

Fernando –

Sorry for the lack of comments. Often rezoning cases have very few engineering comments.

Most all of the public infrastructure for the property is already installed as the hotel property is on a fully developed lot in a platted subdivision. My only comments are:

- 1) If the lot were to have been developed as C-2 rather than LI it would have required vertical curb and gutter and sidewalk along the fronting streets instead of ribbon curb and no sidewalks. Is there a need to install sidewalks at this time? (perhaps at least along the Co. 24-1/2 Street side of the property?)
- 2) The traffic generated by the hotel will be substantially more than from an LI zoned lot. All major roadway improvements have been constructed but would there be any need for additional contribution to future traffic signals?

Jim Davey

James V. Davey, PE RLS
James Davey and Associates, Inc.
1025 W. 24th Street, Suite 2
Yuma AZ 85364
928-782-7926



June 16, 2022

REZONING CASE NUMBER: 2022-0339

CASE SUMMARY: A request by DuBose Design Group on behalf of San Group Investments Partnership to rezone 5.01 acres from Light Industrial (LI) to Community Commercial (C2). Assessor's parcel 227-15-011, located on the northeast corner of Oak Avenue and County 24 ½ Street in 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:

On 5th day of July 2022 at 6:00 p.m. at the San Luis City Hall Council Chambers, 1090 E. Union Street, San Luis, Arizona.

PUBLIC HEARING: July 12, 2022

COMMENTS DUE: June 24, 2022

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,

Fernando Villegas

Principal Planner

Attachments: Location Map and Site Plan

COMMENTS

NO COMMENTS

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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:

06/20/22

Agency:

The City of San Luis Fire Department

Phone:

928/920-5346

Return to: P&Z@sanluisaz.gov



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Fernando Villegas

Principal Planner

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COMMENTS NO COMMENTS

Enter Comments below: The property is near Rolle Airfield where aviation activity is expected to increase in the future. Business owners and residents are likely to experience noise and over flights. The City, public and airport shall be held harmless from effects that may be caused by aviation operations.

Date: 6/21/22

Agency: Yuma County Airport Authority, Inc.

Phone: 928-726-5882

Return to: P&Z@sanluisaz.gov