertainment".

This conditional permit would allow La Malquerida Food Court LLC, located at 811 North. Cesar Chavez ST, San Luis, Az, 85349, to have outdoor "live entertainment" which is a disruption of our residential peace. Previously to La Malquerida Food Court LLC's request for such permit, such business started to provide "live entertainment" since September 11, 2020 without a permit.

La Malquerida Food Court has been illegally providing their customers with "live entertainment" already without such permit. Such business has caused a disruption in my residence. The "live entertainment" that La Malquerida provides is extremely loud and goes into long hours of the night within my residential area.

Again, as an owner/resident with in the 300 feet of La Malquerida Food Court LLC, I oppose for such business to obtain the conditional permit for "live entertainment".

Sincerely,

Andres Martinez

Signature

1/11/21

Date

769 N. 4ave. P.O. BOX 2966 San Luis AZ

Address / PO BOX

January 11, 2021

Dear Jose A. Guzman,
(Director of Planning & Zoning Department)

RECEIVED

2021 JAN 12 AM 11:40

DEPT OF PLANNING & ZONING
CITY OF SAN LUIS, AZ

I Rebecca Bustamante, as an owner/resident with in the 300 feet of La Malquerida Food Court LLC, located at 811 North. Cesar Chavez ST, San Luis, Az, 85349; I do not agree with the proposal that La Malquerida Food Court LLC is requesting for the conditional permit for "live entertainment".

This conditional permit would allow La Malquerida Food Court LLC, located at 811 North. Cesar Chavez ST, San Luis, Az, 85349, to have outdoor "live entertainment" which is a disruption of our residential peace. Previously to La Malquerida Food Court LLC's request for such permit, such business started to provide "live entertainment" since September 11, 2020 without a permit.

La Malquerida Food Court has been illegally providing their customers with "live entertainment" already without such permit. Such business has caused a disruption in my residence. The "live entertainment" that La Malquerida provides is extremely loud and goes into long hours of the night within my residential area.

Again, as an owner/resident with in the 300 feet of La Malquerida Food Court LLC, I oppose for such business to obtain the conditional permit for "live entertainment".

Sincerely,

Rebecca Bustamante

Signature

01-11-21

Date

760 4th Av. 1071 San Luis AZ

Address / PO BOX

RECEIVED

January 11, 2021

2021 JAN 12 AM 11:40

Dear Jose A. Guzman,
(Director of Planning & Zoning Department)

DEPT OF PLANNING & ZONING
CITY OF SAN LUIS, AZ

I NORMA CAMARILLO, as an owner/resident with in the 300 feet of La Malquerida Food Court LLC, located at 811 North. Cesar Chavez ST, San Luis, Az, 85349; I do not agree with the proposal that La Malquerida Food Court LLC is requesting for the conditional permit for "live entertainment".

This conditional permit would allow La Malquerida Food Court LLC, located at 811 North. Cesar Chavez ST, San Luis, Az, 85349, to have outdoor "live entertainment" which is a disruption of our residential peace. Previously to La Malquerida Food Court LLC's request for such permit, such business started to provide "live entertainment" since September 11, 2020 without a permit.

La Malquerida Food Court has been illegally providing their customers with "live entertainment" already without such permit. Such business has caused a disruption in my residence. The "live entertainment" that La Malquerida provides is extremely loud and goes into long hours of the night within my residential area.

Again, as an owner/resident with in the 300 feet of La Malquerida Food Court LLC, I oppose for such business to obtain the conditional permit for "live entertainment".

Sincerely,

NORMA CAMARILLO S.

01/11/2021

Signature

Date

773 N 2ND AP. #B SAN LUIS AZ

Address / PO BOX

January 11, 2021

RECEIVED

Dear Jose A. Guzman,
(Director of Planning & Zoning Department)

2021 JAN 12 AM 11:40

DEPT OF PLANNING & ZONING
CITY OF SAN LUIS, AZ

I Priscila Sandoval, as an owner/resident with in the 300 feet of La Malquerida Food Court LLC, located at 811 North. Cesar Chavez ST, San Luis, Az, 85349; I do not agree with the proposal that La Malquerida Food Court LLC is requesting for the conditional permit for "live entertainment".

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La Malquerida Food Court has been illegally providing their customers with "live entertainment" already without such permit. Such business has caused a disruption in my residence. The "live entertainment" that La Malquerida provides is extremely loud and goes into long hours of the night within my residential area.

Again, as an owner/resident with in the 300 feet of La Malquerida Food Court LLC, I oppose for such business to obtain the conditional permit for "live entertainment".

Sincerely,



Signature

01-11-21

Date

773 2 AV ART "C" PoBox-2954

Address / PO BOX

January 11, 2021

RECEIVED

Dear Jose A. Guzman,
(Director of Planning & Zoning Department)

2021 JAN 12 AM 11:40

DEPT OF PLANNING & ZONING
CITY OF SAN LUIS, AZ

I Rosa Ramirez, as an owner/resident with in the 300 feet of La Malquerida Food Court LLC, located at 811 North. Cesar Chavez ST, San Luis, Az, 85349; I do not agree with the proposal that La Malquerida Food Court LLC is requesting for the conditional permit for "live entertainment".

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La Malquerida Food Court has been illegally providing their customers with "live entertainment" already without such permit. Such business has caused a disruption in my residence. The "live entertainment" that La Malquerida provides is extremely loud and goes into long hours of the night within my residential area.

Again, as an owner/resident with in the 300 feet of La Malquerida Food Court LLC, I oppose for such business to obtain the conditional permit for "live entertainment".

Sincerely,

Rosa Ramirez

01/11/2021

Signature

Date

890 1st casa 3 * Pobox 4208

Address / PO BOX

January 11, 2021

RECEIVED

Dear Jose A. Guzman,
(Director of Planning & Zoning Department)

2021 JAN 12 AM 11:40

DEPT OF PLANNING & ZONING
CITY OF SAN LUIS, AZ

I Manuel Lopez CESAR N. CHAVEZ, as an owner/resident with in the 300 feet of La Malquerida Food Court LLC, located at 811 North. Cesar Chavez ST, San Luis, Az, 85349; I do not agree with the proposal that La Malquerida Food Court LLC is requesting for the conditional permit for "live entertainment".

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La Malquerida Food Court has been illegally providing their customers with "live entertainment" already without such permit. Such business has caused a disruption in my residence. The "live entertainment" that La Malquerida provides is extremely loud and goes into long hours of the night within my residential area.

Again, as an owner/resident with in the 300 feet of La Malquerida Food Court LLC, I oppose for such business to obtain the conditional permit for "live entertainment".

Sincerely,

Manuel Lopez

01/01/2020

Signature

Date

PO BOX 2542 SAN LUIS AZ 85349 845

Address / PO BOX

RECEIVED

2021 JAN 12 AM 11:40

Yo no estoy ~~DEPT OF PLANNING & ZONING~~
 CITY OF SAN LUIS, AZ

de que se de un
 permiso 'live entertainment'
 al negocio La mal querida
 food court llc 811 N Cesar
 Chavez St San Luis, AZ.

Arsenio Padilla

890 4 Avenida

PO BOX 1819

SAN LUIS AZ.

(928) 627 - 8522



PLANNING & ZONING AGENDA ITEM REVIEW FORM

Special Planning & Zoning Commission Meeting

4. C.

Meeting Date: 01/19/2021

Submitted By: Jose A. Guzman, Director of Planning & Zoning, Planning & Zoning Department

ITEM:

Public hearing followed by discussion and possible action on any and all matters regarding Text Amendment Case No. 2020-0793. A request by the City of San Luis for a text amendment to the San Luis Code Chapter 152 Zoning Regulations §152.243 to amend the Required Parking by Land Use Type.

- A. Open public hearing
 - 1. Staff presentation
 - 2. Call to the Public on this item
- B. Close public hearing
- C. Action on Text Amendment Case No. 2020-0793

BACKGROUND:

The intent of this proposed text amendment is to provide accurate parking requirement by land use to ensure future developments conforms with City of San Luis Zoning Regulations. We want to continue being development friendly and will compare requirements with City of Yuma to make sure that we are not being too restrictive.

Currently, Section 152.243 Table No. 15 does not include designations for Auto Rental Agencies, Motor Vehicle or Machinery Retail Sales, Auto Service Station Motor Fuel Sales (retail), Motor Fuel Sales (wholesale), Child Day Care Services, Shopping Center or Self-Storage Facilities.

These additional parking requirements will be added to Section 152.243, Required Parking Spaces Per Land Use, Table No. 15, under "Commercial Uses".

CITIZEN REVIEW MEETING:

As required by State Statute and the City Code, a Citizen Review Meeting was held on January 12, 2021, at 6:00 P.M., due to the pandemic, this meeting was conducted via teleconference. Notice of the meeting was published in the local newspaper and the public was able to connect to the meeting or send out questions or comments via email before the meeting. The intent of this meeting was to allow the public to learn about the text amendment, ask questions and/or express any comments or concerns. There were no people from the public connected to the teleconference neither did the City received any comments or questions prior to the meeting.

SUMMARY:

This text amendment will allow us to continue to be Development Friendly.

RECOMMENDED MOTION:

I MOVE TO FORWARD TEXT AMENDMENT CASE NO. 2020-0793 TO THE CITY COUNCIL WITH APPROVAL RECOMMENDATION AS PRESENTED BY STAFF.

Attachments

Proposed Amendments

**TEXT AMENDMENT CASE NO. 2020-0793
P&Z PUBLIC HEARING AT REGULAR OR SPECIAL MEETINGS
CITY OF SAN LUIS CODE – CHAPTER 152: ZONING REGULATIONS
PROPOSED AMENDMENT BY STAFF**

§ 152.243 REQUIRED PARKING BY LAND USE TYPE.

TABLE No. 15

Required Parking Spaces Per Land Use

<i>Land Uses</i>	<i>Required Vehicle Parking</i>
<i>Residential Uses</i>	
Single residence, detached dwellings	2 spaces: dwelling
Manufactured homes	2 spaces: unit
Multiple residence:	1 space: unit
Efficiency	1.5 spaces: unit
One (1) bedroom units	2 spaces: unit
Two (2) bedroom units and larger	2 spaces: unit
<i>Institutional Uses</i>	
Religious institutions:	1 space: 5 seats
Main assembly (fixed seating)	1 space: 300 sf. of G.F.A.
Main assembly (without fixed seating)	
Hospitals	1 space: 1.5 beds
Elementary schools & junior high schools	1 space: classroom plus 1 space: 2 employees
High schools, trade schools and colleges	1 space: 2 employees plus 1 space: 5 students
Prisons and detention facilities	1 space: employee/shift
<i>Commercial Uses</i>	
Indoor Commercial Amusement:	1 space: 300 sf G.F.A.
Amusement center / arcades	1 space: 300 sf G.F.A.
Skating rinks	1 space: 300 sf G.F.A.
Dance clubs	1 space: 4 seats
Theaters	2 spaces: lane
Indoor swap meet, farmers market	1 space: 500 sf. G.F.A. sales area
Health clubs, gymnasiums	1 space: 400 300 sf. G.F.A.
Medical & dental offices, clinics	1 space: 250 sf. G.F.A. plus 1 space: 2 employees
General, professional and civic offices	1 space: 300 sf. G.F.A.
Private clubs, lodges and fraternal organizations	1 space: 300 sf. G.F.A.



Retail sales, personal services, banks, and grocery stores	1 space: 300 sf. G.F.A.
Data processing/telemarketing operations	6 spaces: 1,000 G.F.A.
Hotels, motels, and bed and breakfast	1 space: room plus ancillary use requirements
Assisted living facilities and nursing homes	1 space: 2 employees plus 1 space: 10 beds
Restaurants, bars and cocktail lounges	1 space: 75 sf. G.F.A. and outdoor seating area
Restaurants with drive-through facilities	1 space: 100 sf. G.F.A.
Mortuary/ funeral home	1 space: 75 sf. G.F.A. used for public assembly
General auto repair, car wash, service station, lube shops	1 space: 375 sf. G.F.A. plus 1 space: employee
Commercial Buildings (not otherwise specified herein)	1 space: 300 sf. G.F.A.
<i>Outdoor Commercial Uses</i>	
Outdoor Commercial Amusement: Golf courses	4 space: hole plus 1 space: 250 sf G.F.A. clubhouse
Driving ranges	1 space: each tee space
Miniature golf courses, batting cages, amusement parks, water slides.	1 space: 500 sf of outdoor recreational area plus ancillary indoor uses.
Parks (public or private)	35 spaces: athletic field 6 spaces: Volleyball court 6 spaces: basketball court
Outdoor sales: Plant nursery, building supplies, RV and boat	1 space: 375 sf. G.F.A. display plus 1 space: employee
Outdoor swap meet, farmers market	1 space: 500 sf. N.L.A. used for storage, display, and sales.
<i>Industrial Uses</i>	
Manufacturing, assembly, production	1 space: 600 sf G.F.A.
Wholesale sales, warehouse and freight movement	1 space: 900 -1,500 sf. G.F.A.
Waste related uses including recycling centers	1 space: 900 sf. G.F.A.
Mini-warehouse/self storage facility	4 spaces plus 2 spaces for manager's quarters or office





PLANNING & ZONING AGENDA ITEM REVIEW FORM

Special Planning & Zoning Commission Meeting

4. D.

Meeting Date: 01/19/2021

Submitted By: Jose A. Guzman, Director of Planning & Zoning, Planning & Zoning Department

ITEM:

Public hearing followed by discussion and possible action on any and all matters regarding Text Amendment Case No. 2020-0794. A request by the City of San Luis for a text amendment to the San Luis Code Chapter 152 Zoning Regulations §152.047(D)(1) to amend the submittal deadline for Major General Plan Amendment Applications.

- A. Open public hearing
 - 1. Staff presentation
 - 2. Call to the Public on this item
- B. Close public hearing
- C. Action on Text Amendment Case No. 2020-0794

BACKGROUND:

The intent of this proposed ordinance is to amend Section 152.047 'General Plan Amendments', deadline date for Major Amendment Applications. Currently, Section 152.047 (D)(1) requires:

"A "major amendment" to the General Plan must be filed prior to June 15th of every year in order to be heard at the one City Council hearing designated each year to review major amendments to the General Plan. Major Amendments shall require an affirmative vote of at least two-thirds of the City Council."

The Planning and Zoning Department is proposing that the deadline date being changed to March 1st. To ensure the City complies with the code, all amendments will be made to plans, proposals and any subsequent documents.

CITIZEN REVIEW MEETING:

As required by State Statute and the City Code, a Citizen Review Meeting was held on January 12, 2021, at 6:00 P.M., due to the pandemic, this meeting was conducted via teleconference. Notice of the meeting was published in the local newspaper and the public was able to connect to the meeting or send out questions or comments via email before the meeting. The intent of this meeting was to allow the public to learn about the text amendment, ask questions and/or express any comments or concerns. There were no people from the public connected to the teleconference neither did the City received any comments or questions prior to the meeting.

SUMMARY:

This proposed ordinance allows for Planning and Zoning to ensure a new deadline date is determined for Major Amendment Applications. Last year there were several applications submitted do to the State Statute that requires for applications to be heard before City Council the same year that they are submitted we only had 6 months to process the applications.

RECOMMENDED MOTION:

I MOVE TO FORWARD TEXT AMENDMENT CASE NO. 2020-0794 TO THE CITY COUNCIL WITH RECOMMENDATION OF APPROVAL AS PRESENTED BY STAFF.

Attachments

Proposed Amendments

**TEXT AMENDMENT CASE NO. 2020-0794
P&Z AMENDMENT OF SUBMITTAL DEADLINES
FOR MAJOR AMENDMENT APPLICATIONS
CITY OF SAN LUIS CODE – CHAPTER 152: ZONING REGULATIONS
PROPOSED AMENDMENT BY STAFF**

Subsection 152.047 (D)(1) of the San Luis City Code entitled “General Plan Amendments” is proposed read as follows:

(D) *Procedures.* There are two types of amendments to the General Plan: minor amendments and major amendments. All applications for any type of General Plan Amendment shall be processed and public hearings shall be held in accordance with A.R.S. § 9-461.06, and §§ 152.040(C) and 152.042(G), and those provisions prescribed in the City of San Luis General Plan.

(1) A “major amendment” to the General Plan must be filed prior to ~~June 15th~~ **March 1st** of every year in order to be heard at the one City Council hearing designated each year to review major amendments to the General Plan. Major Amendments shall require an affirmative vote of at least two-thirds of the City Council.



PLANNING & ZONING AGENDA ITEM REVIEW FORM

Special Planning & Zoning Commission Meeting

5. A.

Meeting Date: 01/19/2021

Submitted By: Roman Pacheco, Planning Technician, Planning & Zoning Department

ITEM:

Election of Officers.

BACKGROUND:

As per City Code Section 152.026(G)(1), "A member must have served on the Commission for a period of one (1) year prior to being eligible to serve as an officer. The Commission shall elect a chairperson and vice-chairperson from among its own members at its first meeting in January each year. The chairperson shall preside at all meetings and shall take such actions as necessary to preserve order and the integrity of all proceedings before the Commission. The vice-chairperson shall perform the duties of the chairperson in the latter's absence or disability."

SUMMARY:

At this time the following Commission members have served for at least one year and are eligible to act as chairperson or vice-chairperson:

Marco A. Pinzon appointed on 01/25/2017

Javier Barraza appointed on 02/24/2016

Hugo Garcia appointed on 02/25/2017

Guillermina Fuentes appointed on 01/23/2019

Veronica Zavala appointed on 3/28/2018

RECOMMENDED MOTION:

**I MOVE TO APPOINT _____ TO SERVE AS
CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION.**

**I MOVE TO APPOINT _____ TO SERVE AS
VICE-CHAIR-PERSON OF THE PLANNING AND ZONING COMMISSION.**
