



Notice of Public Hearing of the Hearing Officer of the City of San Luis

AGENDA HEARING OFFICER MEETING SAN LUIS COUNCIL CHAMBERS 1090 E. Union Street San Luis, AZ 85349 Thursday, March 27, 2025, 4:00 P.M.

Pursuant to A.R.S. §38-431.02, notice is hereby given to the general public that the Hearing Officer will hold a meeting open to the public on March 27, 2025 at 4:00 p.m. at the San Luis Council Chambers, 1090 E. Main Street.

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 Hearing Officer are audio and/or video recorded, and as a result, proceedings in which children are present may be subject to such recording. Parents in order to exercise their rights may either file written consent to the Department of Development Services to such recording, 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 has been waived.

- 1. CALL TO ORDER**

- 2. ITEMS TO BE CONSIDERED** – the Hearing Officer will be considering a vote or action on the following cases. Any vote or action will be considered separately for each case.
 - 2. A.** Discussion and possible action on any and all matters regarding Minor Variance Case No. 2025-0005. A request from Vianey Vega, Vega & Vega Engineering on behalf of Comite de Bienestar, for a minor variance from the City of San Luis Zoning Code to reduce street side minimum yard setback from 10 feet to 8 feet for the construction of townhome in the Medium-High Density Residential (R-2) Zoning District. Assessor's Parcel Number 783-05-179, located at 3780 E. Santa Palmira Street in San Luis, Arizona.

- 2. B.** Discussion and possible action on any and all matters regarding Minor Variance Case No. 2025-0007. A request from Hugo Garcia on behalf of Irma Barragan, property owner, for a minor variance to reduce the front minimum setback from 15 feet to 14 feet for the construction of a new cmu fence/wall in the Community Commercial (C-2) Zoning District. Assessor's Parcel Number 775-45-190 located at 544 N Archibald Street in San Luis, Arizona.

3. ADJOURNMENT

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 or 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 E. Union Street, P. O. Box 1170, San Luis, AZ 85349; (928) 341-8520.



HEARING OFFICER AGENDA ITEM REVIEW FORM

Hearing Officer Agenda

2. A.

Meeting Date: 03/27/2025

Submitted By: Juan Tejada, Associate Planner, Development Services, Planning & Zoning

ITEM:

Discussion and possible action on any and all matters regarding Minor Variance Case No. 2025-0005. A request from Vianey Vega, Vega & Vega Engineering on behalf of Comite de Bienestar, for a minor variance from the City of San Luis Zoning Code to reduce street side minimum yard setback from 10 feet to 8 feet for the construction of townhome in the Medium-High Density Residential (R-2) Zoning District. Assessor's Parcel Number 783-05-179, located at 3780 E. Santa Palmira Street in San Luis, Arizona.

SUMMARY:

The property is located at Bienestar Estates 10 Townhome Subdivision and has an area of approximately 3,520 square feet. The reason for this request is that the applicant is in the process of building a new townhome on the subject property at a distance of 8 feet from the street side property line instead of the 10 feet required by the City of San Luis Zoning Code.

A construction permit (Permit Case No. 2024-0831) has already been issued, and five inspections have been completed to date. This property was part of an early building permit issuance program that allowed limited construction activity prior to final subdivision acceptance, subject to certain restrictions, including limited utility connections, restricted certificate of occupancy, and fire access requirements. Based on this situation and other issues created by the Early Building Permit Program, staff is actively reviewing and evaluating the program's procedures to reduce the risk of similar issues in the future.

During the early stages of the construction of this townhome, the perimeter subdivision wall had not yet been installed. Although a general floor plan for the units was submitted with the permit application, it did not clearly show individual property lines. Due to oversights by both the project engineer and City staff during plan review and inspections (including setback inspection), construction was allowed to proceed, creating the current encroachment issue. When the wall was later constructed, it became evident that the townhome was too close to the street side property line, particularly due to the visibility triangle constraints that affect this irregularly shaped lot.

The purpose of the minor variance procedure is to allow for up to a maximum twenty percent (20%) variation from a development standard or dimension requirement of the zoning code where a practical difficulty, unnecessary hardship, or a result inconsistent with the general purposes of the zoning code would occur from its, and literal interpretation, and enforcement.

GENERAL PLAN:

This area is designated as a Medium Density Residential in the City of San Luis 2040 General Plan. The Medium Density Residential land use designation supports the R-2 Zoning District, which allows the construction of single-family residential townhomes.

AGENCY REVIEW:

City staff explained to the applicant the requirements and procedure of a Minor Variance. It was verified

that the property owner would be able to request a Minor Variance and that it would not need to go before the Board of Adjustment.

As part of the review process, all land use cases are reviewed by various City and outside agencies. We have not received comments.

ANALYSIS:

A variance is not a right, as it may be granted to an applicant only if the applicant establishes compliance with all of the hardship criteria established in A.R.S.§9-462.6 and in City Code §18.15.060 (C).

Pursuant to State Statutes, the Board may not:

1. Make any changes in the uses permitted in any zoning classification or zoning district.
2. Grant a variance in the special circumstances applicable to the property are self- imposed by the property owner.

The Zoning Administrator or Hearing Officer approves, approves with conditions or denies an application for minor variance filed pursuant these regulations any person may appeal that decision in writing, including any required appeal fee, within fifteen (15) days of the decision and request that the minor variance be placed on the agenda or the next regularly scheduled Board of Adjustment meeting.

In all cases, the review shall address all of the following hardship criteria:

1. There exist special circumstances or conditions regarding the land or building referred to in the application, which do not apply to other properties in the zoning district.

The Subdivision consist of 30 lots and this lot is the only lot that includes a visibility triangle cut-out at the rear of the property, resulting in an irregular shape that differs from the rest of the subdivision. The irregular shape represents a unique conditions not shared by other lots in the subdivision.

2. The above special circumstances or conditions are preexisting and are not created or self-imposed by the owner or applicant. There are no special circumstances or conditions.

The situation arose in part due to oversights during design and permitting, which are linked to applicant and staff actions and could be considered partially self-imposed.

3. The variance is necessary for the preservation of substantial property rights. Without a variance the property cannot be used for purposes otherwise allowed in the zoning district.

Staff does not find that the construction of this dwelling with reduced setback is necessary to the preservation of substantial property rights. A townhome residence can be constructed in the lot in compliance with the required setbacks.

4. The authorizing of the variance will not be materially detrimental to persons residing or working in the vicinity, to adjacent property, or to the neighborhood or the public welfare.

Any reduction of setbacks, even though some changes are minimal, increases the potential fire spread between structures. In this case, this potential hazard is reduced since the lot is a corner lot and does not have an adjacent property owner on the proposed reduced setback. As required by Zoning Code, written acknowledgment from each adjacent property to the notification of the requested minor variance is necessary. City staff requested a total of four (4) signatures of adjacent property owners and received four (4) signatures.

STAFF RECOMMENDATION:

The applicant has provided the information and material necessary for the review of the request.

Although the Minor Variance request substantially meets some of the required criteria, it does not meet all four. Therefore, staff recommends DENIAL of Minor Variance Case No. 2025-0005, a request by Vianey Vega, Vega & Vega Engineering on behalf of Comite de Bienestar, for a minor variance to reduce street side minimum yard setback from 10 feet to 8 feet.

RECOMMENDED MOTION:

Findings and conclusions to be determined by the hearing officer.

Attachments

PRESENTATION

LOCATION MAP

SITE PLAN

NARRATIVE STATEMENT

ADJACENT PROPERTY OWNER SIGNATURES

CURRENT STATUS

DWELLING CORNER



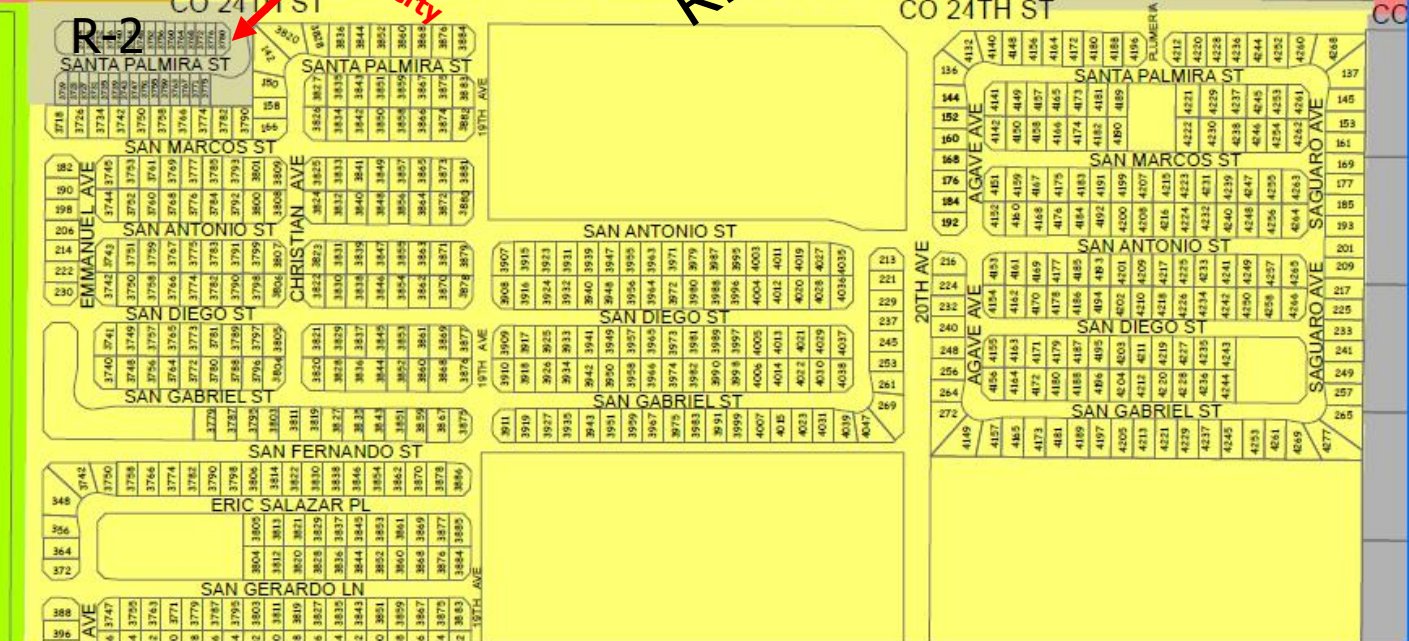
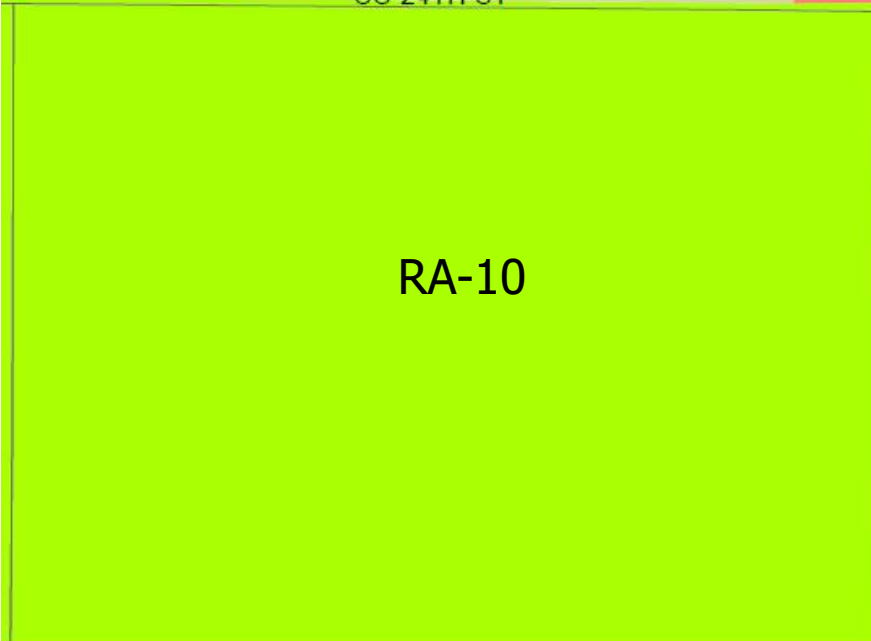
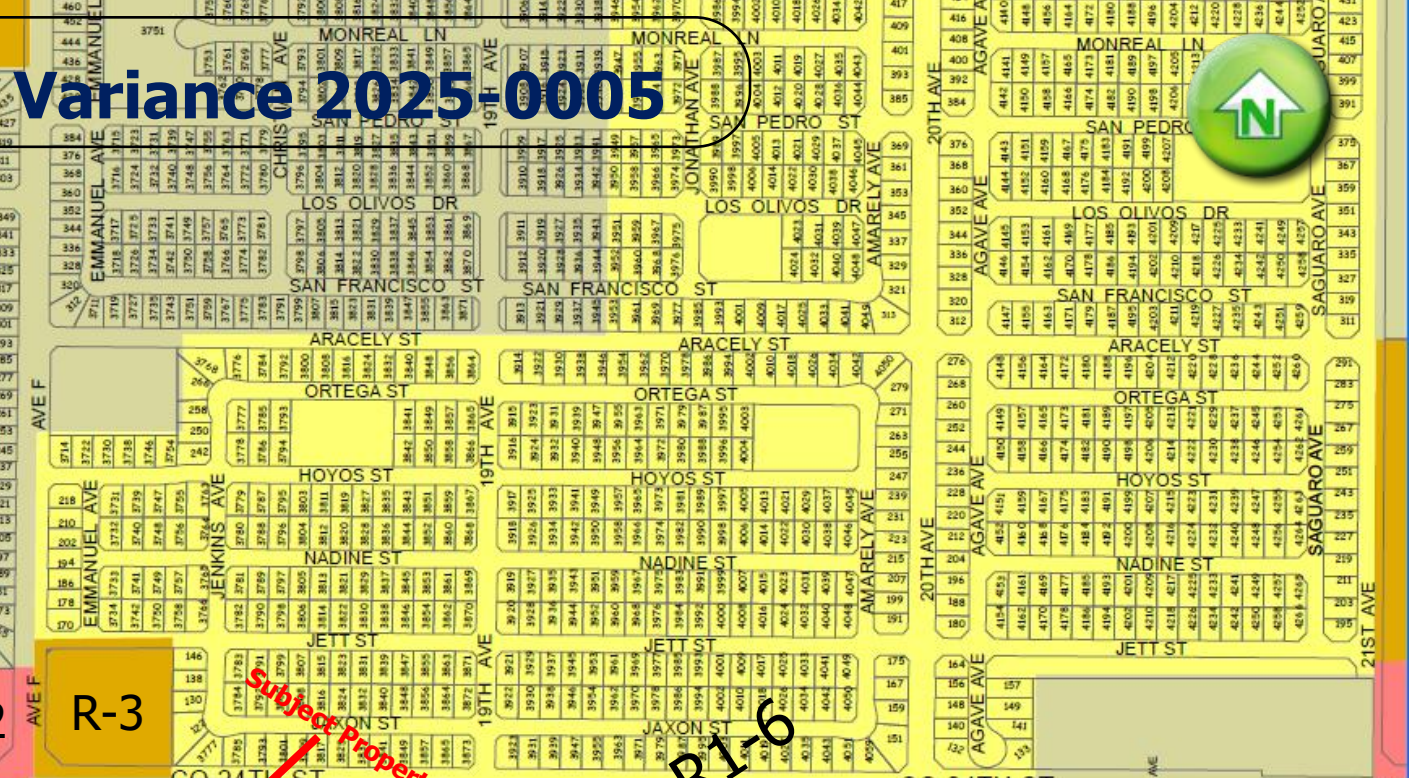
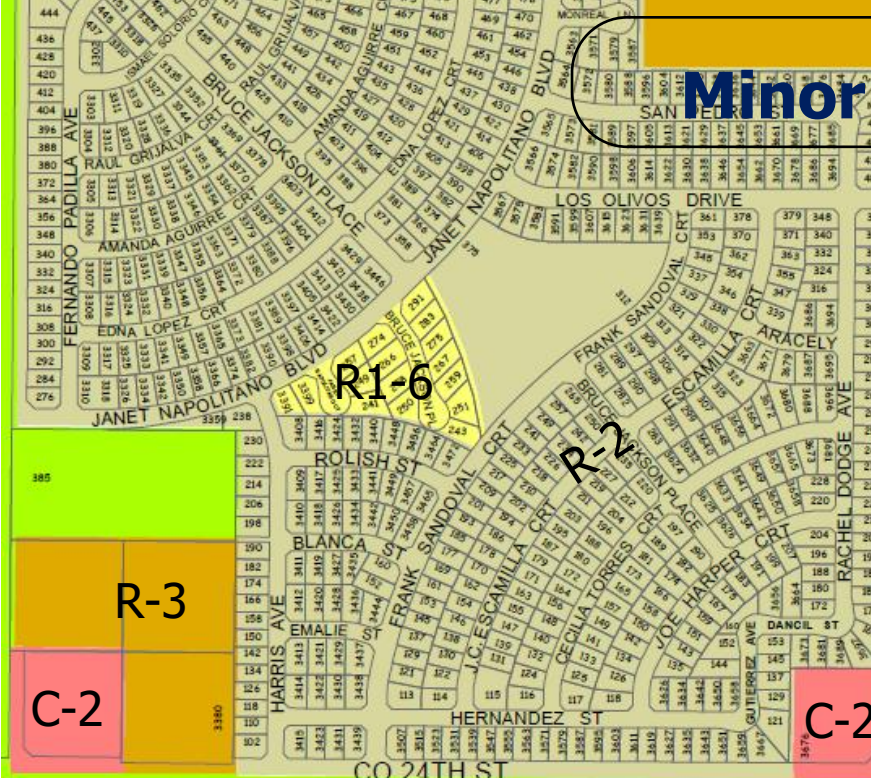
Minor Variance Case No. 2025-0005

March 27, 2025

Minor Variance 2025-0005

- Request: Reduce street side minimum yard setback from 10 feet to 8 feet for the construction of townhome.
- Location: 3780 E. Santa Palmira Street, San Luis, AZ. APN 783-05-179.
- Summary: The applicant is in the process of building a new townhome on the subject property at a distance of 8 feet from the street side property line instead of the 10 feet required by the City of San Luis Zoning Code. The subject property is approximate 3,520 sq. ft. in size, zoned Medium-High Density Residential (R-2).

Minor Variance 2025 0005



Subject Property

R-1-6

R-1-6

R-3

R-3

C-2

C-2

R-3

RA-10

R-2

R-3

R-3

R-3

R-3

R-3

R-1-6

R-1-6

R-1-6

R-1-6

R-1-6

R-1-6

R-1-6

C-2

C-2

C-2

C-2

C-2

C-2

C-2

C-2

Minor Variance 2025-0005



E Jaxon St

County 24th St

County 24th St

County 24th St

AMEF



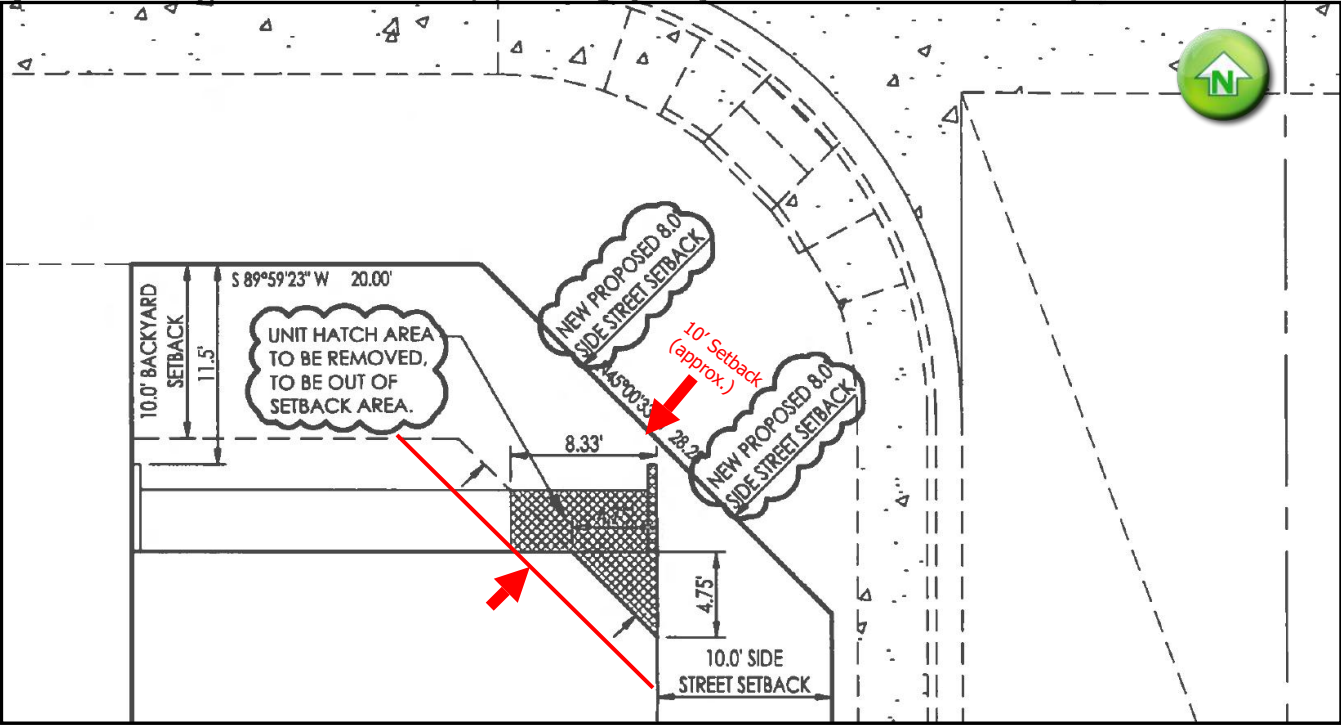
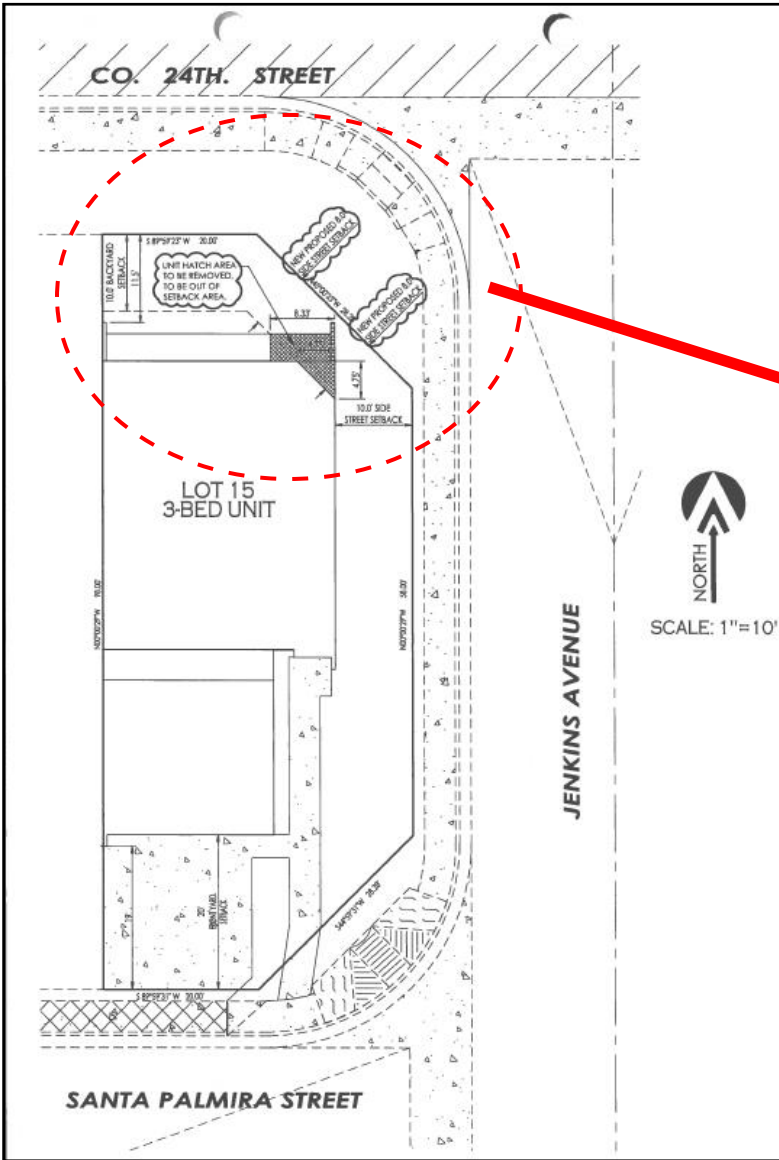
SUBJECT PROPERTY

Image © 2025 Airbus

Google Earth

Imagery Date: 2/21/2025 32°28'47.92" N 114°43'00.34" W elev 156 ft eye alt 932 ft

Minor Variance 2025-0005



Minor Variance 2025-0005



Looking at residence under construction

Minor Variance 2025-0005

Looking east from subject property



Minor Variance 2025-0005



Looking south from subject property

Minor Variance 2025-0005



Looking north from subject property

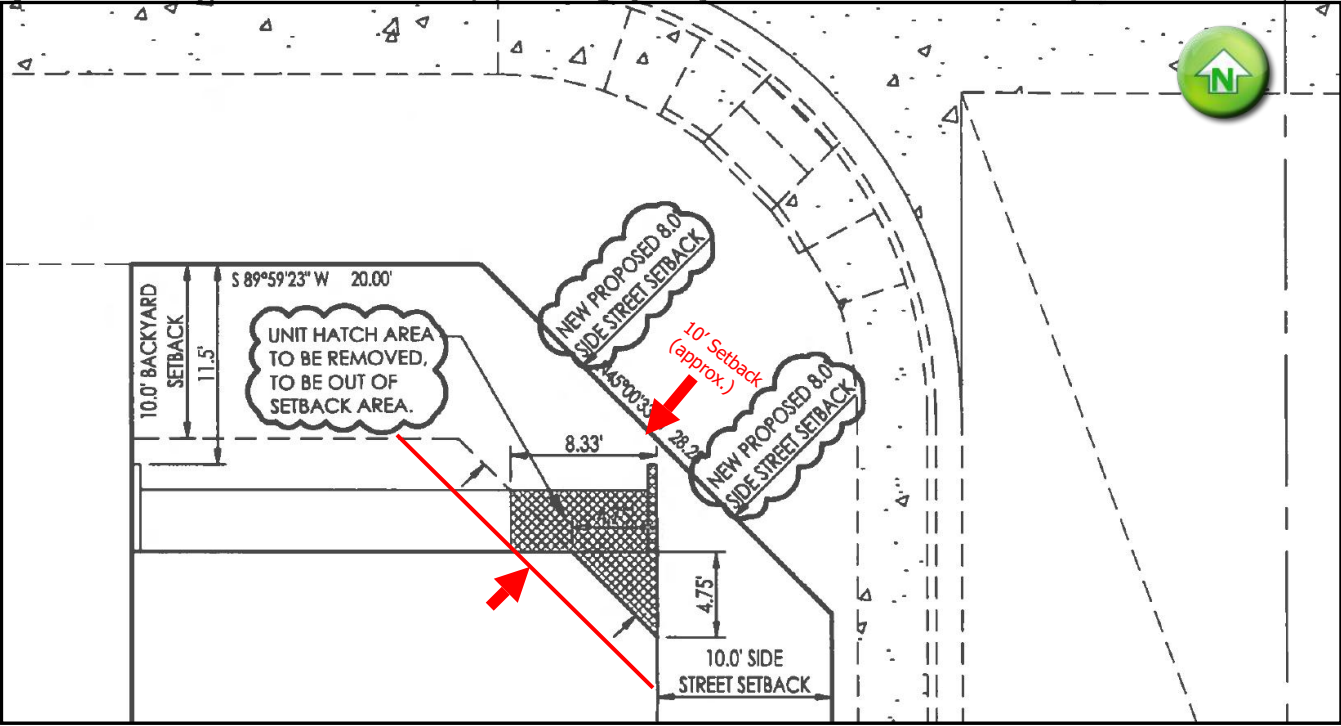
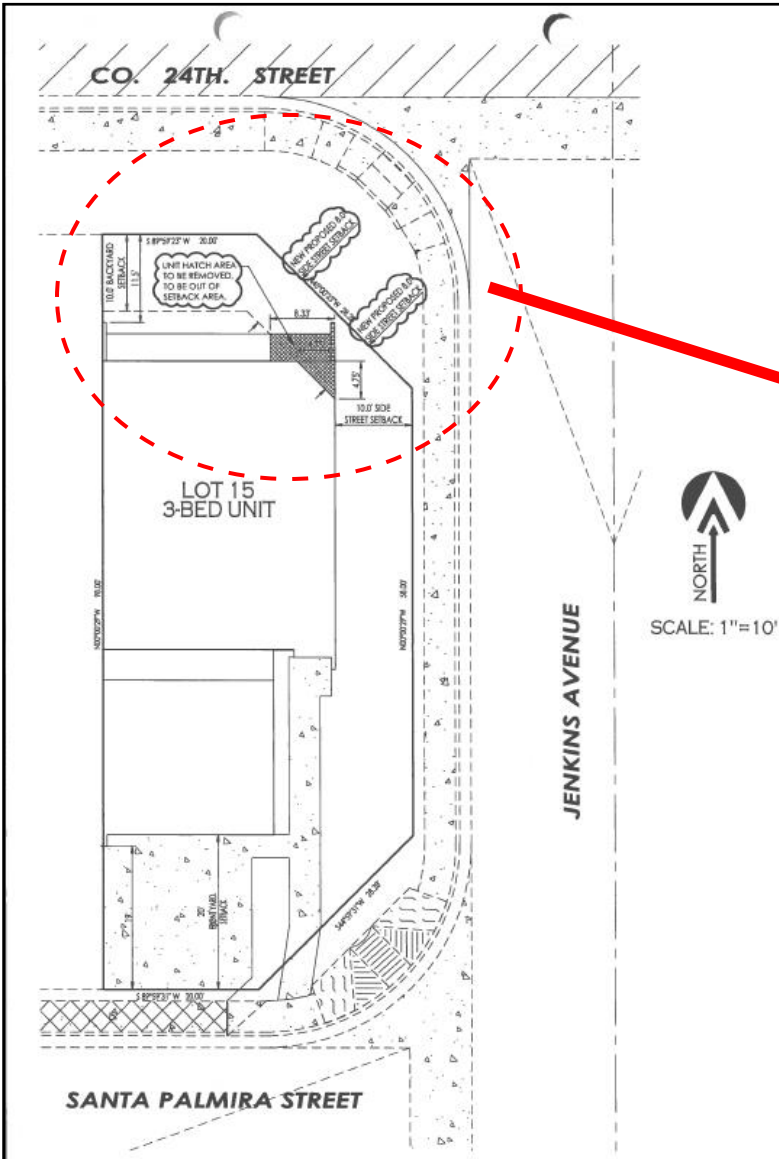
Minor Variance 2025-0005

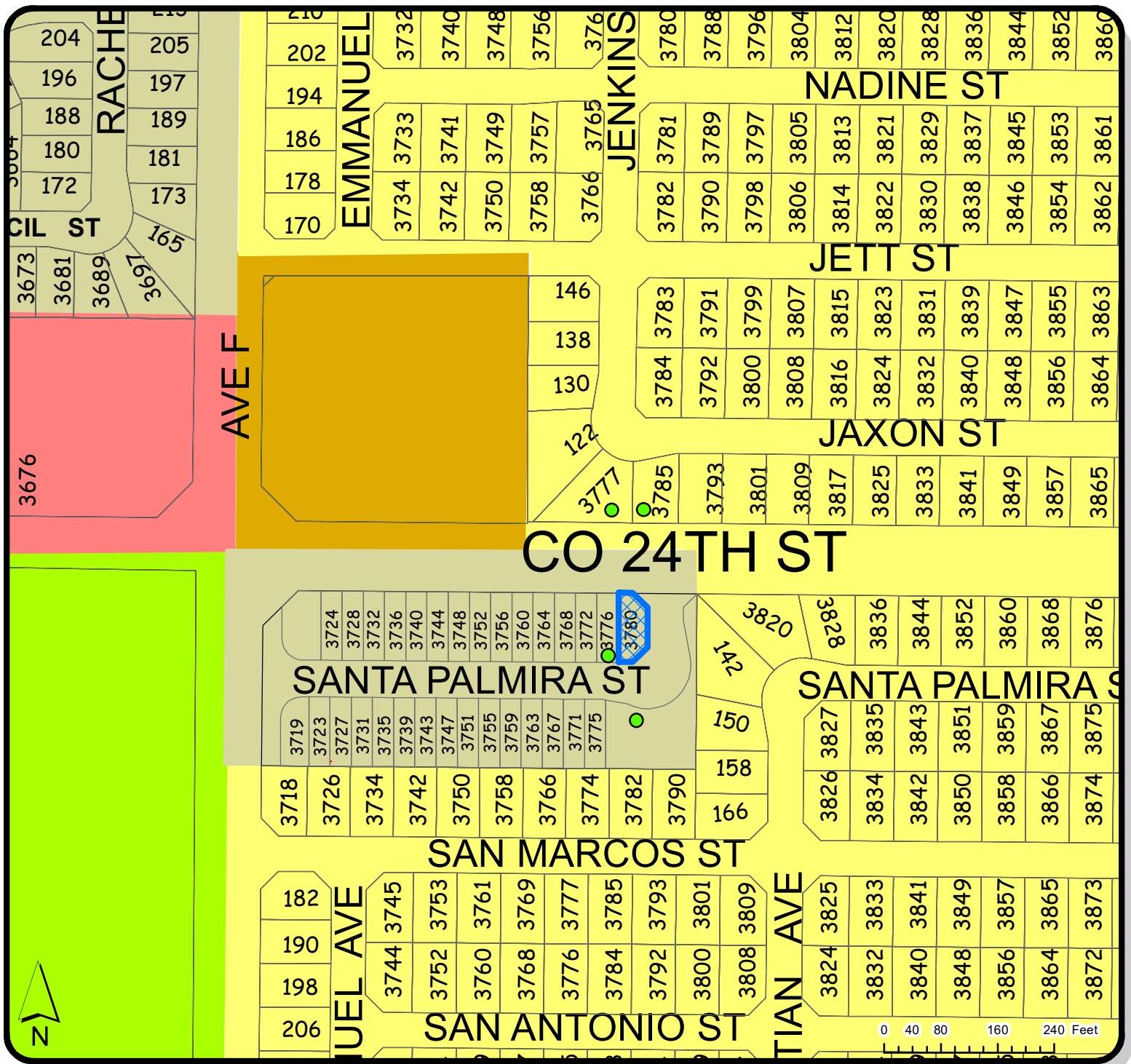
Staff Recommendation: DENIAL

Reasoning:

Although the Minor Variance request substantially meets some of the required criteria, it does not meet all four of the established hardship criteria.

Minor Variance 2025-0005





LOCATION OF SUBJECT PROPERTY

 PARCEL ID 78305179

LOCATION MAP

Legend
 SINGLE RESIDENCE ZONING DISTRICTS
 RA-10
 R1-6
 MULTIPLE RESIDENCE ZONING DISTRICTS
 R-2
 R-3
 COMMERCIAL ZONING DISTRICTS
 C-2

MINOR VARIANCE

CASE #
 2025-0005

 ADJACENT PROPERTY OWNERS

DATE:
 3/13/2025

CHECKED BY:
 JUAN TEJEDA

PLANNING & ZONING

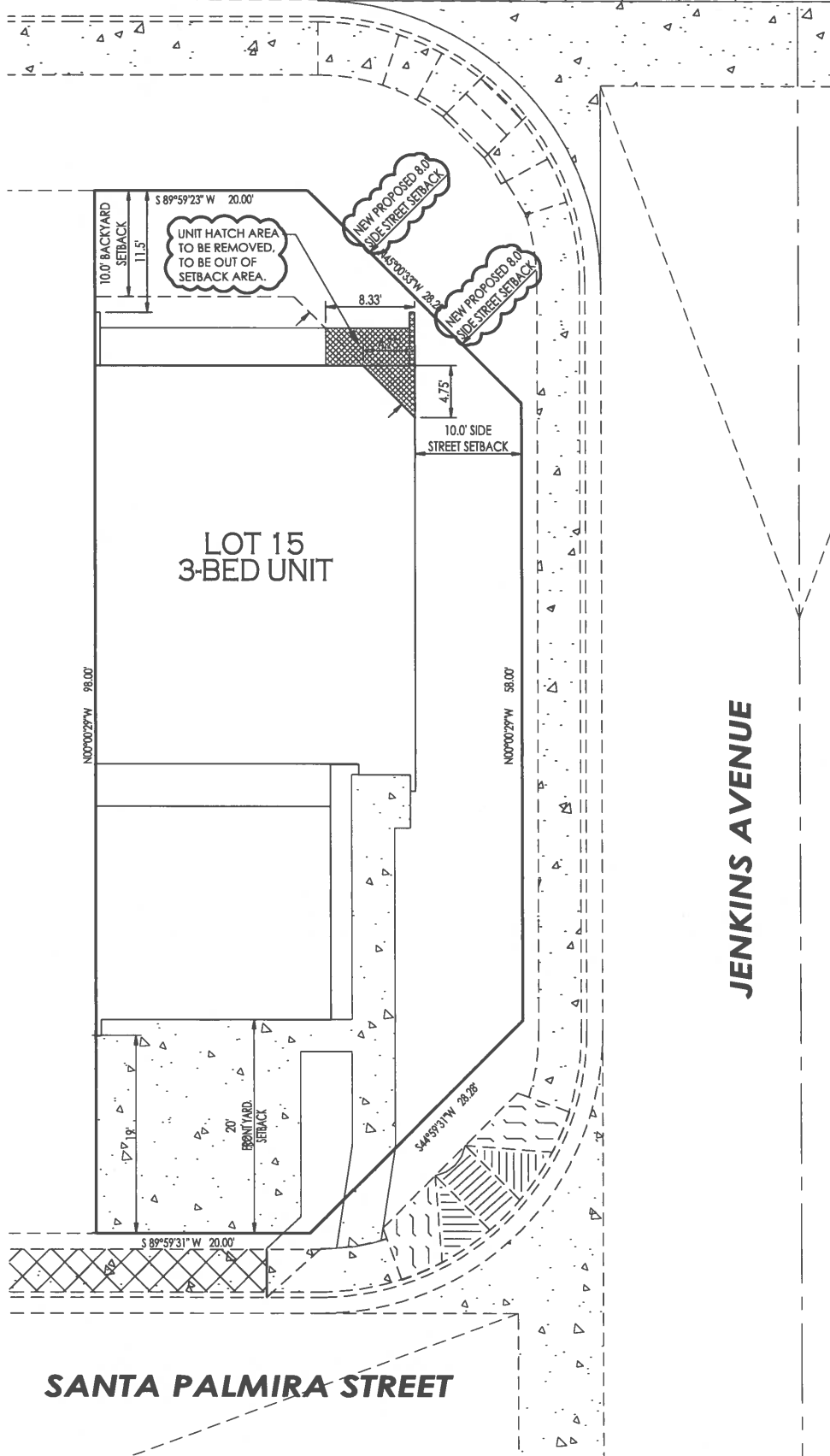


GIS

CREATED BY:
 ISAAC GUTIERREZ

APPROVED BY:
 JOSE A. GUZMAN

CO. 24TH. STREET



LOT 15
3-BED UNIT



NORTH

SCALE: 1" = 10'

JENKINS AVENUE

SANTA PALMIRA STREET

A.P.N 78305-179

3780 E. SANTA PALMIRA, SAN LUIS, AZ. 85349
LOT 15 BIENESTAR ESTATES 10 TOWNHOMES

March 20, 2025

City of San Luis
Department of Development Services
Community Planning

Re: Narrative Statement for 3780 E Santa Palmira St., San Luis, AZ. 85349, Minor Variance Request for Side Street Setback Reduction for visibility Triangle Property line.

This narrative statement is for A.P. N's 783-05-179 located at 3780 E Santa Palmira St., San Luis, AZ. 85349, lot 15 of Bienestar Estates 10 Townhome subdivision for a minor variance request for side street setback reduction from 10 ft. to 8 ft. on the visibility triangle property line; the request is within the 20% to be within the minor variance compliance. The construction of the townhome started and the setback on said property line was overlooked by all parties involved in the process of the construction of the townhome. If the minor variance requested is granted the existing townhome will be modified to meet the 8 ft. setback requirements and making the modification on the corner of the townhome to meet the proposed setback the townhome will be functional after the modification.

The following are the hardship criteria:

a) "There exist special circumstances or conditions regarding the land or building referred to in the application, which do not apply to other properties in the zoning district."

This lot being the only corner lot has a visibility triangle that reduces the backyard of the lot and creates this unique situation.

b) "The above special circumstances or conditions are preexisting and are not created or self-imposed by the owner or applicant."

The construction of the townhome started and the setback on said property line was overlooked by all parties involved in the process of the construction of the townhome.

c) "The variance is necessary for the preservation of substantial property rights. Without a variance the property cannot be used for purposes otherwise allowed in this zoning district."

The townhome won't be functional in the area that needs to be modified if the 10 ft. setback is enforced.

d) "The authorizing of the variance will not be materially detrimental to persons residing or working in the vicinity, to adjacent property, or to the neighborhood or the public welfare."

The approval of the variance will not be materially detrimental to people residing or working in the vicinity, to adjacent property, or to the neighborhood or the public welfare.

If you have any questions or need any further information don't hesitate to contact us.

Sincerely

Vega & Vega Engineering, P.L.C.



Vianey R. Vega, P.E.



Minor Variance Acknowledgment Form

As provided in section 18.15.090 (B)(4) "Written acknowledgment to the notification of the requested minor variance(s) from each adjacent property owner, even if separated by a public right of way." The adjacent property owners must sign that they understand the variance request.

I, COMITE DE BIEN ESTAR INC AZ CORP
MARCO ANTONIO "TONY" REYES, EXECUTIVE DIRECTOR, own the property located at 3870 E SANTA PALMIRA ST., SAN LUIS, AZ. 85349.

I am requesting a Minor Variance for the following: _____

REDUCE THE SIDE STREET SETBACK OF THE VISIBILITY TRIANGLE PROPERTY LINE 20% TO BE WITHIN THE MINOR VARIANCE PARAMETERS.

A site plan is attached for review by the adjacent property owners.

Adjacent Property Owners
We the undersigned adjacent property owners understand the variance requested
by COMITE DE BIEN ESTAR INC AZ CORP
MARCO ANTONIO "TONY" REYES, EXECUTIVE DIRECTOR as described above.

<p>Name: <u>COMITE DE BIEN ESTAR INC AZ CORP</u> <u>MARCO ANTONIO "TONY" REYES, EXECUTIVE DIRECTOR</u></p> <p>Address: <u>3776 E SANTA PALMIRA ST, SAN LUIS, AZ. 85349</u></p> <p>Comments: _____</p> <p>Date: <u>02/27/25</u></p> <p>Signature: <u>Ana L. Sepulveda</u></p>	<p>Name: <u>BE TO HOME OWNERS ASSOCIATION, COMITE DE BIEN ESTAR INC AZ CORP</u> <u>MARCO ANTONIO "TONY" REYES, EXECUTIVE DIRECTOR</u></p> <p>Address: <u>A.P.N. 783-05-903 (TRACT "B")</u></p> <p>Comments: _____</p> <p>Date: <u>02/27/25</u></p> <p>Signature: <u>[Signature]</u></p>
<p>Name: <u>OSCAR CASTANEDA & LINDA ELIZABETH SANCHEZ MEDINA</u></p> <p>Address: <u>3777 E JAXON ST. SAN LUIS, AZ. 85349</u></p> <p>Comments: _____</p> <p>Date: <u>03/08/2025</u></p> <p>Signature: <u>[Signature]</u></p>	<p>Name: <u>JUAN MANUEL VARGASRAMIREZ & ANA L SEPULVEDA ESPARZA</u></p> <p>Address: <u>3785 E JAXON ST., SAN LUIS, AZ. 85349</u></p> <p>Comments: _____</p> <p>Date: <u>3-10-25</u></p> <p>Signature: <u>Juan Vargas</u></p>
<p>Name: _____</p> <p>Address: _____</p> <p>Comments: _____</p> <p>Date: _____</p> <p>Signature: _____</p>	<p>Name: _____</p> <p>Address: _____</p> <p>Comments: _____</p> <p>Date: _____</p> <p>Signature: _____</p>

I, COMITE DE BIEN ESTAR INC AZ CORP
MARCO ANTONIO "TONY" REYES, EXECUTIVE DIRECTOR, verify that I have discussed this proposal with my neighbors, above, and that they acknowledge this request.

[Signature]
Signature

3/10/25
Date



THERMA SHIELD
THERMA
THERMA
THERMA

1000A-YW10





HEARING OFFICER AGENDA ITEM REVIEW FORM

Hearing Officer Agenda

2. B.

Meeting Date: 03/27/2025

Submitted By: Juan Tejada, Associate Planner, Development Services, Planning & Zoning

ITEM:

Discussion and possible action on any and all matters regarding Minor Variance Case No. 2025-0007. A request from Hugo Garcia on behalf of Irma Barragan, property owner, for a minor variance to reduce the front minimum setback from 15 feet to 14 feet for the construction of a new cmu fence/wall in the Community Commercial (C-2) Zoning District. Assessor's Parcel Number 775-45-190 located at 544 N Archibald Street in San Luis, Arizona.

SUMMARY:

The property is located on lot 10 of the San Luis Townsite Addition No. 1 and Lot No. 9 Subdivision. The lot has an area of 16,142 square feet. The reason for this request is that the applicant wants to build a fence/wall on the property at a distance of 14 feet from the front property line instead of the 15 feet required by the City Code.

The new cmu fence/wall is planned in the same location as an existing chain link fence. The new fence/wall at the required 15' setback would encroach upon two existing lights, an electrical panel and a concrete pad.

The purpose of the minor variance procedure is to allow for up to a maximum twenty percent (20%) variation from a development standard or dimension requirement of the zoning code where a practical difficulty, unnecessary hardship, or a result inconsistent with the general purposes of the rezoning code would occur from its, and literal interpretation, and enforcement.

GENERAL PLAN:

This area is designated as Mixed Use Activity Center in the City of San Luis 2040 General Plan. The Mixed Use Activity Center land use designation supports the C-2 Zoning District which allows for a vehicle parking lot for passenger vehicles.

AGENCY REVIEW:

City staff explained to the applicant the requirements and procedure of a minor variance. It was verified that the property owner would be able to request a minor variance and that it would not need to go before the Board of Adjustment.

As part of the review process, all land use cases are reviewed by various City and outside agencies. We have not received any comments.

ANALYSIS:

A variance is not a right as it may be granted to an applicant only if the applicant establishes compliance with all of the hardship criteria established in A.R.S.§9-462.6 and in City Code §18.15.060 (C).

Pursuant to State Statutes, the Board may not:

1. Make any changes in the uses permitted in any zoning classification or zoning district.
2. Grant a variance in the special circumstances applicable to the property are self-imposed by the property owner.

The Zoning Administrator or Hearing Officer approves, approves with conditions or denies an application for minor variance filed pursuant these regulations any person may appeal that decision in writing, including any required appeal fee, within fifteen (15) days of the decision and request that the minor variance be placed on the agenda or the next regularly scheduled Board of Adjustment meeting.

In all cases, the review shall address all of the following hardship criteria:

1. There exist special circumstances or conditions regarding the land or building referred to in the application, which do not apply to other properties in the zoning district.

Staff does not find that there are any special circumstances or conditions relating to this request. The lot is in a rectangular shape and has a generous size for commercial use. Two existing lights, an electrical panel and concrete pad are what come in conflict with the proposed cmu fence/wall being at the setback line.

2. The above special circumstances or conditions are preexisting and are not created or self-imposed by the owner or applicant. There are no special circumstances or conditions.

There are no special circumstances or conditions. The conditions creating the request were created by the property owner, which have been in place for over 25 years.

3. The variance is necessary for the preservation of substantial property rights. Without a variance the property cannot be used for purposes otherwise allowed in the zoning district.

Staff does not find the reduced setback is necessary to the preservation of substantial property rights. The cmu fence/wall can be situated at the 15' setback with the relocation of the lights, electrical panel and concrete slab reduction.

4. The authorizing of the variance will not be materially detrimental to persons residing or working in the vicinity, to adjacent property, or to the neighborhood or the public welfare.

Any reduction of setbacks, even though some changes are minimal, increases the potential fire spread between structures. In this case this potential hazard is reduced since the setback reduction is to the front street side and no structure is adjacent. As required by Zoning Ordinance, written acknowledgment from each adjacent property to the notification of the requested minor variance is necessary. City staff requested a total of six (6) signatures of adjacent property owners and received three (3) signatures. Signatures that couldn't be collected were from the property to the west which is BLM land, and properties to the east across the right-of-way which are owned by out of state entities.

STAFF RECOMMENDATION:

The applicant has provided information and material necessary for review of the request.

Staff recommends DENIAL of Minor Variance Case No. 2025-0007, a request by Hugo Garcia on behalf Irma Barragan, property owner, for a minor variance to reduce the front minimum setback from 15 feet to 14 feet. This recommendation is based on the hardship criteria not being successfully addressed.

RECOMMENDED MOTION:

Findings and conclusions to be determined by the hearing officer.

Attachments

PRESENTATION

LOCATION MAP

SITE PLAN

APPLICANTS NARRATIVE STATEMENT

ADJACENT PROPERTY OWNERS SIGNATURES



Minor Variance Case No. 2025-0007

March 27, 2025

Minor Variance 2025-0007

- Request: Reduce the front minimum setback from 15 feet to 14 feet for the construction of a new cmu fence/wall.
- Location: 544 N. Archibald Street, San Luis, AZ. APN 775-45-190.
- Summary: The applicant is in the process of building a new cmu fence/wall on the subject property at a distance of 14 feet from the front property line instead of the 15 feet required by the City Code. The subject property is approximately 16,142 sq. ft. in size, zoned Community Commercial (C-2).

Minor Variance 2025-0007



MH

C-2

C-1

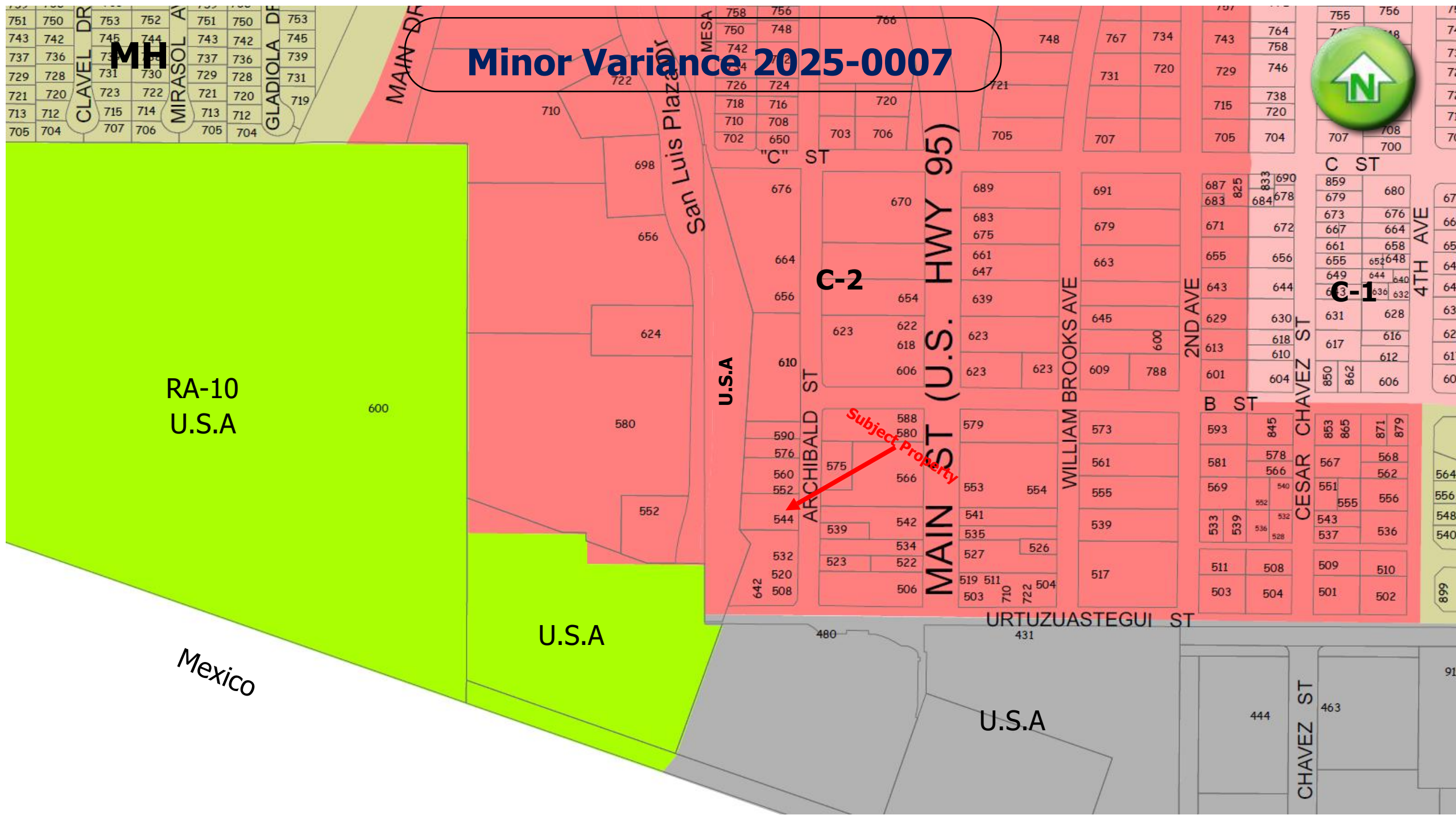
RA-10
U.S.A

U.S.A

U.S.A

Mexico

Subject Property



Minor Variance 2025-0007



San Luis Plaza Drive

Archibald Street

Main Street



SUBJECT PROPERTY

Urtuzuastegui Street

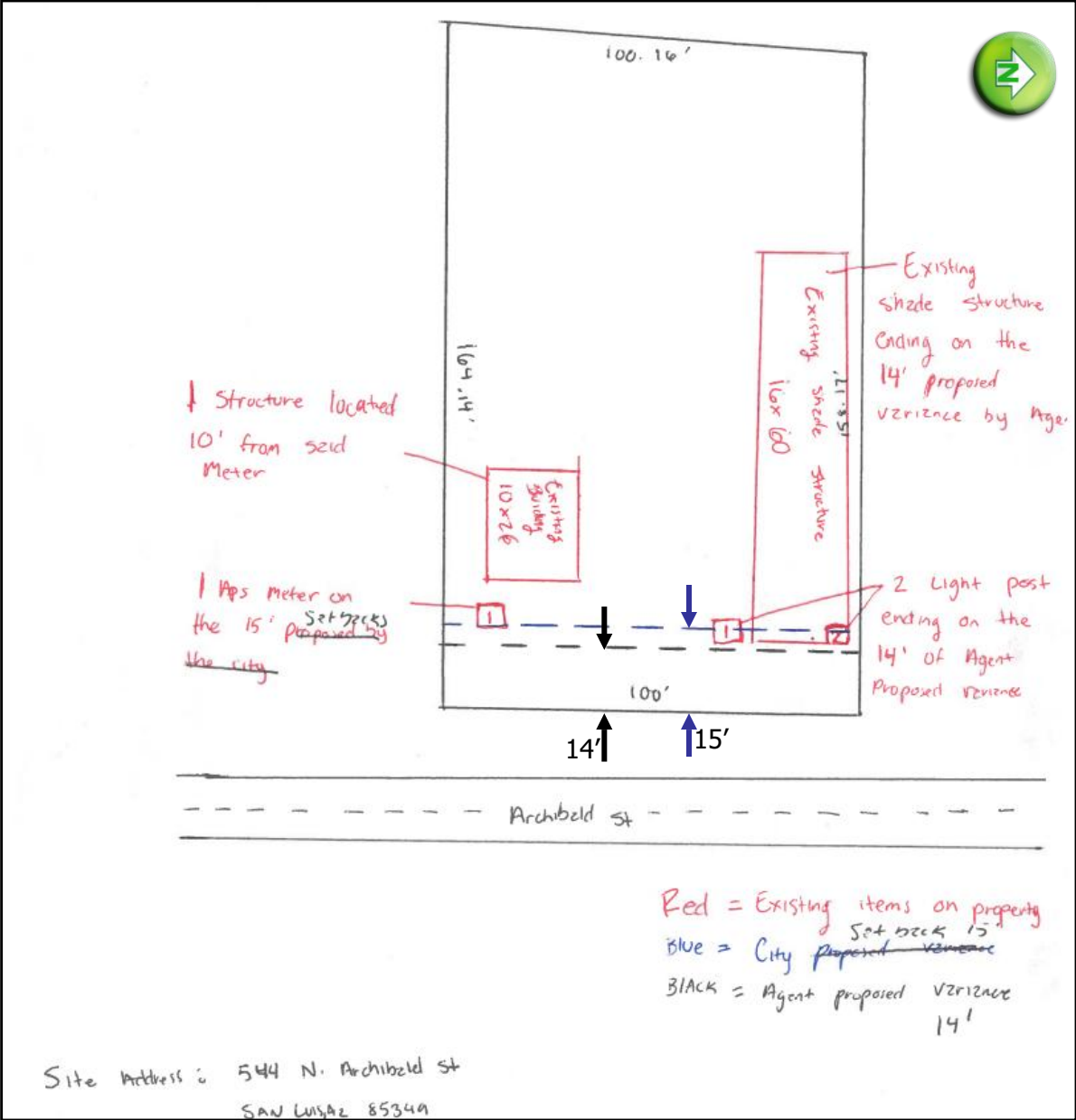
San Luis

Image © 2025 Airbus

Google Earth

Imagery Date: 2/21/2025 32°29'15.61" N 114°47'01.78" W elev 129 ft eye alt 1079 ft

Minor Variance 2025-0007



Minor Variance 2025-0007



Looking west at subject property

Minor Variance 2025-0007



Looking north from within subject property

Minor Variance 2025-0007



Looking east from subject property

Minor Variance 2025-0007



Looking south from subject property



Property corner pin

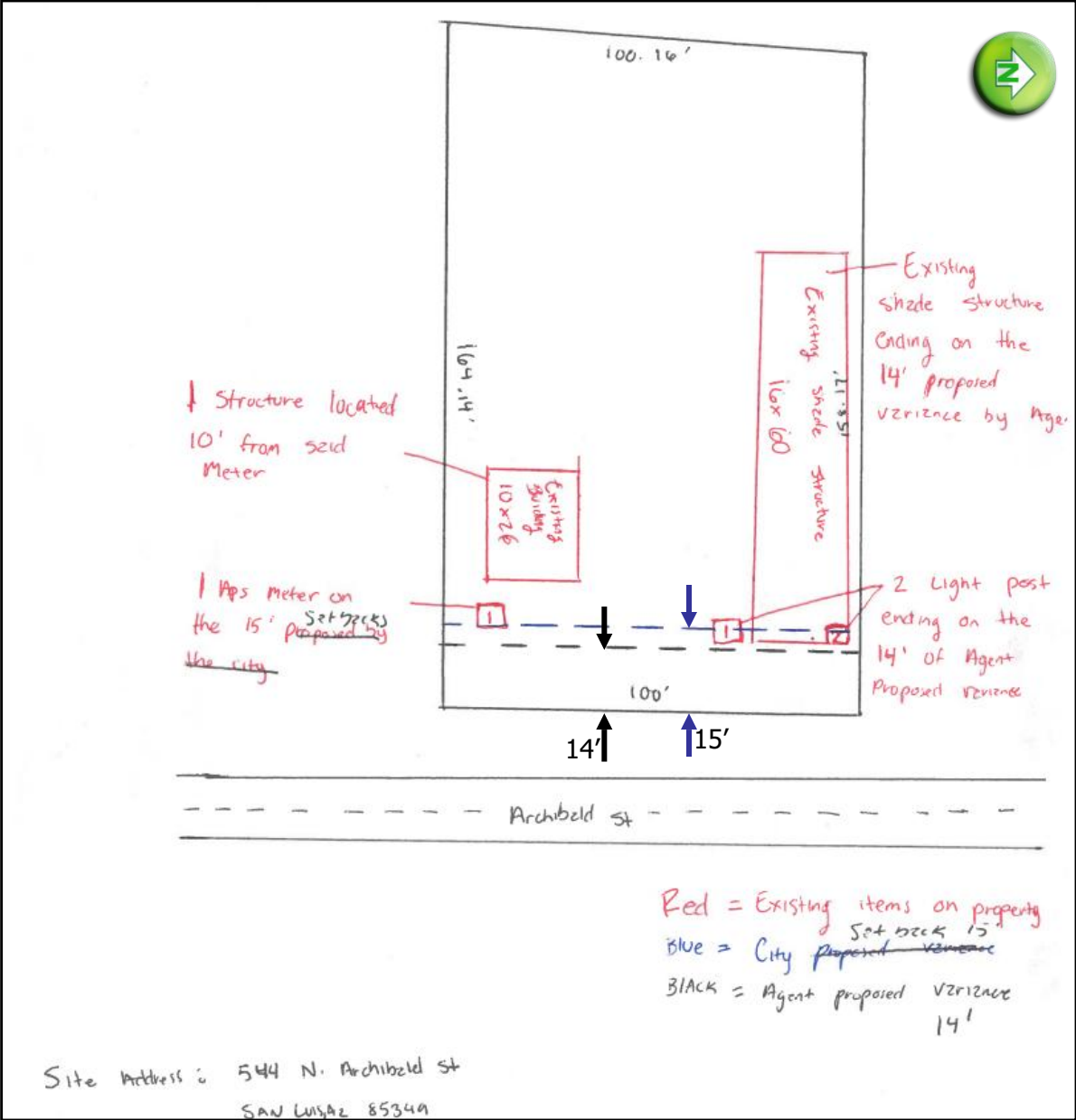
Minor Variance 2025-0007

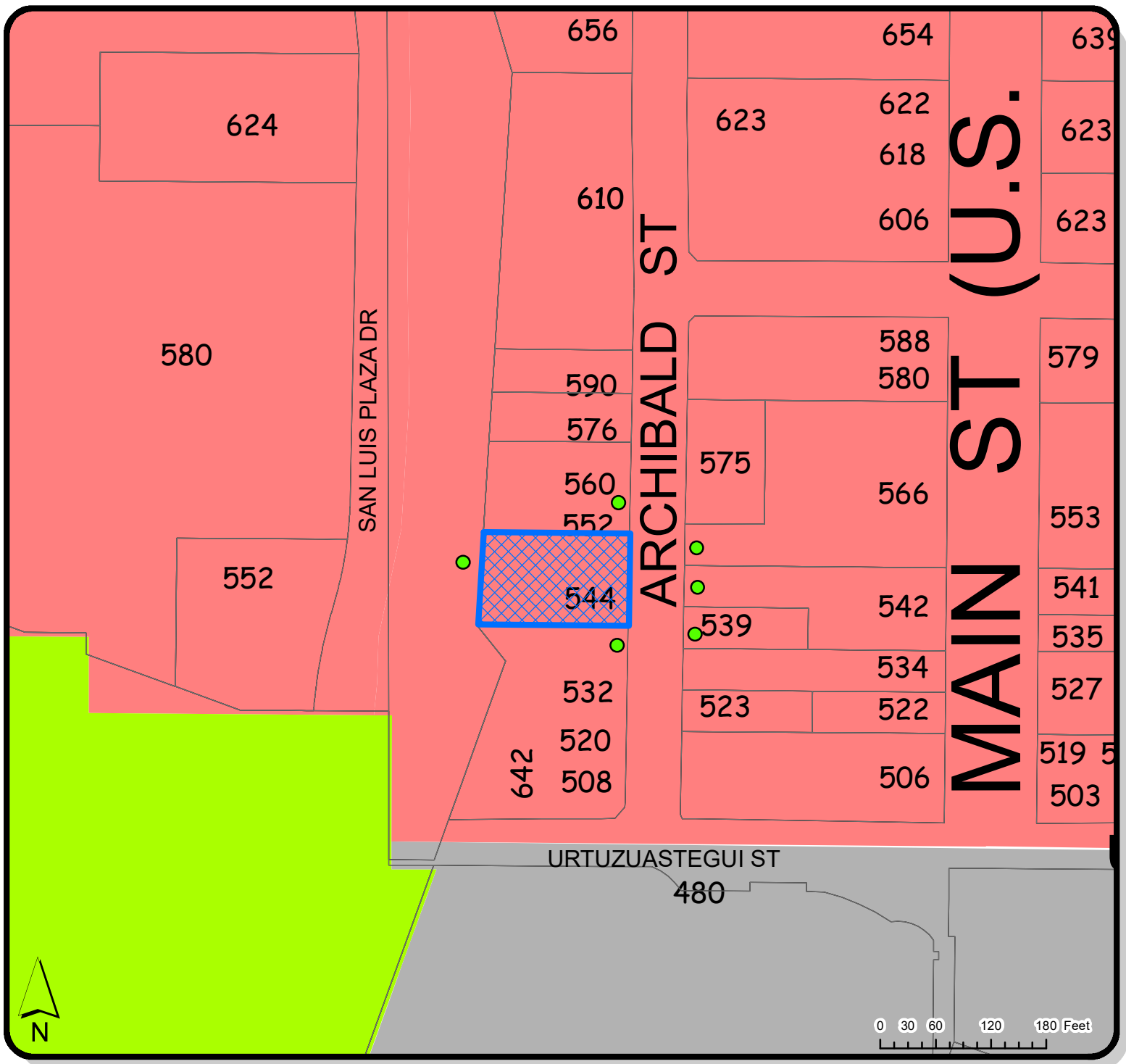
Staff Recommendation: DENIAL

Reasoning:

Minor Variance hardship criteria not being successfully addressed.

Minor Variance 2025-0007





LOCATION OF SUBJECT PROPERTY

LOCATION MAP

MINOR VARIANCE

 PARCEL ID 77545190

CASE #
2025-0007

 ADJACENT PROPERTY OWNERS

Legend
 SINGLE RESIDENCE ZONING DISTRICTS
 RA-10
 INDUSTRIAL ZONING DISTRICTS
 I
 COMMERCIAL ZONING DISTRICTS
 C-2

DATE:
3/13/2025

PLANNING & ZONING

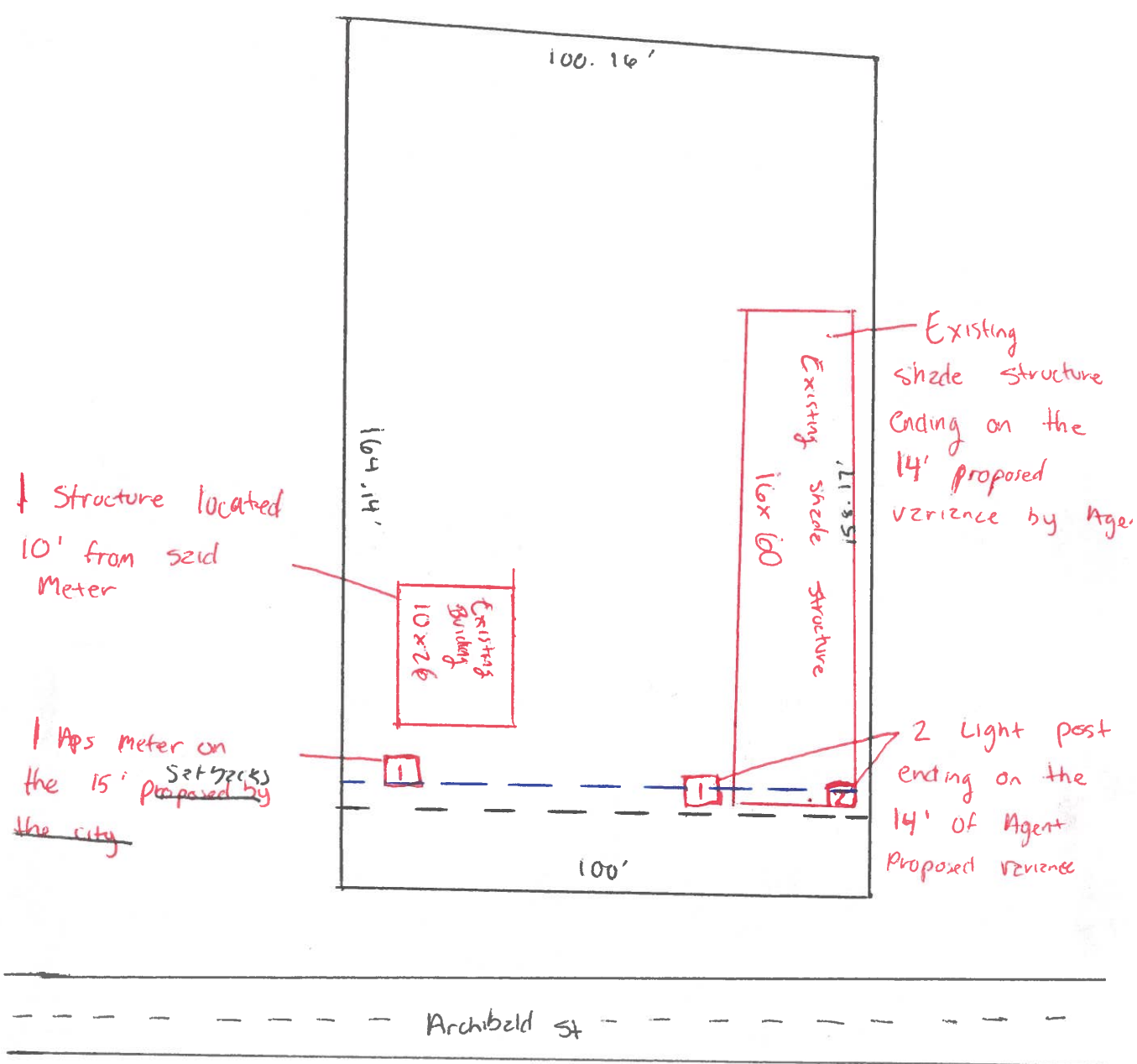


GIS

CREATED BY:
ISAAC GUTIERREZ

CHECKED BY:
JUAN TEJEDA

APPROVED BY:
JOSE A. GUZMAN



Red = Existing items on property
Blue = City ^{Set back 15'} ~~proposed variance~~
BLACK = Agent proposed variance 14'

Site Address : 544 N. Archibald St
SAN LUIS, AZ 85349



R.O.C.299778

P.O. Box 9865

San Luis AZ 85349

(928)271-7522

Email: hugomgarcia28@gmail.com

Date: 03/07/2025

- a) In this location, like many in Archibald St my client is limited in using their land due to the heavy flow of traffic going to Mexico. And if you are a resident to San Luis, AZ you know how long they can get.
- b) The condition above might seem self-imposed but what is one suppose to do when the city itself is not able to handle said traffic that it needs to close streets and have this, said traffic all the way outside of town. How is one suppose to reach their property then?
- c) Without this variance this property will continue to be just a lot, we would like to use this variance to make this land useful to the community.
- d) This variance will not negativity affect my neighbors or the community. On the contrary this variance will help the community and my fellow neighbors by being a parking lot to help with the little to no parking we have on that street.

Hugo Garcia,

Owner of H.A.K. Construction L.L.C.



Minor Variance Acknowledgment Form

As provided in section 18.15.090 (B)(4) "Written acknowledgment to the notification of the requested minor variance(s) from each adjacent property owner, even if separated by a public right of way." The adjacent property owners must sign that they understand the variance request.

I, Irma Sara Barragan, own the property located at 544 N. Archibald Street.
I am requesting a Minor Variance for the following: Subdivision: San Luis Townsite Addition No. 1 and Lot No. 98block; 28 lot: 10 Section: 12 Township: 11S Range: 25W.

A site plan is attached for review by the adjacent property owners.

Adjacent Property Owners
We the undersigned adjacent property owners understand the variance requested by _____ as described above.

Name: <u>La Mexicana Wholesale, Inc</u> Address: <u>532 N. Archibald St.</u> Comments: <u>N/A</u> Date: <u>Feb/13/2025</u> Signature: <u>[Signature]</u>	Name: <u>Antonio Caldera</u> Address: <u>560 N Archibald St</u> Comments: <u>N/A</u> Date: <u>Feb/17/2025</u> Signature: <u>[Signature]</u>
Name: <u>Toro Taxes</u> Address: <u>532B Archibald St.</u> Comments: <u>N/A</u> Date: <u>Feb. 13/2025</u> Signature: <u>[Signature]</u>	Name: _____ Address: _____ Comments: _____ Date: _____ Signature: _____
Name: _____ Address: _____ Comments: _____ Date: _____ Signature: _____	Name: _____ Address: _____ Comments: _____ Date: _____ Signature: _____

I, Irma Sara Barragan, verify that I have discussed this proposal with my neighbors, above, and that they acknowledge this request.

[Signature]
Signature

02-18-25
Date