



## **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 8, 2018. The meeting will take place at the City Council Chambers, located at 1090 E. Union Street, San Luis, Arizona, 85349. Everyone from the public is invited to attend the open meeting.

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

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

THIS NOTICE IS GIVEN BY:

/s/ Roman Pacheco, Planning Technician

## **AVISO DE JUNTA 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, 8 de Mayo del 2018. La junta se llevará a cabo en la Cámara del Consejo de la ciudad, ubicado en el 1090 East Union Street, San Luis, Arizona, 85349. El público esta cordialmente invitado.

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

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

ESTE AVISO ES DADO POR:

/f/ Roman Pacheco, Técnico en Planeación



**AGENDA**  
**Planning & Zoning Commission**  
**Regular Meeting**  
**San Luis Council Chambers**  
**1090 E. Union Street**  
**San Luis, AZ 85349**  
**Tuesday, May 8, 2018**  
**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. CONSENT AGENDA**

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

**3. A. APPROVAL OF MINUTES -**

-Regular Planning and Zoning Commission meeting held April 10, 2018

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

**4. A.** Public hearing followed by discussion and possible action on any and all matters regarding Conditional Use Permit Case No. 2018-0155. A request by Sun State Tower, on behalf of The City of San Luis, owner, for a Conditional Use Permit to allow the construction of a 80-foot cell tower to be located at 821 N. Garcia Lane, San Luis, Arizona.

A. Open public hearing

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

B. Close public hearing

C. Action on Conditional Use Permit Case No. 2018-0155

**4. B.** Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2018-0115. A request by Vega and 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).

A. Open public hearing

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

B. Close public hearing

C. Action on Rezoning Case No. 2018-0115

4. C. Public hearing followed by discussion and possible action on any and all matters regarding Minor General Plan Amendment Case No. 2018-0183. A request by Vega & Vega Engineering PLC to amend the 2020 General Plan by changing the Land Use Designation of 4.54 acres of land, located on the southeast corner of County 24th Street and Avenue F, from Neighborhood to Activity Center.

A. Open public hearing

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

B. Close public hearing

C. Action on Minor General Plan Amendment Case No. 2018-0183

4. D. Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2018-0127. A request by Vega & Vega Engineering PLC to rezone approximately 160 acres of land located on the southeast corner of County 24th Street and Avenue.

A. Open public hearing

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

B. Close public hearing

C. Action on Rezoning Case No. 2018-0127

5. **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.

6. **ADJOURNMENT**



## AGENDA ITEM REVIEW FORM

### Planning & Zoning Commission Meeting

3.A.

Meeting Date: 05/08/2018

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#### Summary

#### **APPROVAL OF MINUTES -**

-Regular Planning and Zoning Commission meeting held April 10, 2018

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#### Attachments

Minutes April 10, 2018

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## **MINUTES**

REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
SAN LUIS COUNCIL CHAMBERS  
1090 E. UNION STREET  
APRIL 10, 2018  
7:00 PM

**1. CALL TO THE ORDER /ROL CALL:** The meeting was called to order at approximately 7:03 PM., by Chairman Javier Barraza.

**2. PLEDGE OF ALLEGIANCE:** Pledge of Allegiance was led by Chairman Barraza.

**PRESENT:**

Chairman Javier Barraza  
Commission Member Daniel Bazua  
Commission Member Hugo Garcia  
Commission Member Guillermina Fuentes  
Commission Member Veronica Zavala

**ABSENT:**

Vice Chairman Marco A. Pinzon  
Commission Member Jose A. Ponce

**OTHER PRESENT:**

Jose A. Guzman, Director of Planning and Zoning  
Roman Pacheco, Planning Technician  
Kay Macuil, City Attorney  
Tadeo A. De La Hoya, City Manager

### **3. CONSENT AGENDA**

#### **3. A. APPROVAL OF MINUTES**

- Regular Planning and Zoning Commission meeting held January 9, 2018
- Regular Planning and Zoning Commission meeting held February 13, 2018

#### **3. B. WITHDRAWAL BY APPLICANT**

Any and all matters regarding Rezoning Case No. 2018-0802. A request by Riedel Holdings L.L.C, Nieves Riedel, owner, to rezone approximately 15.1 acres, from Rural Area Residential (RA-10) to Medium-High Density Residential (R-2) zoning district. The property is located west of 8th Avenue between Bienestar Estates No. 5 Subdivision and the East Main Canal.

**MOTION:** **Guillermina Fuentes / Hugo Garcia** to APPROVE the consent agenda as presented. Motion passed unanimously (5-0).

### **6. CALL TO THE PUBLIC**

**Mr. Jose A. Guzman, Director of Planning and Zoning,** presented Mrs. Veronica Zavala appointed by the San Luis City Council to serve as Member to the Planning and Zoning Commission.

### **7. ADJOURNMENT**

**MOTION:** **Hugo Garcia / Daniel Bazua** to adjourn the Regular Planning & Zoning Meeting at approximately 7:08 p.m. Motion passed unanimously.



## PLANNING & ZONING AGENDA ITEM REVIEW FORM

### Planning & Zoning Commission Meeting

4.A.

**Meeting Date:** 05/08/2018

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

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#### ITEM:

Public hearing followed by discussion and possible action on any and all matters regarding Conditional Use Permit Case No. 2018-0155. A request by Sun State Tower, on behalf of The City of San Luis, owner, for a Conditional Use Permit to allow the construction of a 80-foot cell tower to be located at 821 N. Garcia Lane, San Luis, Arizona.

- A. Open public hearing
  - 1. Staff presentation
  - 2. Call to the Public on this item
- B. Close public hearing
- C. Action on Conditional Use Permit Case No. 2018-0155

#### SUMMARY:

Sun State Towers has requested a Condition Use Permit (CUP) 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 (Assessor Parcel No. 776-35-900). The CUP is required as per Section 152.319(A) of the City of San Luis Code of Ordinances.

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 property is zoned as Medium-High Density Residential (R-2) and it is used as a retention basin for the subdivision. All adjacent properties are zoned R-2 and are single-family homes except property adjacent to the east is use as a preschool (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.

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). The Lease Agreement and Variance will be presented to City Council for consideration before the Conditional Use Permit on the same regular

meeting.

### **TELECOMMUNICATIONS ACT OF 1996:**

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

### **CITIZEN REVIEW MEETING:**

The Citizen Review Meeting was held on May 1, 2018 at City Hall Council Chambers at 6:00 p.m. The intent of this meeting was to allow the public to learn about the project, ask questions, and express any comments. There were 3 people from the public present; one person was concerned about the electromagnetic radiation exposure, the applicant mentioned that exposure is a portion of the maximum allowed. Another gentleman stated that he would like to see improvement made to the retention with the money collected from the lease.

### **AGENCY REVIEW:**

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

1. City of San Luis Fire Department (4-17-18)
2. City of Yuma (4-19-18)
3. Marine Corps Air Station Yuma (4-20-18)

As required by State Statute, staff sent notification letters to property owners within 300 feet of the proposed project (67 letters). Staff received about 7 telephone calls and 1 property owner visit with questions regarding the project. We encourage them to attend the Citizen Review Meeting and public hearings. The city has not received any other significant concerns or objections from the various review agencies or adjacent property owners.

The applicant has provided the information and materials necessary for review of the Conditional use Permit. The applicant has apply for a Variance (Variance Case No. 2018-0154) from the Board of Adjustment (City Council) to allow reduced setbacks required by Section 152.318(C).

### **RECOMMENDED MOTION:**

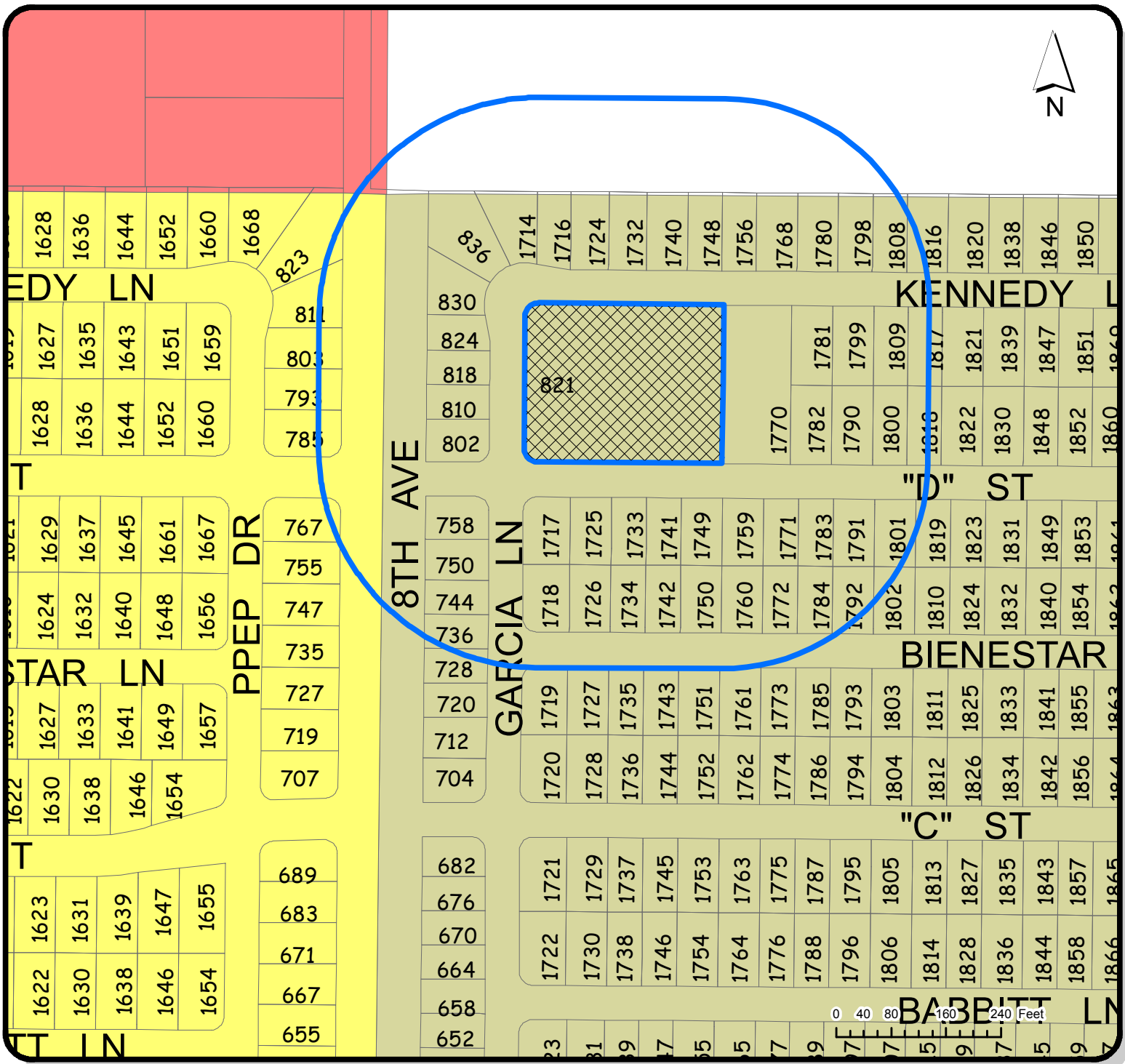
**I MOVE TO FORWARD CONDITIONAL USE PERMIT CASE NO. 2018-0155 TO THE CITY COUNCIL WITH RECOMMENDATION OF APPROVAL AS PRESENTED BY STAFF.**

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### **Attachments**

Location Map  
Areal antenna location  
Pictures of Location  
Site Plan  
Fall Zone  
Monoelm Example  
Coverage Maps


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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

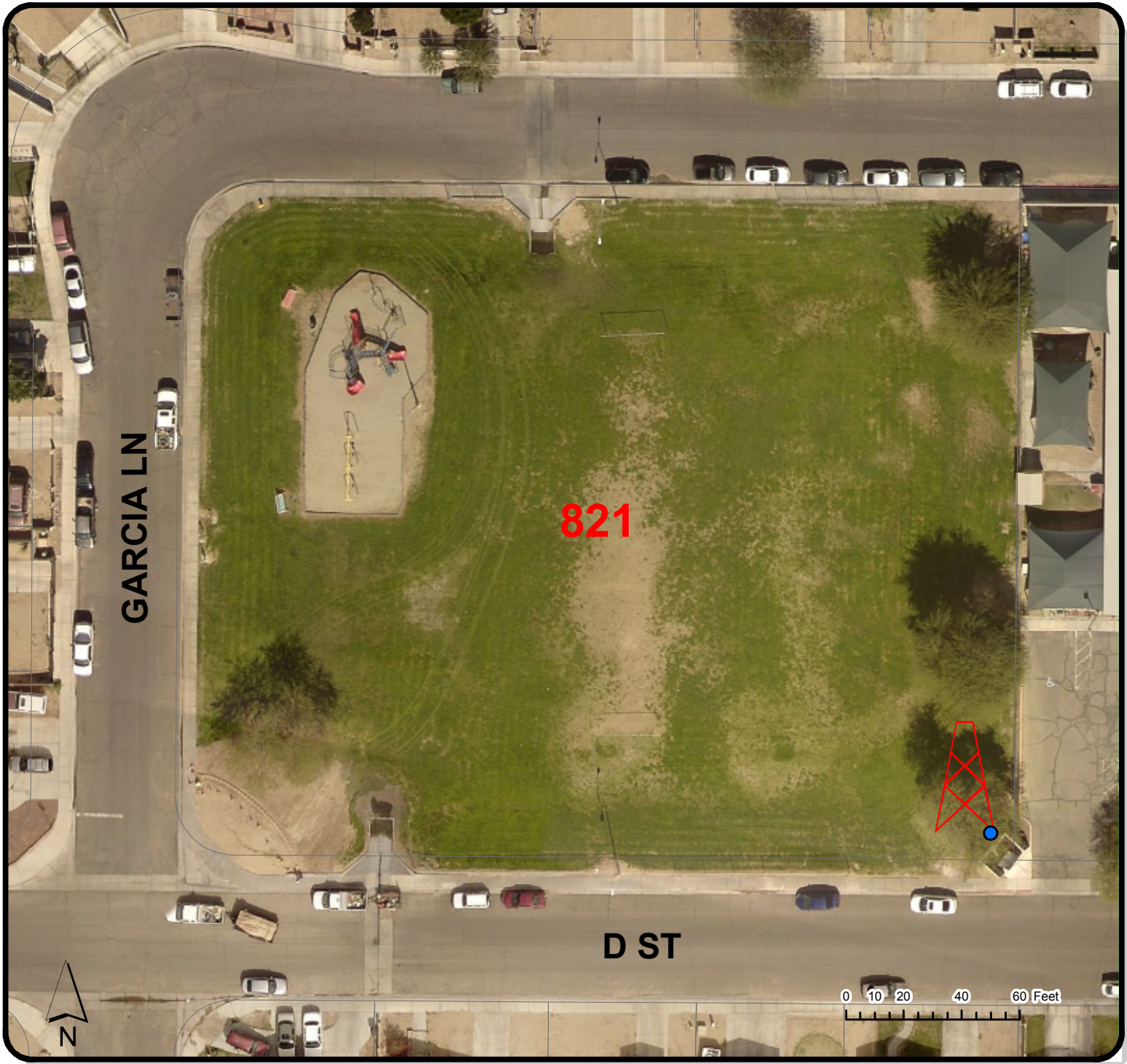


**Prepared By:**  
IG

**Case No.**  
2018-0155

**Checked By:**  
ROMAN PACHECO

**APPROVED BY:**  
JOSE A. GUZMAN



821

GARCIA LN

D ST

0 10 20 40 60 Feet



# 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.**



Juan Sanchez Blvd

8th Avenue

Kennedy Ln

Garcia Ln

D Street

Project Area





**Project Area**

Kennedy Ln

Garcia Ln

D Street



# 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**

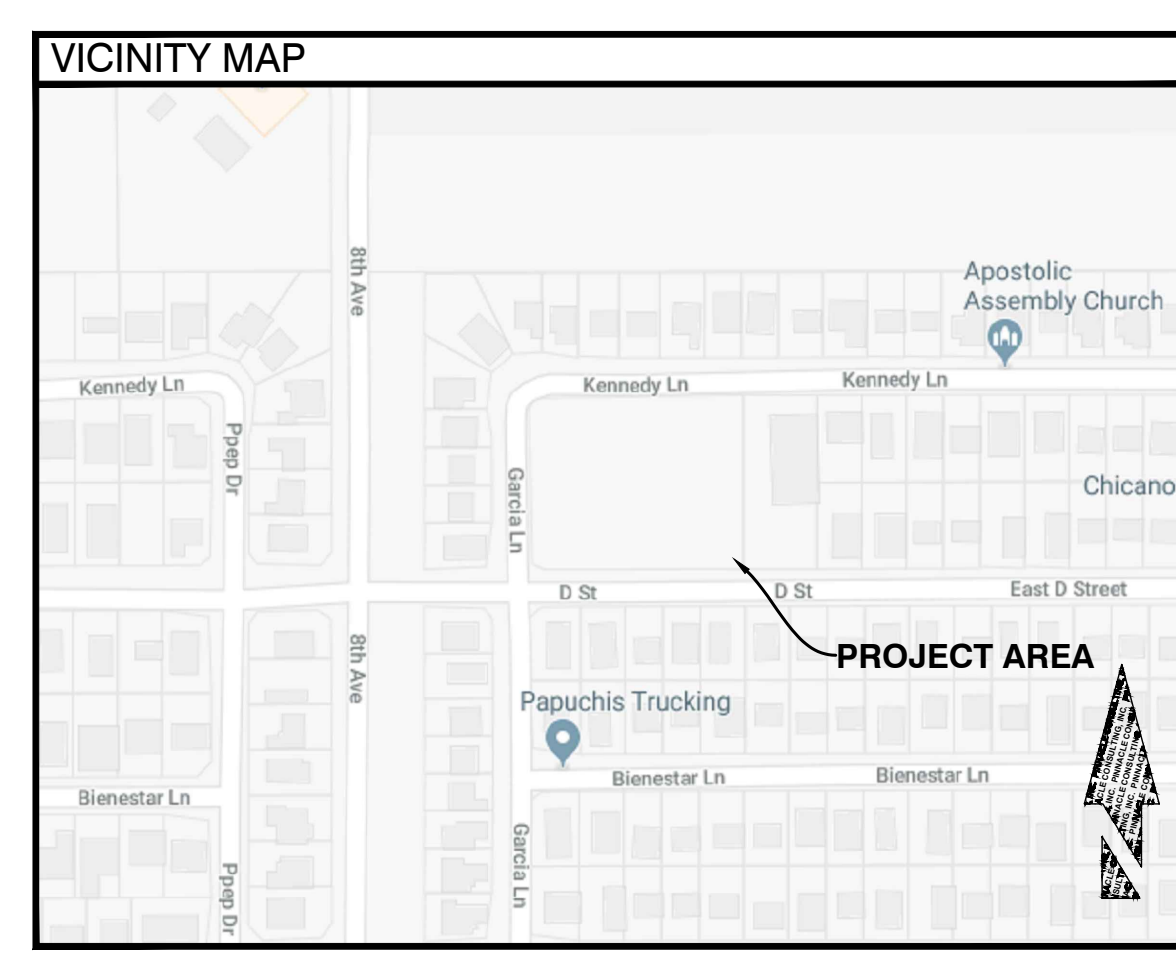
PINNACLE CONSULTING, INC.  
 1426 N. MARVIN STREET #101  
 GILBERT, AZ 85233  
 CONTACT: KYLE FORTIN  
 PHONE: (623) 217-4235

**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**

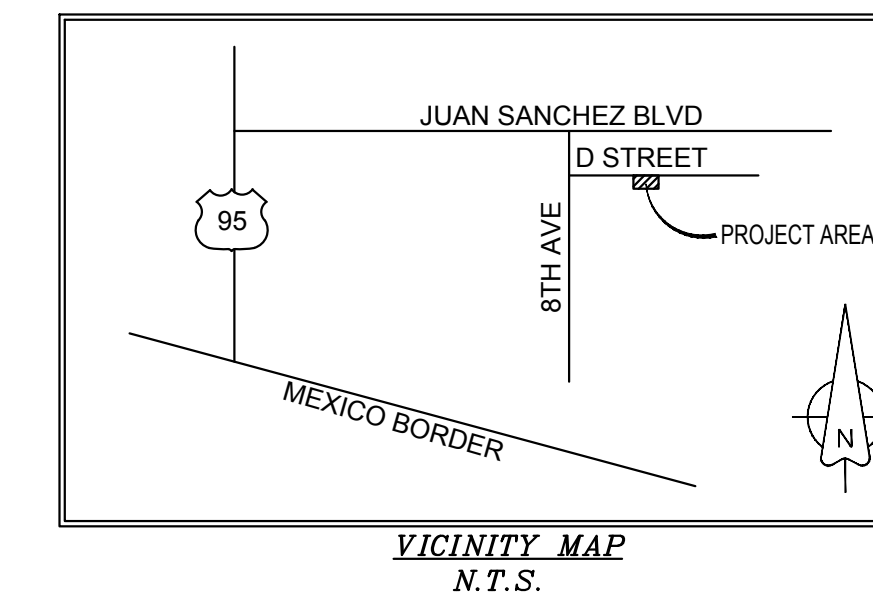
1. ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE CO., ORDER NO.: 21702821 EFFECTIVE DATE: 10/19/2017.
2. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
3. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM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

Professional Engineer Seal for Ryan L. Fidler, License No. 44007, State of Arizona, expires 03/31/18.

REUSE OF DOCUMENT  
 THE IDEAS & DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RLF CONSULTING, LLC & IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF RLF CONSULTING, LLC.

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.

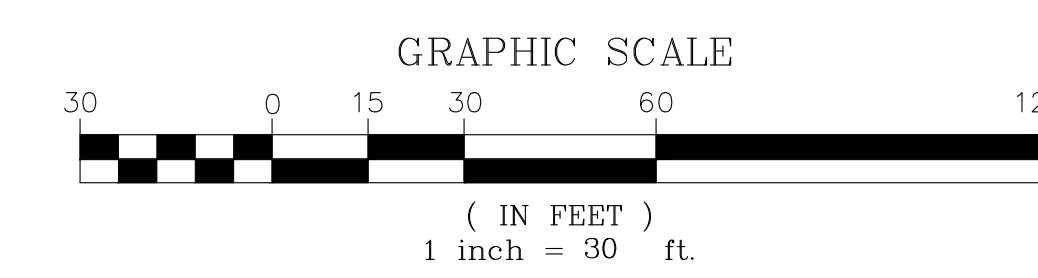
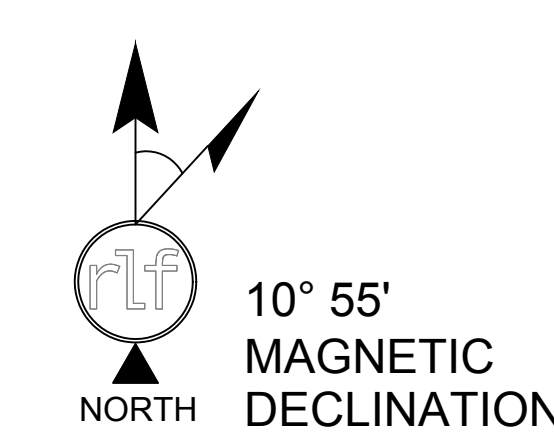
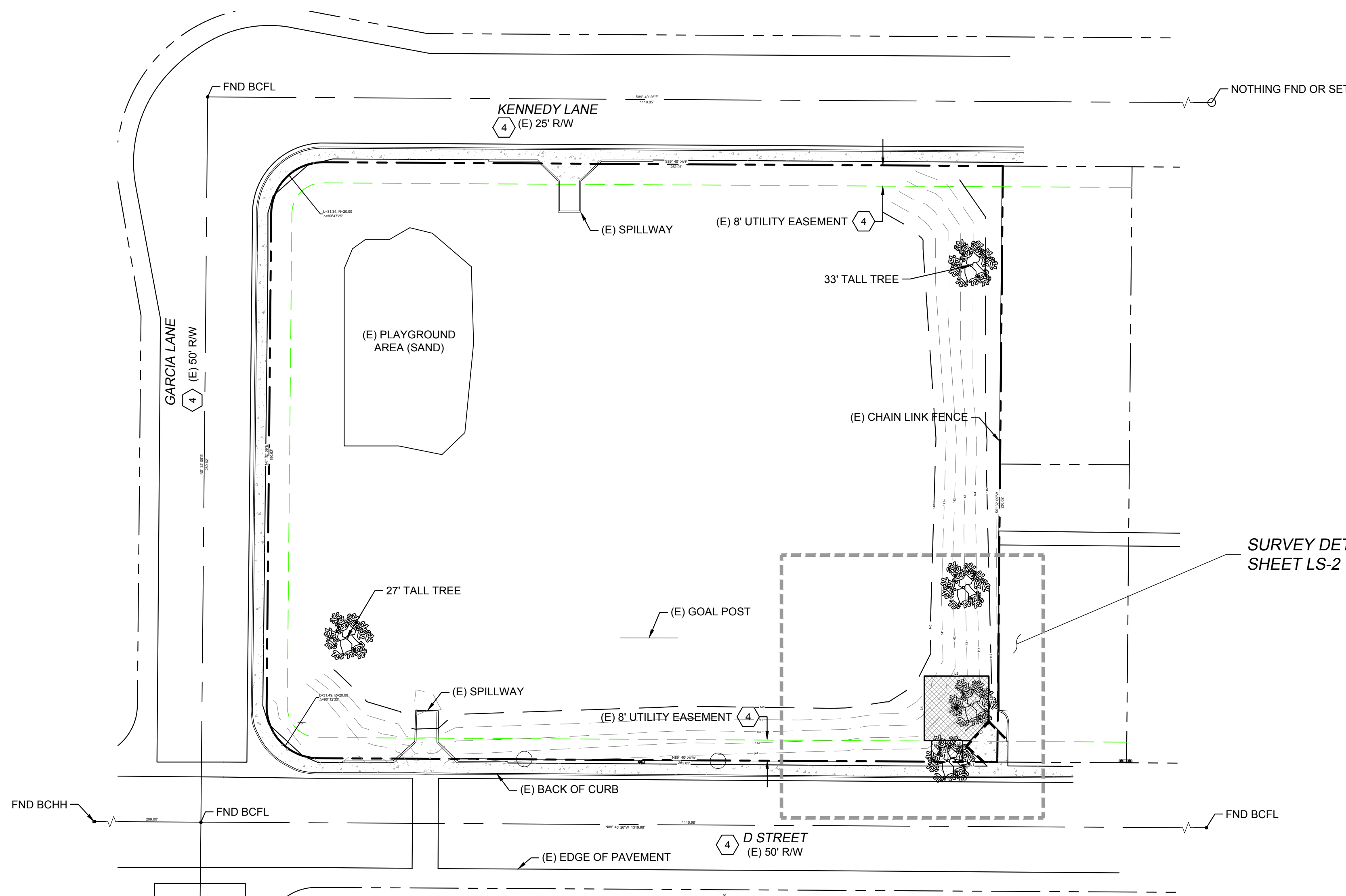
**FLOOD ZONE DESIGNATION**

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.

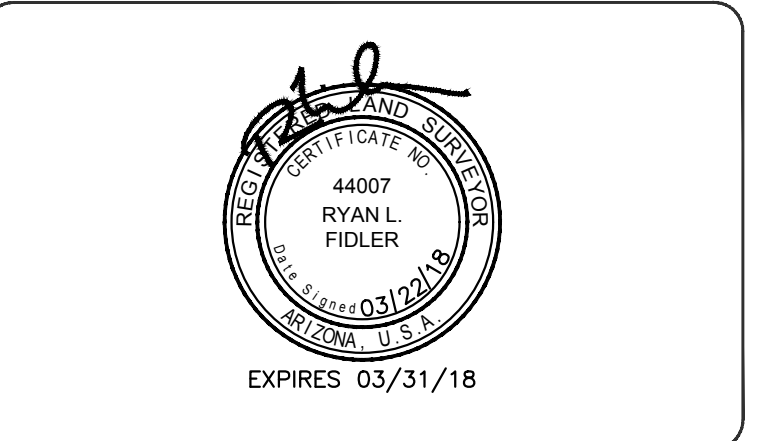
**LEGEND**

- ⊙ 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



REUSE OF DOCUMENT  
 THE IDEAS & DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RLF CONSULTING, LLC & IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF RLF CONSULTING, LLC.

PROJECT No.  
**10008554**

SITE NAME:  
**AZ4 ALAMENDRA**

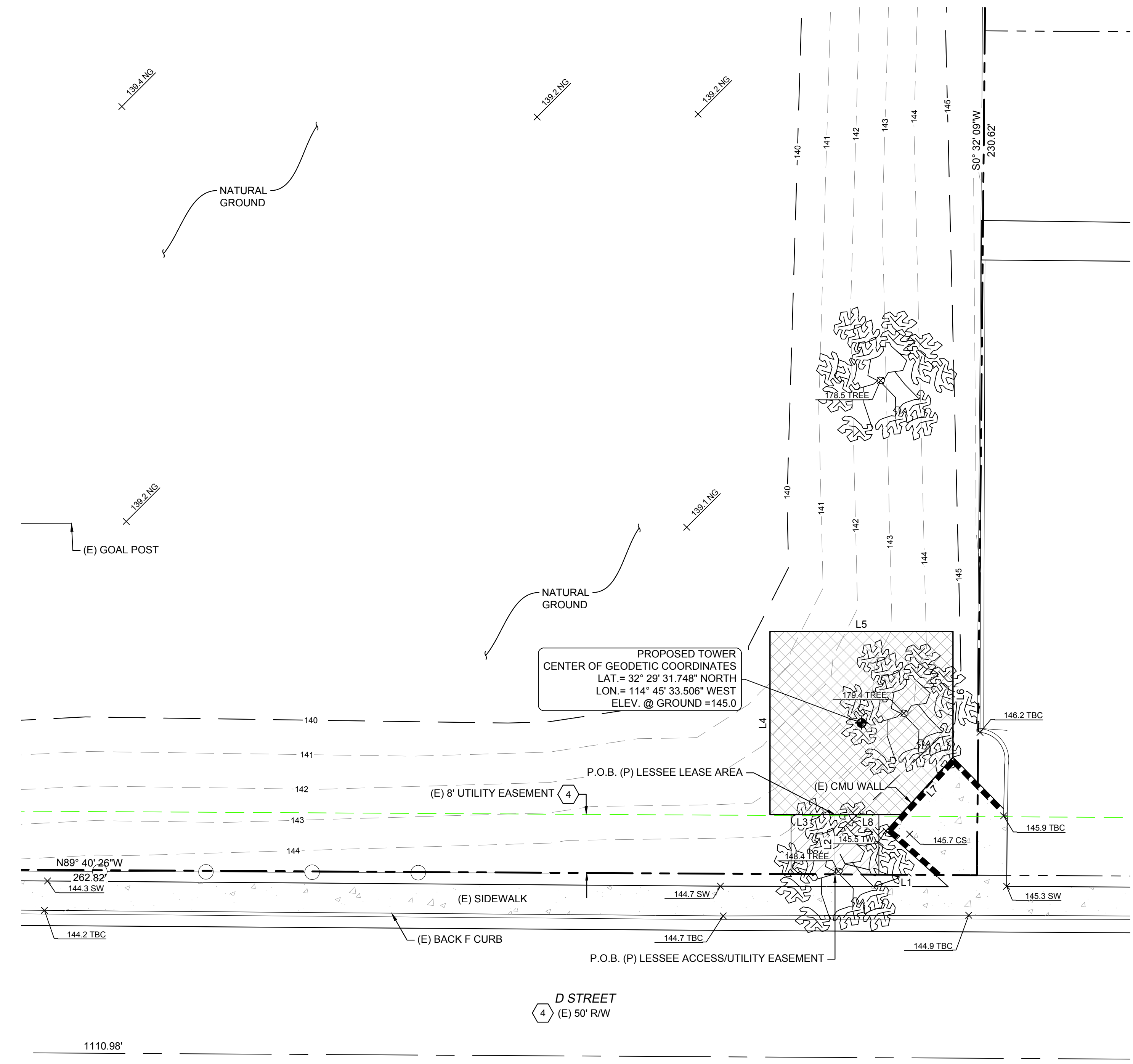
SITE ADDRESS:  
**D ST & GARCIA LN  
 SAN LUIS, AZ 85349**

SHEET TITLE:  
**TOPOGRAPHIC SURVEY**

SHEET NO. <b>LS-2</b>	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:

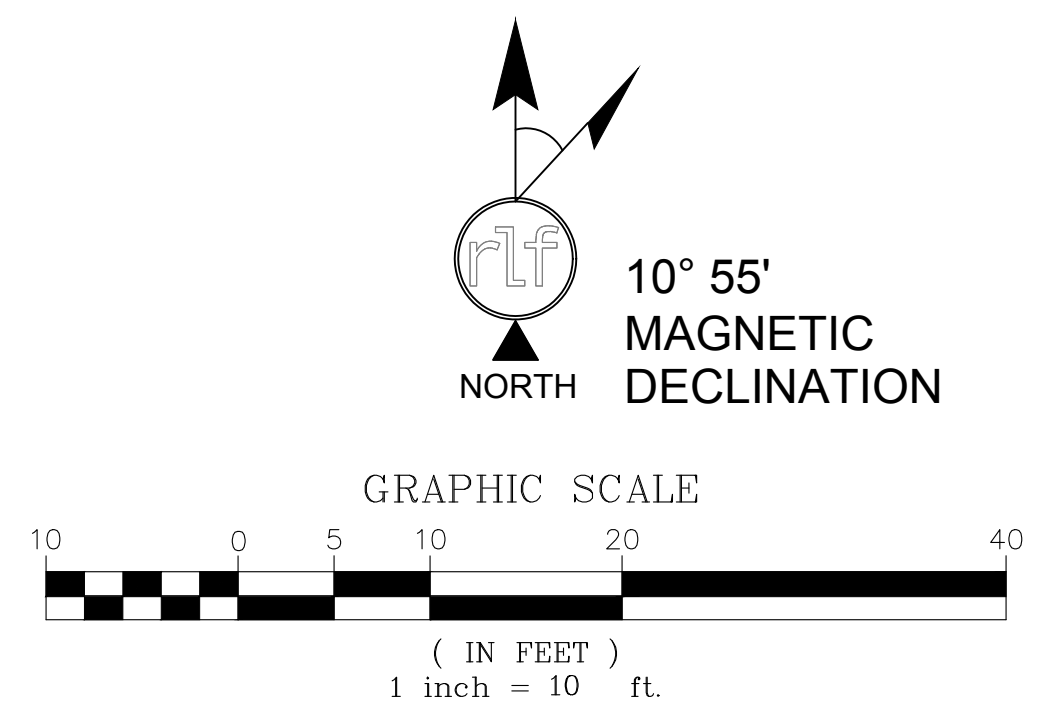
COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE NORTH 89°40'26" WEST ALONG THE SOUTH LINE OF SAID TRACT, 19.39 FEET TO THE POINT OF BEGINNING.

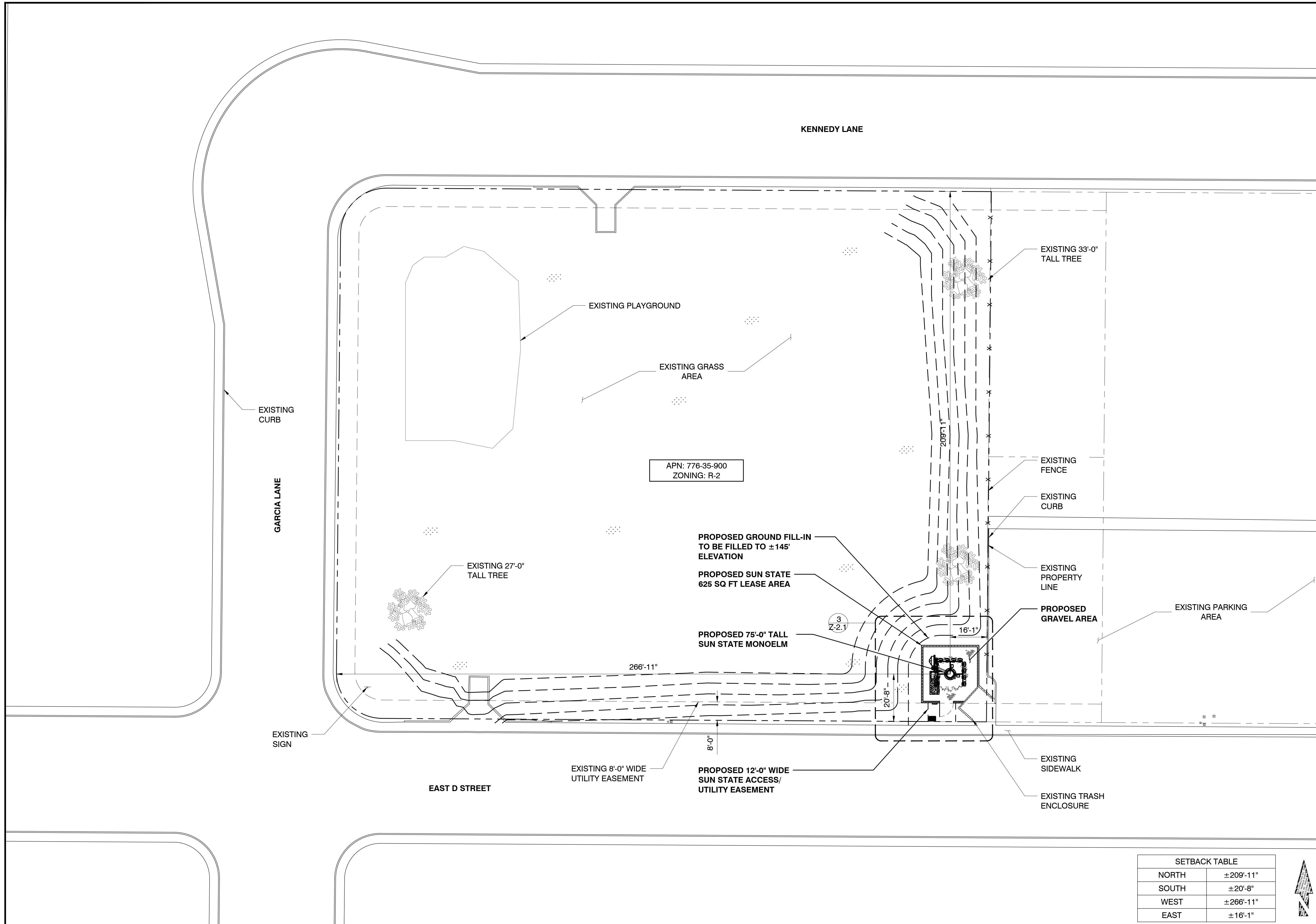
THENCE DEPARTING SID SOUTH LINE NORTH 00°00'00" EAST, 8.17 FEET TO THE POINT OF TERMINUS.

**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 NORTH 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**

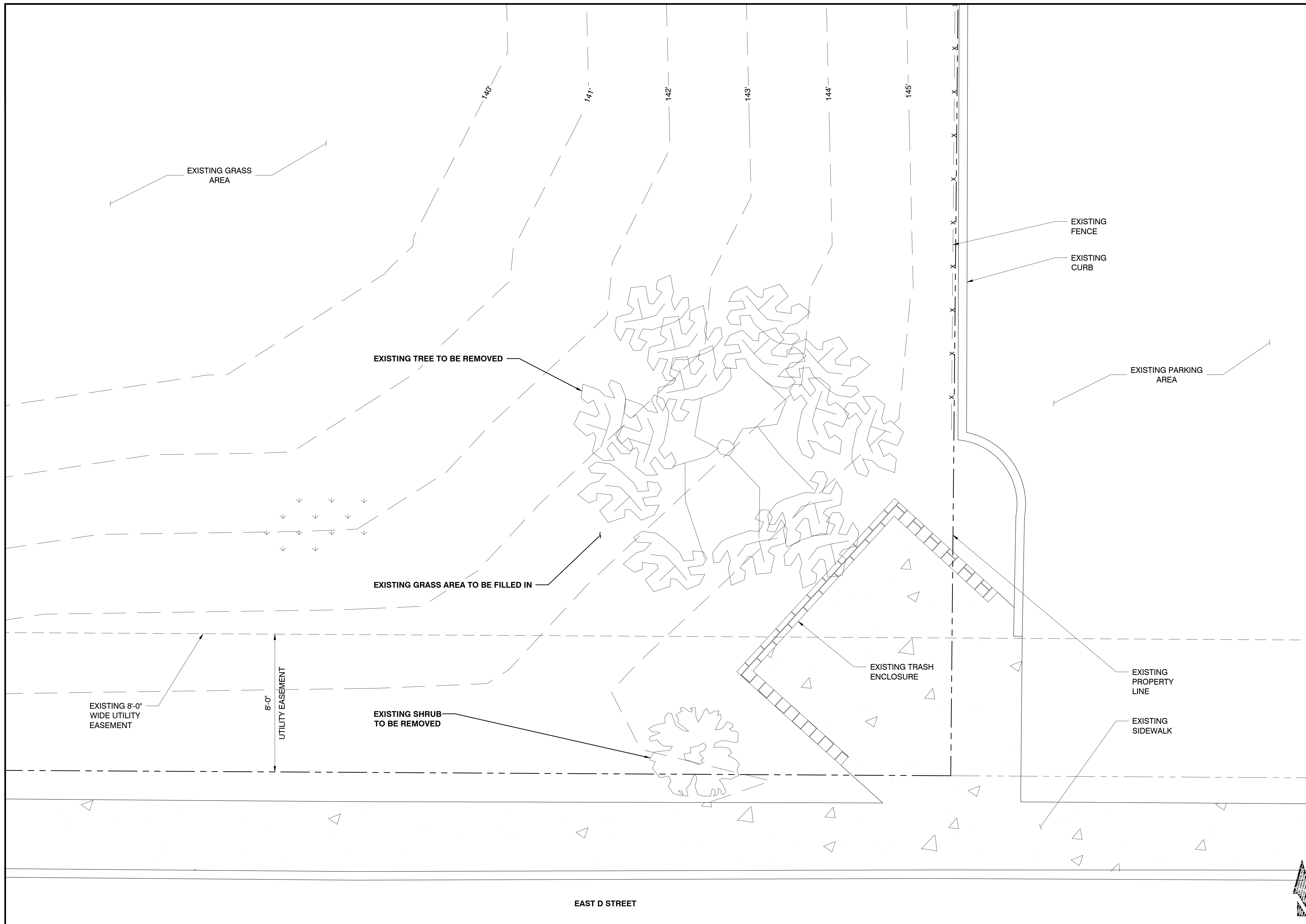
SETBACK TABLE

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

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1426 N. MARVIN STREET # 101  
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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"

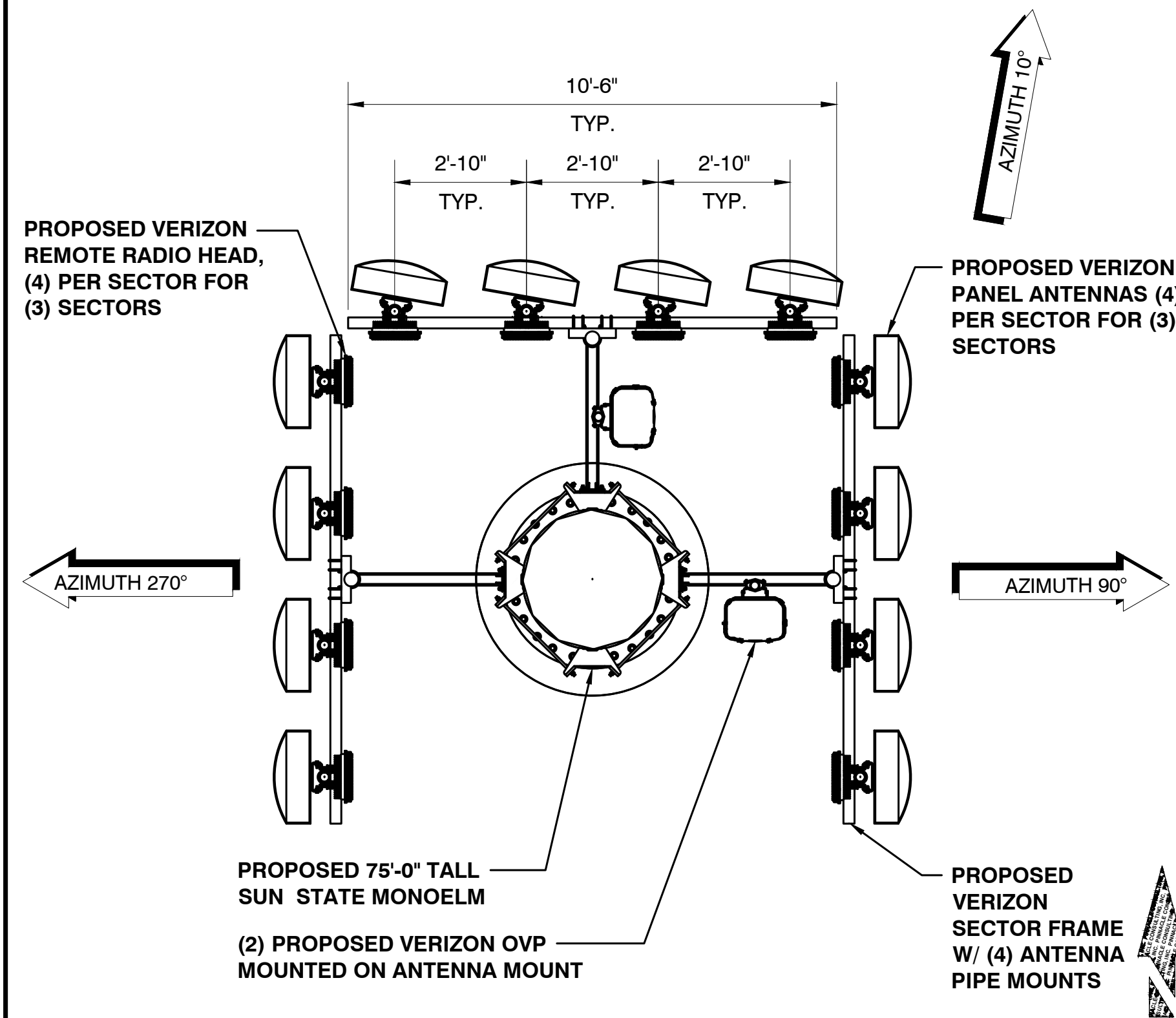
NEW COAXIAL CABLE TABLE					
SECTOR	AZIMUTH	LENGTH	QTY.	SIZE	TYPE
ALPHA	10°	±120'	2	1 1/4"Ø	HYBRIFLEX CABLE
BETA	90°				
GAMMA	270°				

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.

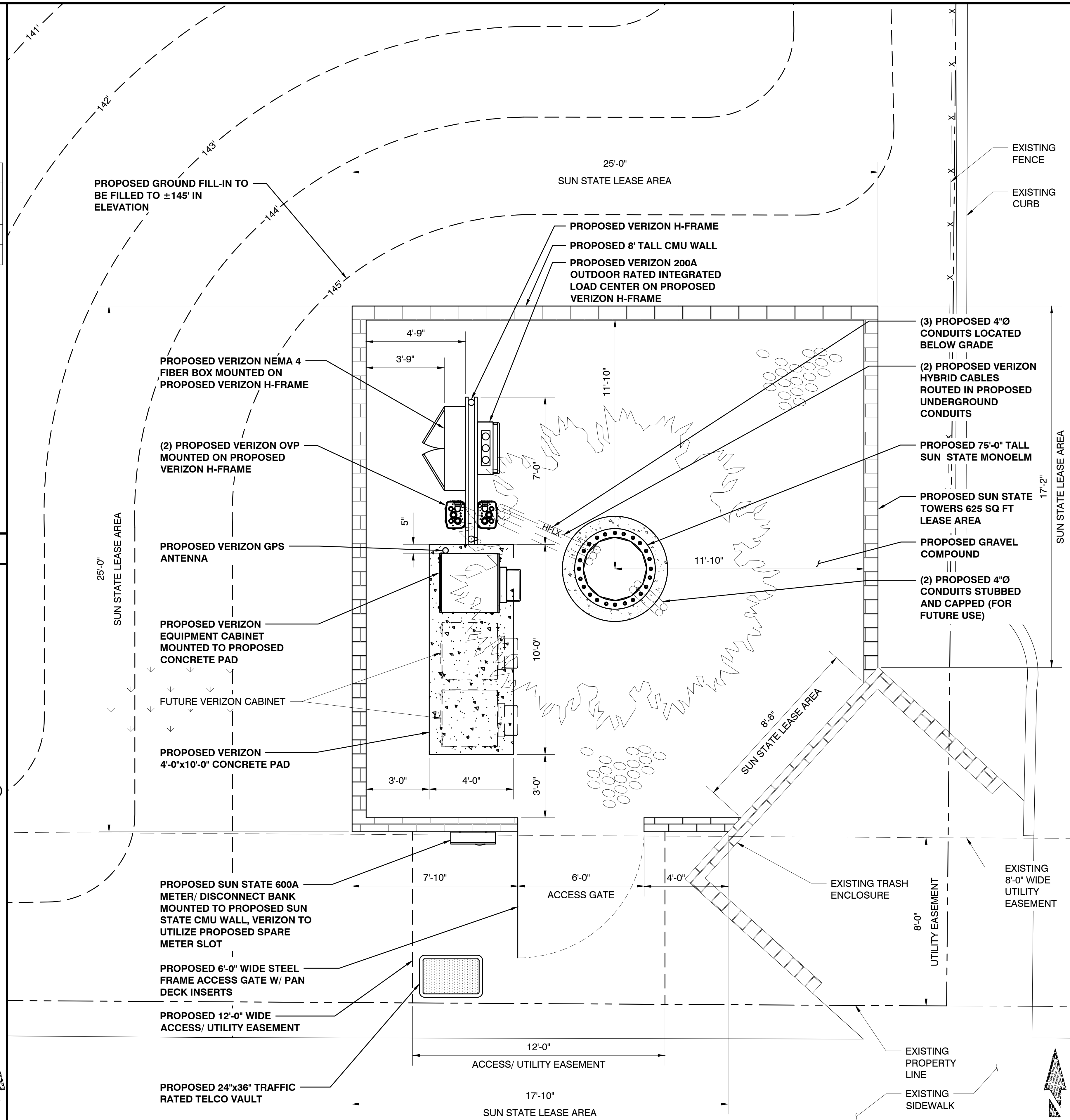
### CABLING DETAIL

\*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

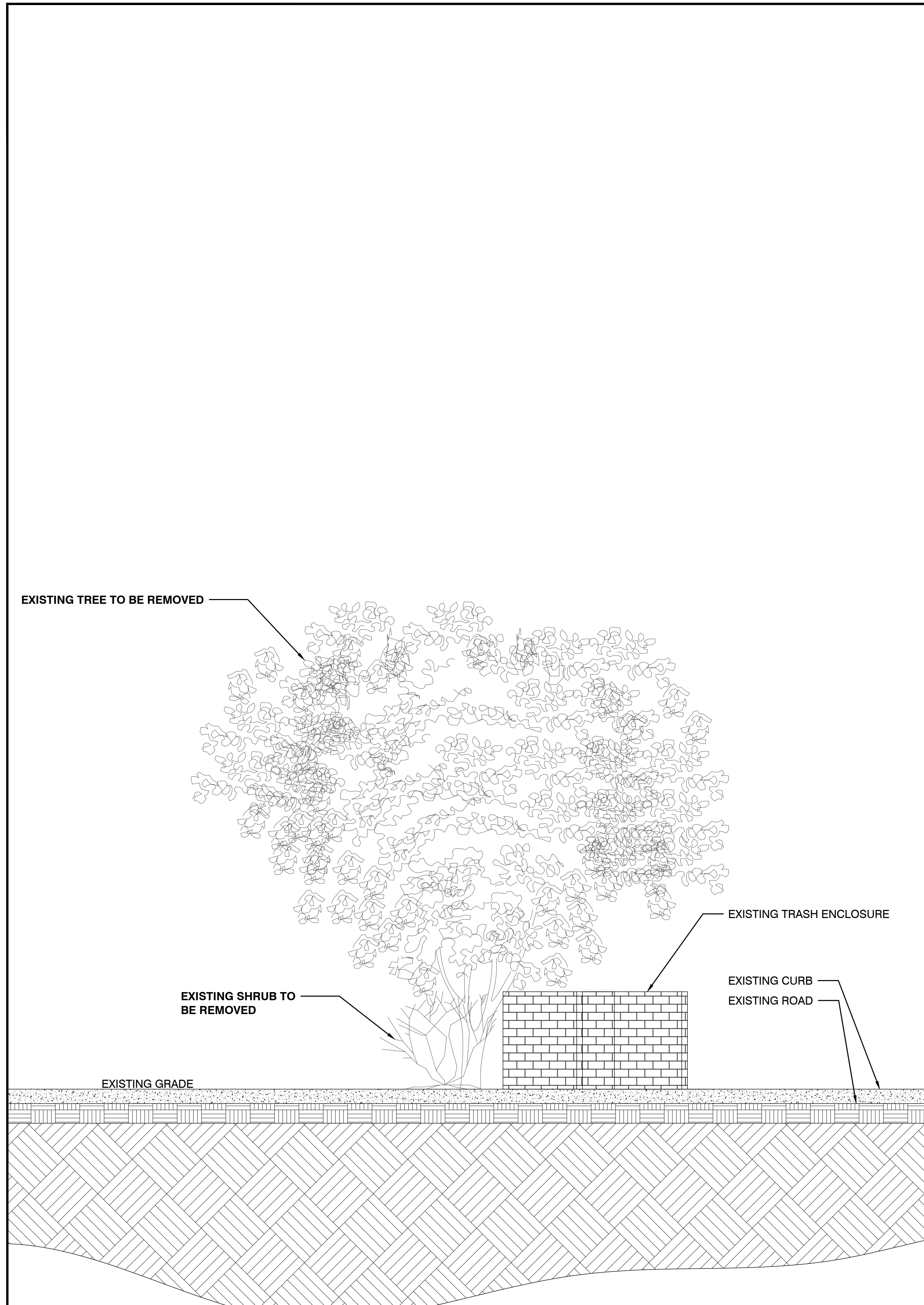
**FINAL FOR ZONING ONLY**

AZ15-030 BAJA/AZ4 ALMENDRA

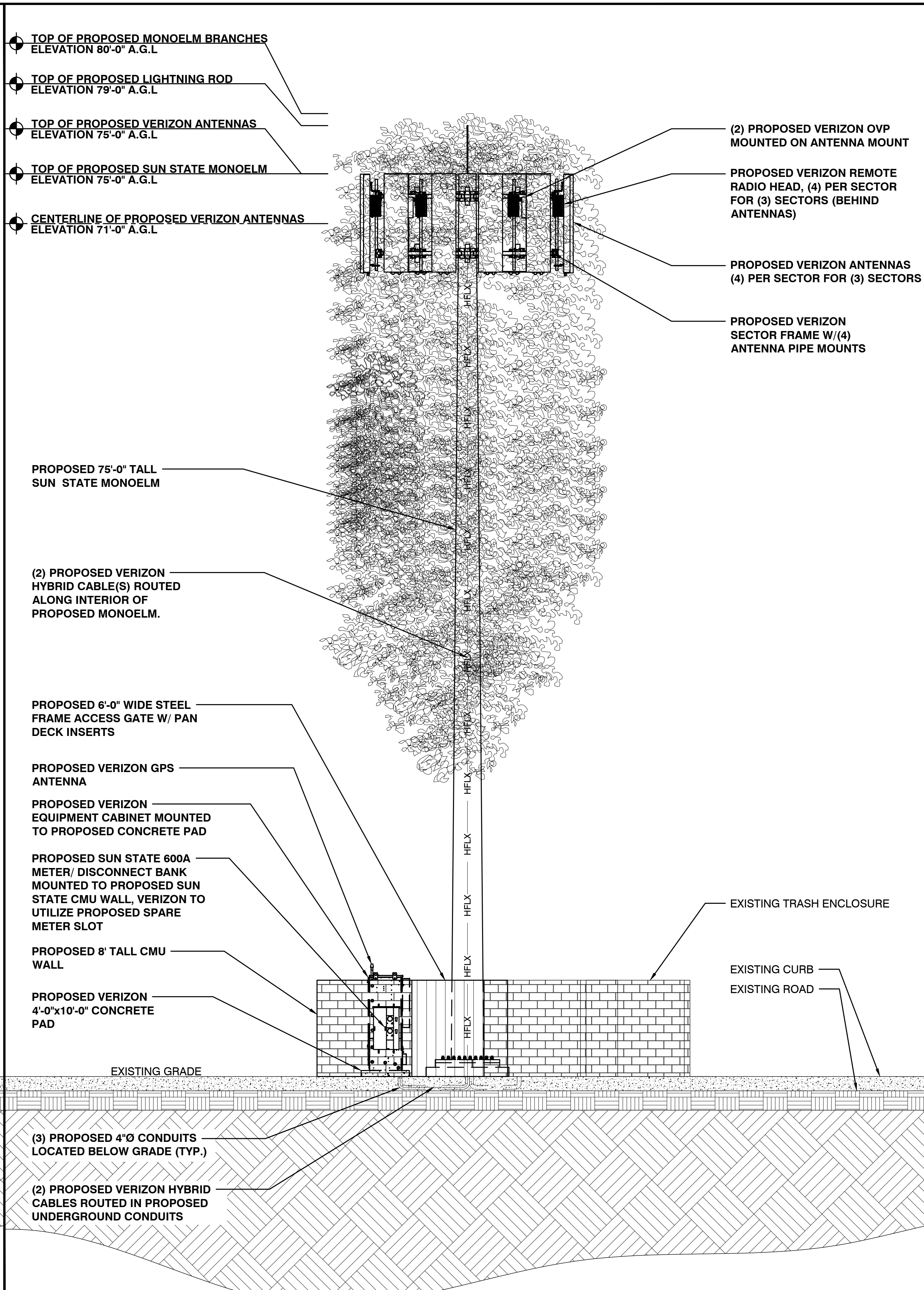
821 N. GARCIA LN.  
SAN LUIS, AZ 85349  
YUMA COUNTY

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

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

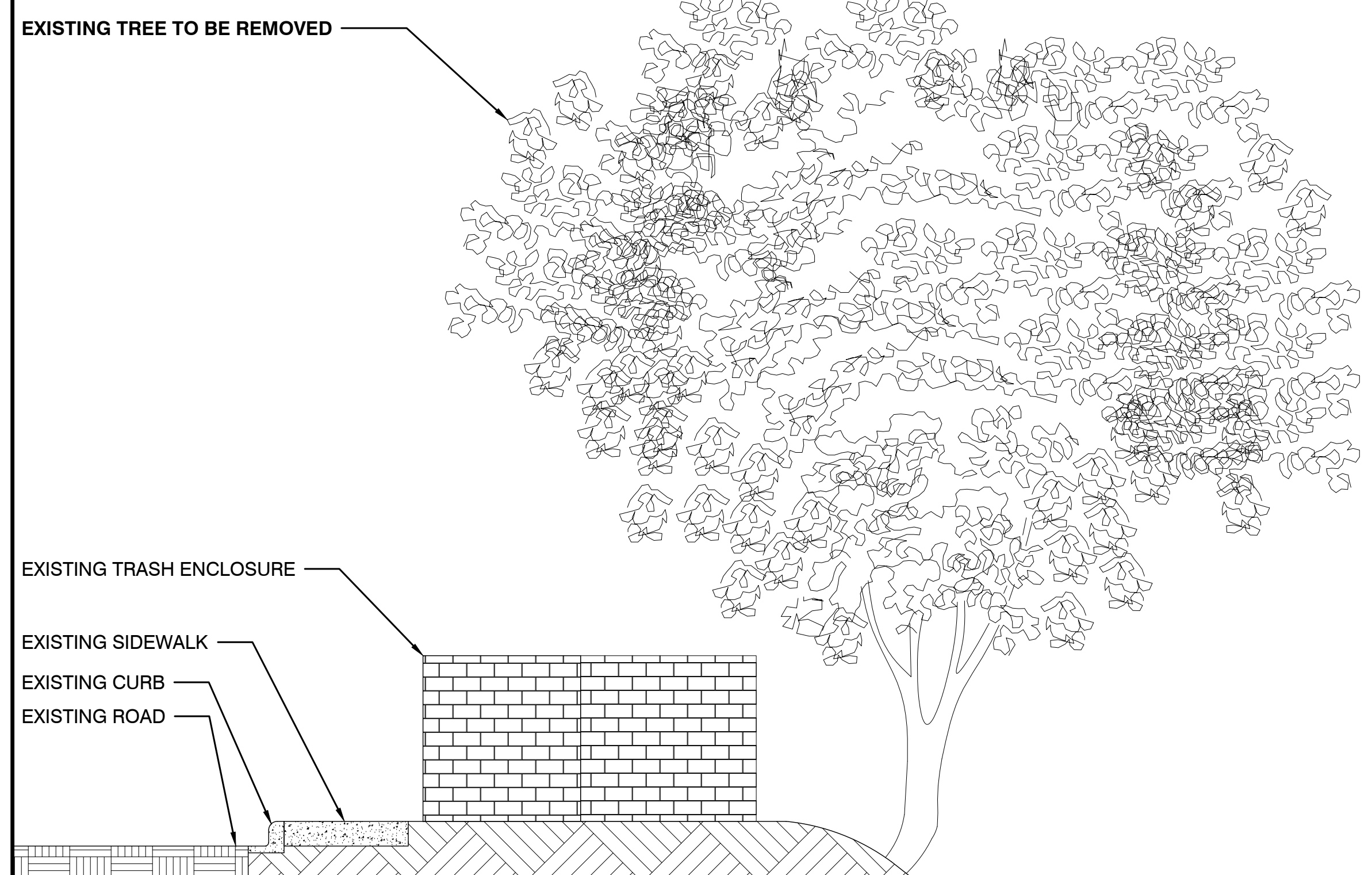
- (2) PROPOSED VERIZON OVP MOUNTED ON ANTENNA MOUNT
- PROPOSED VERIZON REMOTE RADIO HEAD, (4) PER SECTOR FOR (3) SECTORS (BEHIND ANTENNAS)
- PROPOSED VERIZON ANTENNAS (4) PER SECTOR FOR (3) SECTORS
- PROPOSED VERIZON SECTOR FRAME W/(4) ANTENNA PIPE MOUNTS

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

- PROPOSED 8' TALL CMU WALL
- EXISTING TRASH ENCLOSURE
- EXISTING SIDEWALK
- EXISTING CURB
- EXISTING ROAD

- 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

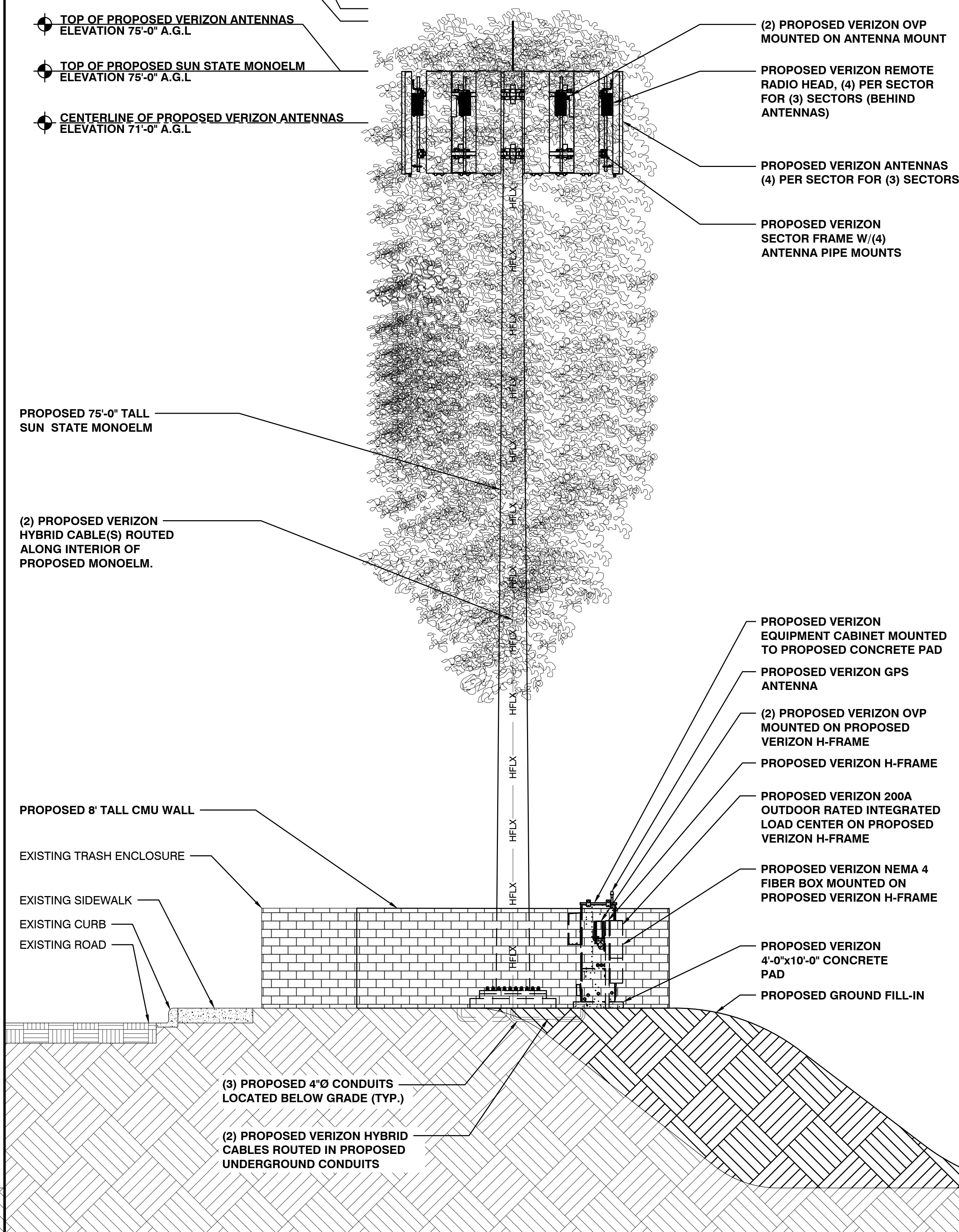
- (3) PROPOSED 4"Ø CONDUITS LOCATED BELOW GRADE (TYP.)
- (2) PROPOSED VERIZON HYBRID CABLES ROUTED IN PROPOSED UNDERGROUND CONDUITS



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

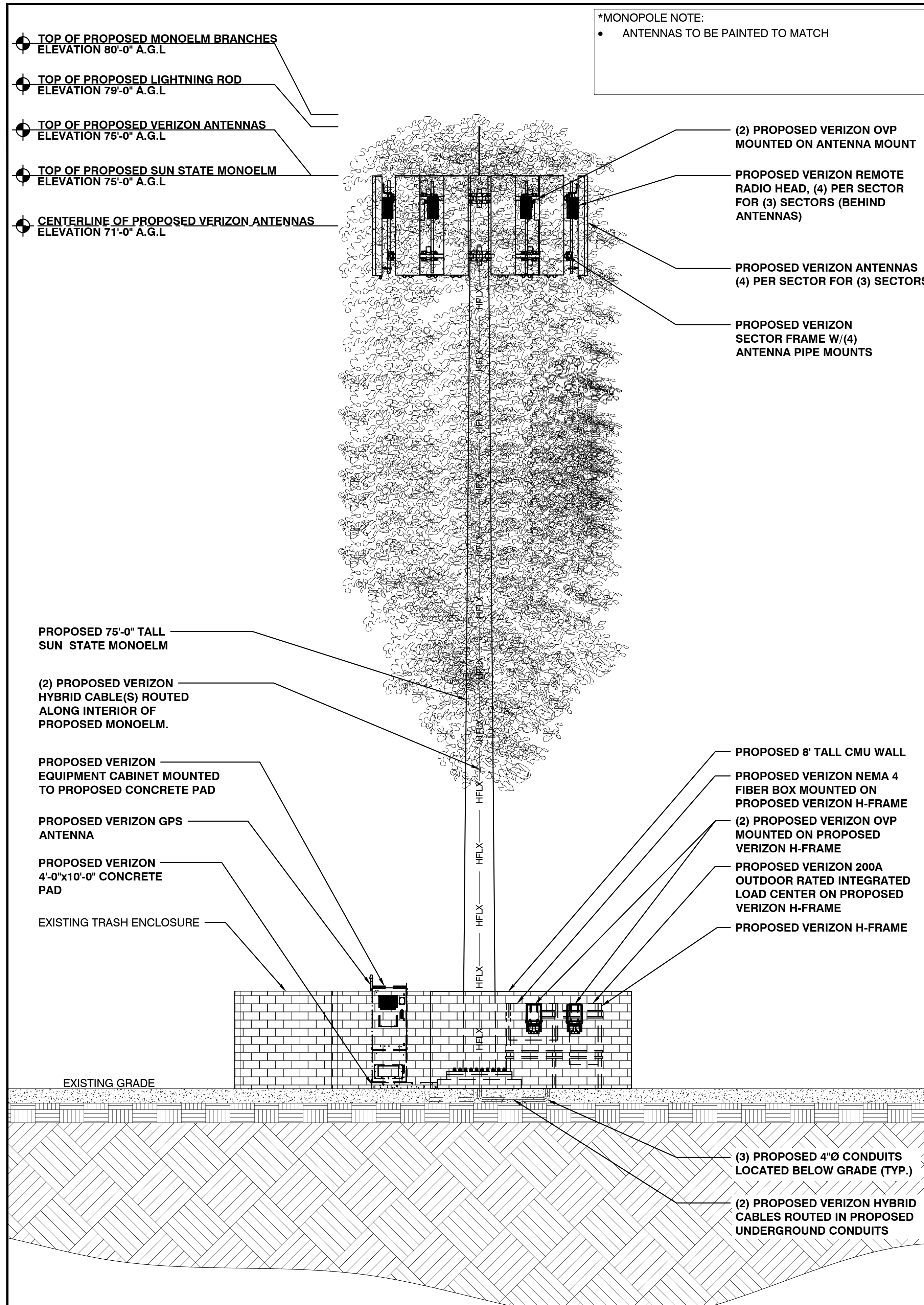
**FINAL FOR ZONING ONLY**

AZ15-030 BAJA/AZ4 ALMENDRA

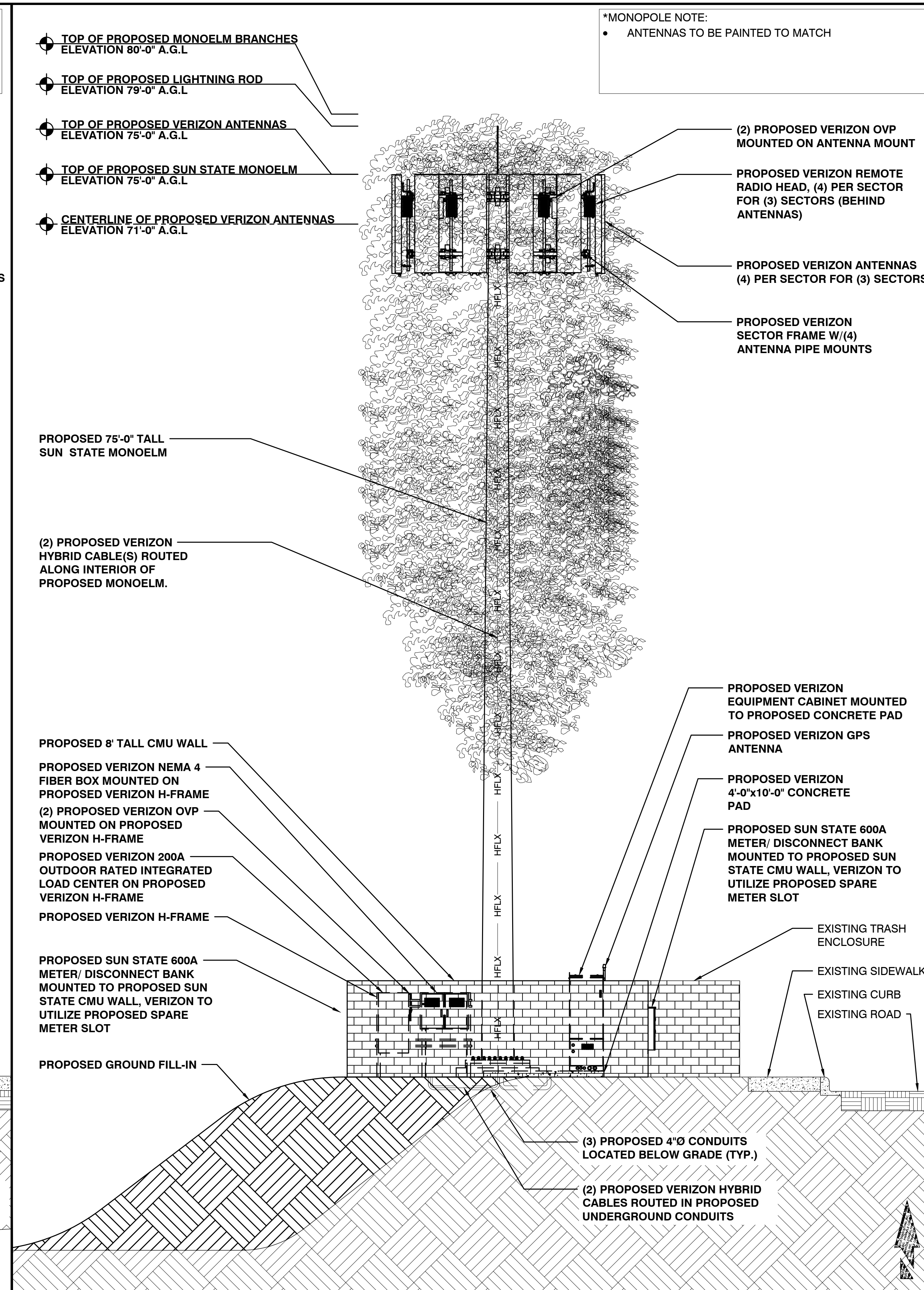
821 N. GARCIA LN.  
 SAN LUIS, AZ 85349  
 YUMA COUNTY

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**



LOCATION OF SUBJECT PROPERTY

# Location Map TOWER-FALL-ZONE

- TOWER LOCATION
- 40-FT TOWER FALL ZONE
- 80-FT TOWER FALL ZONE

**Date:**  
5/2/2018

**Checked By:**  
ROMAN PACHECO

DEVELOPMENT SERVICES

GIS DIVISION

**Prepared By:**  
IG

**APPROVED BY:**  
JOSE A. GUZMAN

**Case No.**







# 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

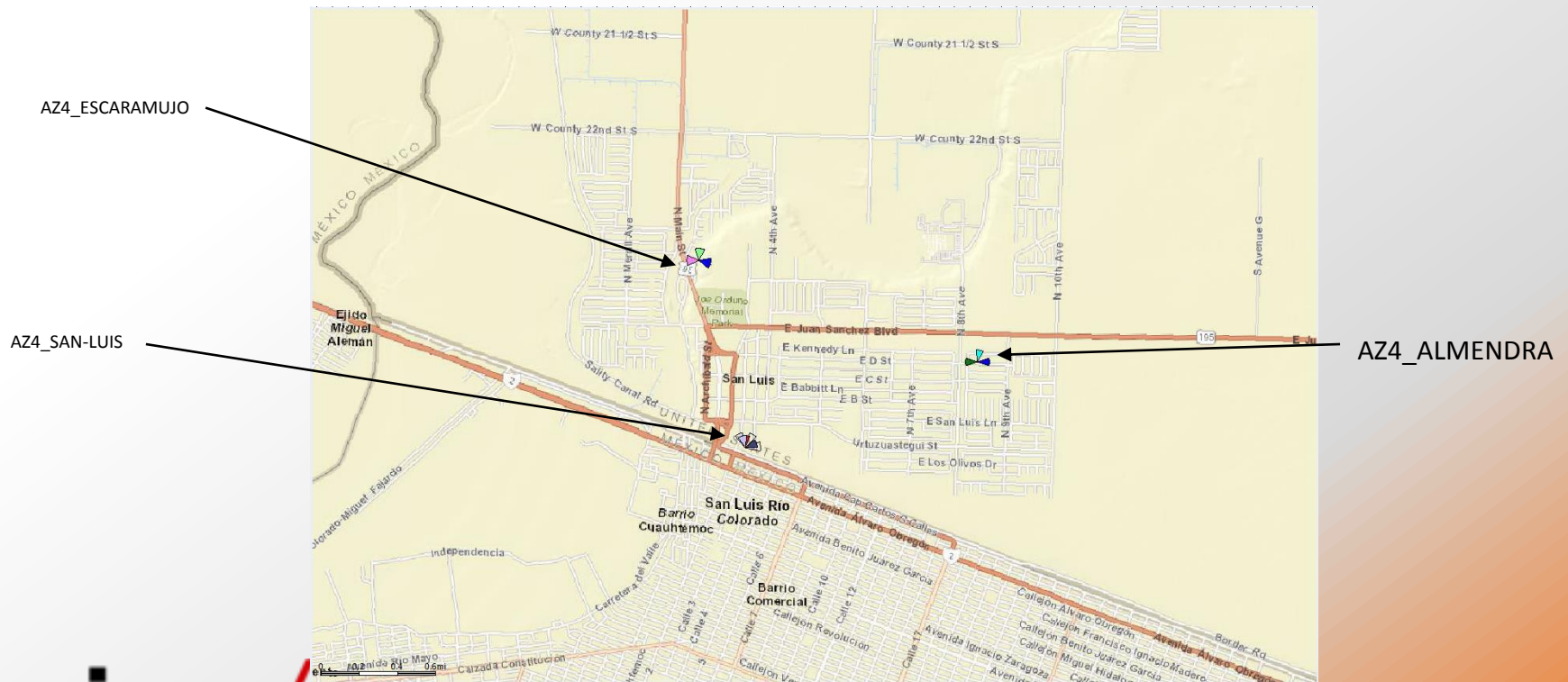
AZ15-30\_BAJA\_AZ4\_ALMENDRA  
Capacity Cell Split

## RF DESIGN ANALYSIS



# AZ4\_SAN-LUIS Alpha Sector Current State

- † Sectors facing towards E Juan Sanchez Blvd out of capacity



# Capacity Objective of new site

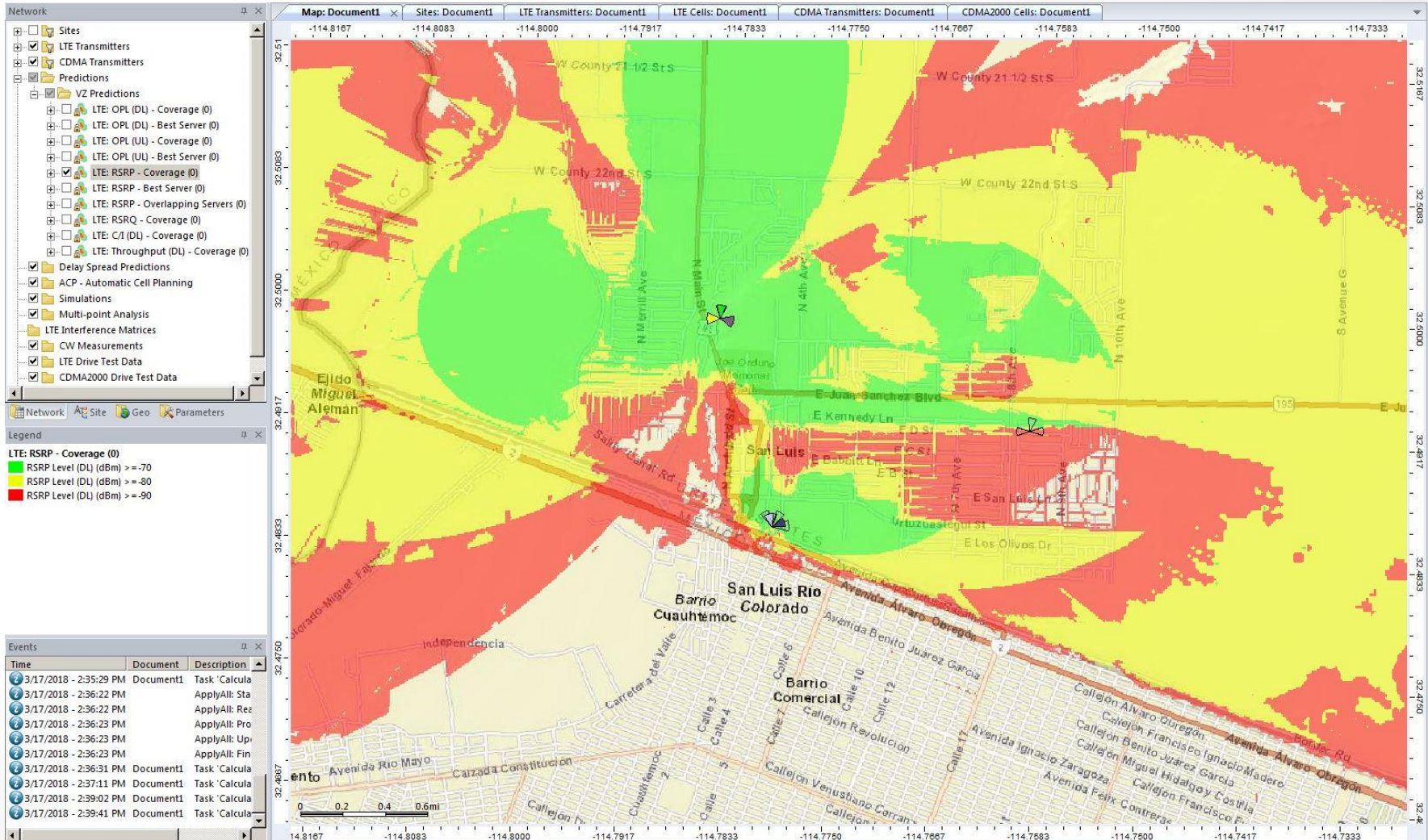
## † Offload AZ4\_SAN-LUIS

- 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

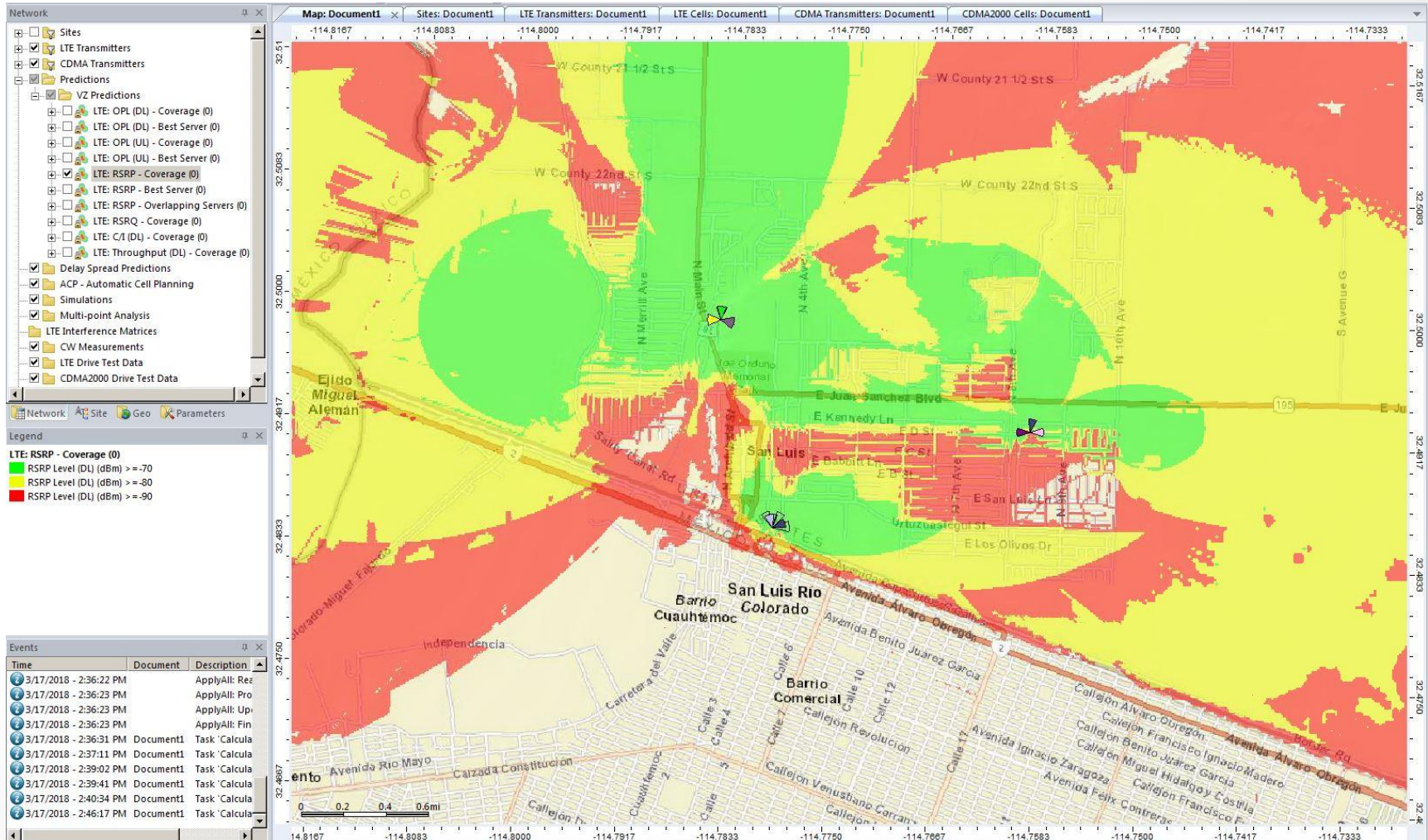
# Site Map



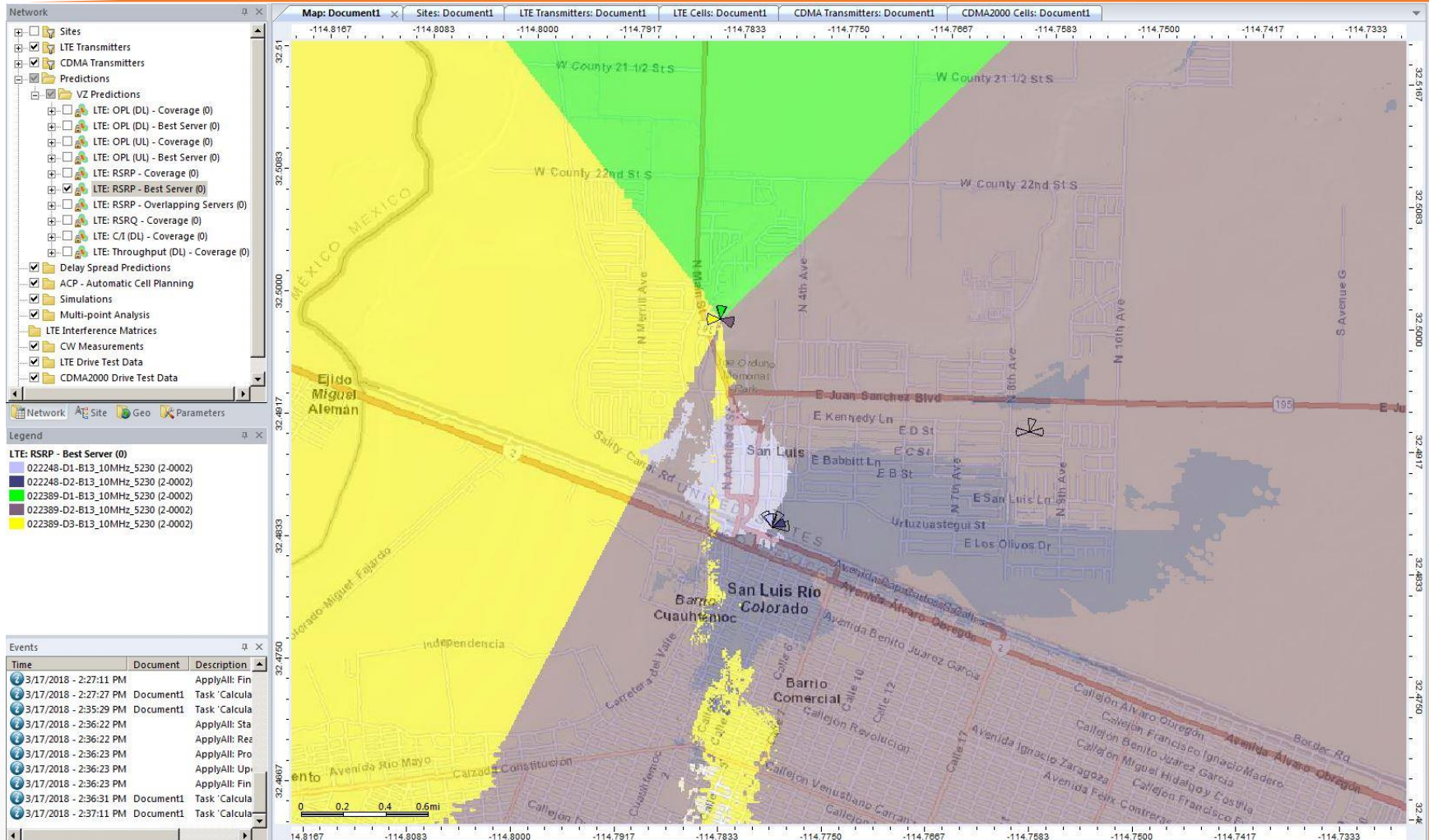
# RSRP Current Coverage



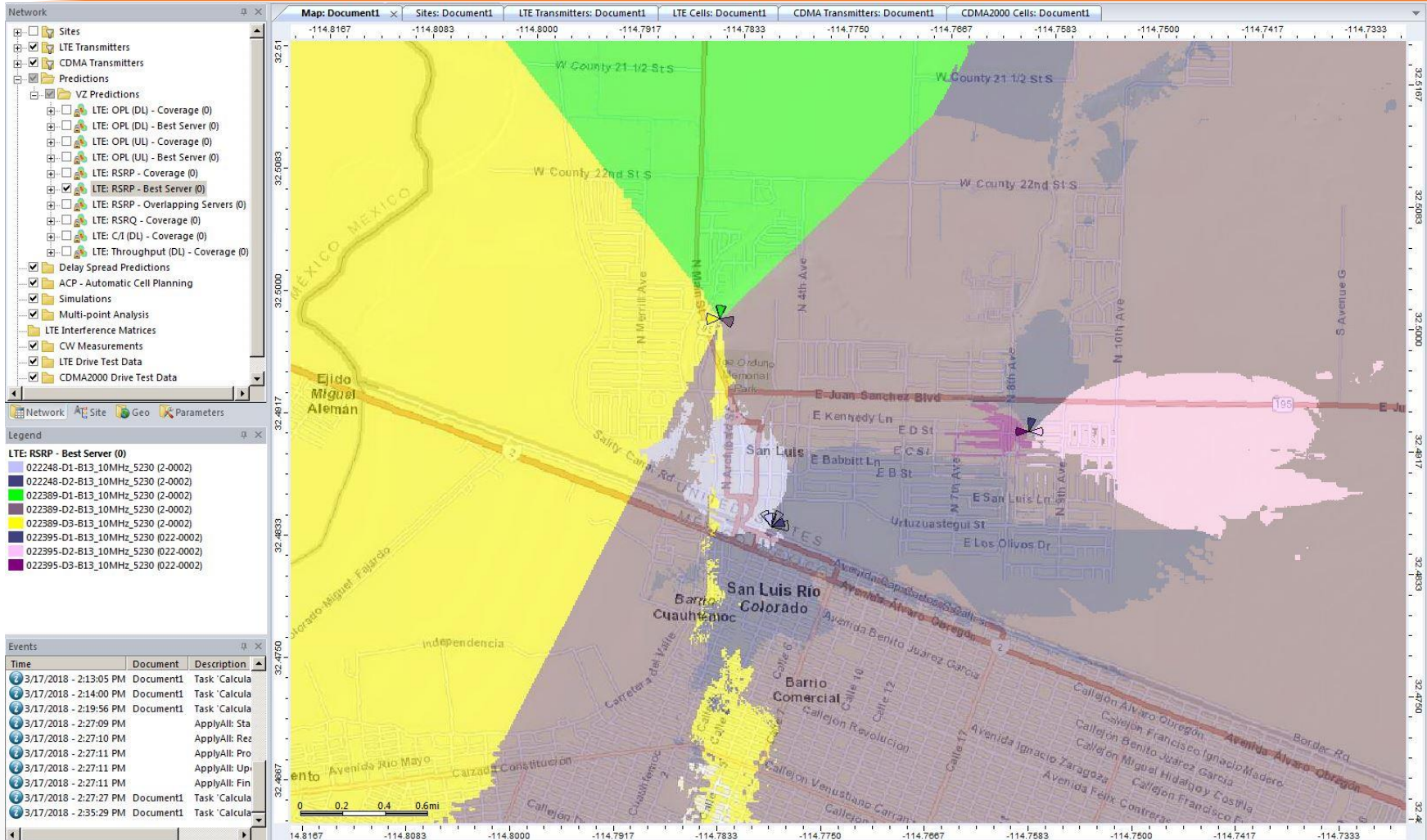
# RSRP Coverage with new site



# Best Server - Current (-120dbm)



# Best Server – with new site (-120dbm)





## PLANNING & ZONING AGENDA ITEM REVIEW FORM

### Planning & Zoning Commission Meeting

4.B.

**Meeting Date:** 05/08/2018

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

---

#### ITEM:

Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2018-0115. A request by Vega and 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).

- A. Open public hearing
  - 1. Staff presentation
  - 2. Call to the Public on this item
- B. Close public hearing
- C. Action on Rezoning Case No. 2018-0115

#### BACKGROUND:

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 property for which rezoning is being requested was originally designated as Tract A. Usually tracts are intended for a public purpose such as parks or retention basins. This particular tract was not designated with a specific public use in the recorded plat and may be developed.

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).

#### 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.

#### CITIZEN REVIEW MEETING:

As required by State Statutes and the City Code, a Citizen Review meeting was held on May 1, 2018 at the City Hall Council Chambers at 6:00 p.m. The intent of this meeting was to allow the public to learn about the project, ask questions and express any comments. There were 3 people from the public present and the applicant answered all their questions.

#### AGENCY REVIEW:

As a part of the review process, all land use cases are reviewed by various City and outside agencies.

We have received comments from the following agencies:

1. City of San Luis Fire Department (4-10-18)
2. Arizona Game and Fish Department (4-13-18)
3. Yuma County Airport Authority (4-16-18)

As required by State Statute, staff sent notification letters to property owners within 300 feet of the proposed project (77 letters). The city has not received any other significant concerns or objections from the various review agencies or adjacent property owners.

**SUMMARY:**

The applicant has provided the information and materials necessary for review of the Rezoning Case. This case is to change the zoning of the property; the presented layout must comply with all zoning, subdivision and any applicable regulations.

Staff recommends approval of Rezoning Case No. 2018-0115.

**RECOMMENDED MOTION:**

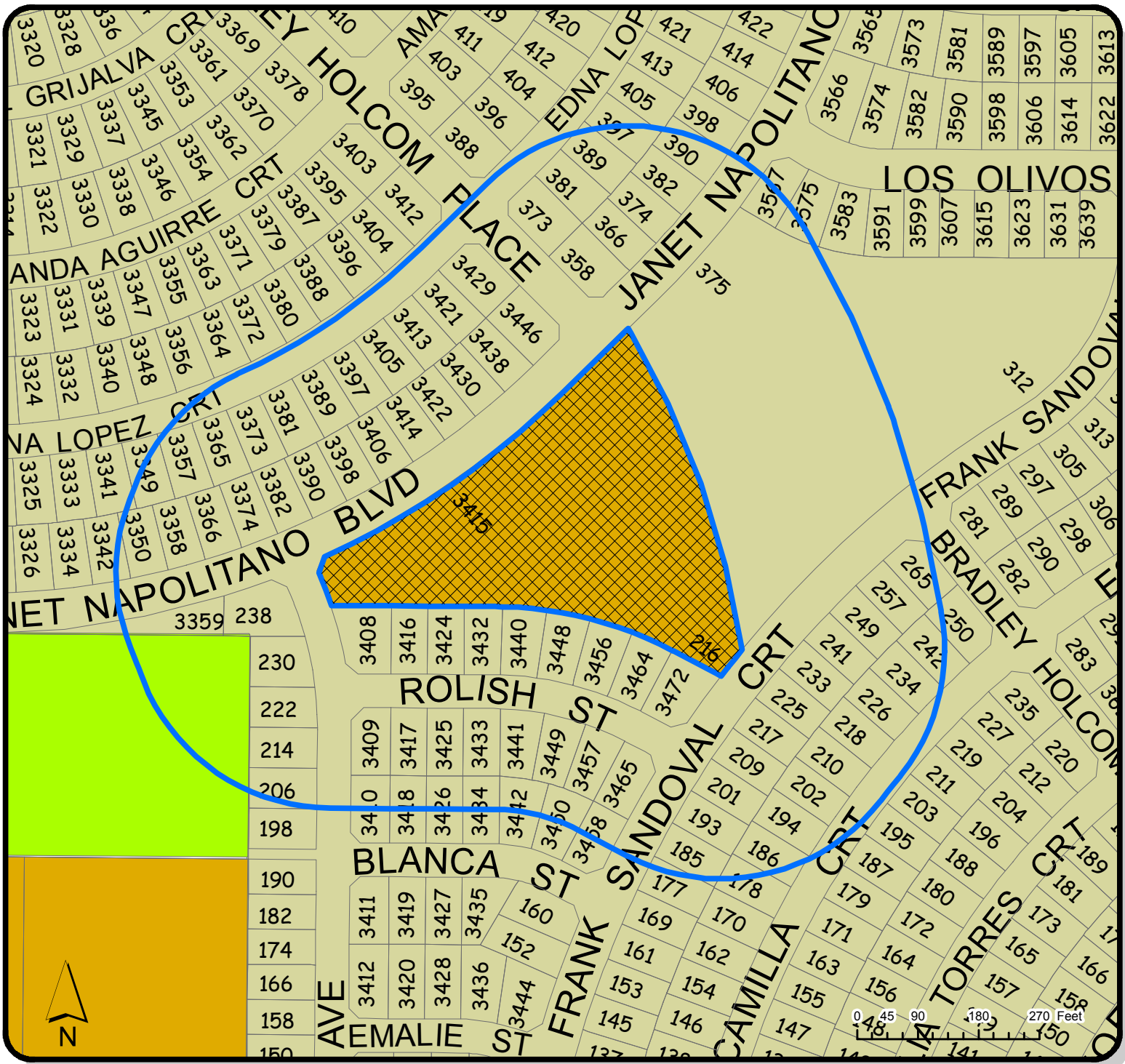
**I MOVE TO FORWARD REZONING CASE NO. 2018-0115 TO THE CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL.**

---

**Attachments**

Location Map  
Site Plan  
Areal

---







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

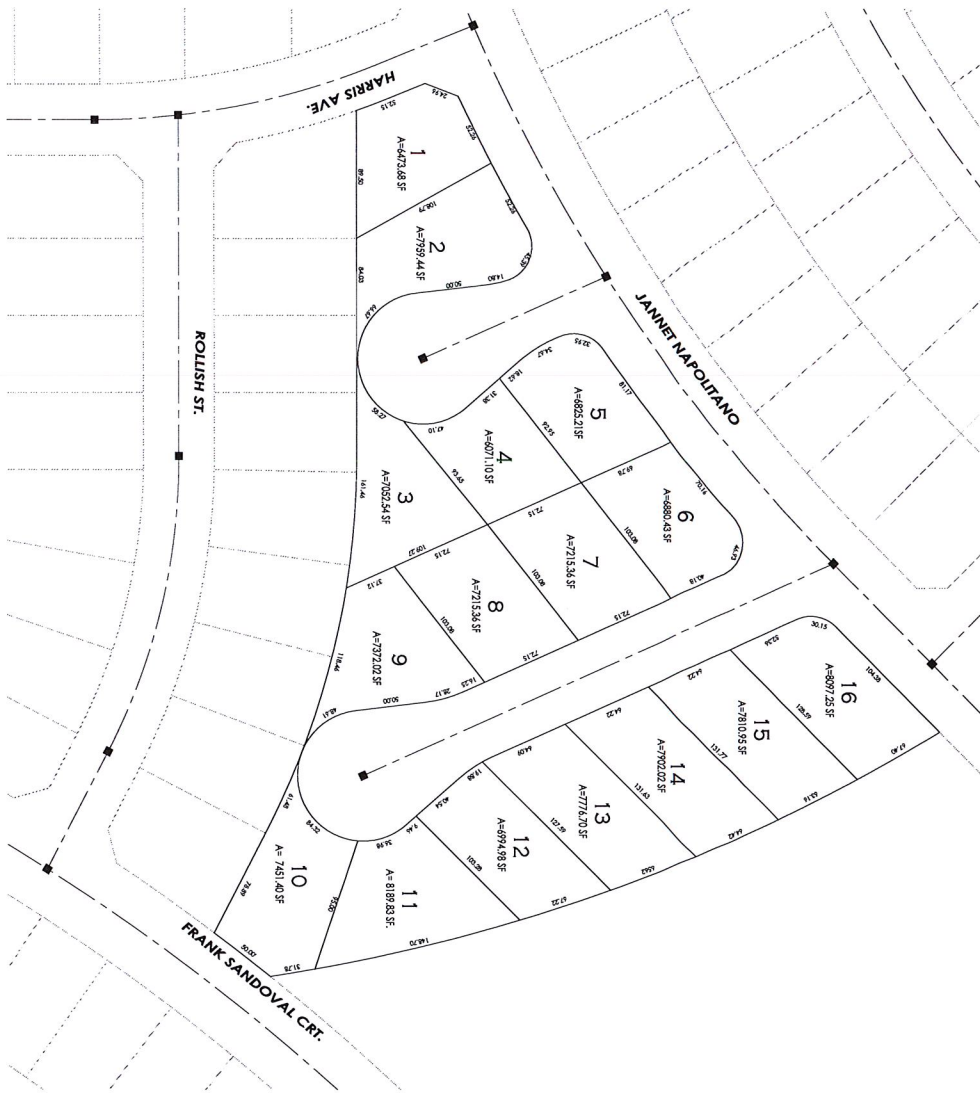
**Checked By:**  
ROMAN PACHECO



**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



1846 S. 8th AVENUE 928-329-0000 TEL  
 YUMA, AZ 85364 928-247-6232 FAX  
 V&V@vega-vega.com



Google Earth

© 2018 Google



## PLANNING & ZONING AGENDA ITEM REVIEW FORM

### Planning & Zoning Commission Meeting

4.C.

**Meeting Date:** 05/08/2018

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

---

#### ITEM:

Public hearing followed by discussion and possible action on any and all matters regarding Minor General Plan Amendment Case No. 2018-0183. A request by Vega & Vega Engineering PLC to amend the 2020 General Plan by changing the Land Use Designation of 4.54 acres of land, located on the southeast corner of County 24th Street and Avenue F, from Neighborhood to Activity Center.

A. Open public hearing

1. Staff presentation

2. Call to the Public on this item

B. Close public hearing

C. Action on Minor General Plan Amendment Case No. 2018-0183

#### BACKGROUND:

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 Land Use Designation of 4.54 acres of land from Neighborhood to Activity Center.

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 land use change. 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 reason for the request is that the applicant applied for a rezoning of the property but the proposed zoning district is not compatible with the current land use designation. The rezoning case is to change the zoning of 160 acres. 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 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.

#### APPROVAL CRITERIA:

In determining whether the proposed General Plan Amendment shall be approved, the Planning and

Zoning Commission and City Council shall assure that the proposed amendment meets all of the following criteria:

1. The development pattern contained in the existing San Luis General Plan - Land Use Plan does not adequately provide appropriate optional sites for the use or change proposed in the amendment.
2. The amendment constitutes an overall improvement to the San Luis General Plan and is not solely for the good or benefit of a particular landowner or owners at a particular point in time.
3. The amendment will not adversely impact the community as a whole or a portion of the community by:
  - a. Significantly altering acceptable existing land use patterns,
  - b. Requiring additional and more expensive improvements to roads, sewer, or water delivery systems than are needed to support the prevailing land uses and which, therefore, may impact developments in other areas,
  - c. Adversely impacting existing or previously planned uses through increased traffic generated by the proposal on existing systems, or
  - d. Affecting the livability of the area or the health and safety of the residents.
4. The amendment is consistent with the General Plan's overall intent, vision, goals and objectives as well as being compliant with other adopted plans, codes, and ordinances.

**COMMENTS:**

As required by State Statute, this request was referred to all relevant government agencies for review. We have received comments from the following agencies:

1. City of San Luis Fire Department (4-18-18)
2. Yuma County Airport Authority (4-18-18)

**CITIZEN REVIEW MEETING:**

The Citizen Review Meeting was held on May 1, 2018 at City Hall Council Chambers at 6PM. The intent of this meeting was to allow the public to learn about the project, ask questions and express comments. There were 3 members from the public and the applicant answered all their questions.

**SUMMARY:**

The applicant has provided the information and materials necessary for the review of the Minor General Plan Amendment.

The request is generally consistent with the applicable goals and objectives of the General Plan and will be beneficial to the residents in the area.

Staff recommends approval of Minor General Plan Amendment Case No. 2018-0183.

**RECOMMENDED MOTION:**

**I MOVE TO FORWARD MINOR GENERAL PLAN AMENDMENT CASE NO. 2018-0183 TO THE CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL.**

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**Attachments**

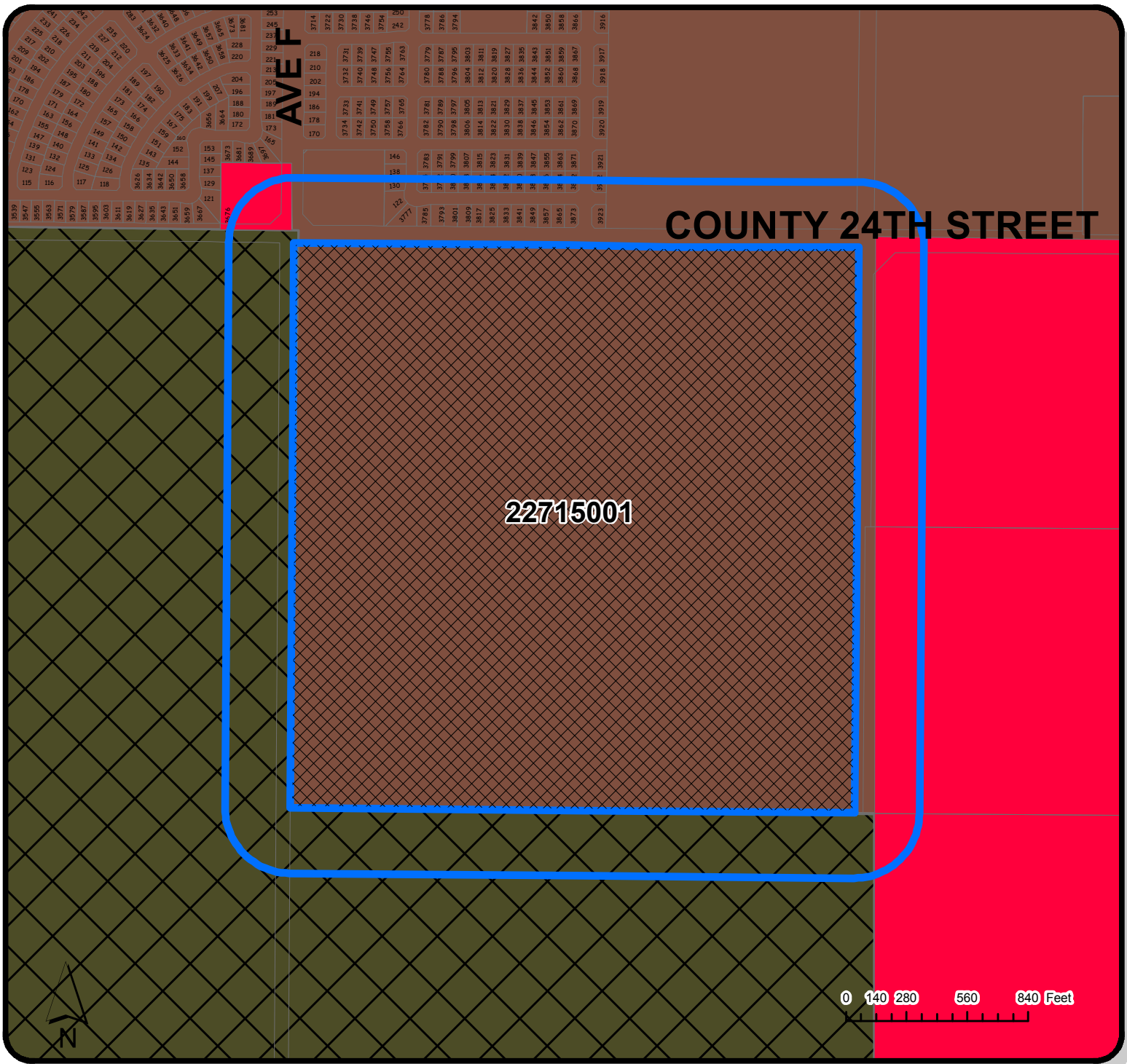
Location Map

Areal



City of San Luis Fire Department Comments (4-18-18)

Arizona Game and Fish Department Comments (4-18-18)





**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

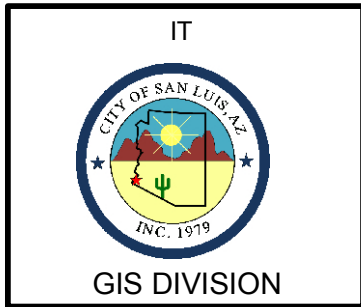
**GENERAL PLAN Legend**

-  Conservation
-  Neighborhood
-  Business

**LAND USE FROM NEIGHBORHOOD TO ACTIVITY CENTER**

**Date:**  
4/16/2018

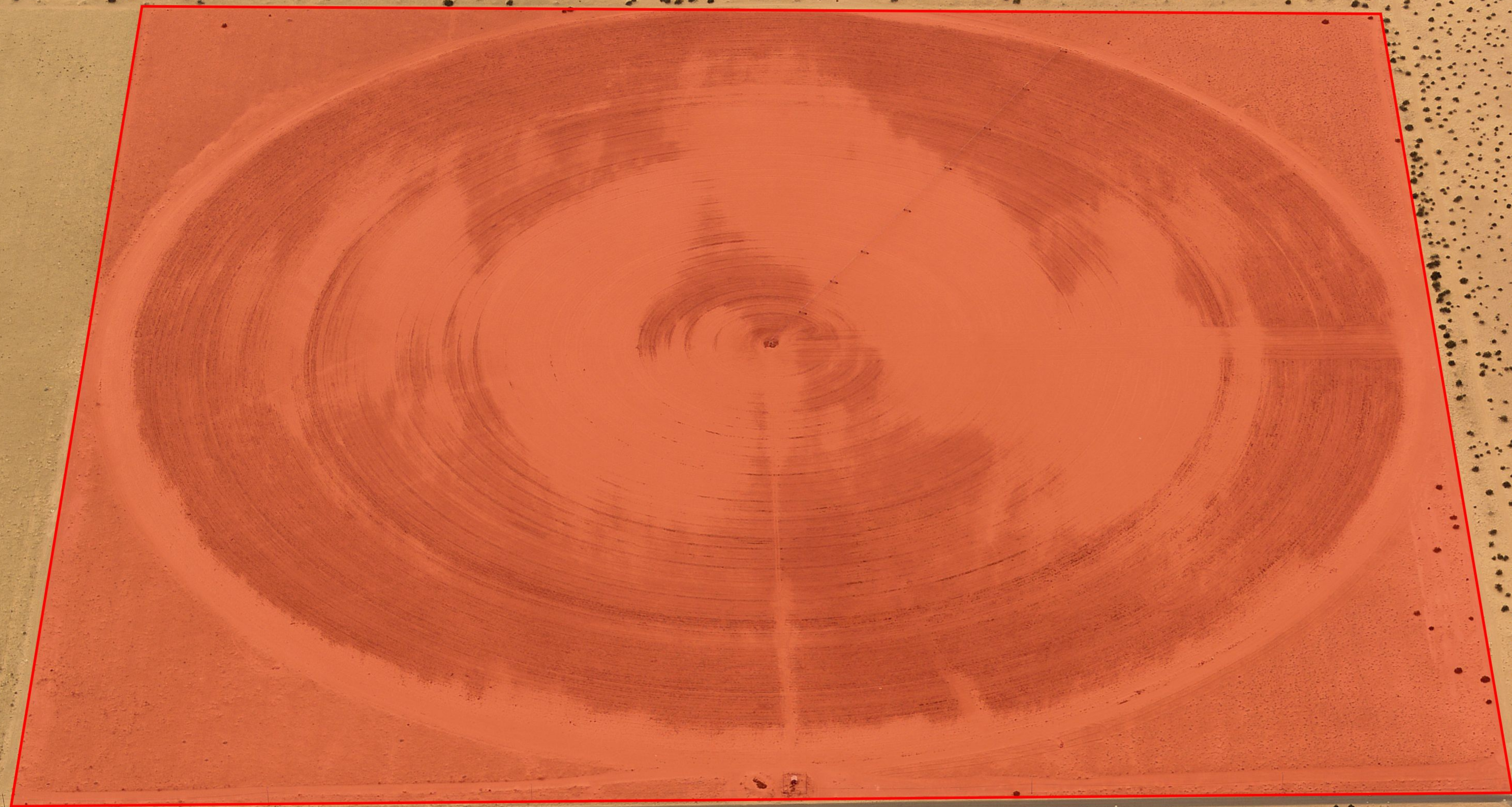
**Checked By:**  
ROMAN PACHECO



**Prepared By:**  
IG

**APPROVED BY:**  
JOSE A. GUZMAN

**Case No.**  
2018-0183





April 17, 2018

**MINOR GENERAL PLAN AMENDMENT CASE NUMBER: 2018-0183**

**CASE SUMMARY:** A request by Vianey R. Vega P.E. of Vega & Vega Engineering, PLC, applicant, on behalf of Border Ranches, owner, to amend the 2020 General Plan changing the land use designation of 4.54 acres from Neighborhood to Activity Center. The property is located in the southeast corner of Avenue F and County 24<sup>th</sup> Street, San Luis, Arizona.

A Citizen Review Meeting has been scheduled on the 1<sup>st</sup> day of May, 2018 at 6:00 p.m. at the San Luis City Hall Council Chambers, 1090 E. Union Street, San Luis, Arizona, in order to give interested parties an opportunity to meet with the applicant to have questions answered and express any issues or concerns prior to any public hearing.

**PUBLIC HEARING: May 8, 2018**

**COMMENTS DUE: April 23, 2018**

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 2014, or at [Jaguzman@cityofsanluis.org](mailto:Jaguzman@cityofsanluis.org)

Thank you,

Jose A. Guzman  
Director of Planning & Zoning  
Attachment: Location Map

.....  
 COMMENTS       NO COMMENTS     

**Enter Comments below:**

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

**Date:**

04/18/18

**Agency:**

The City of San Luis Fire Department

**Phone:**

928/341-8550

**Return to:** [P&Z@cityofsanluis.org](mailto:P&Z@cityofsanluis.org)



April 17, 2018

**MINOR GENERAL PLAN AMENDMENT CASE NUMBER: 2018-0183**

**CASE SUMMARY:** A request by Vianey R. Vega P.E. of Vega & Vega Engineering, PLC, applicant, on behalf of Border Ranches, owner, to amend the 2020 General Plan changing the land use designation of 4.54 acres from Neighborhood to Activity Center. The property is located in the southeast corner of Avenue F and County 24<sup>th</sup> Street, San Luis, Arizona.

A Citizen Review Meeting has been scheduled on the 1<sup>st</sup> day of May, 2018 at 6:00 p.m. at the San Luis City Hall Council Chambers, 1090 E. Union Street, San Luis, Arizona, in order to give interested parties an opportunity to meet with the applicant to have questions answered and express any issues or concerns prior to any public hearing.

**PUBLIC HEARING: May 8, 2018**

**COMMENTS DUE: April 23, 2018**

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 2014, or at [Jaguzman@cityofsanluis.org](mailto:Jaguzman@cityofsanluis.org)

Thank you,

Jose A. Guzman  
Director of Planning & Zoning  
Attachment: Location Map

.....  
  COMMENTS       NO COMMENTS     

**Enter Comments below:**

Site is potential habitat for western burrowing owls (*Athene cunicularia*) and flat-tailed horned lizards (*Phrynosoma mcallii*). We recommend further coordination with Arizona Game and Fish Department to survey for and relocation of wildlife present in the project area prior to any ground disturbing activities.

**Date:**

04/18/2018

**Agency:**

Arizona Game and Fish Department

**Phone:**

(928)342-0091

**Return to:** [P&Z@cityofsanluis.org](mailto:P&Z@cityofsanluis.org)



## PLANNING & ZONING AGENDA ITEM REVIEW FORM

### Planning & Zoning Commission Meeting

4.D.

**Meeting Date:** 05/08/2018

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

---

#### ITEM:

Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2018-0127. A request by Vega & Vega Engineering PLC to rezone approximately 160 acres of land located on the southeast corner of County 24th Street and Avenue.

- A. Open public hearing
  - 1. Staff presentation
  - 2. Call to the Public on this item
- B. Close public hearing
- C. Action on Rezoning Case No. 2018-0127

#### BACKGROUND:

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.

#### GENERAL PLAN:

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(Case No. 2018-0183) is being processed to make the Land Use Designation compatible

with the proposed commercial zoning change.

**COMMENTS:**

As required by State Statute, this request was referred to all relevant government agencies for review. We have received comments from the following agencies:

1. Arizona Game and Fish Department (4-13-18)
2. City of San Luis Fire Department (4-16-18)
3. Yuma County Airport Authority (4-16-18)

**CITIZEN REVIEW MEETING:**

The Citizen Review Meeting was held on May 1, 2018 at City Hall Council Chambers at 6PM. The intent of this meeting was to allow the public to learn about the project, ask questions and express comments. There were 3 members from the public and the applicant answered all their questions.

**SUMMARY:**

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

Staff recommends approval of Rezoning Case No. 2018-0127 subject to the following conditions:

1. Prior to the issuance of any building permit, a traffic study shall be conducted at owner's expense, and owner shall construct all improvements required by said study at owner's expense. Said study shall be conducted by an engineer selected by the City of San Luis.
2. Commercial uses to exclude City Code §152.107(B)6-Mortuaries and §152.107(B)20-General Auto Repair.

**RECOMMENDED MOTION:**

**I MOVE TO FORWARD REZONING CASE NO. 2018-0127 TO THE CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL WITH CONDITIONS AS PRESENTED BY STAFF.**

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**Attachments**

Location Map

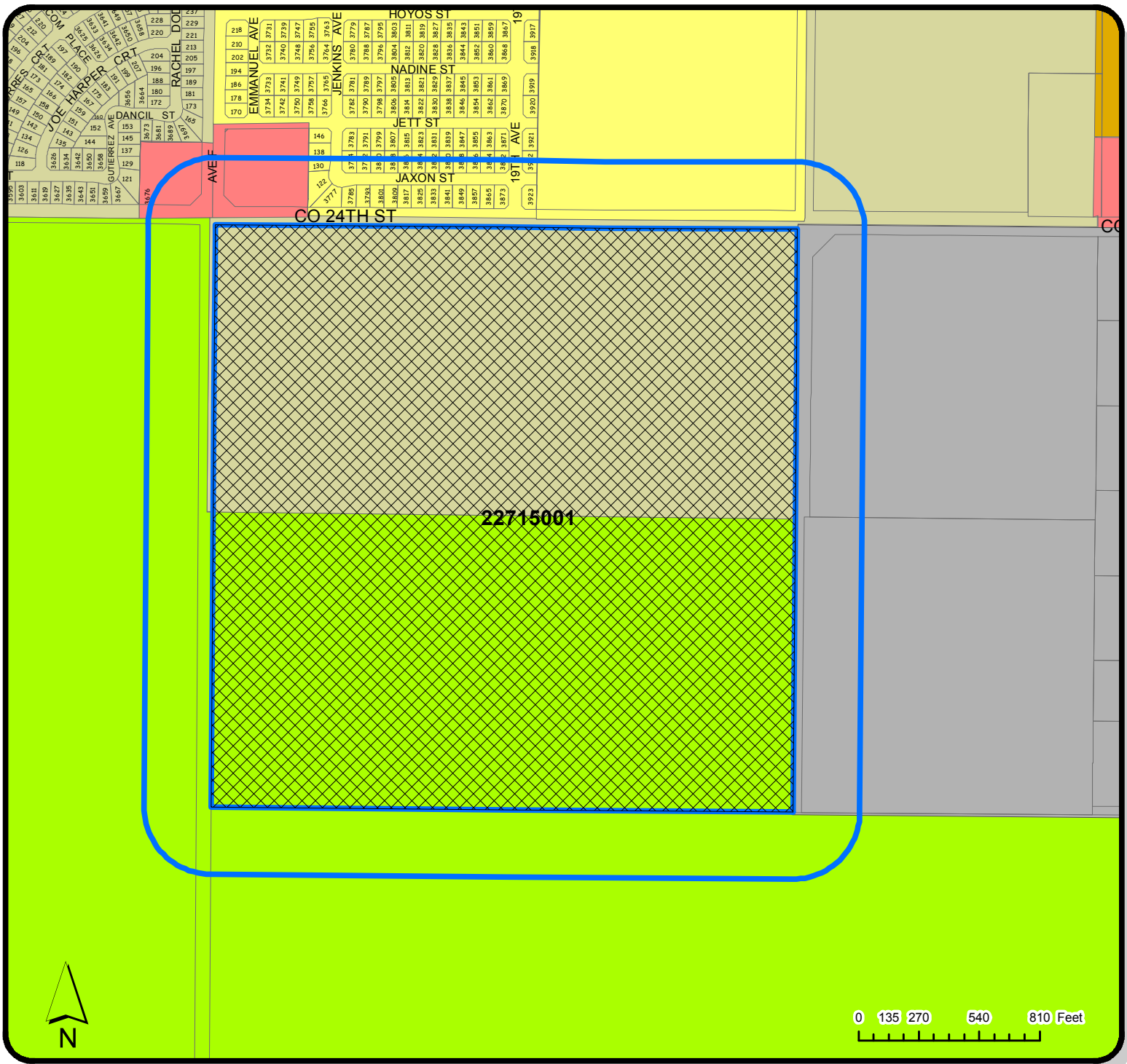
Areal

Arizona Game and Fish Department Comments (4-13-18)

City of San Luis Fire Department Comments (4-16-18)

Yuma County Airport Authority Comments (4-16-18)

---











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

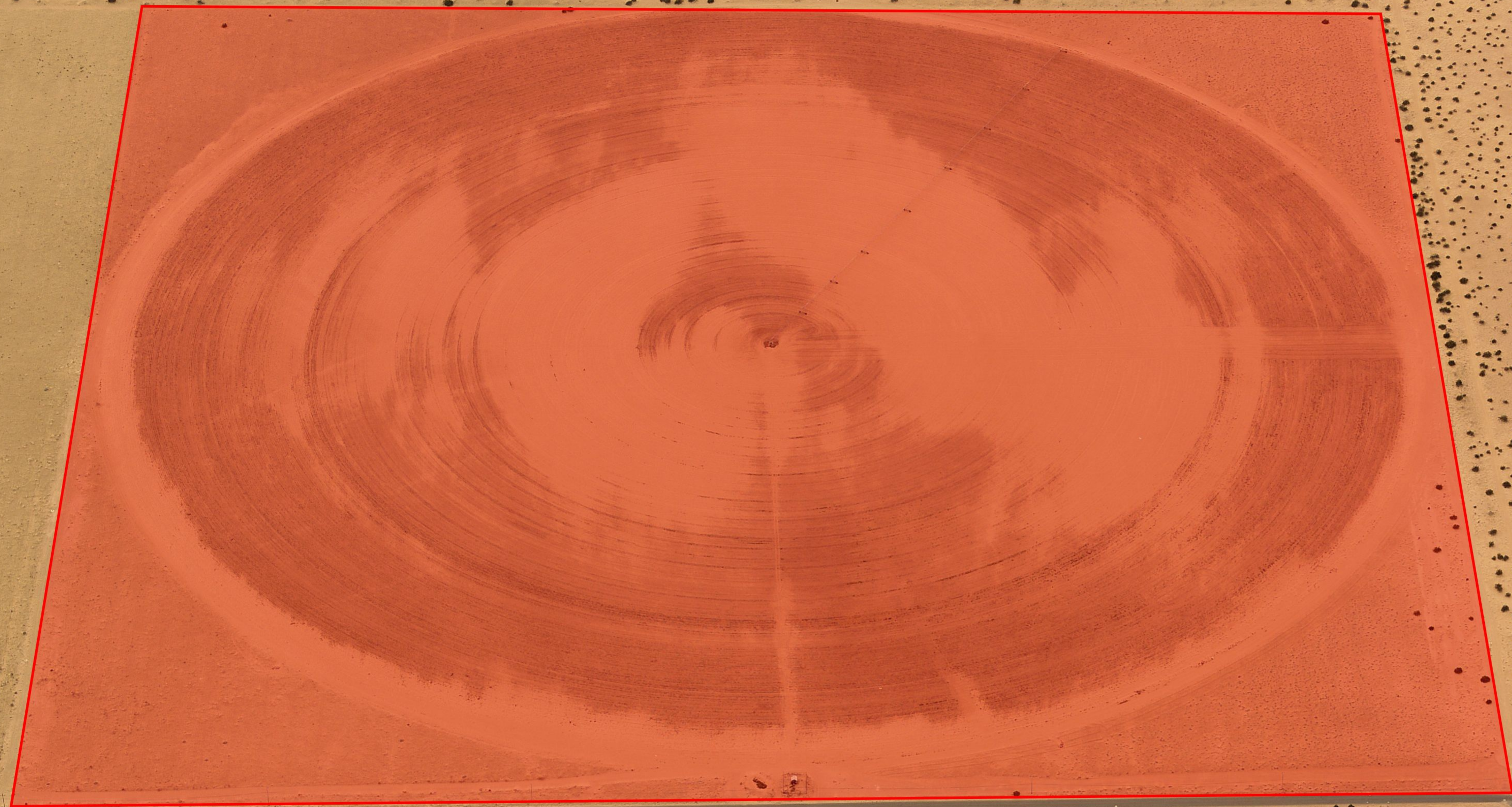
**Checked By:**  
ROMAN PACHECO



**Prepared By:**  
IG

**APPROVED BY:**  
JOSE A. GUZMAN

**Case No.**  
2018-0127





April 15, 2018

**REZONING CASE NUMBER: 2018-0127**

**CASE SUMMARY:** A request by Vianey R. Vega P.E. of Vega & Vega Engineering, PLC, applicant, on behalf of Border Ranches, owner, to rezone 4.54 acres from Medium-High Density Residential (R-2) to Community Commercial (C-2) and 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) zoning district. Assessor parcel ID # 227-15-001 located Southeast corner of Avenue F & County 24<sup>th</sup> Street, San Luis, Arizona. The purpose of the zone change is to allow for the building of a future subdivision to be called Bienestar Estates Phase 10 with residential and commercial use.

A Citizen Review Meeting has been scheduled on the 1<sup>st</sup> day of May, 2018 at 6:00 p.m. at the San Luis City Hall Council Chambers, 1090 E. Union Street, San Luis, Arizona, in order to give interested parties an opportunity to meet with the applicant to have questions answered and express any issues or concerns prior to any public hearing.

**PUBLIC HEARING: May 8, 2018**

**COMMENTS DUE: April 17, 2018**

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 2014, or at [Jaguzman@cityofsanluis.org](mailto:Jaguzman@cityofsanluis.org)

Thank you,

Jose A. Guzman  
Director of Planning & Zoning  
Attachment: Location Map and Site Plan

COMMENTS       NO COMMENTS     

**Enter Comments below:**

Site is potential habitat for western burrowing owls (*Athene cunicularia*) and flat-tailed horned lizards (*Phrynosoma mcallii*). We recommend further coordination with Arizona Game and Fish Department to survey for and relocation of wildlife present in the project area prior to any ground disturbing activities.

**Date:**

04/13/2018

**Agency:**

Arizona Game and Fish Department

**Phone:**

(928)342-0091

Return to: [P&Z@cityofsanluis.org](mailto:P&Z@cityofsanluis.org)



April 15, 2018

**REZONING CASE NUMBER: 2018-0127**

**CASE SUMMARY:** A request by Vianey R. Vega P.E. of Vega & Vega Engineering, PLC, applicant, on behalf of Border Ranches, owner, to rezone 4.54 acres from Medium-High Density Residential (R-2) to Community Commercial (C-2) and 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) zoning district. Assessor parcel ID # 227-15-001 located Southeast corner of Avenue F & County 24<sup>th</sup> Street, San Luis, Arizona. The purpose of the zone change is to allow for the building of a future subdivision to be called Bienestar Estates Phase 10 with residential and commercial use.

A Citizen Review Meeting has been scheduled on the 1<sup>st</sup> day of May, 2018 at 6:00 p.m. at the San Luis City Hall Council Chambers, 1090 E. Union Street, San Luis, Arizona, in order to give interested parties an opportunity to meet with the applicant to have questions answered and express any issues or concerns prior to any public hearing.

**PUBLIC HEARING: May 8, 2018**

**COMMENTS DUE: April 17, 2018**

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 2014, or at [Jaguzman@cityofsanluis.org](mailto:Jaguzman@cityofsanluis.org)

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

.....  
 COMMENTS       NO COMMENTS     

**Enter Comments below:**

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

**Date:**

04/16/18

**Agency:**

The City of San Luis Fire Department

**Phone:**

928/341-8550

**Return to:** [P&Z@cityofsanluis.org](mailto:P&Z@cityofsanluis.org)



April 15, 2018

**REZONING CASE NUMBER: 2018-0127**

**CASE SUMMARY:** A request by Vianey R. Vega P.E. of Vega & Vega Engineering, PLC, applicant, on behalf of Border Ranches, owner, to rezone 4.54 acres from Medium-High Density Residential (R-2) to Community Commercial (C-2) and 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) zoning district. Assessor parcel ID # 227-15-001 located Southeast corner of Avenue F & County 24<sup>th</sup> Street, San Luis, Arizona. The purpose of the zone change is to allow for the building of a future subdivision to be called Bienestar Estates Phase 10 with residential and commercial use.

A Citizen Review Meeting has been scheduled on the 1<sup>st</sup> day of May, 2018 at 6:00 p.m. at the San Luis City Hall Council Chambers, 1090 E. Union Street, San Luis, Arizona, in order to give interested parties an opportunity to meet with the applicant to have questions answered and express any issues or concerns prior to any public hearing.

**PUBLIC HEARING: May 8, 2018**

**COMMENTS DUE: April 17, 2018**

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 2014, or at [Jaguzman@cityofsanluis.org](mailto:Jaguzman@cityofsanluis.org)

Thank you,

Jose A. Guzman  
Director of Planning & Zoning  
Attachment: Location Map and Site Plan

COMMENTS       NO COMMENTS     

**Enter Comments below:**

The 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:**

4/16/18

**Agency:**

Yuma County Airport Authority

**Phone:**

(928) 726-5882

Return to: [P&Z@cityofsanluis.org](mailto:P&Z@cityofsanluis.org)