

**CONDITIONS OF APPROVAL
BIENETAR ESTATES 9C FINAL PLAT
CITY COUNCIL MEETING JANUARY 23, 2019**

1. The final plat shall not be recorded until all comments are addressed. The property-owner shall provide the City Department of Planning and Zoning with check made out to the Yuma County Recorder for the appropriate amount.
2. The applicant must address, as noted, the review comments (1-22-19) attached prior to recording the final plat.



City of San Luis

Planning & Zoning Department

Development Services • GIS • Building Safety • Code Enforcement

January 22, 2019

Vlaney R. Vega, P.E.
Vega and Vega Engineer, PLC
1846 S. 8th Avenue
Yuma, AZ 85365

Re: Subdivision Case No. 2018-0633F/Bienestar Estates 9C

City staff has reviewed the plans for Bienestar Estates 9C Subdivision and have the following comments:

City Engineer Comments:

1. Provide 1-ft Non-Access Easement along the northwest side of Lot 2 (along Janet Napolitano Blvd.) A 25' non-access easement has been added to Lot 2 along Janet Napolitano Blvd. but the intent of the comment was to have a full non-access easement there – i.e., access only allowed along Francisco Robles Street. Please revise.
2. “Key Note 11 -calls for additional sewer protection to be Ductile Iron Pipe. Coordinate with Public Works for acceptable material (perhaps 909 PVC instead.)” To clarify this comment – revise Key Note 11 to eliminate the requirement for ductile iron pipe (ductile iron pipe is not acceptable to the City.) Pipe provided for extra protection shall be C909 or equal as approved by Public Works.

Development Services Division:

1. Proposed street names must comply with the City of San Luis Roadway Naming and Addressing Policy.

Assure all previous review comments get addressed. If you have any questions on these comments, please contact the Planning and Zoning Department at 928-341-8563.

Thank you,

Jose A. Guzman
Director of Planning and Zoning