



NOTICE OF WORK SESSION

In accordance with §38-431.01 of the Arizona Revised Statutes of the State of Arizona, notice is hereby given to the Members of City Council and to the general public that the Mayor and Council of the City of San Luis, Arizona, will hold a Work Session meeting at 6:30 p.m., Wednesday, May 2, 2018. The Work Session 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 E. 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/ Sonia Cornelio, City Clerk

AVISO DE SESION DE TRABAJO

De acuerdo con los Estatutos del Estado de Arizona A.R.S. §38-431.01, se le informa a los miembros del Cabildo y al público en general que el Alcalde y el Cabildo, tendrán una Sesión de Trabajo a las 6:30 p.m., el día Miércoles 2 de Mayo del 2018. La junta se llevará a cabo en la Sala del Cabildo, ubicada en el 1090 E. Union Street, San Luis, Arizona, 85349. El público está cordialmente invitado a la junta.

De acuerdo con el Acta de Americanos con Discapacidades y la Sección 504 del Acta de Rehabilitación del 1973, la Ciudad de San Luis, Arizona 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 al: Coordinador del Acta de Americanos con Discapacidades/Sección 504, Departamento de Recursos Humanos de la Ciudad de San Luis, Arizona, ubicado en el 1090 E. Union Street, San Luis, Arizona, 85349; (928) 341-8520.

Por medio de este aviso y de acuerdo con los Estatutos del Estado de Arizona A.R.S §1-602.A.9, sujeto a ciertas excepciones reglamentarias, los padres de familia tienen el derecho de dar el consentimiento ante el Estado o cualquiera de sus subdivisiones políticas para hacer una grabación de audio o video de su hijo menor de edad. Las juntas del Cabildo 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 dar el consentimiento por escrito con la Secretaria de la Ciudad a tal grabación, o tomar acción personal para asegurarse que su hijo 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 los Estatutos del Estado de Arizona A.R.S. §1-602.A.9.

ESTE AVISO ES DADO POR:

/f/ Sonia Cornelio, Actuaría de la Ciudad



AGENDA
Work Session
San Luis City Council
San Luis Council Chambers
1090 E. Union Street
San Luis, AZ 85349
May 2, 2018
6:30 p.m.

PLEASE TAKE NOTICE THAT MEMBERS OF THE CITY COUNCIL WILL ATTEND EITHER IN PERSON, TELEPHONE, OR VIDEO CONFERENCE COMMUNICATION; THE MAYOR OR ACTING MAYOR FOR THIS MEETING MAY CHANGE THE ORDER OF THE ITEMS.

- 1. CALL TO ORDER/ROLL CALL**
- 2. ITEMS FOR DISCUSSION ONLY**
 - 2. A.** Discussion and possible directions to staff on any and all matters regarding a change of the polling site in the City of San Luis. **(Sonia Cornelio, City Clerk)**
 - 2. B.** Discussion and possible directions to staff on any and all matters regarding the proposed Lease Agreement between the City of San Luis and Sun State Towers, Conditional Use Permit Case No. 2018-0155 and Variance Case No. 2018-0154 for installation of a wireless telecommunications tower on property located at 821 N. Garcia Lane. **(Jose A. Guzman, Director of Planning and Zoning)**
 - 2. C.** Discussion and possible directions to staff on any and all matters regarding Minor General Plan Amendment Case No. 2018-0183 and Rezoning Case No. 2018-0127 for Bienestar Estates 10 project to be located on the southeast corner of County 24th Street and Avenue F. **(Jose A. Guzman, Director of Planning and Zoning)**
 - 2. D.** Discussion and possible directions to staff on any and all matters regarding Rezoning Case No. 2018-0115. A request by Vega & Vega Engineering PLC on behalf of Comite de Bienestar, owner, to rezone Tract "A" of Bienestar Estates 9B from High-Density Residential (R-3) to Medium Density Residential (R1-6). **(Jose A. Guzman, Director of Planning and Zoning)**
- 3. ADJOURNMENT**

IN THE EVENT A MAJORITY OF THE COUNCIL IS NOT PRESENT, AN INFORMAL WORK SESSION MAY BE HELD.



AGENDA ITEM REVIEW FORM

Work Session

2.A.

Meeting Date: 05/02/2018

Department Head: Sonia Cornelio, City Clerk, City Clerk's Office

Submitted By: Sonia Cornelio, City Clerk, City Clerk's Office

Action Requested: Discussion Item - No Action to be Taken

ITEM:

Discussion and possible directions to staff on any and all matters regarding a change of the polling site in the City of San Luis. **(Sonia Cornelio, City Clerk)**

SUMMARY:

The city contracts with the Yuma County Elections Department to conduct the City of San Luis elections. The two (2) current polling sites for the city are San Luis City Hall - Multi-Purpose Room and the Cesar Chavez Cultural Center. The city has looked into the possibility of changing the polling site from San Luis City Hall Multi-Purpose Room to the Yuma County Library - San Luis Branch located at 1075 6th Avenue, San Luis. With this change, it will eliminate the conflicts with the business operations of City Hall and the difficulty monitoring who is in the building to vote versus those who are in the building to conduct business with the city.

The County has the authority to change polling places through the County Board of Supervisors under A.R.S. §16-411, state law.

RECOMMENDATION / SUGGESTED MOTION:

Discussion and possible directions to staff only, no action.

N/A

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM: N/A

CITY/STATE/FEDERAL FUNDS: N/A

TOTAL: N/A

BUDGETED AMOUNT: N/A

AVAILABLE AMOUNT TO TRANSFER: N/A

ACCT NAME & GL#/REMAINING BALANCE BEFORE PURCHASE: N/A

FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):

This item does not have a fiscal impact statement.



AGENDA ITEM REVIEW FORM

Work Session

2.B.

Meeting Date: 05/02/2018

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

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

Action Requested: Discussion Item - No Action to be Taken

ITEM:

Discussion and possible directions to staff on any and all matters regarding the proposed Lease Agreement between the City of San Luis and Sun State Towers, Conditional Use Permit Case No. 2018-0155 and Variance Case No. 2018-0154 for installation of a wireless telecommunications tower on property located at 821 N. Garcia Lane. **(Jose A. Guzman, Director of Planning and Zoning)**

SUMMARY:

Sun State Towers has requested permission to locate a telecommunications pole to mount antennas and a small structure to house telecommunications equipment at the retention basin located at 821 N. Garcia Lane. They will operate this site for expanding wireless coverage to the area for Verizon Wireless Services both voice and data. The proposed wireless communications facility will consist of an 80' mono-elm. The mono-elm will have four (4) Verizon Wireless antennas per sector, and there will be three (3) sectors. The equipment cabinets will be state-approved pre-fabricated equipment cabinets on a concrete slab. The equipment area and the mono-elm will be enclosed with an 8" high CMU wall for security purposes.

The subject property and all adjacent properties are zoned Medium-High Density Residential. To the north, west and south are all single-family homes. Adjacent to the east is Chicanos Por La Causa Preschool.

The City of San Luis is the owner of the subject property, and Sun State Towers is looking to lease an area of approximately 675 square feet. Staff is negotiating the terms of the lease agreement, and the proposed agreement will be presented to Council at the time of the meeting.

As per City Code Section 152.319(A), Wireless communication towers and antennas may only be permitted in any zoning district with a conditional use permit. The applicant submitted an application for a Conditional Use Permit (Case No. 2018-0155). This item will be presented to the Planning and Zoning Commission during their regular meeting on May 8, 2018. The recommendation of the Commission will be presented to Council during Council's regular meeting.

The required setback for any structure in the R-2 district is 10 feet street side and 10 feet rear side. However, provided in Section 152.318(C) of the City Code, "towers shall be set back a distance equal to at least one hundred percent (100%) of the height of the tower from any adjoining lot line." The tower should provide a "fall zone" of its height, in other words, if the tower fails, it would fall entirely on the property on which is located. The proposed tower is 80' and the setbacks as proposed are 212' to the north, 20' south, 20' east and 260' west; therefore it will require a variance prior to construction for the south and east side. The applicant has applied for a variance (Case No. 2018-0154), and it will be presented to the Board of Adjustment (City Council) during the same meeting as the CUP and Lease

Agreement.

RECOMMENDATION / SUGGESTED MOTION:

Discussion and possible directions to staff only, no action.

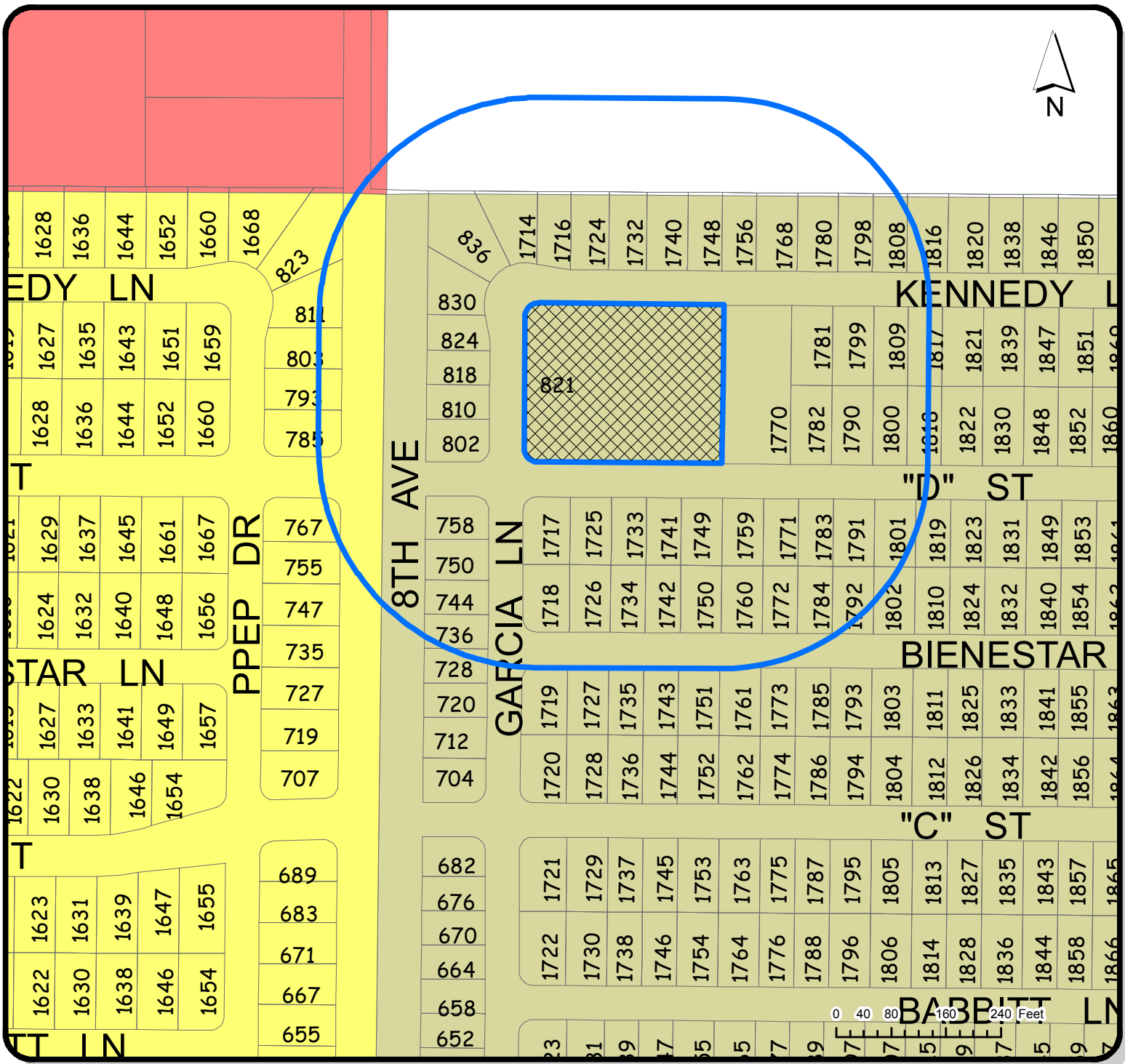
N/A

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM: N/A
CITY/STATE/FEDERAL FUNDS: N/A
TOTAL: N/A
BUDGETED AMOUNT: N/A
AVAILABLE AMOUNT TO TRANSFER: N/A
ACCT NAME & GL#/REMAINING BALANCE BEFORE PURCHASE: N/A
FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):
N/A

Attachments


Location Map
Aerial of Antenna Location
Site Plan
Monoelm Example
Coverage Maps



LOCATION OF SUBJECT PROPERTY

Location Map

Conditional Use Permit

 Parcel: 77635900 821 N GARCIA LN

 300ft Notification Area

- COMMERCIAL ZONING DISTRICTS
 C-2
 MULTIPLE RESIDENCE ZONING DISTRICTS
 R-2
 SINGLE RESIDENCE ZONING DISTRICTS
 R1-6

Date:
8/10/2017

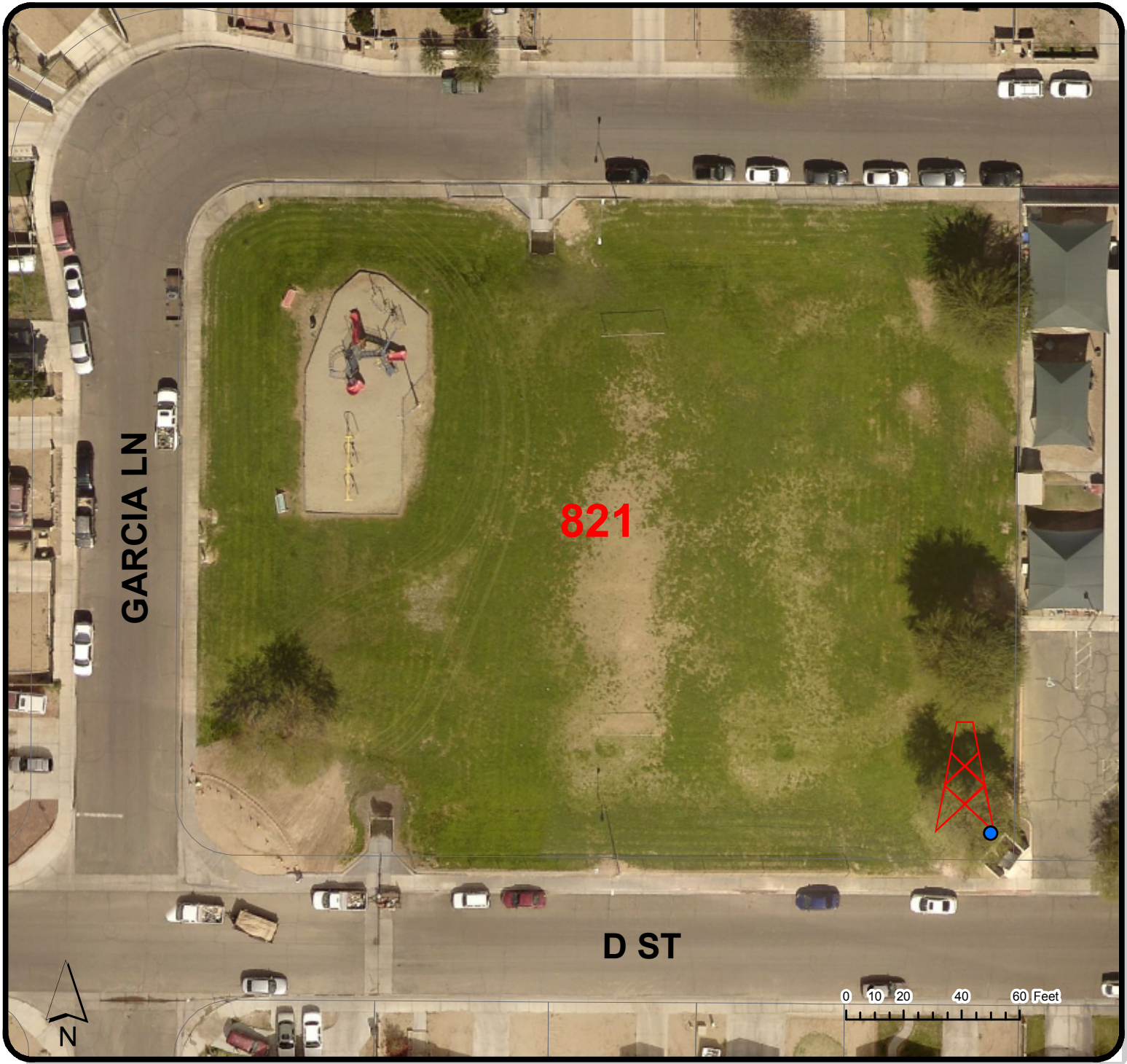


Prepared By:
IG

Case No.
2018-0155

Checked By:
ROMAN PACHECO

APPROVED BY:
JOSE A. GUZMAN



Location Map

LOCATION OF SUBJECT PROPERTY
821 N GARCIA LN

 ANTENNA LOCATION

Date:
4/17/2018

Checked By:
ROMAN PACHECO



Prepared By:
IG

APPROVED BY:
JOSE A. GUZMAN

Case No.



AZ15-030 BAJA/AZ4 ALMENDRA

APN: 776-35-900
 821 N. GARCIA LN.
 SAN LUIS, AZ 85349
 YUMA COUNTY

PREPARED FOR:

126 W. GEMINI DR. TEMPE, AZ 85283
 PHONE: (480) 777-4360
 FAX: (480) 777-4391

CONSULTING FIRM

1426 N. MARVIN STREET # 101
 GILBERT, AZ 85233

PROJECT NO:	AZ15-030 BAJA/AZ4 ALMENDRA
DRAWN BY:	M.G.
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
A	02/23/18	90% ZONING	M.G.
B	03/19/18	CLIENT COMMENTS	M.G.
0	03/26/18	FINAL ZONING	KAF

SITE DIRECTIONS

DEPART 126 W GEMINI DR, TEMPE, AZ 85283 ON W GEMINI DR. HEAD TOWARD S ASH AVE. TURN LEFT ONTO S ASH AVE. TURN RIGHT ONTO W GUADALUPE RD. TURN LEFT ONTO S KYRENE RD. TURN RIGHT ONTO W ELLIOT RD. TAKE RAMP LEFT FOR I-10 E. AT EXIT 164, TAKE RAMP RIGHT AND FOLLOW SIGNS FOR AZ-347 SOUTH. TURN RIGHT ONTO AZ-347 S / W QUEEN CREEK RD. TURN RIGHT ONTO AZ-238 / W SMITH ENKE RD. ROAD NAME CHANGES TO W MARICOPA RD. KEEP STRAIGHT ONTO AZ-85 S / E PIMA ST. KEEP STRAIGHT ONTO I-8 W BL / AZ-85 S / E PIMA ST. BEAR RIGHT ONTO I-8 BL / AZ-85 / E PIMA ST. TAKE RAMP RIGHT FOR I-8 WEST TOWARD SAN DIEGO. AT EXIT 7, TAKE RAMP RIGHT AND FOLLOW SIGNS FOR AZ-195 SOUTH. TURN LEFT ONTO AZ-195 S / S ARABY RD. KEEP STRAIGHT ONTO W COUNTY 23RD ST S / E JUAN SANCHEZ BLVD. TURN LEFT ONTO N 9TH AVE. TURN RIGHT ONTO E KENNEDY LN. TURN LEFT ONTO GARCIA LN. ARRIVE AT 821 NGARCIA LN.

- PROJECT DESCRIPTION**
- SCOPE OF WORK**
- INSTALL PROPOSED 75'-0" SUN STATE TOWERS MONOELM
 - INSTALL PROPOSED 8'-0" TALL CMU WALL
 - INSTALL PROPOSED OUTDOOR EQUIPMENT CABINET
 - INSTALL PROPOSED ELECTRICAL SERVICE
 - INSTALL PROPOSED TELCO SERVICE
 - INSTALL (12) PROPOSED ANTENNAS
 - INSTALL (12) PROPOSED REMOTE RADIO HEADS
 - INSTALL (4) PROPOSED OVPS
 - INSTALL (2) PROPOSED HYBRID CABLES

CLIENT

VERIZON WIRELESS
 126 W. GEMINI DR.
 TEMPE, AZ 85283
 CONTACT: RICK MIRANDA
 PHONE: [602] 390-9844

PROPERTY OWNER

CITY OF SAN LUIS
 1090 E UNION ST
 SAN LUIS, AZ 85349
 CONTACT: LIZANDRO GALAVIZ
 PHONE: (928) 341-8520

TOWER OWNER

SUN STATE TOWERS
 1426 N. MARVIN STREET #101
 CONTACT: CHAD WARD
 GILBERT, AZ 85233
 PHONE: (602) 463-9514
 SITE ID: AZ15-030
 SITE NAME: BAJA

SITE ACQUISITION

PINNACLE CONSULTING, INC.
 1426 N. MARVIN STREET #101
 GILBERT, AZ 85233
 CONTACT: MICHELLE LAMOUREUX
 PHONE: (480) 664-9588 ext. 230

A&E FIRM

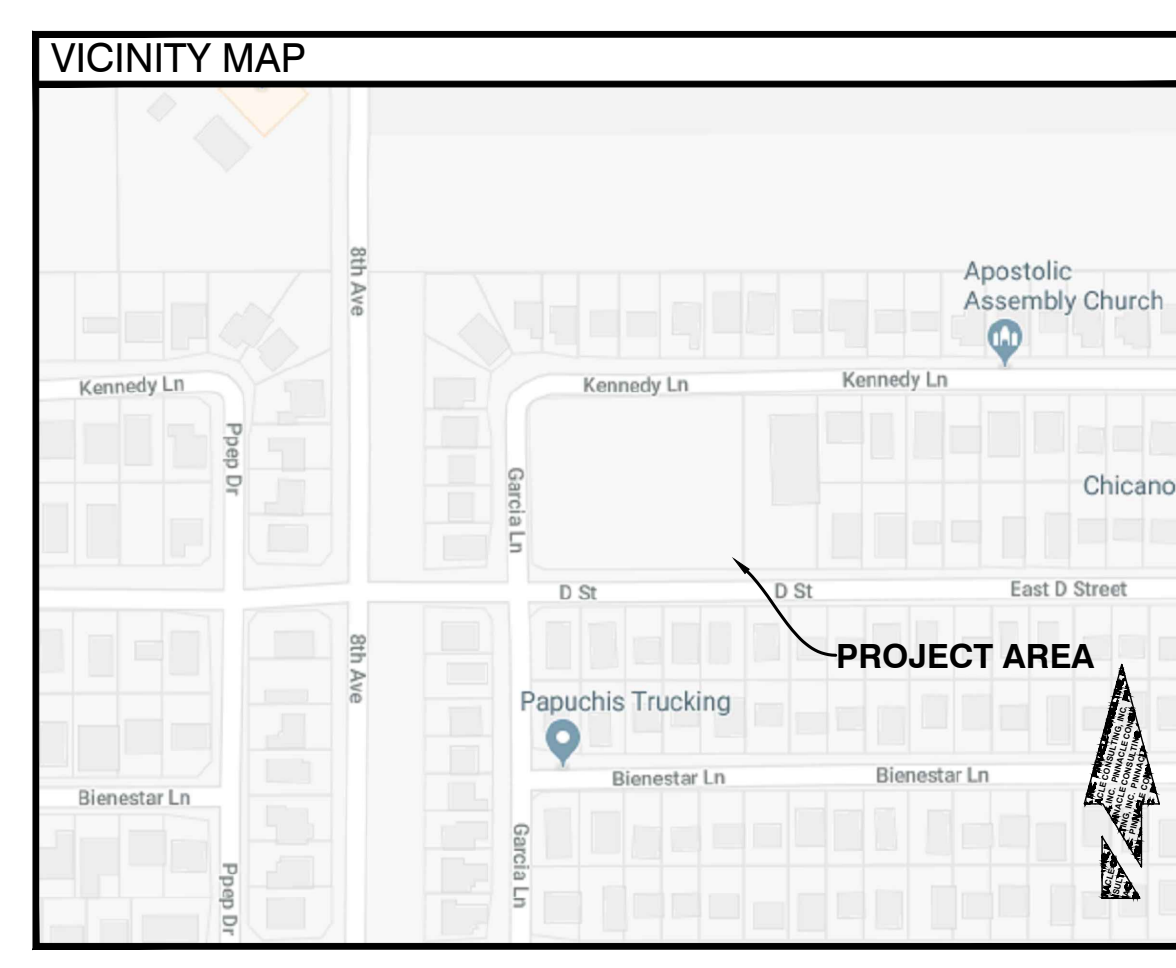
PINNACLE CONSULTING, INC.
 1426 N. MARVIN STREET #101
 GILBERT, AZ 85233
 CONTACT: KYLE FORTIN
 PHONE: (623) 217-4235

PROJECT DATA

ZONING: R-2
PARCEL #: 776-35-900
USE: UNMANNED COMMUNICATIONS
NEW LEASE AREA: 625 SQ. FT
JURISDICTION: YUMA COUNTY
GOVERNING CODES: 2012 IBC, 2012 IFC, 2012 IMC, 2014 NEC

ALL BUILDING CODES LISTED ABOVE SHALL INCLUDE AMENDMENTS BY THE GOVERNING JURISDICTION

- GENERAL NOTES**
1. THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE HEALTH AND SAFETY STANDARDS FOR ELECTROMAGNETIC FIELD EMISSIONS AS ESTABLISHED BY THE FEDERAL COMMUNICATIONS COMMISSION OR ANY SUCCESSOR THEREOF, AND ANY OTHER FEDERAL OR STATE AGENCY.
 2. THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE REGULATIONS OF THE FEDERAL COMMUNICATIONS COMMISSION REGARDING PHYSICAL AND ELECTROMAGNETIC INTERFERENCE.
 3. LIGHTING OR SIGNS WILL BE PROVIDED ONLY AS REQUIRED BY FEDERAL OR STATE AGENCIES.
 4. DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT WILL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
 5. EXISTING PARKING IS NOT AFFECTED BY THIS PROJECT.
 6. THIS PROJECT DOES NOT INCLUDE WATER OR SEWER.



SHEET INDEX

T-1	PROJECT INFORMATION
LS-1	TOPOGRAPHIC SURVEY
LS-2	TOPOGRAPHIC SURVEY
Z-1	SITE PLAN
Z-2	EXISTING ENLARGED SITE PLAN
Z-2.1	ENLARGED SITE PLAN AND ANTENNA PLAN
Z-3	ELEVATIONS
Z-4	ELEVATIONS
Z-5	ELEVATIONS

NEW SITE LOCATION

LATITUDE: 32.49215° N (NAD83)
 LONGITUDE: 114.75930° W (NAD83)
 GROUND ELEVATION: 145' (NAVD88)

APPROVALS

(RF): _____ DATE: _____

(CONST.): _____ DATE: _____

(RE): _____ DATE: _____

LANDLORD: _____ DATE: _____

FINAL FOR ZONING ONLY

AZ15-030 BAJA/AZ4 ALMENDRA

821 N. GARCIA LN.
 SAN LUIS, AZ 85349
 YUMA COUNTY

SHEET TITLE
PROJECT INFORMATION

SHEET NUMBER
T-1

SURVEYOR NOTES

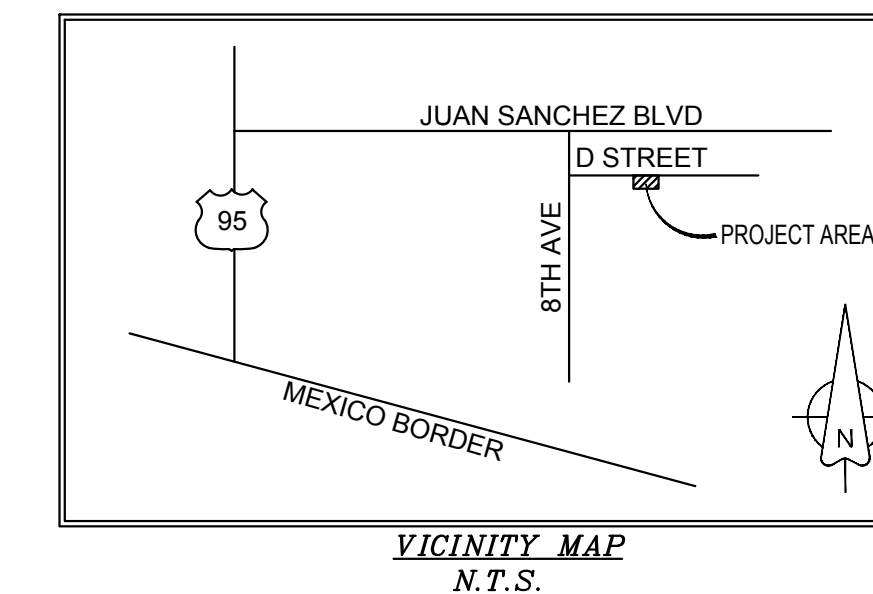
1. ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE CO., ORDER NO.: 21702821 EFFECTIVE DATE: 10/19/2017.
2. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
3. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
4. 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.

PROJECT META DATA

1. ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 12B SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
2. BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE COORDINATE ZONE WEST, DETERMINED BY GPS OBSERVATIONS.
3. FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 01/31/2018.

LESSOR'S LEGAL DESCRIPTION

TRACT "A", LAS VILLAS DE SAN LUIS PHASE 1, ACCORDING TO BOOK 15 OF PLATS, PAGE 81, RECORDS OF YUMA COUNTY, ARIZONA;
 EXCEPT ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION TOGETHER WITH ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED BY THE LAWS OF THE UNITED STATES, OR OF THIS STATE, OR DECISIONS OF COURT, TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE RIGHT THERETO, ON, IN, OR UNDER THE ABOVE DESCRIBED LANDS, SHALL BE AND REMAIN AND ARE HEREBY RESERVED IN AND RETAINED BY THE STATE OF ARIZONA, TOGETHER WITH THE RIGHT OF THE STATE OF ARIZONA, ITS LESSEES OR PERMITEES TO ENTER UPON THOSE LAND FOR THE PURPOSE OF SUBSTANCES AS PROVIDED BY THE RULES AND REGULATIONS OF THE STATE LAND DEPARTMENT AND THE LAWS OF ARIZONA.



verizon
 126 W. GEMINI DR.
 TEMPE, AZ 85283

PINNACLE
 CONSULTING, INC.
 Construction - Project Management - Site Development

1426 N. MARVIN STREET # 101
 GILBERT, AZ 85233

FIELD BY:	JMM
DRAWN BY:	CRS
CHECKED BY:	ABM

REVISIONS		
NO.	DATE	DESCRIPTION
3	03/22/18	REVISION
2	02/22/18	FINAL
1	02/08/18	PRELIMINARY

RLF
 CONSULTING
 LAND SURVEY • MAPPING SOLUTIONS
 124 N. STADEM DR. • TEMPE AZ 85281
 WWW.RLFCONSULTING.COM • 480-445-0999



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PROJECT No.
10008554
 SITE NAME:
AZ4 ALAMENDRA
 SITE ADDRESS:
 D ST & GARCIA LN
 SAN LUIS, AZ 85349

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NO.
LS-1

REVISION:

SCHEDULE B EXCEPTIONS

4. EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET-BACK LINES AS SET FORTH ON THE PLAT RECORDED IN BOOK 15 OF PLATS, PAGE 81, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).

ITEMS 1-3 AND 5-6 OF THE CLIENT PROVIDED TITLE REPORT DO NOT CONTAIN GRAPHICALLY PLOTTABLE EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES, AND/OR BLANKET IN NATURE OR DO NOT AFFECT SUBJECT SITE. THE SURVEYOR CANNOT GUARANTEE THAT NON-PLOTTABLE ENCUMBRANCES DO NOT EXIST THAT MAY AFFECT THE SUBJECT LEASED PREMISES.

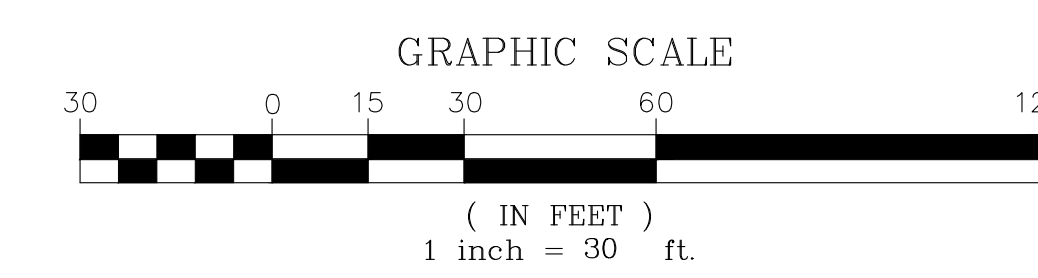
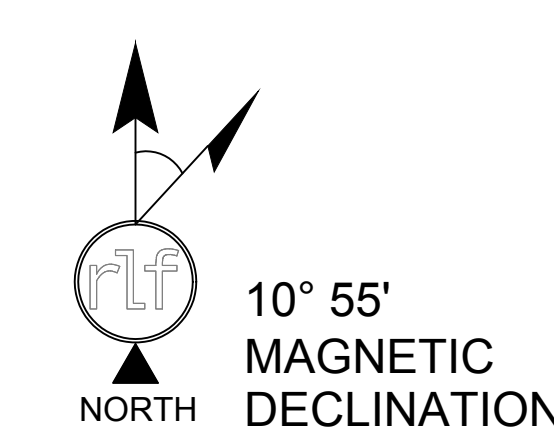
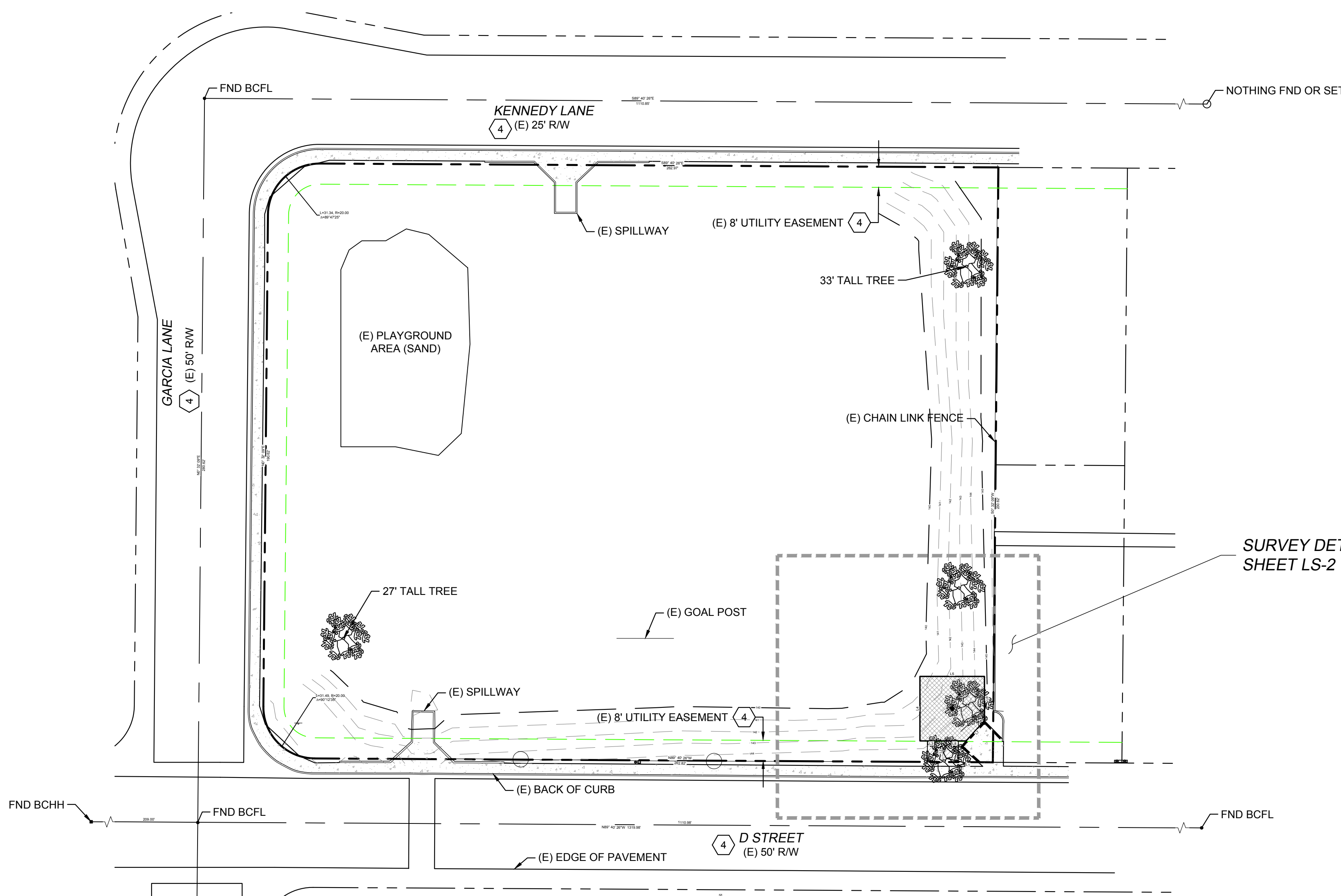
FLOOD ZONE DESIGNATION

THE PROPOSED LEASE PREMISES SHOWN HEREON APPEAR TO BE WITHIN FLOOD ZONE "X" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 04027C2135F DATED 01/16/2014.

FLOOD ZONE "X" IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN; DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.

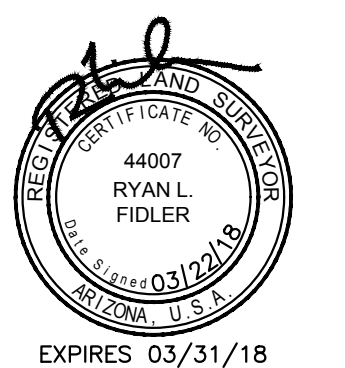
LEGEND

- ⊙ BRASS CAP FLUSH
- NOTHING FOUND OR SET
- FOUND AS NOTED
- ELECTRICAL PULL BOX
- ⊞ ELECTRICAL TRANSFORMER
- ▢ FIBER VAULT
- LIGHT POST
- ⊞ FIRE HYDRANT
- ⊞ WATER VALVE
- ⊞ BACKFLOW PREVENTER
- DECIDUOUS TREE
- SIGN
- BREAKLINE
- × SPOT ELEVATION
- ⬡ SCHEDULE B HEX
- ⊙ POSITION OF GEODETIC COORDINATES
- PROPERTY LINE
- PROPERTY LINE (OTHER)
- MONUMENT LINE
- EASEMENT LINE
- APN ASSESSOR'S PARCEL NUMBER
- CMU CONCRETE MASONRY UNIT
- CS CONCRETE SURFACE
- DW DRIVEWAY
- EP EDGE OF PAVEMENT
- NG NATURAL GRADE
- PV ASPHALT
- SL STREET LIGHT
- SW SIDEWALK
- R/W RIGHT OF WAY
- TBC TOP OF CURB
- TW TOP OF WALL



FIELD BY:	JMM
DRAWN BY:	CRS
CHECKED BY:	ABM

REVISIONS		
NO.	DATE	DESCRIPTION
3	03/22/18	REVISION
2	02/22/18	FINAL
1	02/08/18	PRELIMINARY



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PROJECT No.
10008554

SITE NAME:
AZ4 ALAMENDRA

SITE ADDRESS:
**D ST & GARCIA LN
 SAN LUIS, AZ 85349**

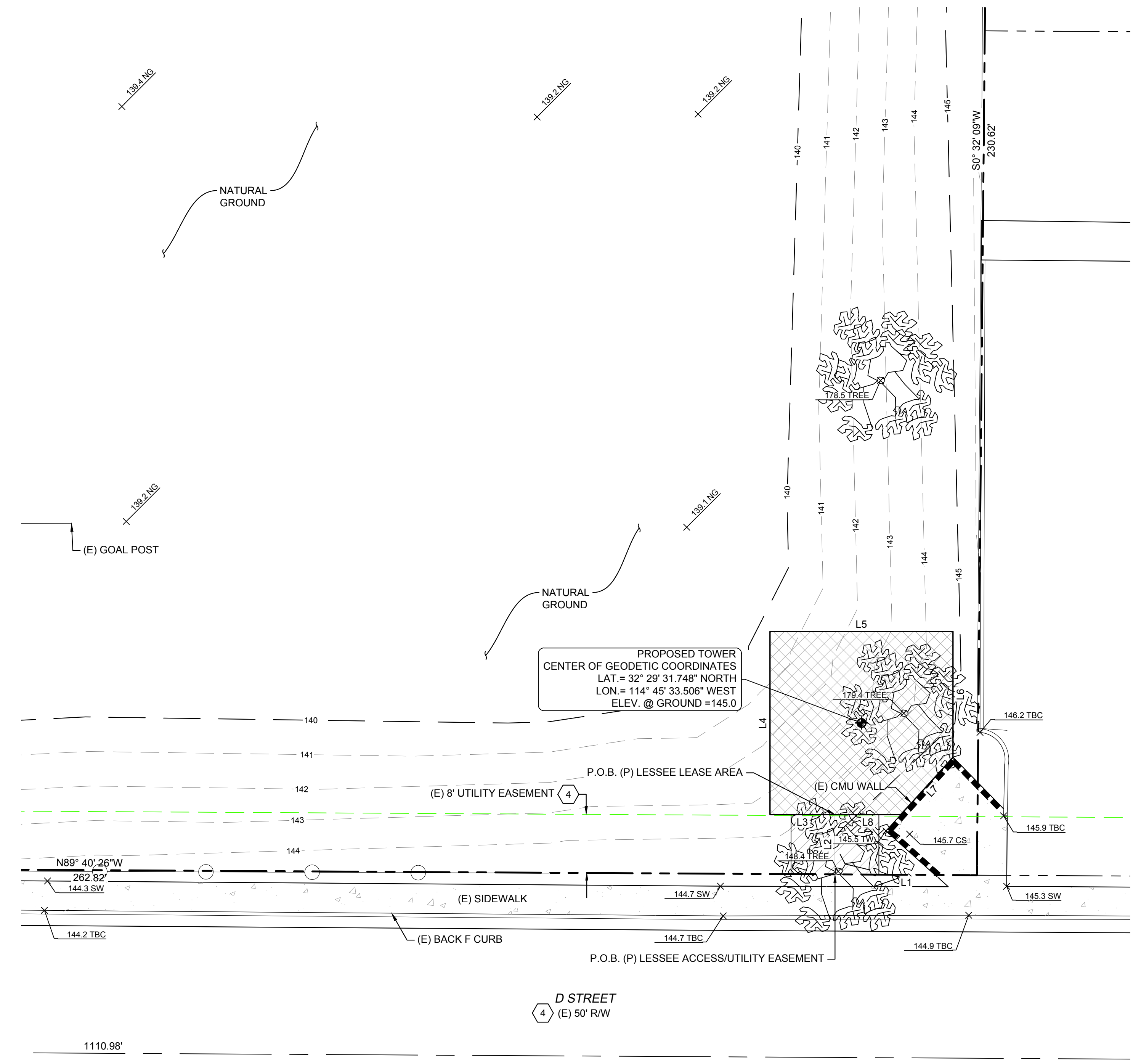
SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NO.
LS-2

REVISION:

LEGEND

- ⊠ BRASS CAP FLUSH
- NOTHING FOUND OR SET
- FOUND AS NOTED
- ⊠ ELECTRICAL PULL BOX
- ⊠ ELECTRICAL TRANSFORMER
- ⊠ FIBER VAULT
- LIGHT POST
- ⊠ FIRE HYDRANT
- ⊠ WATER VALVE
- ⊠ BACKFLOW PREVENTER
- ⊠ DECIDUOUS TREE
- ⊠ SIGN
- ⊠ BREAKLINE
- ⊠ SPOT ELEVATION
- ⊠ SCHEDULE B HEX
- ⊠ POSITION OF GEODETIC COORDINATES
- PROPERTY LINE
- - - PROPERTY LINE (OTHER)
- - - MONUMENT LINE
- - - EASEMENT LINE
- APN ASSESSORS PARCEL NUMBER
- CMU CONCRETE MASONRY UNIT
- CS CONCRETE SURFACE
- D/W DRIVEWAY
- EP EDGE OF PAVEMENT
- NG NATURAL GRADE
- PV ASPHALT
- SL STREET LIGHT
- SW SIDEWALK
- R/W RIGHT OF WAY
- TBC TOP OF CURB
- TW TOP OF WALL



LINE TABLE		
LINE	LENGTH	BEARING
L1	19.39	N89° 40' 26"W
L2	8.17	N0° 00' 00"E
L3	8.88	N90° 00' 00"W
L4	25.00	N0° 00' 00"E
L5	25.00	N90° 00' 00"E
L6	17.18	S0° 00' 00"E
L7	10.57	S42° 19' 58"W
L8	9.00	N90° 00' 00"W

LESSEE ACCESS/UTILITY EASEMENT LEGAL DESCRIPTION
 A 12.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF TRACT "A", LAS VILLAS DE SAN LUIS PHASE 1, ACCORDING TO BOOK 15 OF PLATS, PAGE 81, RECORDS OF YUMA COUNTY, ARIZONA, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

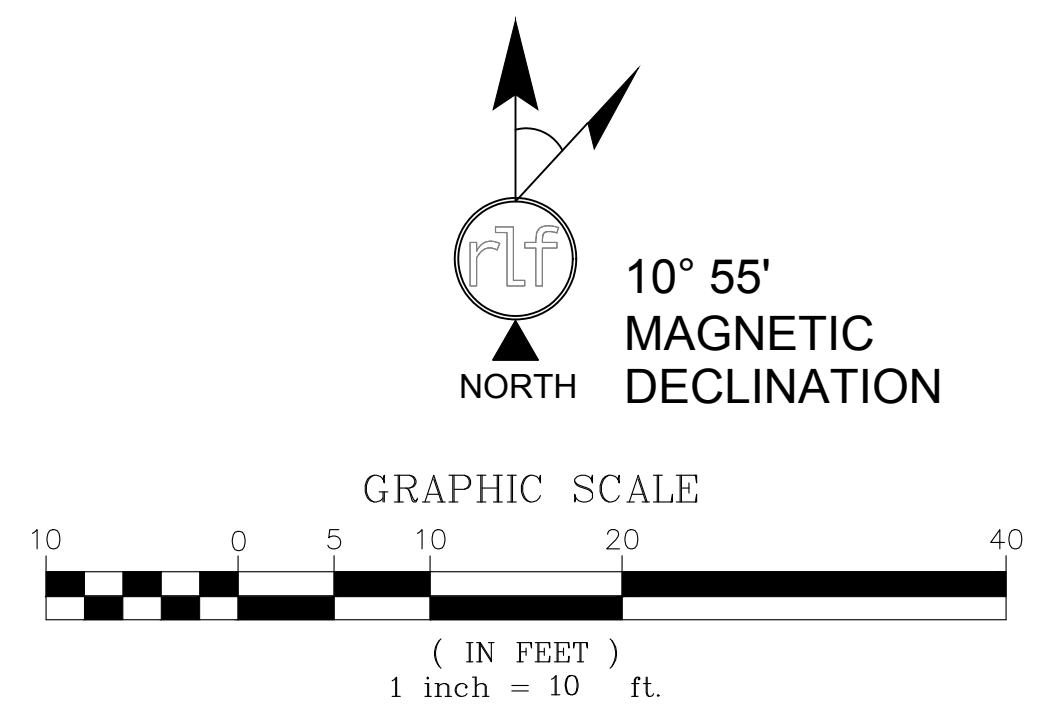
COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE NORTH 89°40'26" WEST ALONG THE SOUTH LINE OF SAID TRACT, 19.39 FEET TO THE POINT OF BEGINNING.

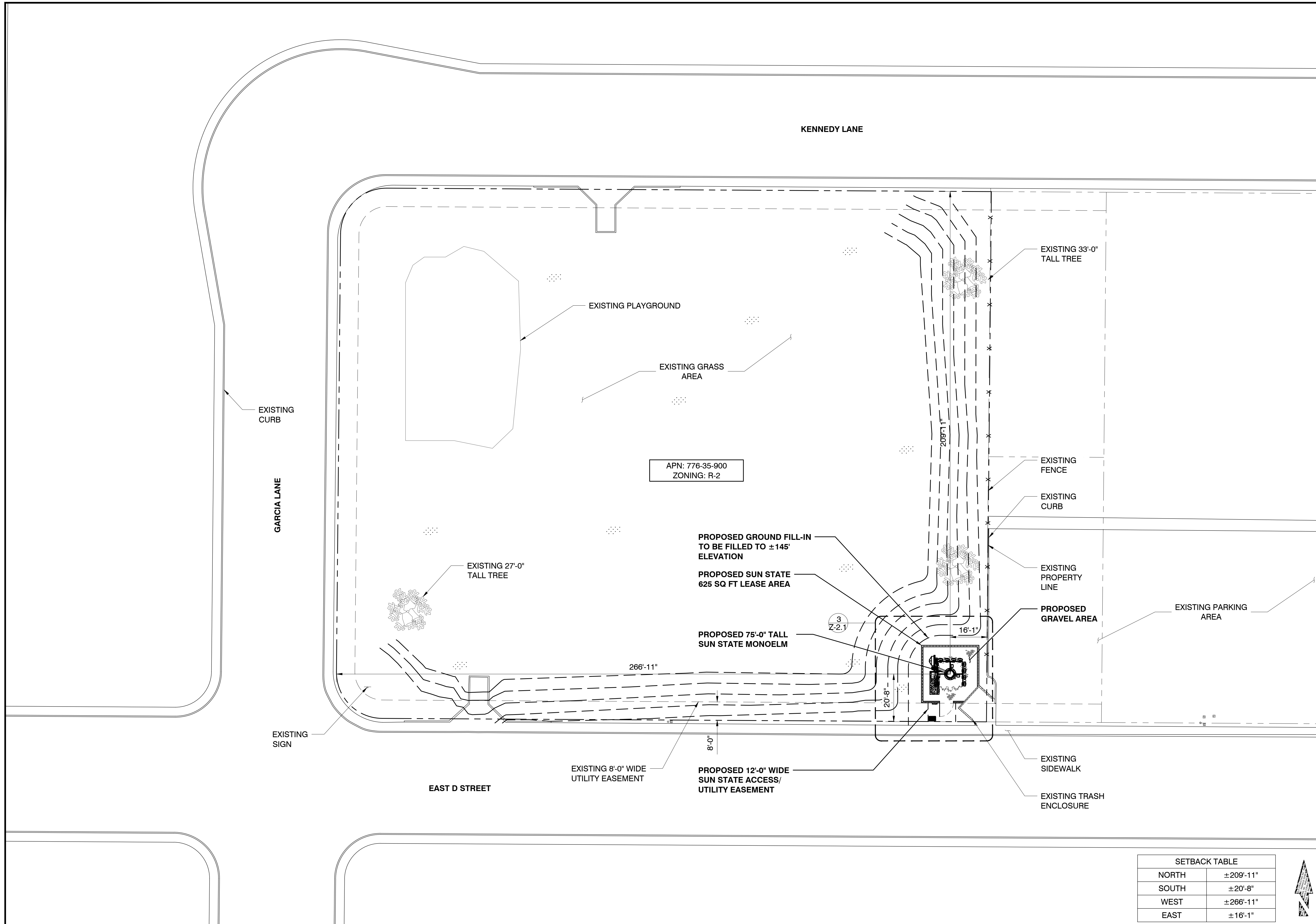
THENCE DEPARTING SID SOUTH LINE NORTH 00°00'00" EAST, 8.17 FEET TO THE POINT OF TERMINUS.

LESSEE LEASE AREA LEGAL DESCRIPTION
 A PORTION OF TRACT "A", LAS VILLAS DE SAN LUIS PHASE 1, ACCORDING TO BOOK 15 OF PLATS, PAGE 81, RECORDS OF YUMA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE NORTH 89°40'26" WEST ALONG THE SOUTH LINE OF SAID TRACT, 19.39 FEET; THENCE DEPARTING SID SOUTH LINE NORTH 00°00'00" EAST, 8.17 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 90°00'00" WEST, 8.88 FEET; THENCE NORTH 00°00'00" EAST, 25.00 FEET; THENCE NORTH 90°00'00" EAST, 25.00 FEET; THENCE SOUTH 00°00'00" EAST, 17.18 FEET; THENCE SOUTH 42°19'58" WEST, 10.57 FEET; THENCE SOUTH 90°00'00" WEST, 9.00 FEET TO THE POINT OF BEGINNING.





PREPARED FOR:

verizon

126 W. GEMINI DR. TEMPE, AZ 85283
 PHONE: (480) 777-4360
 FAX: (480) 777-4391

CONSULTING FIRM

PINNACLE
 CONSULTING, INC.

Construction - Project Management - Site Development

1426 N. MARVIN STREET # 101
 GILBERT, AZ 85233

PROJECT NO: AZ15-030 BAJA/AZ4 ALMENDRA

DRAWN BY: M.G.

CHECKED BY: KF

REV	DATE	DESCRIPTION	BY
A	02/23/18	90% ZONING	M.G.
B	03/19/18	CLIENT COMMENTS	M.G.
0	03/26/18	FINAL ZONING	KAF

**FINAL
 FOR ZONING
 ONLY**

AZ15-030 BAJA/AZ4
 ALMENDRA

821 N. GARCIA LN.
 SAN LUIS, AZ 85349
 YUMA COUNTY

SHEET TITLE

SITE PLAN

SHEET NUMBER

Z-1

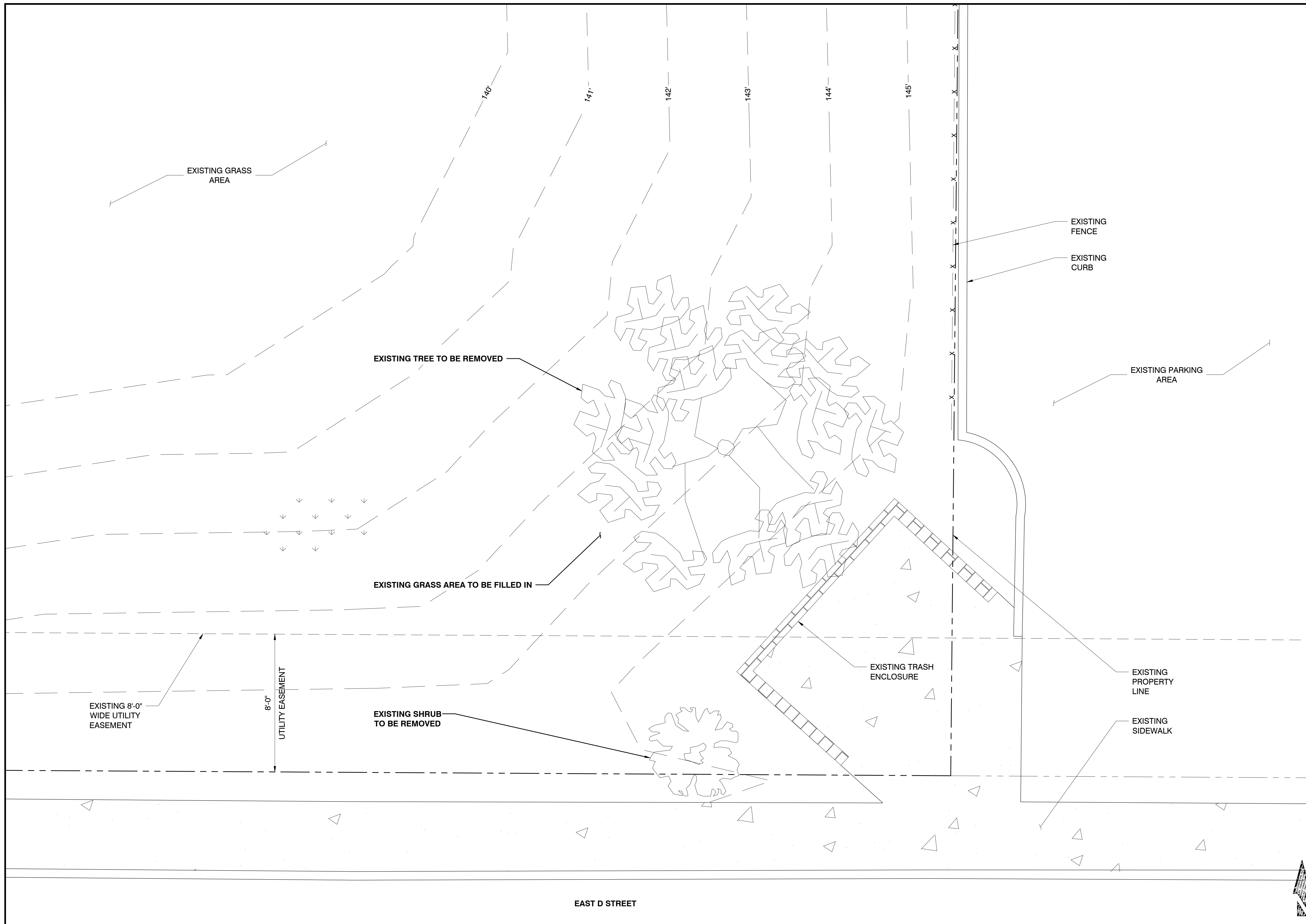
SETBACK TABLE

NORTH	±209'-11"
SOUTH	±20'-8"
WEST	±266'-11"
EAST	±16'-1"

24"x36" SCALE: 1" = 20'
 11"x17" SCALE: 1" = 40'

SITE PLAN

1



PREPARED FOR:

verizon

126 W. GEMINI DR. TEMPE, AZ 85283
 PHONE: (480) 777-4360
 FAX: (480) 777-4391

CONSULTING FIRM

PINNACLE
 CONSULTING, INC.
 Construction - Project Management - Site Development

1426 N. MARVIN STREET # 101
 GILBERT, AZ 85233

PROJECT NO: AZ15-030 BAJA/AZ4 ALMENDRA
 DRAWN BY: M.G.
 CHECKED BY: KF

REV	DATE	DESCRIPTION	BY
A	02/23/18	90% ZONING	M.G.
B	03/19/18	CLIENT COMMENTS	M.G.
B			

**FINAL
 FOR ZONING
 ONLY**

AZ15-030 BAJA/AZ4
 ALMENDRA

821 N. GARCIA LN.
 SAN LUIS, AZ 85349
 YUMA COUNTY

SHEET TITLE
**EXISTING ENLARGED
 SITE PLAN**

SHEET NUMBER
Z-2

EXISTING ENLARGED SITE PLAN

24"x36" SCALE: 3/8" = 1'-0"
 11"x17" SCALE: 3/16" = 1'-0"

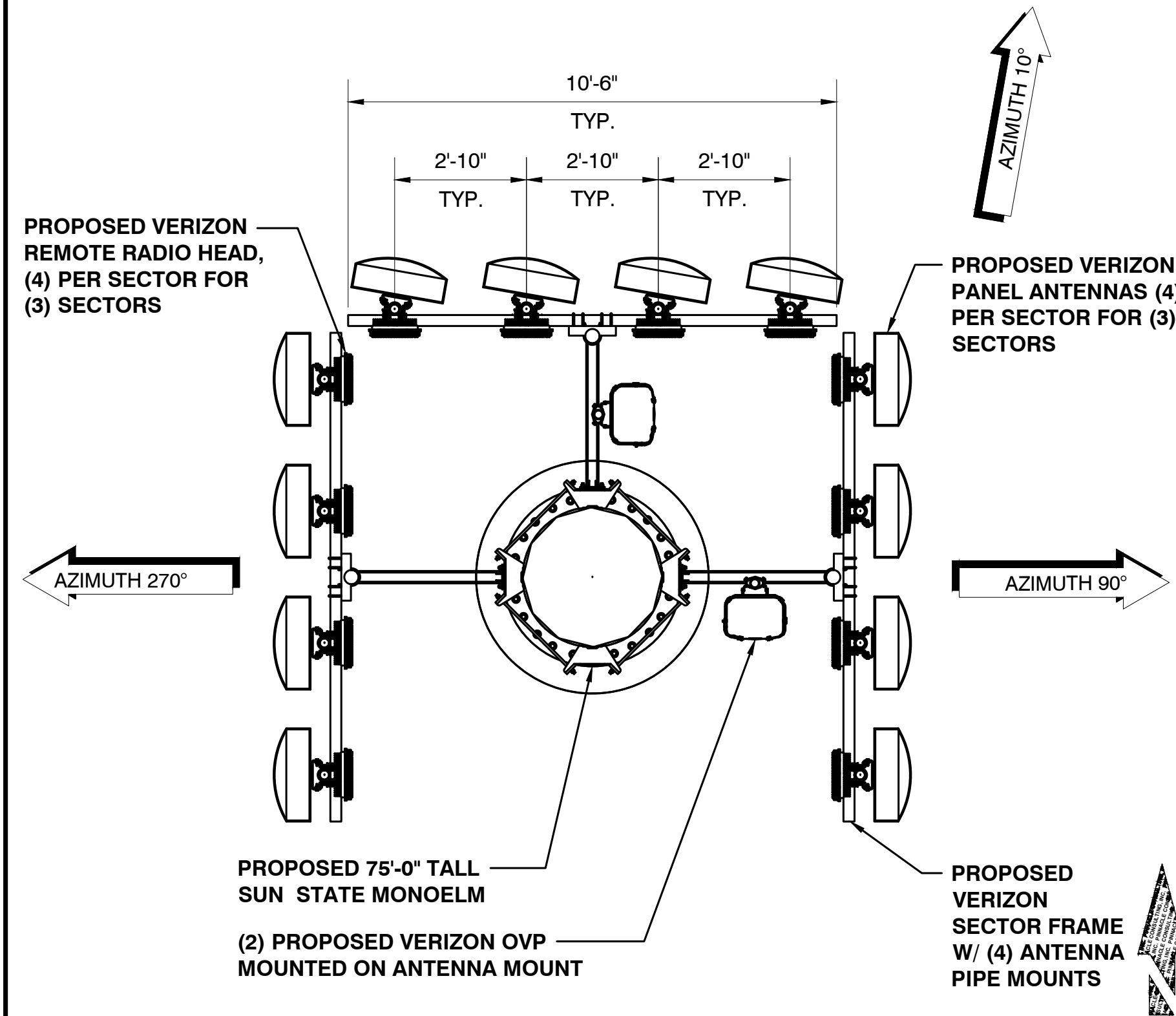
NEW COAXIAL CABLE TABLE					
SECTOR	AZIMUTH	LENGTH	QTY.	SIZE	TYPE
ALPHA	10°	±120'	2	1 1/4"Ø	HYBRIFLEX CABLE
BETA	90°				
GAMMA	270°				

NOTE:
ALL AZIMUTHS SHOWN ARE RELATIVE TO TRUE NORTH, UNLESS NOTED OTHERWISE

*IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AZIMUTHS DEPICTED HEREIN WITH RF DEPARTMENT PRIOR TO INSTALLING ANTENNAS.

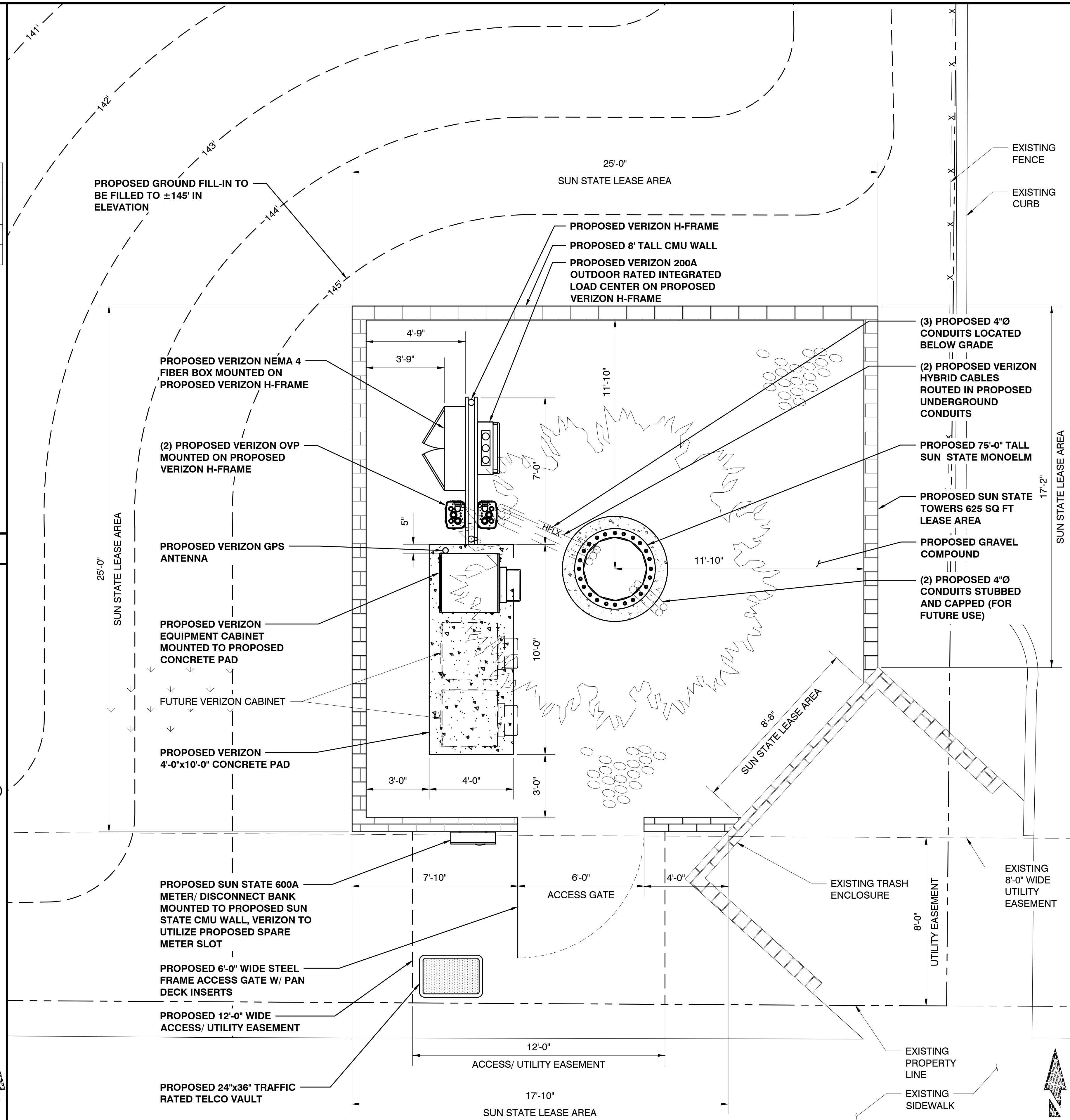
CABLING DETAIL

*NOTE:
• ALL AZIMUTHS SHOWN ARE RELATIVE TO TRUE NORTH, UNLESS NOTED OTHERWISE
• IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AZIMUTHS DEPICTED HEREIN WITH RF DEPARTMENT PRIOR TO INSTALLING ANTENNAS



ANTENNA PLAN

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"



ENLARGED SITE PLAN

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"

PREPARED FOR:

126 W. GEMINI DR. TEMPE, AZ 85283
PHONE: (480) 777-4360
FAX: (480) 777-4391

CONSULTING FIRM

Construction - Project Management - Site Development

1426 N. MARVIN STREET # 101
GILBERT, AZ 85233

PROJECT NO:	AZ15-030 BAJA/AZ4 ALMENDRA
DRAWN BY:	M.G.
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
A	02/23/18	90% ZONING	M.G.
B	03/19/18	CLIENT COMMENTS	M.G.
0	03/26/18	FINAL ZONING	KAF

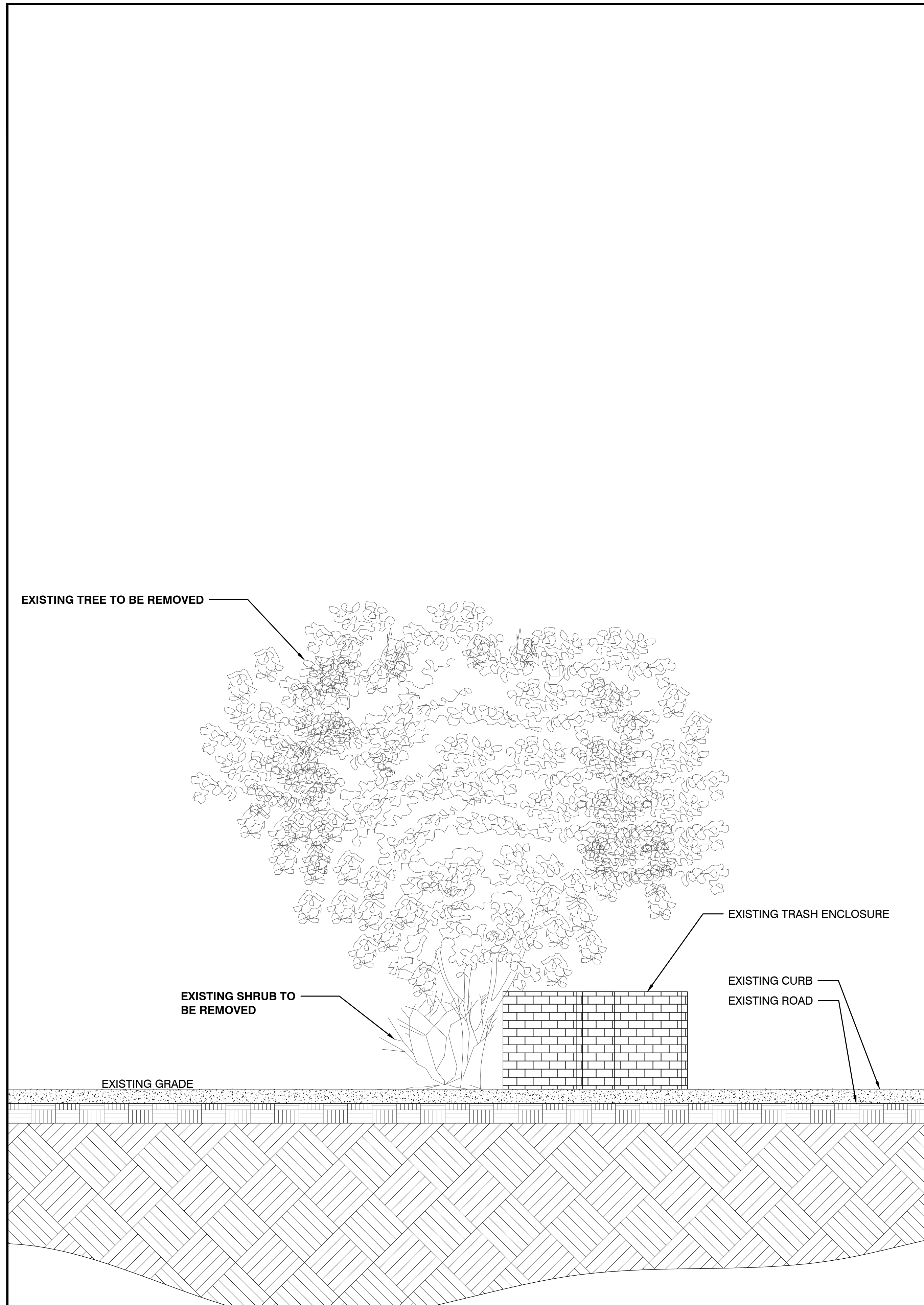
FINAL FOR ZONING ONLY

AZ15-030 BAJA/AZ4 ALMENDRA

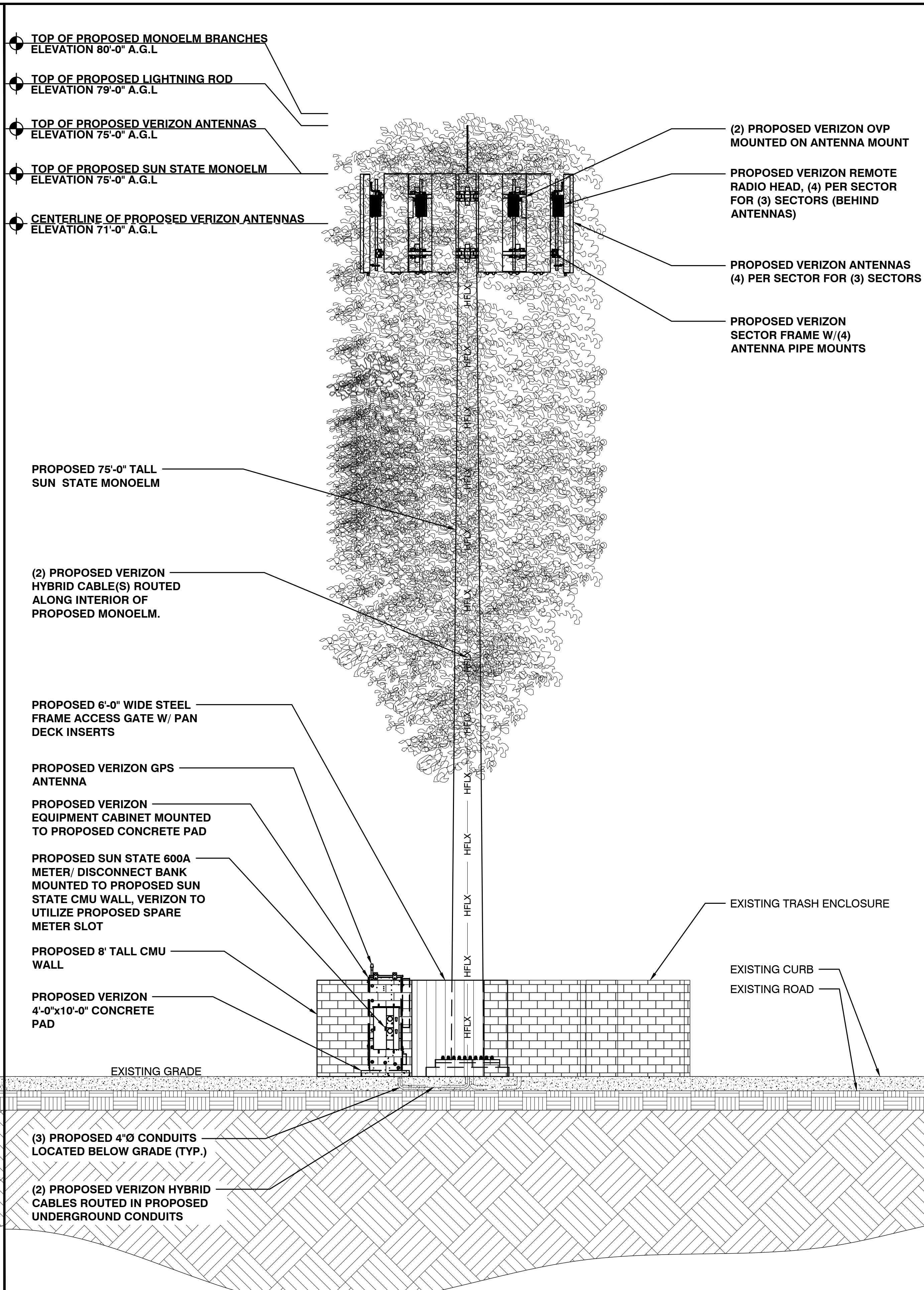
821 N. GARCIA LN.
SAN LUIS, AZ 85349
YUMA COUNTY

SHEET TITLE
ENLARGED SITE PLAN AND ANTENNA PLAN

SHEET NUMBER
Z-2.1



EXISTING SOUTH ELEVATION 24"x36" SCALE: 3/16" = 1'-0" 11"x17" SCALE: 3/32" = 1'-0" 1



NEW SOUTH ELEVATION 24"x36" SCALE: 3/16" = 1'-0" 11"x17" SCALE: 3/32" = 1'-0" 2

- TOP OF PROPOSED MONOELM BRANCHES ELEVATION 80'-0" A.G.L.
- TOP OF PROPOSED LIGHTNING ROD ELEVATION 79'-0" A.G.L.
- TOP OF PROPOSED VERIZON ANTENNAS ELEVATION 75'-0" A.G.L.
- TOP OF PROPOSED SUN STATE MONOELM ELEVATION 75'-0" A.G.L.
- CENTERLINE OF PROPOSED VERIZON ANTENNAS ELEVATION 71'-0" A.G.L.

- (2) PROPOSED VERIZON OVP MOUNTED ON ANTENNA MOUNT
- PROPOSED VERIZON REMOTE RADIO HEAD, (4) PER SECTOR FOR (3) SECTORS (BEHIND ANTENNAS)
- PROPOSED VERIZON ANTENNAS (4) PER SECTOR FOR (3) SECTORS
- PROPOSED VERIZON SECTOR FRAME W/(4) ANTENNA PIPE MOUNTS

- PROPOSED 75'-0" TALL SUN STATE MONOELM
- (2) PROPOSED VERIZON HYBRID CABLE(S) ROUTED ALONG INTERIOR OF PROPOSED MONOELM.

- PROPOSED 6'-0" WIDE STEEL FRAME ACCESS GATE W/ PAN DECK INSERTS
- PROPOSED VERIZON GPS ANTENNA
- PROPOSED VERIZON EQUIPMENT CABINET MOUNTED TO PROPOSED CONCRETE PAD
- PROPOSED SUN STATE 600A METER/ DISCONNECT BANK MOUNTED TO PROPOSED SUN STATE CMU WALL, VERIZON TO UTILIZE PROPOSED SPARE METER SLOT
- PROPOSED 8' TALL CMU WALL
- PROPOSED VERIZON 4'-0"x10'-0" CONCRETE PAD

- (3) PROPOSED 4"Ø CONDUITS LOCATED BELOW GRADE (TYP.)
- (2) PROPOSED VERIZON HYBRID CABLES ROUTED IN PROPOSED UNDERGROUND CONDUITS

PREPARED FOR:

126 W. GEMINI DR. TEMPE, AZ 85283
PHONE: (480) 777-4360
FAX: (480) 777-4391

CONSULTING FIRM

1426 N. MARVIN STREET # 101
GILBERT, AZ 85233

PROJECT NO:	AZ15-030 BAJA/AZ4 ALMENDRA
DRAWN BY:	M.G.
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
A	02/23/18	90% ZONING	M.G.
B	03/19/18	CLIENT COMMENTS	M.G.
0	03/26/18	FINAL ZONING	KAF

**FINAL
FOR ZONING
ONLY**

**AZ15-030 BAJA/AZ4
ALMENDRA**

821 N. GARCIA LN.
SAN LUIS, AZ 85349
YUMA COUNTY

SHEET TITLE
ELEVATIONS

SHEET NUMBER
Z-3

*MONOPOLE NOTE:
 • ANTENNAS TO BE PAINTED TO MATCH

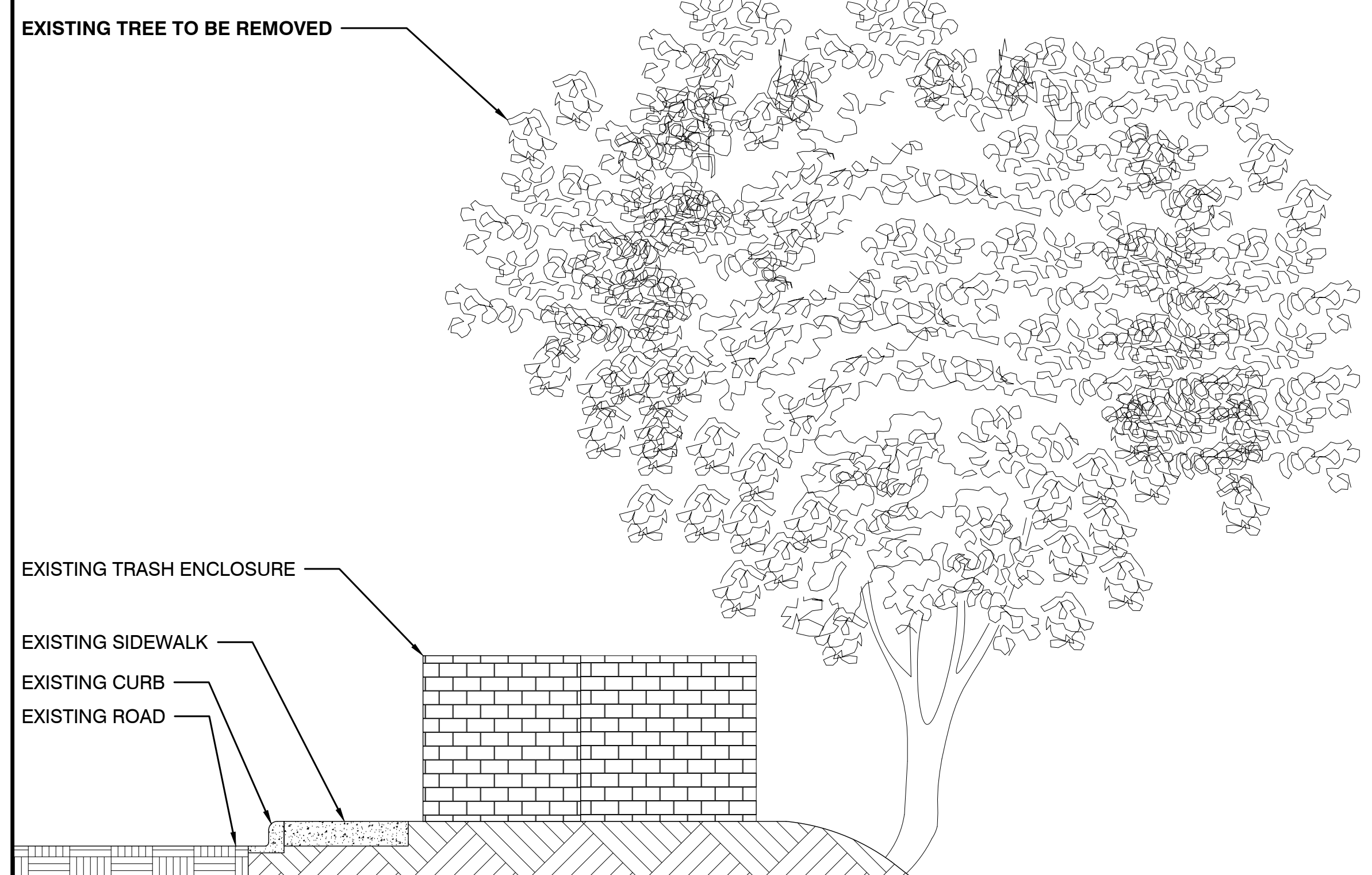
- TOP OF PROPOSED MONOELM BRANCHES
ELEVATION 80'-0" A.G.L.
- TOP OF PROPOSED LIGHTNING ROD
ELEVATION 79'-0" A.G.L.
- TOP OF PROPOSED VERIZON ANTENNAS
ELEVATION 75'-0" A.G.L.
- TOP OF PROPOSED SUN STATE MONOELM
ELEVATION 75'-0" A.G.L.
- CENTERLINE OF PROPOSED VERIZON ANTENNAS
ELEVATION 71'-0" A.G.L.

*MONOPOLE NOTE:
 • ANTENNAS TO BE PAINTED TO MATCH

- (2) PROPOSED VERIZON OVP MOUNTED ON ANTENNA MOUNT
- PROPOSED VERIZON REMOTE RADIO HEAD, (4) PER SECTOR FOR (3) SECTORS (BEHIND ANTENNAS)
- PROPOSED VERIZON ANTENNAS (4) PER SECTOR FOR (3) SECTORS
- PROPOSED VERIZON SECTOR FRAME W/(4) ANTENNA PIPE MOUNTS

- PROPOSED 75'-0" TALL SUN STATE MONOELM
- (2) PROPOSED VERIZON HYBRID CABLE(S) ROUTED ALONG INTERIOR OF PROPOSED MONOELM.

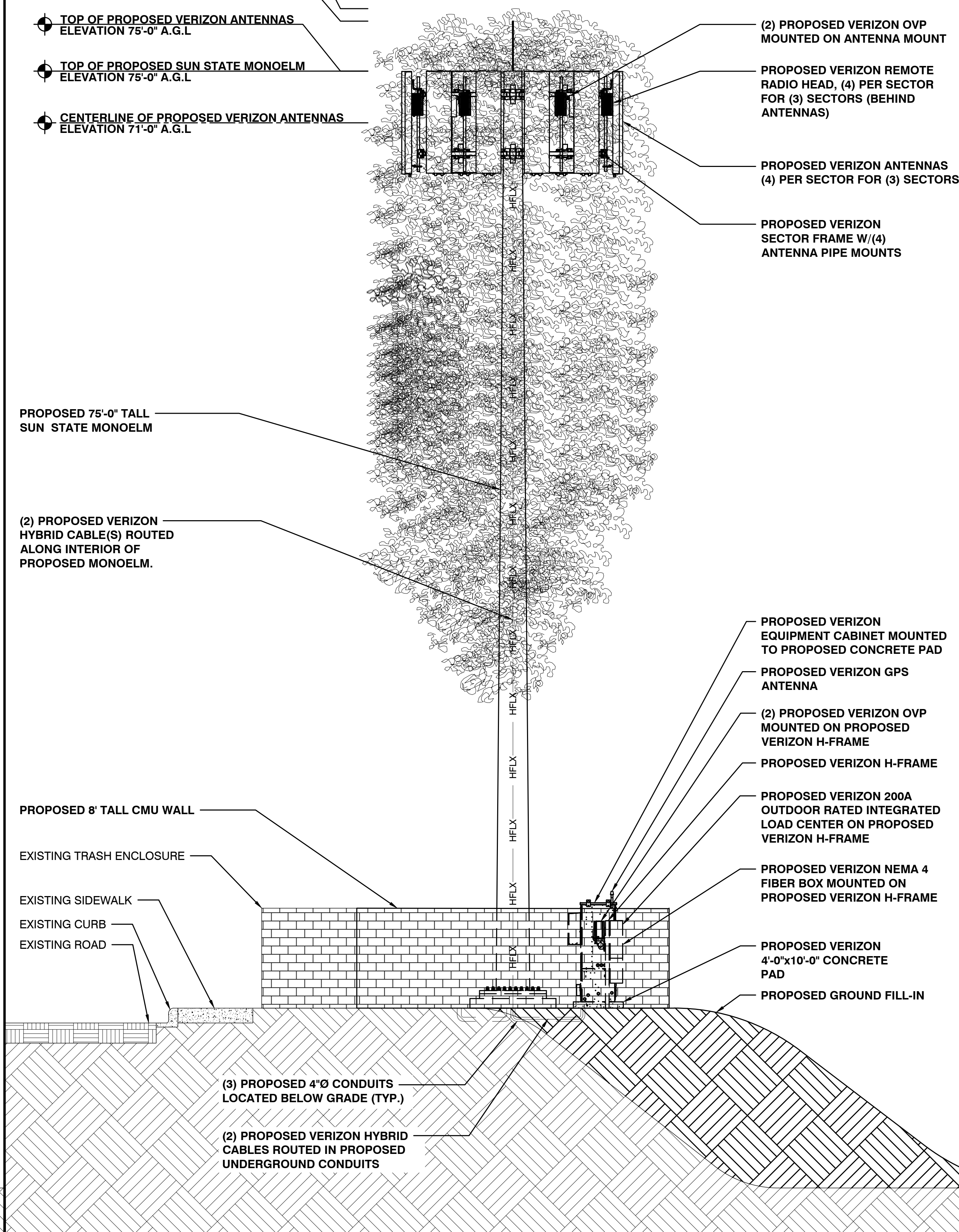
- PROPOSED VERIZON EQUIPMENT CABINET MOUNTED TO PROPOSED CONCRETE PAD
- PROPOSED VERIZON GPS ANTENNA
- (2) PROPOSED VERIZON OVP MOUNTED ON PROPOSED VERIZON H-FRAME
- PROPOSED VERIZON H-FRAME
- PROPOSED VERIZON 200A OUTDOOR RATED INTEGRATED LOAD CENTER ON PROPOSED VERIZON H-FRAME
- PROPOSED VERIZON NEMA 4 FIBER BOX MOUNTED ON PROPOSED VERIZON H-FRAME
- PROPOSED VERIZON 4'-0"x10'-0" CONCRETE PAD
- PROPOSED GROUND FILL-IN
- PROPOSED 8' TALL CMU WALL
- EXISTING TRASH ENCLOSURE
- EXISTING SIDEWALK
- EXISTING CURB
- EXISTING ROAD
- (3) PROPOSED 4"Ø CONDUITS LOCATED BELOW GRADE (TYP.)
- (2) PROPOSED VERIZON HYBRID CABLES ROUTED IN PROPOSED UNDERGROUND CONDUITS



EXISTING NORTH ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
 11"x17" SCALE: 3/32" = 1'-0"

1



NEW NORTH ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
 11"x17" SCALE: 1/16" = 1'-0"

2

PREPARED FOR:

126 W. GEMINI DR. TEMPE, AZ 85283
 PHONE: (480) 777-4360
 FAX: (480) 777-4391

CONSULTING FIRM

1426 N. MARVIN STREET # 101
 GILBERT, AZ 85233

PROJECT NO: AZ15-030 BAJA/AZ4 ALMENDRA

DRAWN BY: M.G.

CHECKED BY: KF

REV	DATE	DESCRIPTION	BY
A	02/23/18	90% ZONING	M.G.
B	03/19/18	CLIENT COMMENTS	M.G.
0	03/26/18	FINAL ZONING	KAF

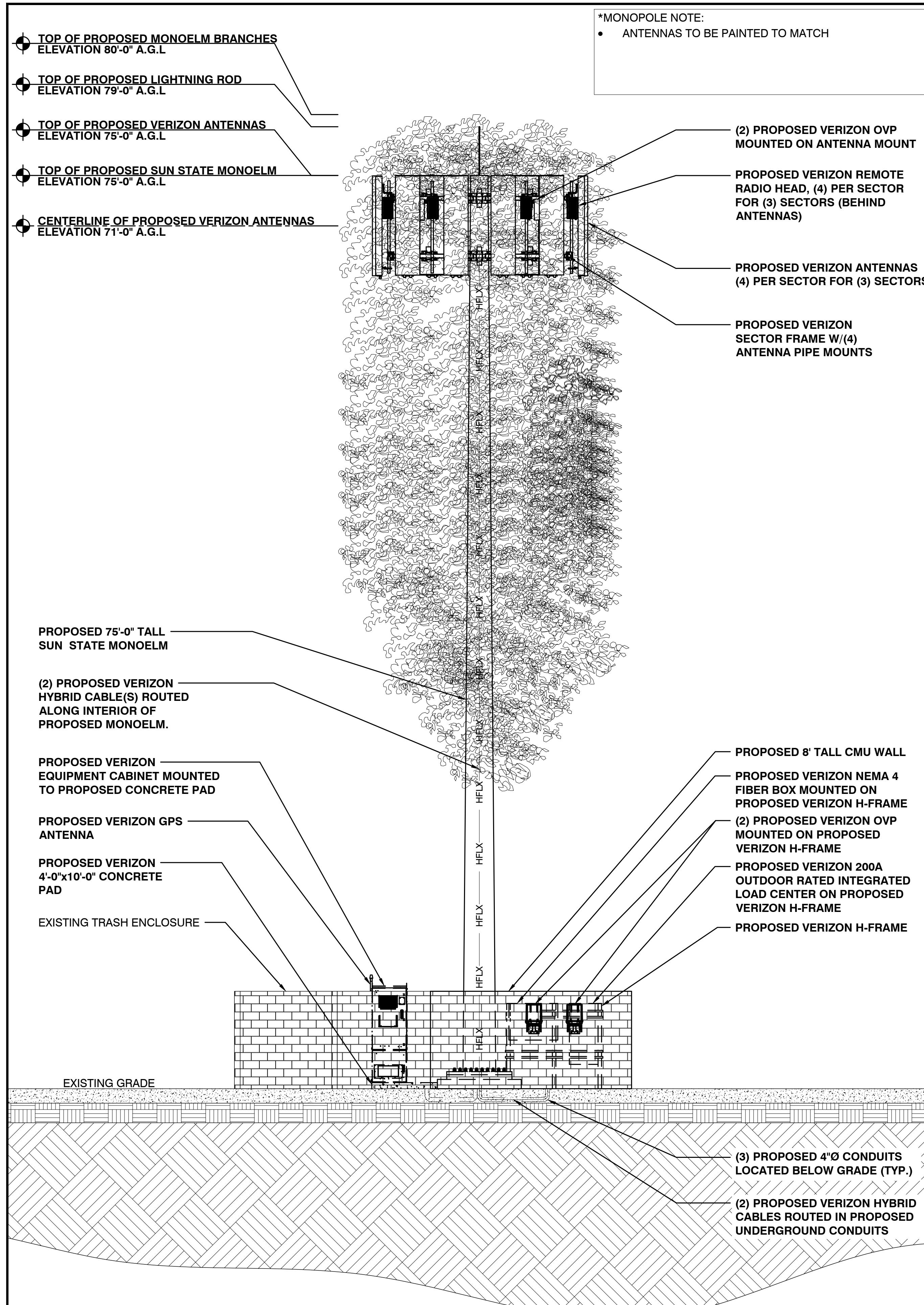
FINAL FOR ZONING ONLY

AZ15-030 BAJA/AZ4 ALMENDRA

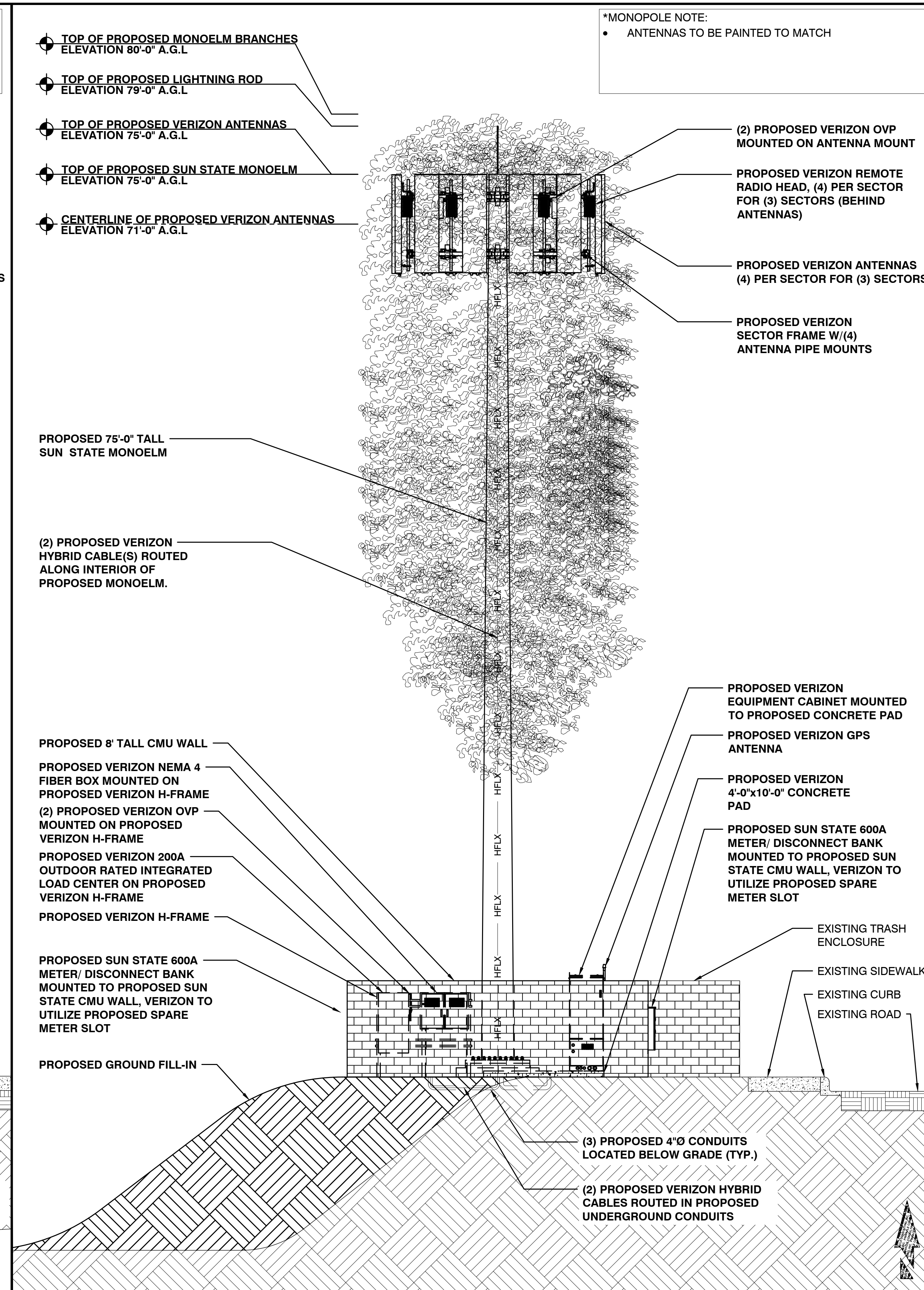
821 N. GARCIA LN.
 SAN LUIS, AZ 85349
 YUMA COUNTY

SHEET TITLE
 ELEVATIONS

SHEET NUMBER
Z-4



NEW EAST ELEVATION 24"x36" SCALE: 3/16" = 1'-0" 11"x17" SCALE: 3/32" = 1'-0" **1**



NEW WEST ELEVATION 24"x36" SCALE: 3/16" = 1'-0" 11"x17" SCALE: 3/32" = 1'-0" **2**

PREPARED FOR:

126 W. GEMINI DR. TEMPE, AZ 85283
 PHONE: (480) 777-4360
 FAX: (480) 777-4391

CONSULTING FIRM

1426 N. MARVIN STREET # 101
 GILBERT, AZ 85233

PROJECT NO: AZ15-030 BAJA/AZ4 ALMENDRA
 DRAWN BY: M.G.
 CHECKED BY: KF

REV	DATE	DESCRIPTION	BY
A	02/23/18	90% ZONING	M.G.
B	03/19/18	CLIENT COMMENTS	M.G.
B	03/26/18	FINAL ZONING	KAF

FINAL FOR ZONING ONLY

AZ15-030 BAJA/AZ4 ALMENDRA
 821 N. GARCIA LN.
 SAN LUIS, AZ 85349
 YUMA COUNTY

SHEET TITLE
ELEVATIONS

SHEET NUMBER
Z-5







LARSON ANTENNA SOCKS AND SPECIALTY BRANCHES

ANTENNA + SOCK + BRANCHES



RF-friendly **Larson Antenna Socks** are vital to camouflage antennas within the canopy of the tree & the addition of **Larson Antenna Branches** can create complete concealment.

Microwave & RRU Socks & Branches are also available to help all equipment blend into the canopy.



WIRELESS NETWORK CONSULTING

AZ15-30_BAJA_AZ4_ALMENDRA
Capacity Cell Split

RF DESIGN ANALYSIS



Capacity Objective of new site

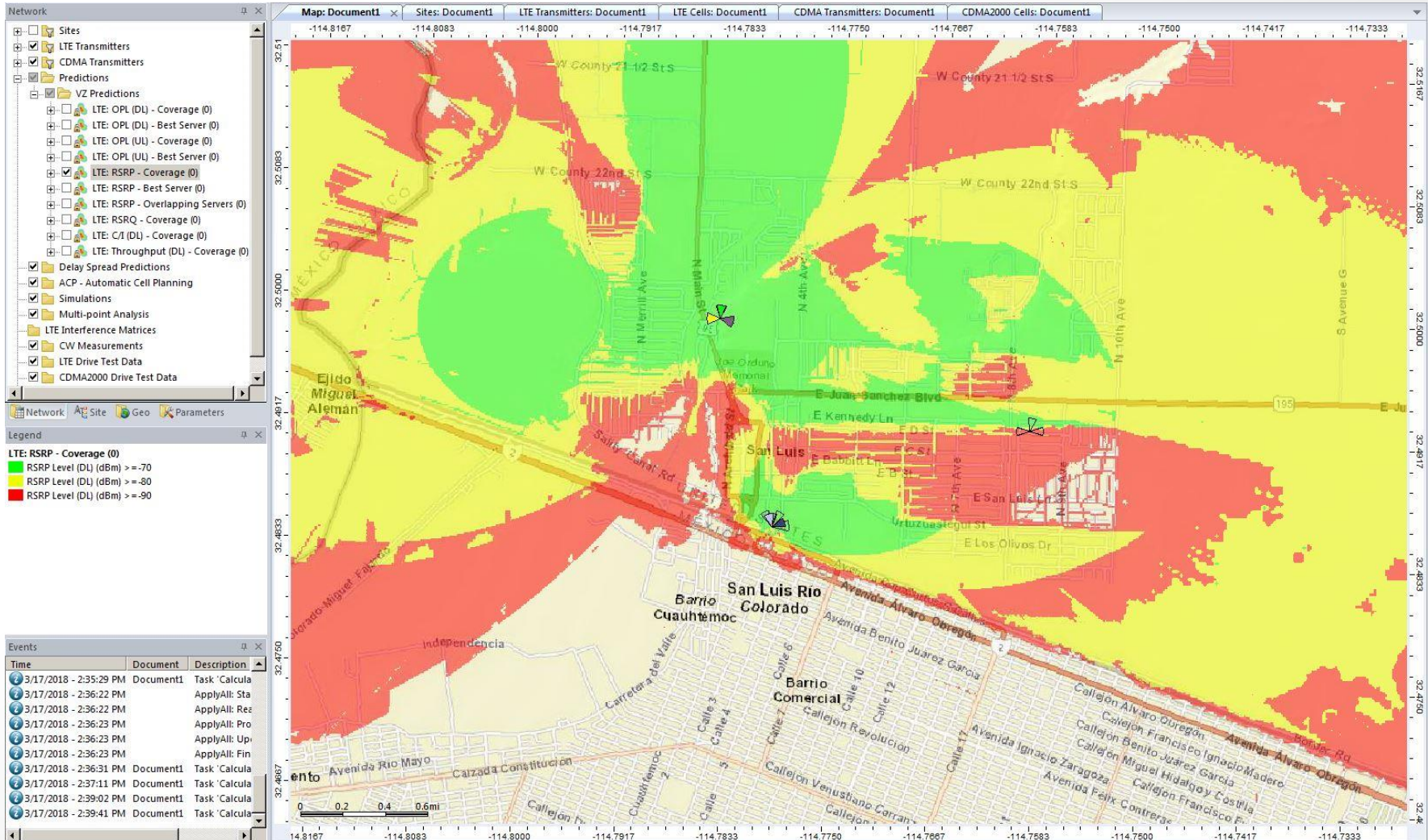
† Offload AZ4_SAN-LUIS

- Sectors facing into area are overloaded, connection demands and low throughput per user
- New Site needed to provide capacity, in-building and in-vehicle coverage along East Juan Sanchez Blvd as well surrounding shopping and residential areas
- Most of the area is suburban with shopping as well

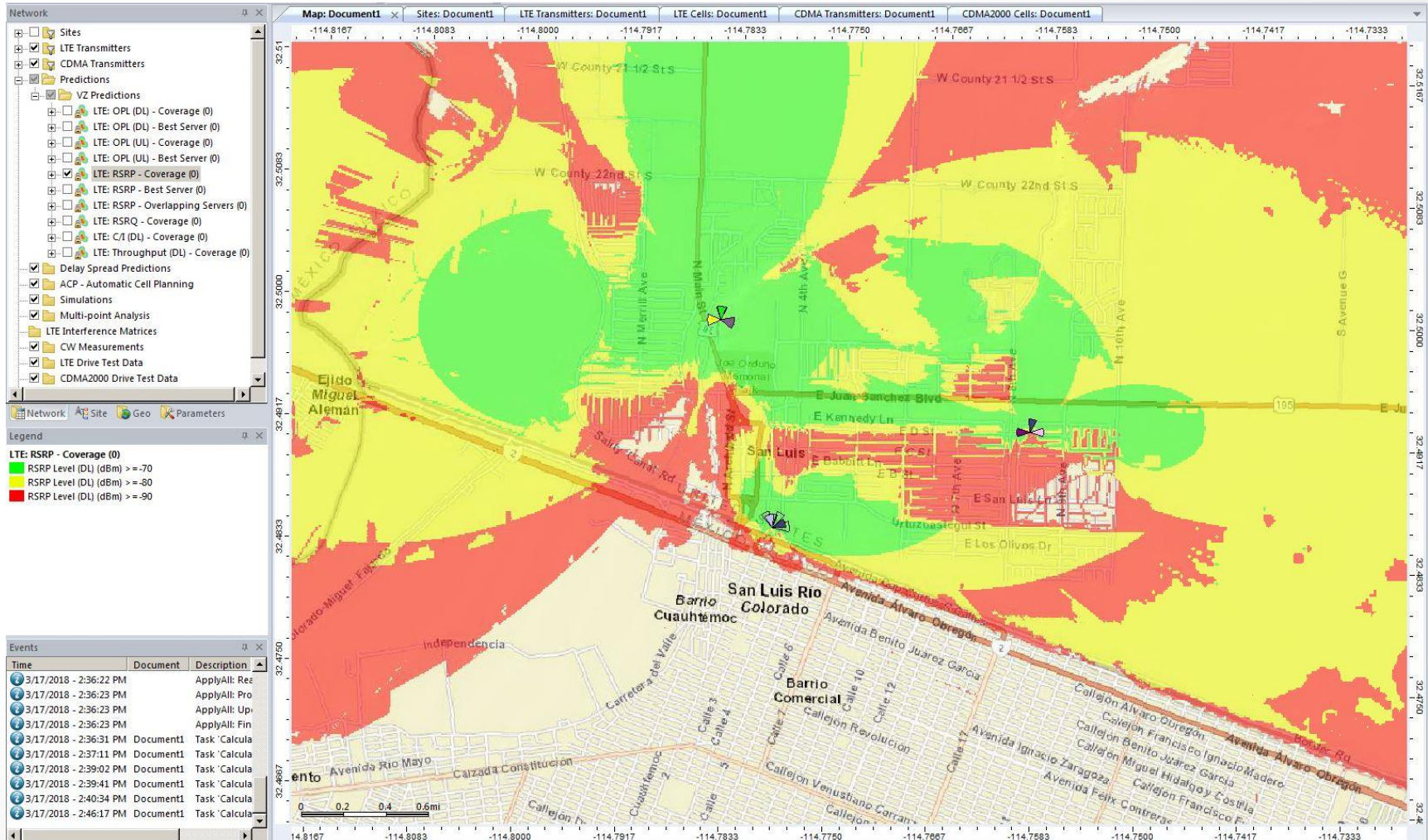
Site Map



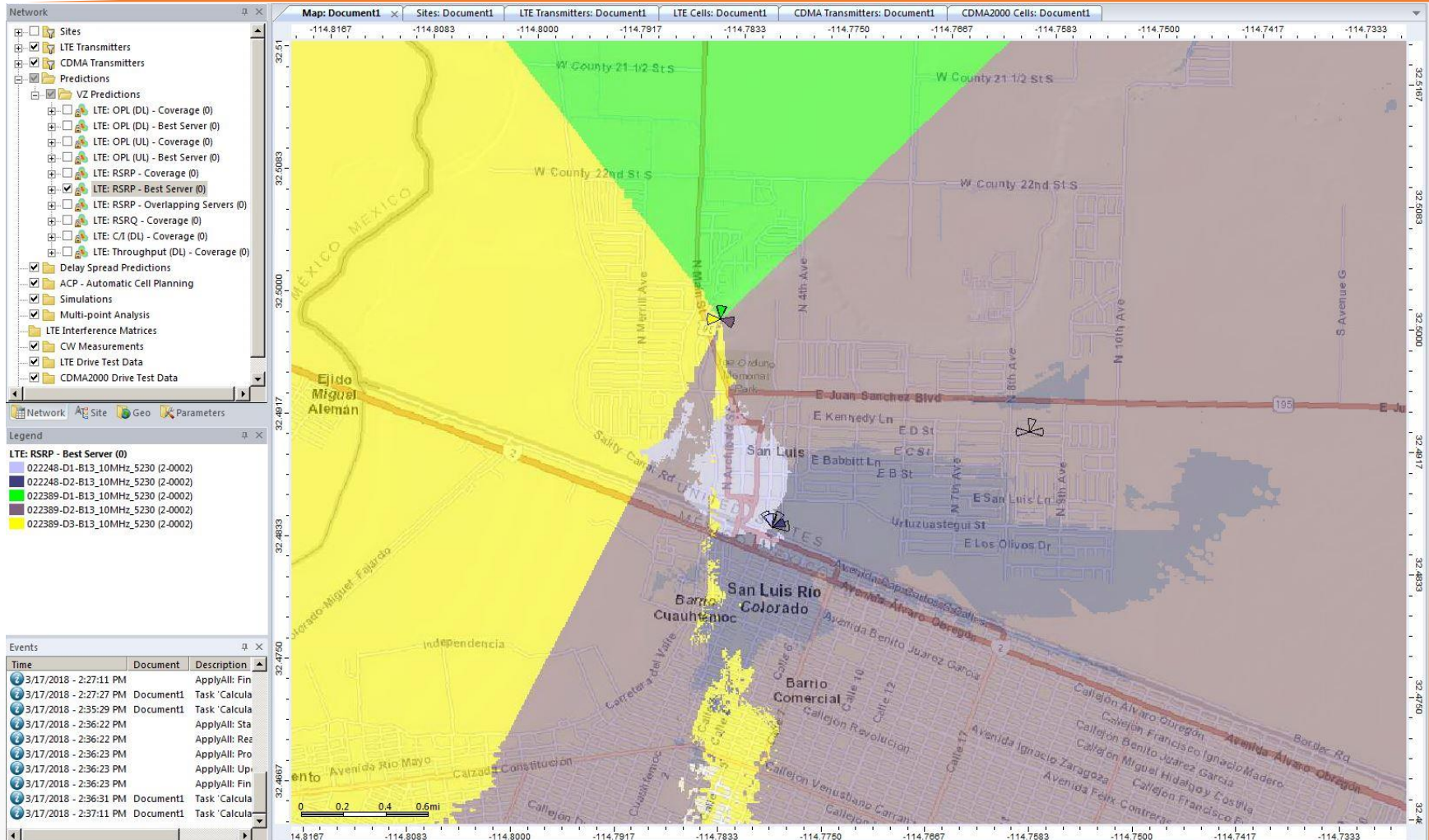
RSRP Current Coverage



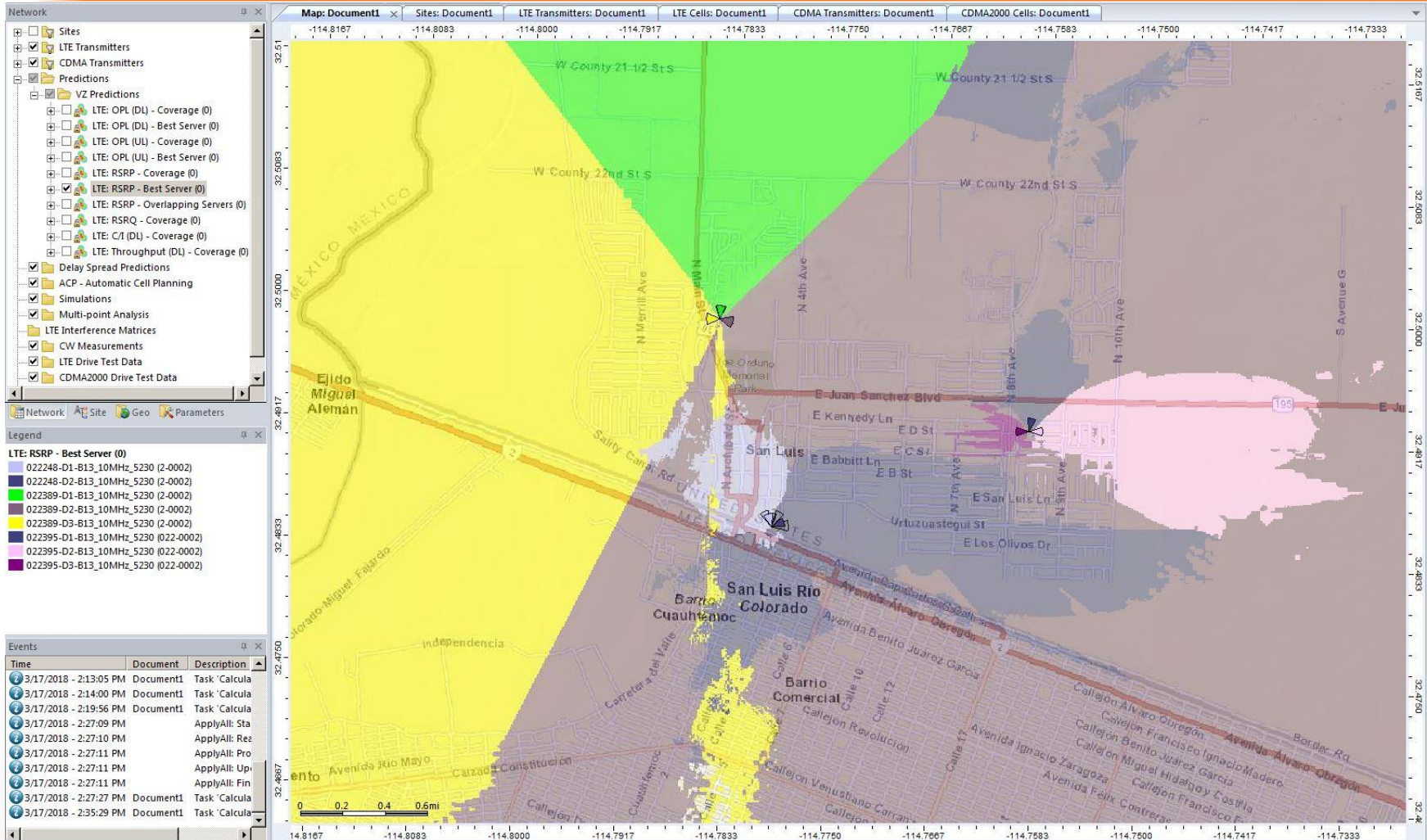
RSRP Coverage with new site



Best Server - Current (-120dbm)



Best Server – with new site (-120dbm)





AGENDA ITEM REVIEW FORM

Work Session

2.C.

Meeting Date: 05/02/2018

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

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

Action Requested: Discussion Item - No Action to be Taken

ITEM:

Discussion and possible directions to staff on any and all matters regarding Minor General Plan Amendment Case No. 2018-0183 and Rezoning Case No. 2018-0127 for Bienestar Estates 10 project to be located on the southeast corner of County 24th Street and Avenue F. **(Jose A. Guzman, Director of Planning and Zoning)**

SUMMARY:

This item is a request by Vianey R. Vega P.E. of Vega & Vega Engineering, PLC, applicant, on behalf of Border Ranches, owner, to change the zoning of approximately 160 acres. The subject property is located on the east mesa of the City of San Luis on the southeast corner of Avenue F and County 24th Street. Santa Cecilia No. 1 and Santa Cecilia No. 2, single-family residential subdivisions under construction, are located north of the proposed rezoning. To the west and south is undeveloped land zoned as Rural Area Residential (RA-10). Adjacent to the east is vacant land zoned as Light Industrial (L-1).

The current zoning of the property is divided in two, 80-acre areas and are zoned Medium-High Density (R-2) and the south 80 acres are zoned Rural Area Residential (RA-10). The proposed zoning change is as follows: 4.54 acres from Medium-High Density Residential (R-2) to Community Commercial (C-2), 75.46 acres from Medium-High Density Residential (R-2) to Medium Density Residential (R1-6) and 80 acres from Rural Area Residential (RA-10) to Medium Density Residential (R1-6).

The purpose of the zone change is to allow a future residential subdivision to be called Bienestar Estates 10. The project is planned to be developed in different phases. The first phase is planned to be around 36 acres and the rest to be developed in the future. The 4.54 acres located at the southeast intersection of Avenue F and County 24th Street will be used for commercial purposes. This location is convenient for adjacent residents as it will be within walking distance for routine local needs such as personal services or limited retail.

The current General Plan for this parcel is Neighborhood designation which is appropriate for the R1-6 but not for the C-2 area. The intent of Neighborhood land designation is to focus on the primary areas (Residential Zoning District) in the community. The Activity Center designation is intended for commercial services that conveniently serve the nearby residential areas.

A Minor Amendment is required for the proposed C-2 area before the rezoning takes effect. A Minor Amendment is being processed to make the Land Use Designation compatible with the proposed commercial zoning change. The Minor Amendment (Case No. 2018-0183) for this rezoning will be presented to the Planning and Zoning Commission in a May 2018 meeting and will be presented to Council at the same time of the rezoning.

RECOMMENDATION / SUGGESTED MOTION:

Discussion and possible directions to staff only, no action.

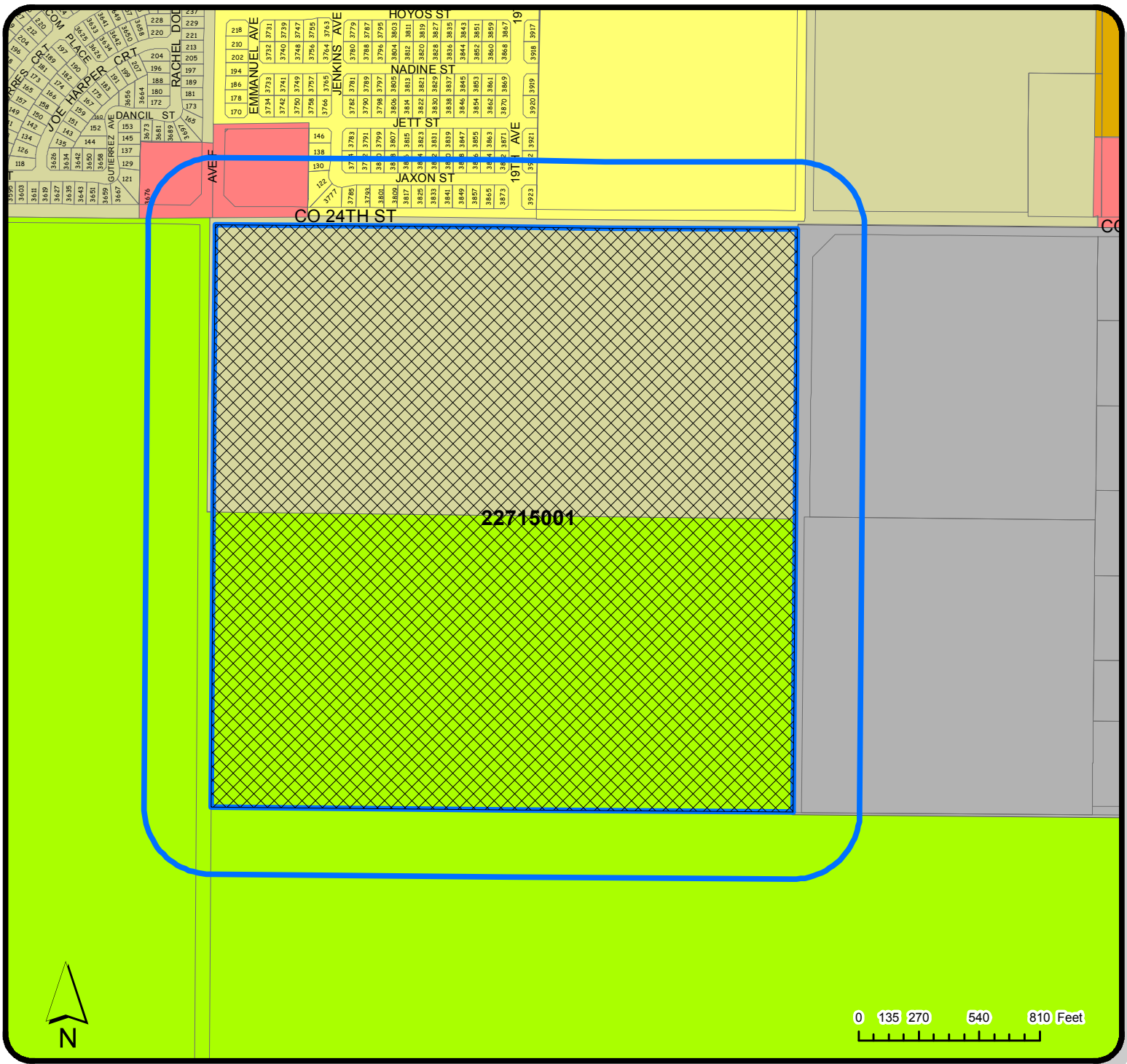
N/A

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM: N/A
CITY/STATE/FEDERAL FUNDS: N/A
TOTAL: N/A
BUDGETED AMOUNT: N/A
AVAILABLE AMOUNT TO TRANSFER: N/A
ACCT NAME & GL#/REMAINING BALANCE BEFORE PURCHASE: N/A
FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):
N/A

Attachments

Location Map-
General Plan Map











LOCATION OF SUBJECT PROPERTY

Location Map

REZONING

Rezoning from
R2-and RA-10 to C2 and R1-6

-  Parcel:22715001
-  300ft Notification Area

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

Date:
04/10/2018

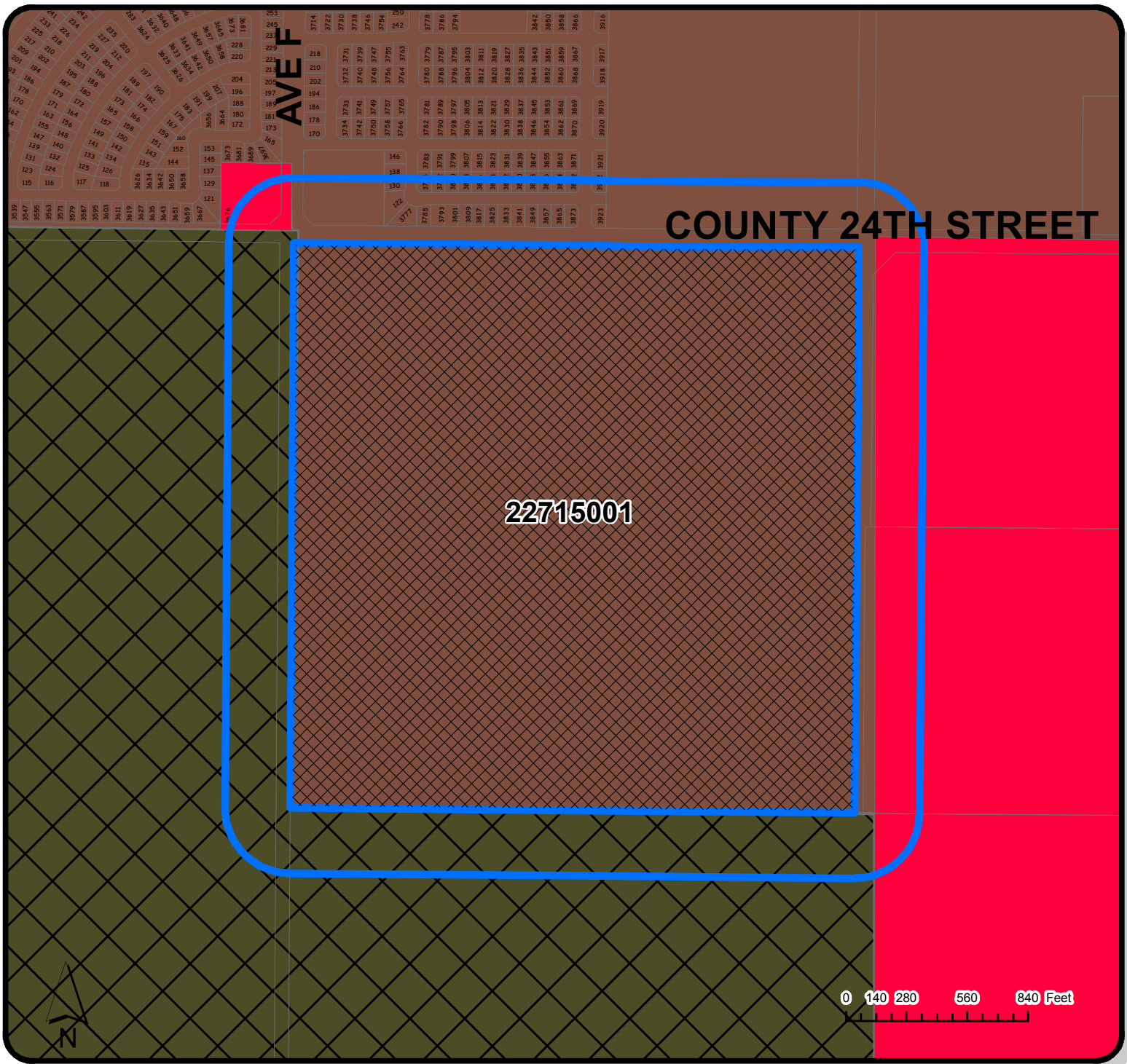
Checked By:
ROMAN PACHECO





Prepared By:
IG

APPROVED BY:
JOSE A. GUZMAN

Case No.
2018-0127



LOCATION OF SUBJECT PROPERTY

-  Parcel: 22715001- Approximately 4.5 Acres or parcel located on the southeast corner of Avenue F and County 24th Street
-  300ft Notification Area

Location Map MINOR AMENDMENT

GENERAL PLAN Legend

-  Conservation
-  Neighborhood
-  Business

LAND USE FROM NEIGHBORHOOD TO ACTIVITY CENTER

Date:
4/16/2018

Checked By:
ROMAN PACHECO



Prepared By:
IG

APPROVED BY:
JOSE A. GUZMAN

Case No.

2018-0183



AGENDA ITEM REVIEW FORM

Work Session

2.D.

Meeting Date: 05/02/2018

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

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

Action Requested: Discussion Item - No Action to be Taken

ITEM:

Discussion and possible directions to staff on any and all matters regarding Rezoning Case No. 2018-0115. A request by Vega & Vega Engineering PLC on behalf of Comite de Bienestar, owner, to rezone Tract "A" of Bienestar Estates 9B from High-Density Residential (R-3) to Medium Density Residential (R1-6). **(Jose A. Guzman, Director of Planning and Zoning)**

SUMMARY:

The subject property is located on the east mesa of the City of San Luis. It is located in the center of Bienestar Estates 9B Subdivision. Bienestar Estates 9B is a single-family residential subdivision zoned as Medium-High Density Residential (R-2). The property to the east is developed and used as a retention basin for the subdivision.

The proposed project is to develop the land as single residential residences with lots of 6,000 square feet minimum; approximately 16 lots. The reason for the rezoning request is that the property is zoned as High-Density Residential (R-3) which does not allow construction of single detached dwellings. The appropriate zoning for the construction of single-family residential lots is the one requested, Medium Density Residential (R1-6).

The current General Plan for this parcel is Neighborhood designation which is appropriate for the R1-6. The intent of Neighborhood land designation is to focus on the primary areas (Residential Zoning District) in the community.

RECOMMENDATION / SUGGESTED MOTION:

Discussion and possible directions to staff only, no action.

N/A

Fiscal Impact

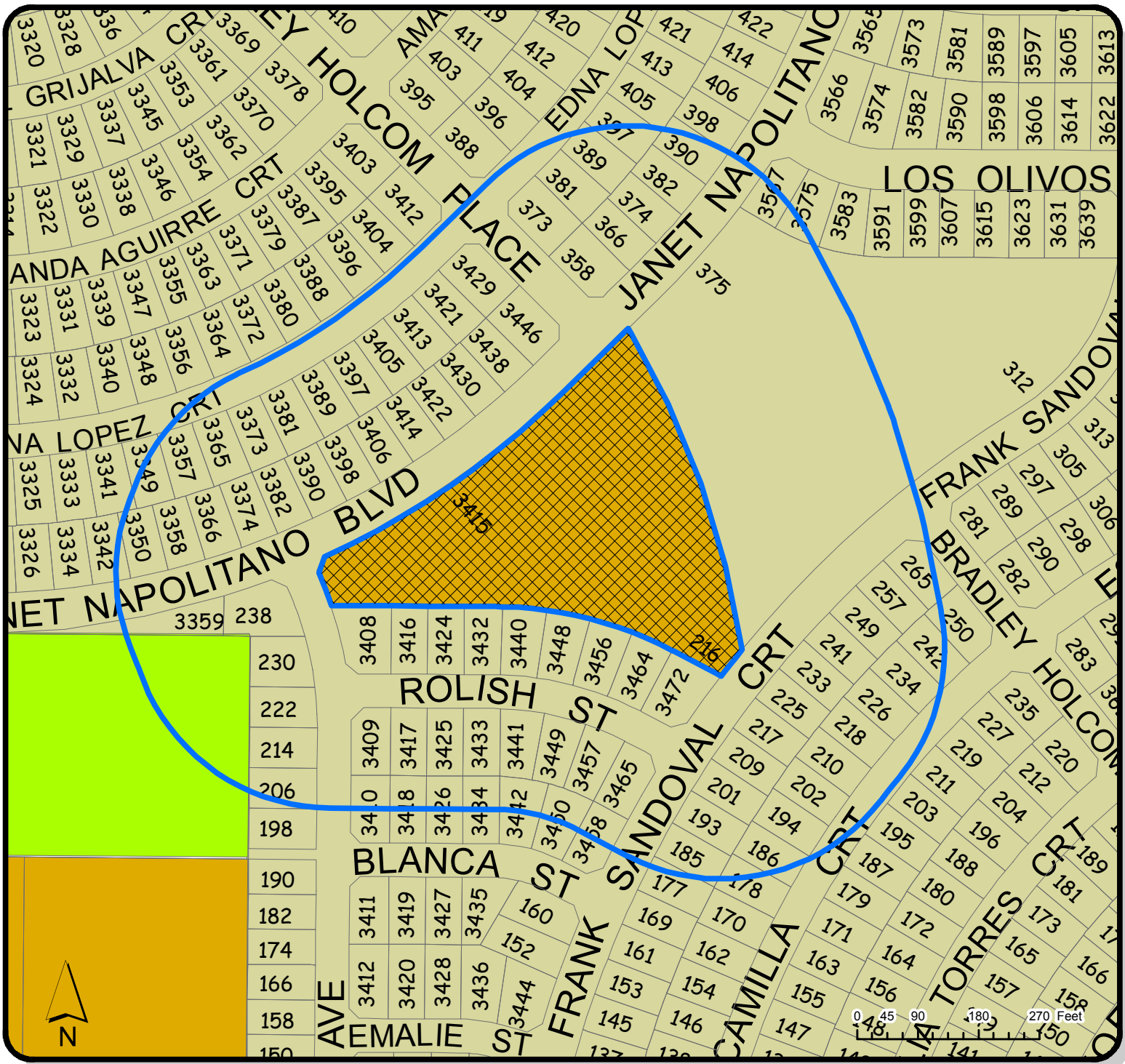
IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM:	N/A
CITY/STATE/FEDERAL FUNDS:	N/A
TOTAL:	N/A
BUDGETED AMOUNT:	N/A
AVAILABLE AMOUNT TO TRANSFER:	N/A
ACCT NAME & GL#/REMAINING BALANCE BEFORE PURCHASE:	N/A

FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):

N/A

Attachments

- Location Map
 - Site Plan
 - Aerial
-







LOCATION OF SUBJECT PROPERTY

Location Map

REZONING

REZONE FROM R-3 to R1-6

 Subdivision: BIENESTAR ESTATE 9B
TRACT A Section: 09 Township: 11S
Range: 24W

MULTIPLE RESIDENCE ZONING DISTRICTS
 R-2
 R-3
 SINGLE RESIDENCE ZONING DISTRICTS
 RA-10

Date:
04/09/2018

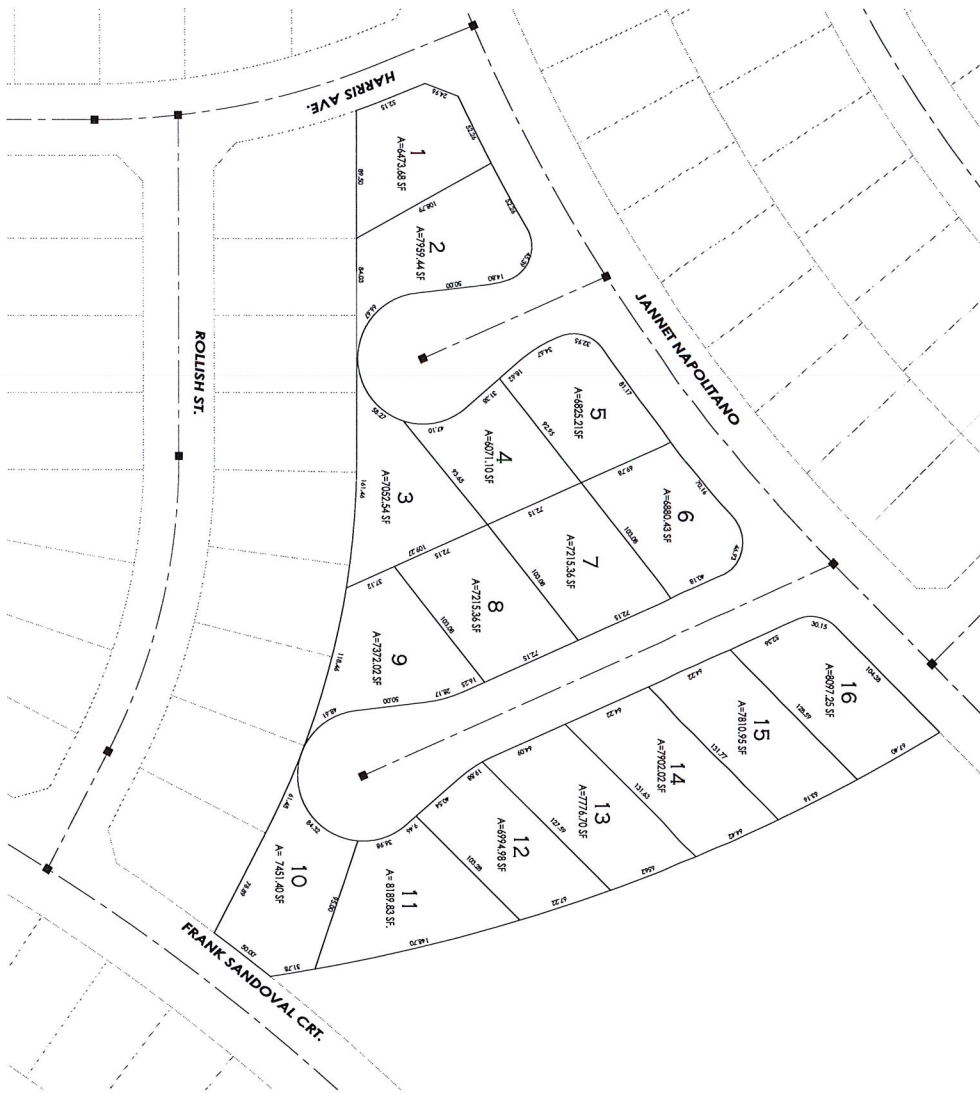
Checked By:
ROMAN PACHECO



Prepared By:
IG

APPROVED BY:
JOSE A. GUZMAN

Case No.
2018-0115



ATTACHMENT "B"

CD	DATE: 12/15/2011
	PROJECT: BIENESTAR ESTATES 9B - PHASE 2
Sheet	OWNER: STATE OF ARIZONA
	DESIGNED BY: [Name]
CONCEPT DESIGN	

COMTE DE BIENESTAR
 BIENESTAR ESTATES 9B - PHASE 2
 CONCEPT DESIGN



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