NOTICE OF REGULAR 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 Regular Planning & Zoning Commission Meeting at 7:00 p.m., Tuesday, May 10, 2016. 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 APPROVED BY:

_____
Roman Pacheco, Planning Technician

AVISO DE JUNTA REGULAR DE LA COMISIÓN DE PLANEACIÓN Y ZONAMIENTO

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 Zonamiento y al público en general que la Comisión de Planeación y Zonamiento de San Luis, Arizona, tendrán una junta regular a las 7:00 p.m., el día Martes, Mayo 10, 2016. La junta se llevara 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 APROBADO POR:

_____
Roman Pacheco, Técnico en Planeación

AGENDA

PLANNING & ZONING COMMISSION
REGULAR MEETING
San Luis Council Chambers
1090 E. Union Street
San Luis, AZ 85349
Tuesday, May 10, 2016
7:00 P.M.

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. 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.

3. A. Public hearing followed by discussion and possible action regarding Text Amendment Case No. 2016-0204. A request by the City of San Luis for a text amendment to the San Luis City Code, Chapter 152 Zoning Regulations Sections 152.259 (B) and 152.260 relating to Temporary Signs and Political Signs.

A. Open public hearing
1. Staff Presentation.
2. Call to Public on this Item.

B. Close public hearing

C. Action on Text Amendment Case No. 2016-0204

4. 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.

4. A. Discussion and possible action regarding Subdivision Case No. 2016-0158P. A request by Vega & Vega Engineering, PLC. on behalf of Comite De Bien Estar Inc., for the preliminary plat approval for Bienestar Estates 9A Phase 2. The property is located on the southwest corner of Avenue E 1/2 & County 23 1/2 Street, Assessor's Parcel No. 777-54-243, San Luis, Arizona.

A. Action on Subdivision Case No. 2016-0158P

5. NEW ITEMS OF BUSINESS FOR FUTURE AGENDAS

6. **CALL TO THE PUBLIC** - This is the time for the public to comment. Members of the Commission may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to Arizona Revised Statute §38-431.01(G), action taken as a result of comment will be limited to directing staff to study the matter, or scheduling the matter for further discussion and decision at a future date. All Planning & Zoning Commission meetings are recorded.

7. **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.

PLANNING & ZONING
AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting **3. A.**

Meeting Date: 05/10/2016

Submitted By: Jose A. Guzman, Assistant Planner, Development Services

ITEM:

Public hearing followed by discussion and possible action regarding Text Amendment Case No. 2016-0204. A request by the City of San Luis for a text amendment to the San Luis City Code, Chapter 152 Zoning Regulations Sections 152.259 (B) and 152.260 relating to Temporary Signs and Political Signs.

A. Open public hearing
   1. Staff Presentation.
   2. Call to Public on this Item.

B. Close public hearing

C. Action on Text Amendment Case No. 2016-0204

BACKGROUND:

The City of San Luis is requesting this text amendment in light of the *Reed v. Town of Gilbert, 135 S. Ct. 2218 (2015)*. In June 2015 the U.S. Supreme Court made a ruling in the case titled *Reed v. Town of Gilbert* which caused a significant change in approach to sign regulations that had previously been used in San Luis and many other localities across the state and country. The case involved a sign ordinance in the Town of Gilbert, Arizona that regulated signs differently according to content-based sign types, such as directional signs, church sings, and political signs.

A church appealed the City's regulations because they were limited to certain size signs that they used to direct parishioners to their church, yet signs with other messages were allowed to be much larger. They argued that if the visual clutter is the concern being addressed with sign regulations, then the message on the sign should not make a difference and all types of signs should be treated fairly.

The Supreme Court took a conservative view and held that any regulation that distinguishes signs based on what they say is considered to be content based, and content based regulations are legally subject to strict scrutiny and are thus only allowed if they are narrowly tailored to serve a compelling governmental interest and other avenues of communication are available for the user of the sign. Aesthetical and safety justifications are not enough of a reason for a sign regulation to survive strict scrutiny. The ruling basically says "if you have to read the sign to know if it complies with zoning, the regulation is invalid."

Because of this ruling, many aspects of the current Zoning Ordinance for signage have become unenforceable. While amendments are needed for all components of the signage regulations that relate to sign content or content-based sign categories, a pressing issue is that of signs in the public right-of-way.

Because the City currently allows certain signs in the right-of-way, it effectively has to allow all signs in the right-of-way. The City can no longer limit signage installations in the right-of-way to only political campaign signs because it is content-based regulation. As a result, the City has been limited in its ability to enforce proliferation of other types of sings that have recently been placed in roadway medians and along the sides of streets.

The proposed text amendment would remove the language regarding political signs from the Zoning Ordinance and City Code, which currently recites the state statute (A.R.S. 16-1019). The new language would simply say that political signs are regulated by the State and not the City. It does not say the signs are legal; rather that removal is controlled by state law. This amendment would eliminate the content-based treatment on the right-of-way under our Zoning Ordinance. Basically, by changing the language of political signs, there would be no signs allowed in the public right-of-way.

CITIZEN REVIEW MEETING:
The Citizen Review Meeting was held on May 3, 2016 at City Hall Multipurpose Room at 6 PM. The intent of this meeting was to allow the public to learn about the project, ask questions, and express comments. There were no members of the public present.

ANALYSIS:
In the wake of Reed, some things are clear. Governments still have an array content-neutral regulations to apply to signs. But, content-based distinctions such as the ones in the Town of Gilbert's code must survive strict scrutiny to stand, because of mix of opinions from the Court, there are several open questions. We will not know the full scope and meaning of Reed v. Town of Gilbert until the federal courts being to apply this decision to other sings litigations.

In the mean while, this amendment will maximize the City's opportunity to defeat any challenges to the signs on right-of-way regulations as being content-based. This text amendment would make Section 16.1-E of the Zoning Ordinance enforceable again, therefore allowing the city to regulate the illegal signs currently placed on the right-of-way.

SUMMARY:
The purpose of this amendment is to enhance and maintain the aesthetical character, to promote the public health, safety and general welfare, and to increase the effectiveness of visual communication in the city. It is also intended to avoid visual clutter that may adversely impact traffic and pedestrian safety, or be adverse to property values, business opportunities and the city's appearance and to prevent and abate public nuisances.

Staff recommends approval of Text Amendment Case No. 2016-0204. The reason for approval is that the request is generally consistent with the applicable goals and objectives of the General Plan.

RECOMMENDED MOTION:
I move to recommend approval of Text Amendment Case No. 2016-0204 to the City Council as presented by Staff.

Attachments

Proposed Ordinance No. 350

PROPOSED ORDINANCE

NO. 350

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, AMENDING THE SAN LUIS CITY CODE, CHAPTER 152 ZONING REGULATIONS, SECTIONS 152.259(B) AND 152.260 RELATING TO TEMPORARY SIGNS AND POLITICAL SIGNS; REPEALING ANY CONFLICTING PROVISIONS; AND PROVIDING FOR SEVERABILITY.

WHEREAS, it is the desire of the City Council of the City of San Luis to have the regulation of signs conform to the holding of the U.S. Supreme Court in *Reed v. The Town of Gilbert;*

NOW THEREFORE BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF SAN LUIS, ARIZONA AS FOLLOWS:

Section 1. Section 152.259 of the Code of Ordinances of the City of San Luis, Arizona, is hereby amended to repeal subsection 152.259(B) in its entirety. Subsection 152.259 (C) shall be renumbered to be subsection 152.259 (B) and subsection 152.259 (D) shall be renumbered to be subsection 152.259 (C).

Section 2. Section 152.260 of the Code of Ordinances of the City of San Luis, Arizona, is hereby amended to read as follows:

§152.260 POLITICAL SIGNS ON PUBLIC STREETS

The Arizona Revised Statutes control the removal of political signs.

Section 3. In the event of a conflict between the provisions of this ordinance and any other ordinance, resolution, regulation, or policy within the City of San Luis, the conflicting provisions are hereby repealed, superseded, and replaced, and the provisions of this ordinance shall govern.

Section 4. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance or said reference regulations.

PASSED AND ADOPTED by the Mayor and City Council of the City of San Luis, Arizona, this _____day of _____, 2016

_____
Gerardo Sanchez, Mayor

ATTEST:

_____
Sonia Cornelio, City Clerk

APPROVED AS TO FORM

_____
Kay Marion Macuil, City Attorney

PLANNING & ZONING
AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting **4. A.**

Meeting Date: 05/10/2016

Submitted By: Jose A. Guzman, Assistant Planner, Development Services

ITEM:

Discussion and possible action regarding Subdivision Case No. 2016-0158P. A request by Vega & Vega Engineering, PLC. on behalf of Comite De Bien Estar Inc., for the preliminary plat approval for Bienestar Estates 9A Phase 2. The property is located on the southwest corner of Avenue E 1/2 & County 23 1/2 Street, Assessor's Parcel No. 777-54-243, San Luis, Arizona.

A. Action on Subdivision Case No. 2016-0158P

BACKGROUND:

The subject property is located in the east mesa of the City of San Luis. Bienestar 9A Phase 1 is located to the west of the proposed location; it is zoned as Medium-High Density (R-2) and is developed as single family dwelling units. Properties to the east and south are also zoned as Medium-High Density (R-2) and is undeveloped land. Property to the north is part of Yuma County and is undeveloped land.

GENERAL PLAN:

This area is designated as Neighborhood in the City of San Luis 2020 General Plan. The activities proposed will be consistent with that designation (Chapter 2, Page 19-20). The Neighborhood Land Use designation allows all types of residential development.

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. Yuma County Airport Authority (4-13-16)
2. City of San Luis Fire Department (4-14-16)
3. James Davey and Associates (5-4-16)
4. City of San Luis Public Works Department (5-5-16)
5. City of San Luis Development Services Department (5-5-16)

The City has not received any other significant concerns or objects from the various review agencies.

ANALYSIS:

The preliminary plat for Bienestar Estates 9A Phase 1 and Phase 2 were approved at the same time back in 2007. Phase 1 was developed but not Phase 2. As per Section 5.1-2 of the City of San Luis Subdivision Regulations the Phase 2 preliminary plat approval expired in 2010. "If the sub-divider fails to record a final plat for any phase of the preliminary plat within three (3) years, or any succeeding phase within three (3) years of the previous phase, the preliminary plat approval will expire unless the subdivider applies for and receives an extension from either the Commission or the City Council."

In an effort to alleviate the demand for bigger houses even from people interested in the self-help affordable homes, the City Council approved Ordinance No. 347, an ordinance to set up the minimum lot size to 6,000 square feet for new subdivisions.

The property is currently zoned as Medium-High Density (R-2) which does not allow construction of single detached dwellings. The applicant is on the process of rezoning the property to the appropriate zoning (Ordinance No. 352). The Second Reading of Ordinance No. 352 to rezone the project property is scheduled for the City Council Regular Meeting of May 11, 2016.

SUMMARY:

The applicant has provided the information and materials necessary for review of the preliminary plat for Bienestar 9A Phase 2 Subdivision.

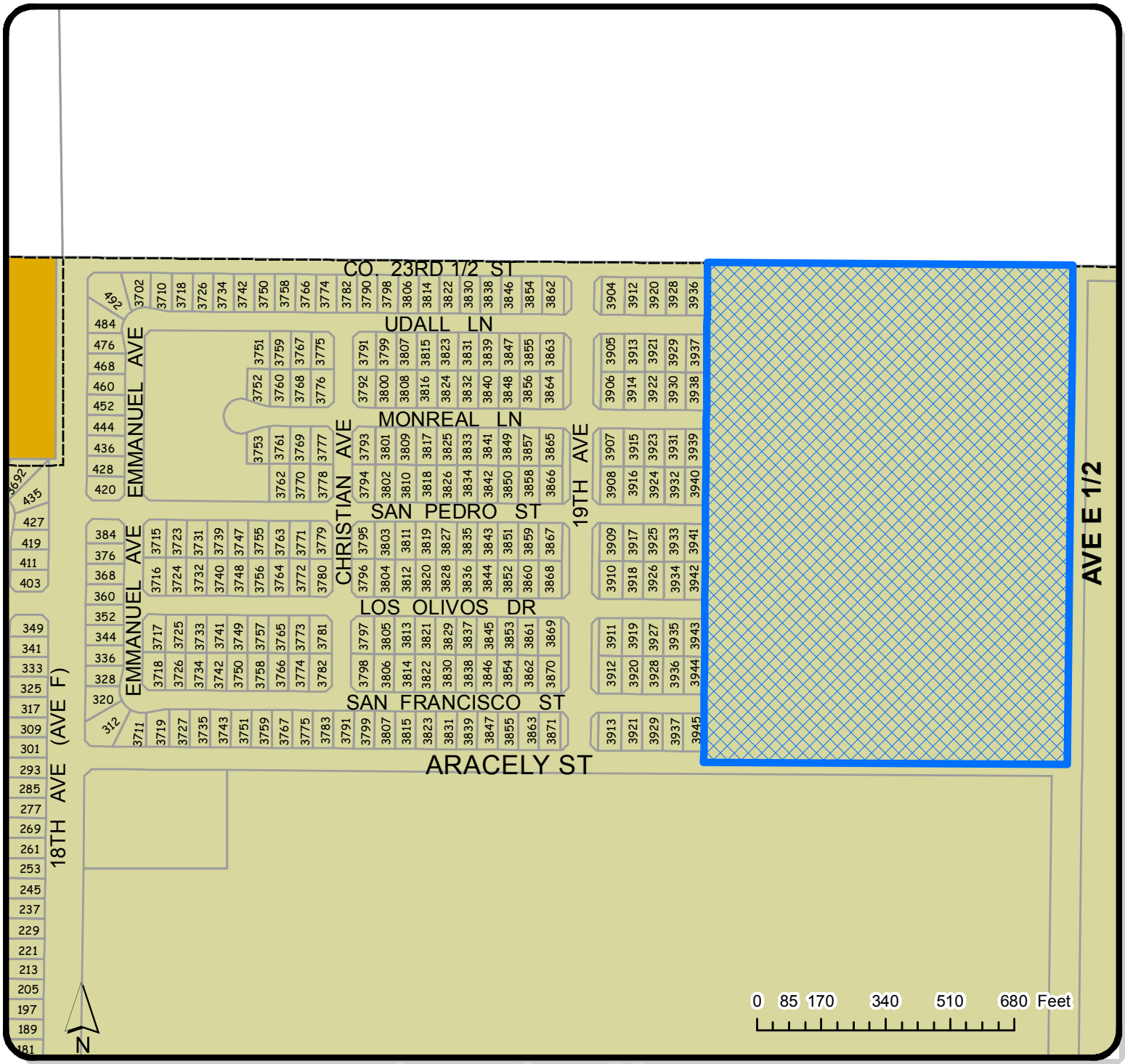
Based on the need for additional information and probable redesign of some parts, staff recommends this item to be CONTINUED until the applicant addresses comments from James Davey Associates, Public Works Department, and Development Services.

RECOMMENDED MOTION:

I MOVE TO CONTINUE PRELIMINARY PLAT FOR SUBDIVISION CASE NO. 2016-0158P UNTIL STAFF COMMENTS ARE ADDRESSED.

Attachments

Location Map
Picture of Location
Preliminary Plat
Yuma County Airport Authority Comments (4-13-16)
Fire Department Comments (4-14-16)
James Davey Comments (5-4-16)
Public Works Comments (5-5-16)
Development Services Comments (5-5-16)



Location Map

SUBDIVISION

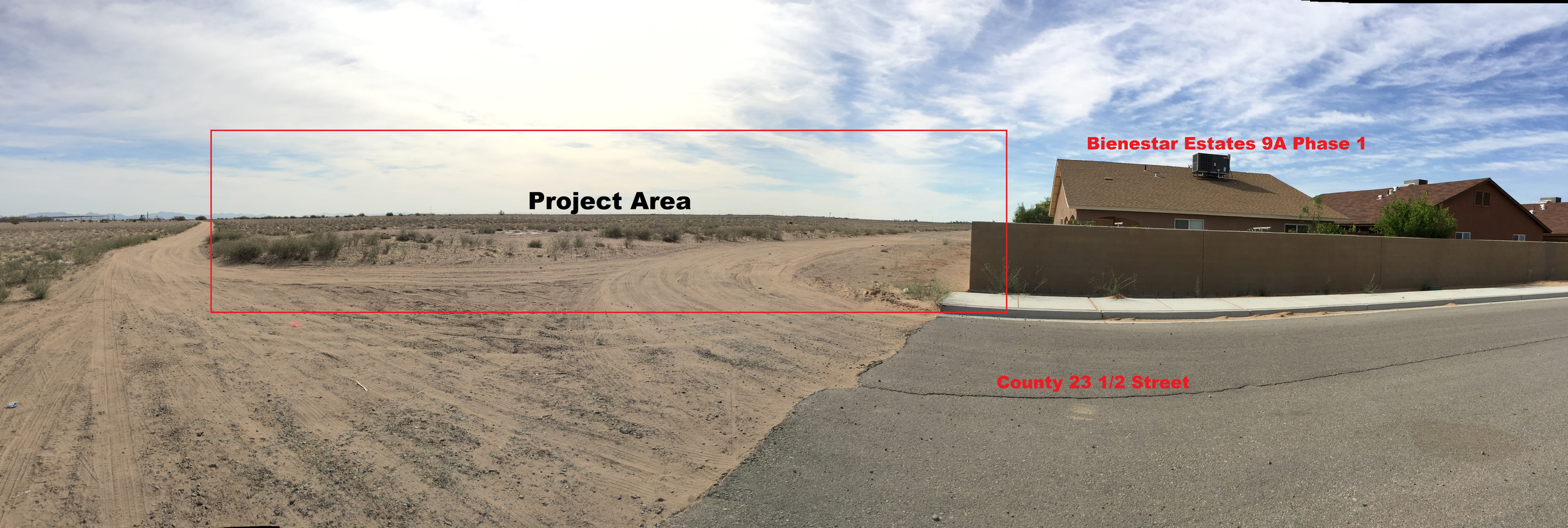
PROPOSED LOCATION
PARCEL:777-54-243

ZONING LEGEND

MULTIPLE RESIDENCE ZONING DISTRICTS

- R-2
- R-3

Date: 4/13/2016	IT GIS DIVISION	**Prepared By:** IG	**Case No.** 2016-0158P BIENESTAR ESTATES 9A PHASE 2
Checked By: JG		**APPROVED BY:** JS	


Project Area
Bienestar Estates 9A Phase 1
County 23 1/2 Street

BIENESTAR ESTATES 9A - PHASE 2

INDEX:

Cover Sheet — 0
Preliminary Plat — 1 OF 1
Preliminary Paving and Grading Plan — 1
Street Sections — 2
Preliminary Water and Sewer Plan — 3

GENERAL CONSTRUCTION NOTES:

1. THE LOCATION OF UTILITIES IS APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. UTILITIES SHOWN HERE ARE FOR THE PURPOSE OF ASSISTING THE CONTRACTOR IN LOCATING SAID UTILITIES. THE CONTRACTOR IN ACCORDANCE WITH ARIZONA STATUTES SHALL CONTACT THE ARIZONA BLUE STAKE CENTER (1-800-782-5348S) AT LEAST 48 HOURS MIN. PRIOR TO THE BEGINNING OF CONSTRUCTION AND OBTAIN ON-SITE UTILITIES LOCATIONS. CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND SHALL BE RESOLVED PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DAMAGED TO A UTILITY SHALL BE REPAIRED AT THE CONTRACTOR EXPENSE.
2. ALL CITY REQUIRED COMPACTION AND LABORATORY TESTS SHALL BE FURNISHED BY THE CONTRACTOR TO THE CITY PRIOR TO ACCEPTANCE OF THE PROJECT.
3. THE CONTRACTOR SHALL GUARANTEED ALL MATERIALS AND WORKMANSHIP FOR TWO YEARS AFTER THE FINAL ACCEPTANCE. ANY DEFECTIVE MATERIAL OR WORKMANSHIP SHALL BE REPLACED AND/OR REPAIRED PRIOR TO FINAL ACCEPTANCE.
4. ALL ROAD SURFACES, EASEMENTS OR RIGHT OF WAYS DISTURBED BY CONSTRUCTION OF ANY PART OF THIS IMPROVEMENTS ARE TO BE RESTORED COMPLETELY BY THE CONTRACTOR TO THE BEFORE CONSTRUCTION CONDITION OR BETTER.
5. DURING CONSTRUCTION, THE DEVELOPER/OWNER IS SOLELY RESPONSIBLE FOR INSURING THE PROPER FUNCTIONING OF THE EROSION AND SEDIMENT CONTROL MEASURES. THE DEVELOPER/OWNER SHALL TAKE WHATEVER MEASURES ARE REQUIRED TO INSURE THAT NO SEDIMENT LEAVES THE SITE.
6. REFER TO SHEETS 1 OF 1 OF FINAL PLAT FOR ALL CORRECT DIMENSIONS.
7. SEE SUBDIVISION PLAT FOR ALL BOUNDARY INFORMATION AND DIMENSIONS; DO NOT SCALE.
8. ALL MATERIALS AND CONSTRUCTION HEREON SHALL CONFORM TO YUMA COUNTY, AS ADOPTED BY THE CITY , STANDARD SPECIFICATIONS AND CONSTRUCTION STANDARDS UNLESS OTHERWISE SHOWN ON THESE PLANS.
9. THE ENGINEER MAKES NO REPRESENTATION OR GUARANTEE REGARDING EARTHWORK QUANTITIES OR THAT THE EARTHWORK FOR THIS PROJECT WILL BALANCE DUE TO VARIOUS FIELD CONDITIONS, CHANGING SOIL TYPES, ALLOWABLE CONSTRUCTION TOLERANCES AND CONSTRUCTION METHODS THAT ARE BEYOND THE CONTROL OF THE ENGINEER.
10. NO STREET, WATER, SEWER AND IMPROVEMENTS TO BE ACCEPTED BY THE CITY OF SAN LUIS. FOR MAINTENANCE UNTIL "AS-BUILT", CERTIFIED, REPRODUCIBLE PLANS ARE FILED WITH AND ACCEPTED BY THE CITY OF SAN LUIS PUBLIC WORKS DIRECTION.

OWNER OF RECORD:

SAM GROUP INVESTMENT PARTNERSHIP
10602 S. CAMINO DEL SOL
YUMA, AZ., 85367

BASIS OF BEARING

THE EAST-WEST MID-SECTION LINE OF SECTION 10, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA (BEING THIS LINE THE CENTERLINE OF Co. 23½ STREET), AS SHOWN ON BORDER RANCHES SUBDIVISION, AS RECORDED IN BOOK 27 OF PLATS, PAGES 9 & 10, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY ARIZONA.

BEARING S89°59'23"W

BENCHMARK

TOP OF ½" REBAR WITH RLS 16528
LOCATED AT THE C¼ OF SEC. 10,
T11S, R24W, G.&S.R.B.&M.
LOCATED AT THE INTERSECTION OF
AVENUE E½ AND Co. 23½ STREET.

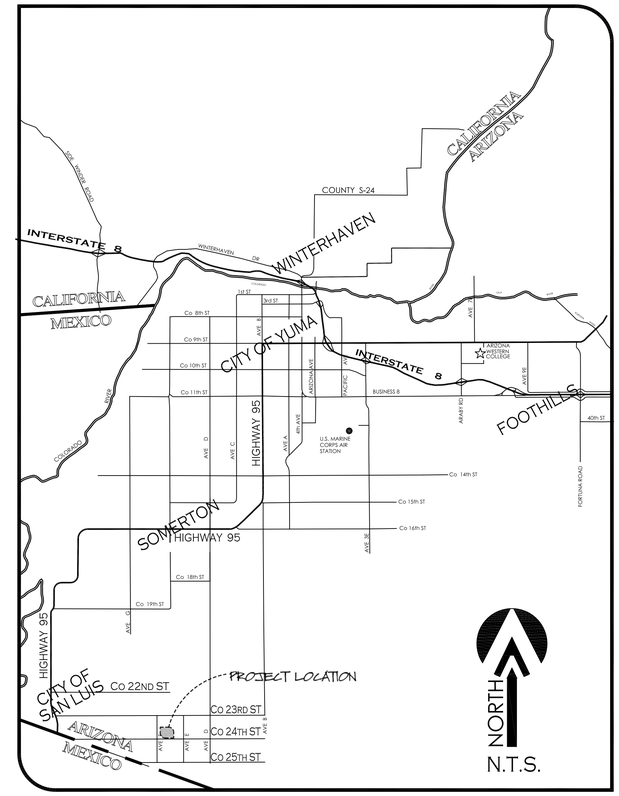
ELEVATION: 160.99 FEET

ENGINEER:

VEGA & VEGA ENGINEERING, PLC
1846 S. 8th Avenue 928-329-0000 Tel
Yuma, Az. 85364 928-247-6232 Fax
www.vegaNvega.com

LEGEND

- INDICATES BOUNDARY LINE
- INDICATES CENTERLINE
- INDICATES EASEMENT LINE
- INDICATES RIGHT-OF-WAY LINE
- 257 — NEW LOT NUMBER
- NEW YUMA COUNTY STD. DETAIL No. 4-030 SUB'D BOUNDARY MONUMENT
- NEW YUMA COUNTY STD. DETAIL No. 4-080 STREET MONUMENT
- EXISTING MONUMENT (TYPE AS SHOWN)
- INDICATES EX. ASPHALT PAVEMENT
- 161 — INDICATES CONTOURS ELEVATION
- 165.91 — INDICATES EX. NATURAL SOIL ELEVATION
- INDICATES NEW SIDE WALK
- INDICATES NEW ASPHALT PAVEMENT
- A-161.20 — INDICATES NEW ASPHALT ELEVATION
- —NEW—PVC—S— INDICATES NEW SANITARY SEWER LINE
- NEW SEWER STUB
- NEW SEWER MANHOLE
- NEW 4" PVC SEWER SERVICE
- —NEW—PVC—W— INDICATES NEW WATER LINE
- NEW SINGLE WATER SERVICE
- NEW WATER VALVE
- NEW FIRE HYDRANT
- NEW TEMPORARY BLOWOFF VALVE



VICINITY MAP

N.T.S.

CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT

VEGA & VEGA ENGINEERING, PLC
1846 S. 8th AVENUE 928-329-0000 TEL
YUMA, AZ. 85364 928-247-6232 FAX
VnV@vegaNvega.com

Cover Sheet
BIENESTAR ESTATES 9A
PHASE 2

Registered Professional Engineer (Civil)
CERTIFICATE NO. 50476
Vianey R. Vega
Date Signed 03-23-16
ARIZONA, U.S.A.
EXPIRES 12-31-18

Notes:

Scale: N.T.S.	Date: MAR. 2016
Drawn: Staff	Job #: VnV16-200
Checked: Vna	

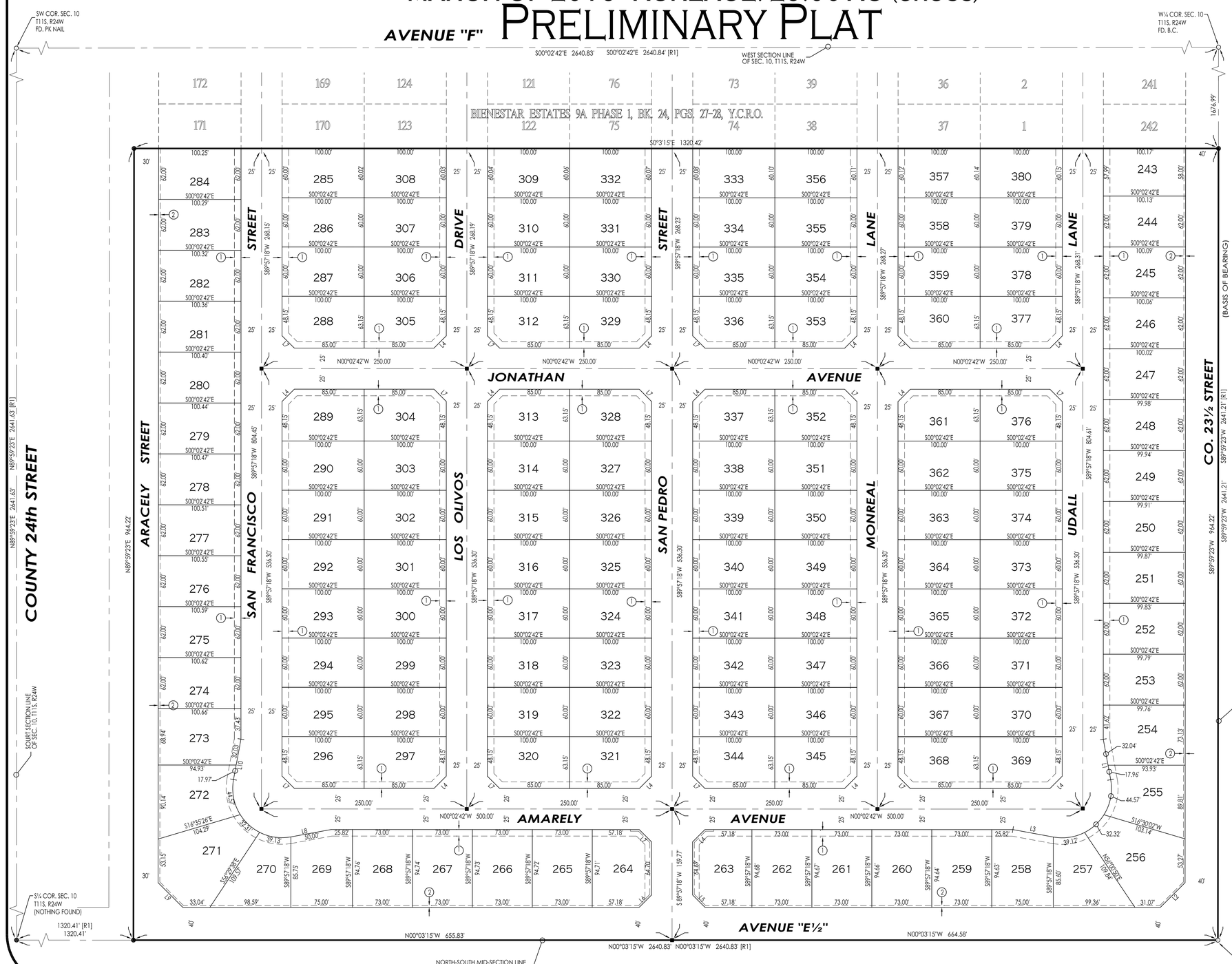
Sheet
0

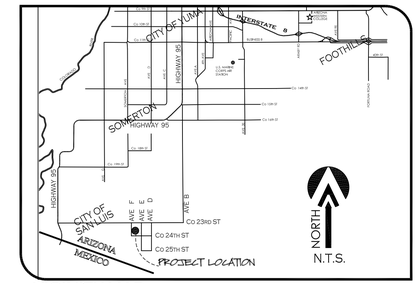
BIENESTAR ESTATES 9A- PHASE 2

A SUBDIVISION OF THE NE¼ OF THE SW¼ OF SECTION 10, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.

MARCH OF 2016 ACREAGE: 29.00 AC (GROSS)

PRELIMINARY PLAT





VICINITY MAP

NORTH

SCALE: 1"=60'

OWNER OF RECORD:

SAM GROUP INVESTMENT PARTNERSHIP
10602 S. CAMINO DEL SOL
YUMA, AZ., 85367

BASIS OF BEARING

THE EAST-WEST MID-SECTION LINE OF SECTION 10, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA (BEING THIS LINE THE CENTERLINE OF Co. 23½ STREET), AS SHOWN ON BORDER RANCHES SUBDIVISION, AS RECORDED IN BOOK 27 OF PLATS, PAGES 9 & 10, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY ARIZONA.

BEARING S89°59'23"W

KEYNOTES

1. NEW 8' UTILITY EASEMENT
2. EX. 1' NON-ACCESS EASEMENT TO BE ABANDONED UPON RECORDATION OF THIS PLAT

NOTE

- PROPERTY CORNERS TO BE MARKED BY 1/2" DIAMETER REBAR TAGGED WITH CAP L.S. 16528
- PROJECT ZONING: R-1-6

ELABORATED BY:

VNV16-200

VEGA & VEGA ENGINEERING, PLC

1846 S. 8th Avenue 928-329-0000 Tel
Yuma, Az. 85364 928-247-6232 Fax
www.vegaNvega.com

LINE DATA

LINE NUMBER	BEARING	LENGHT (FEET)
L1	N79°33'58"E	50.00'
L2	N45°01'56"W	42.44'
L3	S10°20'38"W	50.00'
L4	S45°02'42"E	21.21'
L5	S44°57'01"W	21.21'
L6	S45°02'59"E	21.21'
L7	S44°57'18"W	21.21'
L8	S10°26'02"E	50.00'
L9	N44°58'04"E	42.41'
L10	N79°39'22"W	50.00'

LEGEND

———	INDICATES BOUNDARY LINE
— · — · —	INDICATES CENTERLINE
— — —	INDICATES EASEMENT LINE
11	NEW LOT NUMBER
●	NEW YUMA COUNTY STD. DETAIL No. 4-030 SUB'D BOUNDARY MONUMENT
■	NEW YUMA COUNTY STD. DETAIL No. 4-080 STREET MONUMENT
○	EXISTING MONUMENT (TYPE AS SHOWN)
B.C.	INDICATES BRASS CAP
Y.C.R.	INDICATES YUMA COUNTY RECORDERS
G.L.O.	INDICATES GENERAL LAND OFFICE
N.A.E.	INDICATES NON ACCESS EASEMENT
[M]	INDICATES MEASURED DATA
[R1]	DATA REFERS TO BIENESTAR ESTATES 9A - PHASE 1, AS RECORDED IN BOOK 24, PAGES 27 & 28, Y.C.R.

IMPROVEMENTS

- WATER BY CITY OF SAN LUIS
- SEWER BY CITY OF SAN LUIS
- ELECTRICITY BY ARIZONA PUBLIC SERVICE
- TELEPHONE BY CENTURY LINK
- FIRE PROTECTION BY CITY OF SAN LUIS
- REFUSE COLLECTION BY CITY OF SAN LUIS FOR RESIDENTIAL (SINGLE FAMILY PROPERTIES ONLY) FOR COMMERCIAL AND MULTIFAMILY PROPERTIES BY A PRIVATE REFUSE COLLECTION COMPANY
- 8' UTILITY AND CABLE TV EASMENT WILL BE PROVIDED AT THE FRONT OF EACH LOT

LAND SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM A LAND SURVEYOR LISTED ON THE ROSTER OF ACTIVE REGISTRANTS BY THE STATE BOARD OF TECHNICAL REGISTRATION OF ARIZONA AND THAT THIS MAP CONSISTING OF ONE (1) SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING MARCH OF 2016 THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN ONE YEAR FROM RECORDATION OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS PARTS.

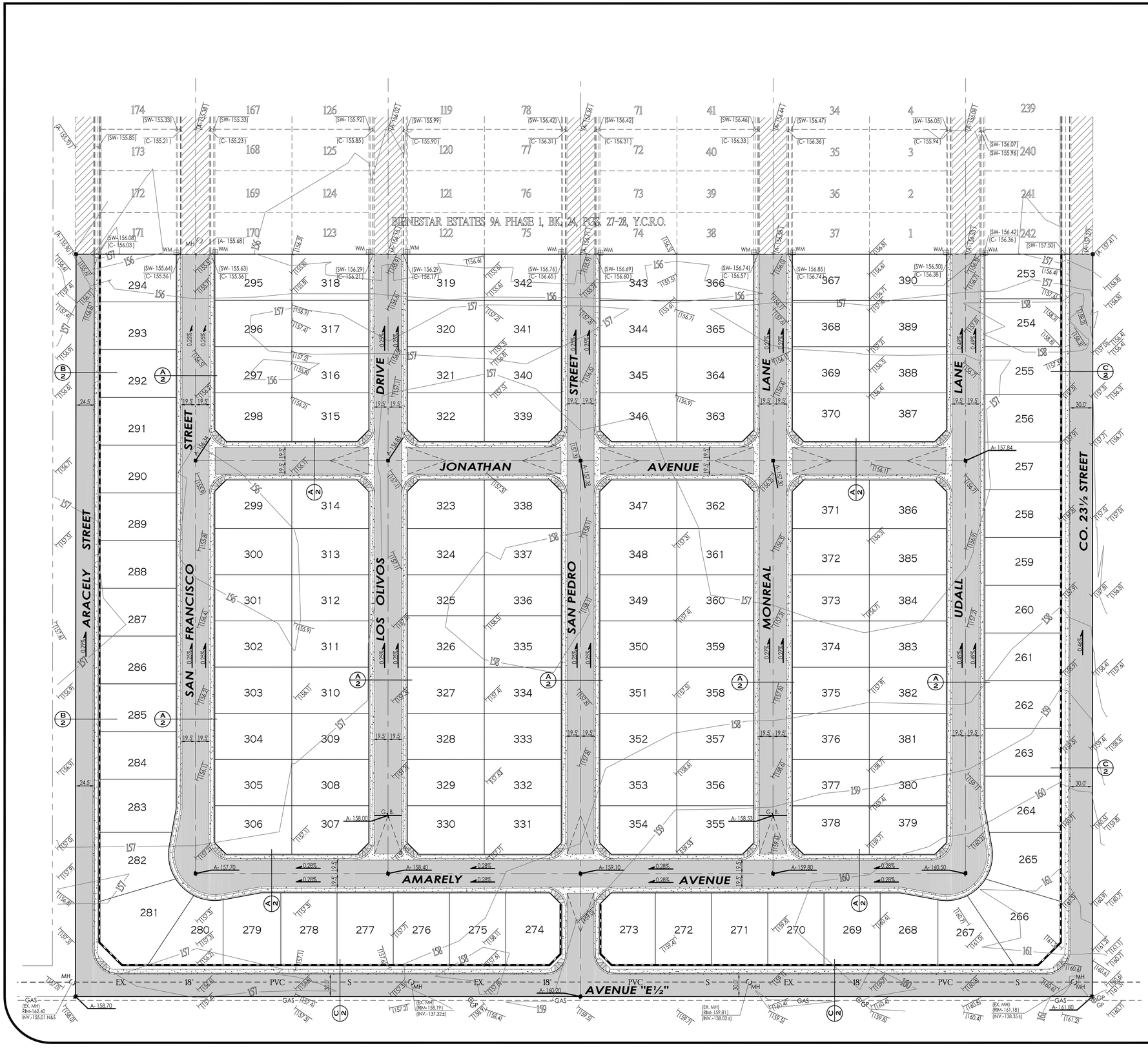
REGISTERED LAND SURVEYOR 16528 JOHN C. ENGLISH II Date Signed 03.22.16 ARIZONA, U.S.A. EXPIRES 9/30/17

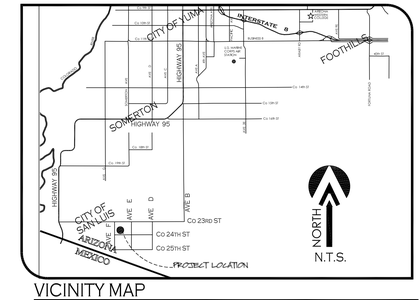
BY: JOHN C. ENGLISH II R.L.S. No. 16528

LOT AREAS TABLE:

LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)
243	5808.05 SF.	263	6609.34 SF.	283	6218.90 SF.	303	6,000.00 SF.	323	6,000.00 SF.	343	6,000.00 SF.	363	6,000.00 SF.
244	6207.00 SF.	264	6610.74 SF.	284	6217.37 SF.	304	6,202.50 SF.	324	6,000.00 SF.	344	6,202.50 SF.	364	6,000.00 SF.
245	6204.66 SF.	265	6914.22 SF.	285	6000.80 SF.	305	6,202.50 SF.	325	6000.00 SF.	345	6,202.50 SF.	365	6,000.00 SF.
246	6202.33 SF.	266	6915.06 SF.	286	6000.00 SF.	306	6,000.00 SF.	326	6000.00 SF.	346	6,000.00 SF.	366	6,000.00 SF.
247	6200.00 SF.	267	6915.91 SF.	287	6000.00 SF.	307	6,000.00 SF.	327	6,000.00 SF.	347	6,000.00 SF.	367	6,000.00 SF.
248	6197.66 SF.	268	6916.76 SF.	288	6,202.50 SF.	308	6002.39 SF.	328	6,202.50 SF.	348	6,000.00 SF.	368	6202.50 SF.
249	6195.33 SF.	269	6885.43 SF.	289	6,202.50 SF.	309	6004.78 SF.	329	6,202.50 SF.	349	6,000.00 SF.	369	6202.50 SF.
250	6192.99 SF.	270	6050.14 SF.	290	6,000.00 SF.	310	6,000.00 SF.	330	6,000.00 SF.	350	6,000.00 SF.	370	6,000.00 SF.
251	6190.66 SF.	271	8943.30 SF.	291	6,000.00 SF.	311	6,000.00 SF.	331	6,000.00 SF.	351	6,000.00 SF.	371	6,000.00 SF.
252	6188.33 SF.	272	7111.81 SF.	292	6,000.00 SF.	312	6,202.50 SF.	332	6006.38 SF.	352	6,202.50 SF.	372	6,000.00 SF.
253	6185.99 SF.	273	6849.57 SF.	293	6,000.00 SF.	313	6,202.50 SF.	333	6008.77 SF.	353	6,202.50 SF.	373	6,000.00 SF.
254	7202.92 SF.	274	6239.87 SF.	294	6,000.00 SF.	314	6,000.00 SF.	334	6,000.00 SF.	354	6,000.00 SF.	374	6,000.00 SF.
255	7017.40 SF.	275	6237.54 SF.	295	6,000.00 SF.	315	6000.00 SF.	335	6,000.00 SF.	355	6,000.00 SF.	375	6,000.00 SF.
256	8795.54 SF.	276	6235.21 SF.	296	6,202.50 SF.	316	6000.00 SF.	336	6,202.50 SF.	356	6010.37 SF.	376	6,202.50 SF.
257	6074.04 SF.	277	6232.88 SF.	297	6,202.50 SF.	317	6,000.00 SF.	337	6,202.50 SF.	357	6012.76 SF.	377	6,202.50 SF.
258	6875.23 SF.	278	6230.55 SF.	298	6,000.00 SF.	318	6,000.00 SF.	338	6,000.00 SF.	358	6,000.00 SF.	378	6,000.00 SF.
259	6908.55 SF.	279	6228.22 SF.	299	6,000.00 SF.	319	6,000.00 SF.	339	6,000.00 SF.	359	6,000.00 SF.	379	6,000.00 SF.
260	6909.40 SF.	280	6225.89 SF.	300	6,000.00 SF.	320	6,202.50 SF.	340	6,000.00 SF.	360	6,202.50 SF.	380	6014.35 SF.
261	6910.25 SF.	281	6223.56 SF.	301	6,000.00 SF.	321	6,202.50 SF.	341	6,000.00 SF.	361	6,202.50 SF.		
262	6911.10 SF.	282	6221.23 SF.	302	6,000.00 SF.	322	6,000.00 SF.	342	6,000.00 SF.	362	6,000.00 SF.		

SHEET: 1 OF 1





VICINITY MAP

LEGEND

- INDICATES EX. ASPHALT PAVEMENT
- INDICATES EX. CONCRETE
- INDICATES BOUNDARY LINE
- INDICATES CENTERLINE
- INDICATES RIGHT-OF-WAY LINE
- INDICATES EX. FENCE
- INDICATES EX. CMU WALL
- E(OH) — INDICATES EX. ELECTRICAL OVERHEAD LINE
- EX. — 6" — PVC — W — INDICATES EX. WATER LINE
- EX. — 8" — PVC — S — INDICATES EX. SEWER LINE
- GAS — INDICATES EX. GAS LINE
- INDICATES NEW ASPHALT PAVEMENT
- INDICATES NEW CONCRETE
- INDICATES NEW CMU WALL
- NEW YUMA COUNTY STD. DETAIL No. 4-030 SUB'D BOUNDARY MONUMENT
- NEW YUMA COUNTY STD. DETAIL No. 4-080 STREET MONUMENT
- EXISTING MONUMENT (TYPE AS SHOWN)
- B.C. — INDICATES BRASS CAP
- Y.C.R. — INDICATES YUMA COUNTY RECORDERS
- PP — INDICATES EXISTING POWER POLE
- [C] — INDICATES CALCULATED DATA
- [M] — INDICATES MEASURED DATA
- [E] — INDICATES EXISTING ELECTRICAL BOX
- POLE — INDICATES EXISTING POLE
- GM — INDICATES EXISTING GAS METER
- PP — INDICATES EXISTING POWER POLE
- GW — INDICATES EXISTING GUY WIRE
- INDICATES EXISTING STREET SIGN
- MH — INDICATES EXISTING MANHOLE
- FH — INDICATES EXISTING FIRE HYDRANT
- WM — INDICATES EXISTING WATER METER
- WV — INDICATES EXISTING WATER VALVE
- (C-160.55) — INDICATES EX. CURB ELEVATION
- (SW-160.56) — INDICATES EX. SIDEWALK ELEVATION
- (A-160.50) — INDICATES EX. ASPHALT ELEVATION
- (160.51) — INDICATES EX. NATURAL SOIL ELEVATION
- A-161.02 — INDICATES NEW ASPHALT ELEVATION

DRAINAGE NOTE

DRAINAGE STORMWATER RUNOFF WILL BE STORED IN EXISTING RETENTION BASIN LOCATED NORTHEAST INTERSECTION OF SAN PEDRO STREET AND EMMANUEL AVENUE AS SHOWN IN DRAINAGE REPORT FOR BIENESTAR ESTATES 9A PHASE 1 SUBDIVISION. APPROVED IN XX-XX-XX

BENCHMARK

TOP OF ½" REBAR WITH RLS 16528 LOCATED AT THE C¼ OF SEC. 10. T11S, R24W, G.&S.R.B.&M. LOCATED AT THE INTERSECTION OF AVENUE E½ AND Co. 23½ STREET.

ELEVATION: 160.99 FEET

CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT

VEGA & VEGA ENGINEERING PLC
1846 S. 8th AVENUE
YUMA, AZ. 85364
928-329-0000 TEL
928-247-6232 FAX
VnV@vegaanvega.com

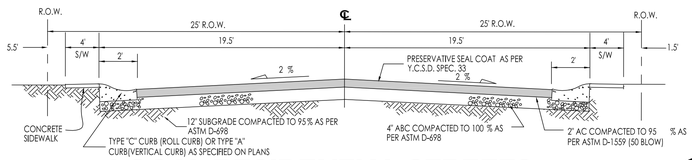
Preliminary Paving & Grading Plan
BIENESTAR ESTATES 9A PHASE 2

Registered Professional Engineer (Civil) CERTIFICATE NO. 50476 Vianey R. Vega Date Signed 03-31-16 Arizona, U.S.A. EXPIRES 12-31-16

Notes:

Scale: N.T.S.	Date: MAR. 2016
Drawn: Staff	Job #: VnV16-200
Checked: Vna	

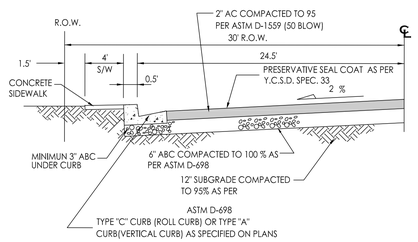
Sheet 1



LOCAL RESIDENTIAL STREETS

(YUMA COUNTY STD-2-050)

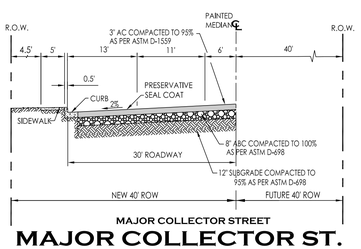
NTS A/2



RESIDENTIAL COLLECTOR

(YUMA COUNTY STD-2-050)

NTS B/2



MAJOR COLLECTOR STREET

MAJOR COLLECTOR ST.

(YUMA COUNTY STD-2-030)

NTS C/2

VEGA & VEGA ENGINEERING PLC
1846 S. 8th AVENUE
YUMA, AZ. 85364
928-329-0000 TEL
928-247-6232 FAX
VnV@vegaNvega.com

Street Sections
BIENESTAR ESTATES 9A
PHASE 2

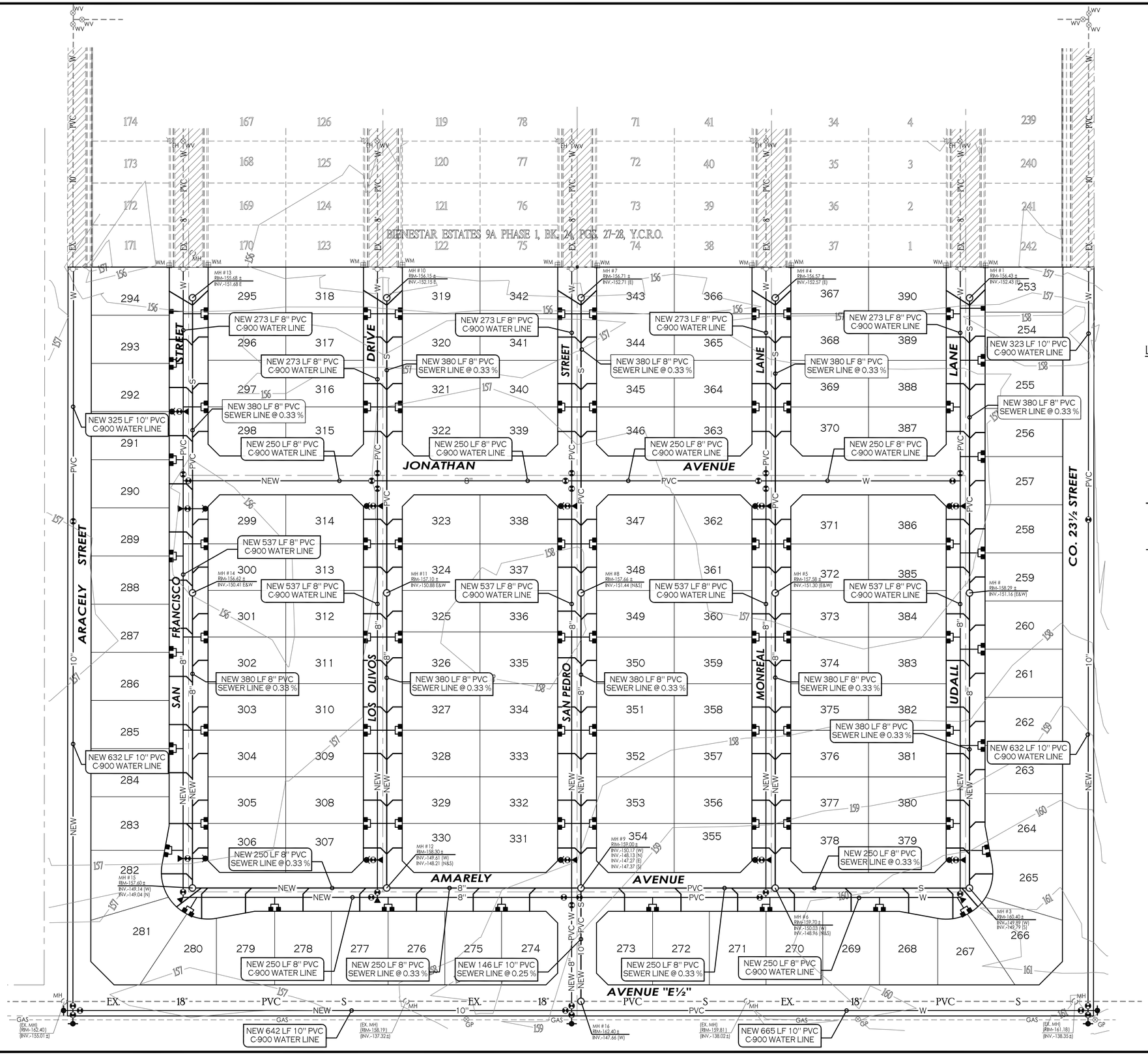
Registered Professional Engineer (Civil)
CERTIFICATE NO. 50476
Vianey R. Vega
Date Signed 03-31-16
Arizona, U.S.A.
EXPIRES 12-31-18

Notes:

Scale: N.T.S.	Date: MAR. 2016
Drawn: Staff	Job #: VnV16-200
Checked: Vna	

Sheet

2



NORTH

SCALE: 1"=60'

LEGEND

163	INDICATES EX. CONTOURS ELEVATION
EX. 6" PVC W	INDICATES EX. WATER LINE
EX. 8" PVC S	INDICATES EX. SEWER LINE
GAS	INDICATES EX. GAS LINE
E	INDICATES EXISTING ELECTRICAL BOX
GP	INDICATES EXISTING GAS PADDLE
MH	INDICATES EXISTING MANHOLE
FH	INDICATES EXISTING FIRE HYDRANT
WM	INDICATES EXISTING WATER METER
WV	INDICATES EXISTING WATER VALVE
NEW PVC S	INDICATES NEW SANITARY SEWER LINE
	NEW SEWER STUB
	NEW SEWER MANHOLE
	NEW 4" PVC SEWER SERVICE
NEW PVC W	INDICATES NEW WATER LINE
	NEW SINGLE WATER SERVICE
	FIRE LINE W/ END PLUG AND THRUST BLOCK
	NEW WATER VALVE
	NEW FIRE HYDRANT
	NEW TEMPORARY BLOWOFF VALVE
276	INDICATES LOT NUMBERS

CALL TWO WORKING DAYS BEFORE YOU DIG

1-800-STAKE-IT

VEGA & VEGA ENGINEERING PLC
1846 S. 8th AVENUE
YUMA, AZ. 85364
928-329-0000 TEL
928-247-6232 FAX
VnV@vegaandvega.com

Preliminary Water & Sewer Plan
BIENESTAR ESTATES 9A PHASE 2

Registered Professional Engineer (Civil) CERTIFICATE NO. 50476 Vianey R. Vega Date Signed 03-31-16 ARIZONA U.S.A. EXPIRES 12-31-16

Notes:

Scale: N.T.S.	Date: MAR. 2016
Drawn: Staff	Job #: VnV16-200
Checked: Vna	

Sheet 3

April 13, 2016

SUBDIVISION CASE NUMBER: 2015-0158P

CASE SUMMARY: A request by Vega & Vega Engineering, PLC. on behalf of Comite De Bien Estar Inc., for the Preliminary Plat approval for Bienestar Estates 9A Phase 2. This subdivision will contain approximately 29 acres and is proposed to be divided into 138 lots ranging in size from approximately 6,000 square feet to 8,943 square feet. The property is located on the southwest corner of Avenue E ½ & County 23 ½ Street. Assessor's Parcel No. 777-54-243, San Luis Arizona.

PUBLIC HEARING: MAY 10, 2016

COMMENTS DUE: APRIL 20, 2016

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 me at 341-8563, extension 2013, or at jstarkey@cityofsanluis.org .

Thank you,

John Starkey
Zoning Administrator
Attachment: Location Map, & Preliminary Plat

☑ COMMENTS ☐ NO COMMENTS

Enter Comments *below*:
The subject property is located near Rolle Airfield where aviation activity is expected to increase in the future. It is recommended to submit an avigation easement acknowledging aviation activities. Thank you for the opportunity to comment.

Date:
4/13/16

Agency:
Gen Grosse, Yuma County Airport Authority

Phone:
928-726-5882

Return to: rpacheco@cityofsanluis.org

April 13, 2016

SUBDIVISION CASE NUMBER: 2015-0158P

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Thank you,

John Starkey
Zoning Administrator
Attachment: Location Map, & Preliminary 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.
Date:
04/13/2016
Agency:
The City of San Luis Fire Department
Phone:
928/341-8550
Return to: rpacheco@cityofsanluis.org

Jose A. Guzman

From: Roman Pacheco
Sent: Wednesday, May 04, 2016 5:22 PM
To: Jose A. Guzman; John Starkey
Cc: Eulogio Vera
Subject: FW: Request for Comments for Subdivision Case No. 2016-0158P / Bienestar Estates 9A Phase 2

For your review.

From: Jim Davey [mailto:jdavey@jdacivil.com]
Sent: Wednesday, May 4, 2016 4:36 PM
To: Roman Pacheco <RPacheco@cityofsanluis.org>
Subject: RE: Request for Comments for Subdivision Case No. 2016-0158P / Bienestar Estates 9A Phase 2

Roman,

I have reviewed the Bienestar Estates 9A Subdivision – Phase 2 Preliminary Plat and have the following comments:

Cover – No Comments.
Preliminary Plat – Sheet 1

1. Survey monuments for the corners of the subdivision should be per Yuma Co. Detail 4-040 instead of 4-030 (all will be in pavement.)
2. Corner chamfers (sight triangles) at all interior street intersections are shown as being about 15' x 15'. This is the same dimension as used in Phase 1 of the subdivision and per the Preliminary Grading and Paving Plan the handicap ramps appear to fit with these chamfers, however the Yuma County Standard is 25' x 25'. *(Are 15' x 15' chamfers acceptable to the City given the precedence set by Phase 1?)*
3. Show adjacent street right-of-way along Avenue E-1/2 as has been dedicated to the City per the Border Ranches Subdivision Plat.

Preliminary Paving and Grading Plans – Sheet 1

1. Subdivision is shown to drain to the retention basin constructed in Phase 1. Provide an updated drainage report including updated retention basin sizing based on including runoff from Phase 2 and the as-built condition of the retention basin and including calculations of street flow capacities for the combined subdivisions.

Preliminary Paving and Grading Plans – Sheet 2

1. No comments.

Preliminary Water and Sewer Plan – Sheet 3

1. Check grade of MH #9 – its east invert grade is lower than the invert grade of MH #16 downstream of it.

_____

[Overall, the comments are rather minor and could be deferred to the final plat and improvement plans submittal. My Comment 2 under Preliminary Plat regarding the corner chamfers is probably not needed as it appears a precedent was already set in Phase 1 of the subdivision.]

_____

Jim Davey

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

From: Roman Pacheco [mailto:RPacheco@cityofsanluis.org]
Sent: Wednesday, April 27, 2016 5:31 PM
To: Jim Davey
Subject: FW: Request for Comments for Subdivision Case No. 2016-0158P / Bienestar Estates 9A Phase 2

Jim-

For your review and comment.

Thanks.

Roman Pacheco

From: Roman Pacheco
Sent: Wednesday, April 13, 2016 9:17 AM
Subject: Request for Comments for Subdivision Case No. 2016-0158P / Bienestar Estates 9A Phase 2

Good Morning-

Please find attached request for comment form, location map, and Preliminary Plat for your review. If you have any questions concerning this request, please contact the office of Development Services.

Thanks.

Roman Pacheco
Planning Technician
Development Services Department
City of San Luis
1090 E. Union Street | P.O. Box 3750
San Luis, Arizona 85349
928.341.8563 Ext. 2047
928.341.8599 Fax
www.cityofsanluis.org

Jose A. Guzman

From: Eulogio Vera
Sent: Thursday, May 05, 2016 7:44 PM
To: Roman Pacheco; Jose A. Guzman; John Starkey
Cc: Manuel Rojas
Subject: Bienestar 9A - Phase II - Review Comments of Preliminary Plat and Preliminary Imp. Plans

Roman-

PW conducted a quick review of the subject plans and have the following comments:

- Assure owners information is correct
- Under the general notes, modify statement to state that Contractor shall be responsible to comply with local, state, and federal SWPPP requirements and BMPs
- Sight Triangles should be changed to 25' x 25' within the subdivision and 30' x 30' where it connects to the major collector road. In the event that the 30' x 30' reduces the lot size below the required minimum, a 25' x 25' may be used, but only in that case.
- Drainage report to be provided showing that existing streets, spillways, and retention basin are adequate to handle the additional stormwater flow and volumes to comply with Yuma County Standards.
- The City is still evaluating the potential need of some additional 1' non-access easements but don't have a determination at this time.

Thanks

Eulogio Vera, PE
Director of Public Works
City of San Luis
1090 E. Union Street | P.O. Box 3750
San Luis, Arizona 85349
Tel: 928.341.8577
Fax: 928.341.8599
www.cityofsanluis.org

Subdivision Case No. 2016-0158P
Comments of Development Services Department

<u>Preliminary Plat for Bienestar 9A Phase 2 Subdivision Plans</u>:

1. Application and Plat shows different owners.
2. Subdivision Regulations Section 3.3-1, County 23 ½ St must be changed to San Luis Lane and Avenue E ½ must be changed to 20th Avenue.
3. Subdivision Regulations Section 3.25-1, a 5' sidewall is required along Aracely Street.
4. Subdivision Regulations Section 3.27-2, Driveways for corner lots must be clearly shown.
5. Subdivision Regulations Section 3.28, Lot dimensions shall comply with the minimum standards of the Zoning Ordinance:
    a. As per Chapter 5-Table No. 3 of the Zoning Ordinance- R1-6:
        i. Minimum Lot Size- all lots must be a minimum of 6000 sf.
        ii. Minimum Lot Width- 60 feet and 65 feet on corner lots.
    b. For width on the inside of the curve lots refer to Section 1.12-B.112 (B) of the Zoning Ordinance.