



# *Resolution*

OFFICE OF THE  
MAYOR  
CITY OF SAN LUIS

No. 2078

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA DECLARING ITS INTENTION OF OPERATING, MAINTAINING AND REPAIRING CERTAIN LANDSCAPE IMPROVEMENTS INCLUDED WITHIN, NEAR AND ADJACENT TO THE RETENTION BASINS AND PARKING AND PARKWAYS AND RELATED FACILITIES TOGETHER WITH APPURTENANT STRUCTURES WITHIN THE AREA DESCRIBED AS BIENESTAR ESTATES 10 SUBDIVISION, SAN LUIS, ARIZONA.**

**WHEREAS**, pursuant to Title 48, Chapter 4, Article 2, Arizona Revised Statutes, a Municipal Improvement District (MID) may be formed for the sole purpose of the operation maintenance, repair and improvements of pedestrian malls, off-street parking facilities, retention and detention basins, and parkings and parkways;

**WHEREAS**, a petition has been received by Mayor and City Council of the City of San Luis to form a MID to provide operation, maintenance and repair of the landscape improvements within, near and adjacent to the retention and detention basins and the parkings and parkways and related improvements in the Bienestar Estates 10 Subdivision;

**WHEREAS**, the formation of a MID for the operation, maintenance and repair of the landscape improvements within, near, and adjacent to retention and detention basins and the parkings and parkways and related improvements serving Bienestar Estates 10 Subdivision will provide a dedicated stream of funding for the maintenance of those improvements and will provide neighborhood decisions on those improvements;

**WHEREAS**, the Mayor and City Council of the City of San Luis, Arizona, find and declare that the formation of the MID to provide the operation, maintenance and repair of the landscape improvements within, near, and adjacent to the retention and detention basins and the parkings and parkways and related improvements in the Bienestar Estates 10 Subdivision to be of more than local or ordinary public benefit, and not a general public benefit, and further that the expenses of said operation, maintenance, and repair shall be Bienestar Estates 10 Landscape Improvement District ("District");

**WHEREAS**, the Mayor and City Council of the City of San Luis, Arizona, find and declare that the operation, maintenance, and repair of landscaping improvements in the

retention and detention basins and the parkings and parkways and related improvements in the District is incidental to the maintenance and preservation of the retention and detention basins and the parkings and parkways and related improvements, has aesthetic value, and maintains and increases the value of property within the District;

**WHEREAS**, the Mayor and City Council of the City of San Luis, Arizona find and declare that the operation, maintenance, and repair of landscaping improvements within, near or adjacent to the retention and detention basins and the parkings and parkways and related improvements in the MID preserves and promotes the health, safety, and welfare of those citizens living within the District as well as preservation of the streets and parkways in the District which may be adversely impacted by drainage; and,

**WHEREAS**, the Mayor and City Council of the City of San Luis, Arizona find and declare that the operation, maintenance, and repair of a landscaped buffer between a parkway and the adjacent developments reduces the visual and other impact of light, air, and noise pollution and tends to increase personal and vehicular safety on the parkway and decreases the likelihood vehicular accidents will harm adjacent developments in furtherance of the health, safety and welfare of those citizens living within the District.

**NOW THEREFORE, BE IT RESOLVED** by the Mayor and Council of the City of San Luis, Arizona, as follows:

**SECTION 1:** The petition to form a MID for Bienestar Estates 10 purporting to be signed by all of the real property owners within the proposed District attached as "Exhibit A" is hereby accepted as provided in A.R.S. § 48-574(C).

**SECTION 2:** Bienestar Estates 10 Landscape Improvement District, serving Bienestar Estates 10 to operate, maintain and repair landscaping improvements included within, near, and adjacent to the retention and detention basins and parkings and parkways and related facilities together with appurtenant structures of Bienestar Estates 10 Subdivision, is hereby created.

**SECTION 3:** The expenses of Bienestar Estates 10 Landscape Improvement District shall be assessed to the several properties within the MID as provided for in A.R.S. § 48-574 et seq.

[Remainder of page left intentionally blank, signature page follows]

**PASSED AND ADOPTED** by the Mayor and City Council of the City of San Luis, Arizona, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Gerardo Sanchez, Mayor

**ATTEST:**

\_\_\_\_\_  
Sonia Cornelio, City Clerk

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Kay Marion Macuil, City Attorney

**PETITION, WAIVER AND CONSENT TO FORMATION  
OF A MUNICIPAL IMPROVEMENT DISTRICT  
BY THE CITY OF SAN LUIS FOR THE NEW SUBDIVISION,  
BIENESTAR ESTATES 10  
(OWNER: COMITE DE BIENESTAR, INC)**

**To:                   Honorable Mayor and City Council  
                          City of San Luis, Arizona**

Pursuant to Arizona Revised Statutes ("A.R.S.") §48-574, the undersigned property owner respectfully petitions the Mayor and City Council of the City of San Luis, Arizona (the "City Council") to order the formation of a Municipal Improvement District (the "District") under A.R.S., Title 48, Chapter 4, Article 2. In support of this petition, the undersigned agrees to waive certain rights under Arizona Improvement District Law and to consent to the formation and completion of the District.

1. Area of District. The proposed District is described by a map/diagram and by a legal description on "Exhibit A" that is attached hereto and incorporated herein by reference. The proposed District consists of 40.91 acres and is entirely within the corporate boundaries of the City of San Luis.
2. Ownership. The undersigned (is) (are) the sole owner(s) of the real property within the proposed District (the "Petitioner(s)") including any required public dedications of property.
3. Purpose. The District is proposed to be formed for the purpose of the operation, maintenance, repair and improvements of landscape, irrigation, and hardscape in parkways and parkings adjacent to designated public roadways within the proposed District.
4. Public Convenience and Necessity. The necessity for the proposed District is for the operation, maintenance, repair and improvements of landscape, irrigation, and hardscape in parkways and parkings adjacent to designated public roadways within the proposed District by the levying of special assessments in the proposed District.
5. Waiver and Consent. The Petitioners, with full knowledge of their rights being waived hereunder, hereby expressly waive all of the following:
  - (a) Any and all irregularities, illegalities or deficiencies which may exist in the acts or proceedings resulting in the adoption of the Resolution of Intention and the Resolution Ordering the Work relating to the District.
  - (b) Any necessity for publication and posting of the Resolution of Intention and the Notice of Proposed Improvements pursuant to A.R.S §48-578.
  - (c) All rights to petition to dissolve the district pursuant to A.R.S. §48-574(N).

(d) All protest rights whatsoever under A.R.S. §48-579(A) and (B) as amended, which provide for protests against the work; and

(e) All objections to the filing of and legislative adoption by the City Council of the plans and specifications, the Engineer's estimate and the Assessment Diagram, all of which provide for the completion of the District.

Further, the improvements described above are of more than local or ordinary public benefit, and not a general public benefit.

In Witness whereof the parties have executed this Petition and waiver agreement as of the 11<sup>th</sup> day of June 20 19.

PROPERTY OWNER  
NAME, ADDRESS AND  
SIGNATURE

DATE

PROPERTY  
(Tax Parcel Nos.)

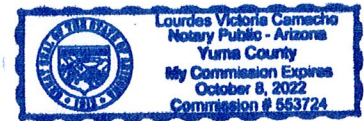
COMITE DE BIENESTAR, INC  
963 E. B STREET  
SAN LUIS, AZ 85349

By: [Signature]  
Carlos Sanchez, President

PORTION OF APN 227-15-001

STATE OF ARIZONA     )  
                                          )ss.  
County of Yuma         )

The foregoing acknowledged before me this 11<sup>th</sup> day of June 20 19 by Carlos Sanchez, President of Comite De Bienestar Inc., an Arizona Corporation, on behalf of said corporation.



My Commission Expires 10/08/2022

[Signature]  
Notary Public

ACCEPTED AND APPROVED BY:

CITY OF SAN LUIS, ARIZONA an

ARIZONA MUNICIPAL CORPORATION

By \_\_\_\_\_  
Gerardo Sanchez, Mayor

**ATTEST:**

\_\_\_\_\_  
Sonia Cornelio, City Clerk

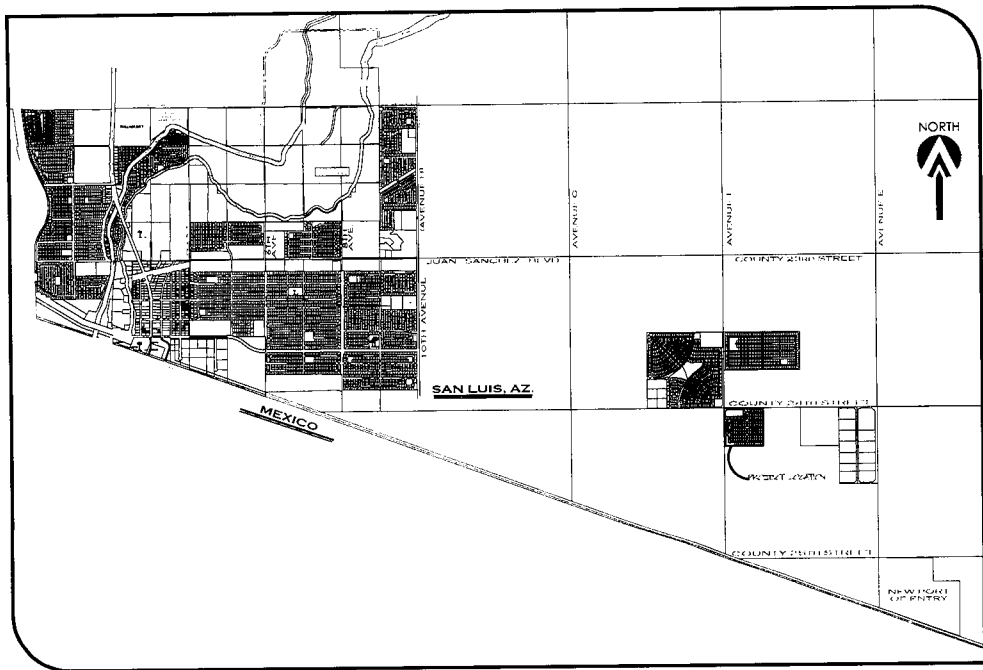
**APPROVED AS TO FORM:**

\_\_\_\_\_  
Kay Marion Macuil, City Attorney

# BIENESTAR ESTATES 10

A SUBDIVISION OF A PORTION OF SECTION 15, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.,  
 ALSO BEING PARCEL "A" OF THE BIENESTAR ESTATES 10 LOT SPLIT, AS RECORDED IN  
 BOOK \_\_\_ OF PLATS, PAGE \_\_\_, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.  
 JUNE OF 2019 ACREAGE: 40.91 AC (GROSS)

## FINAL PLAT



VICINITY MAP  
 SCALE: 1" = 2000'

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT COMITE DE BIENESTAR, INC. AN ARIZONA CORPORATION, AS OWNER HAS CAUSED THE FOLLOWING DESCRIBED PROPERTY: A SUBDIVISION OF THE NW1/4 OF SECTION 15, TOWNSHIP 11 SOUTH, RANGE 24 WEST, G.S.R.B.&M., YUMA COUNTY, AZ, AS PLATTED HEREON, TO BE SUBDIVIDED INTO LOTS, TRACT & STREETS UNDER THE NAME OF BIENESTAR ESTATES 10 SUBDIVISION, AND HEREBY DECLARES THAT THE ACCOMPANYING PLAT SETS FORTH THE LOCATION AND DIMENSIONS OF LOTS, TRACT AND STREETS CONSTITUTING SAID "BIENESTAR ESTATES 10 SUBDIVISION". THAT EACH LOT SHALL BE KNOWN BY THE NUMBER, "TRACT" BY THE LETTER AND THE STREETS BY THE NAME GIVEN EACH RESPECTIVELY ON SAID PLAT; AND THAT COMITE DE BIENESTAR, INC. AN ARIZONA CORPORATION, HEREBY DEDICATES THE STREETS SHOWN HEREON TO THE PUBLIC FOR ITS USE AND BENEFIT. TRACT "A" IS DEDICATED TO THE CITY OF SAN LUIS FOR USE AS A STORMWATER RETENTION BASIN AND COMPATIBLE USES. TRACT "B" IS RESERVE FOR FUTURE DEVELOPMENT AS COMMUNITY COMMERCIAL (CC). THE EASEMENTS ARE DEDICATED FOR THE USES SHOWN AND DEFINED ON SAID PLAT AND AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED CONCURRENTLY HERewith.

IN WITNESS WHEREOF, COMITE DE BIENESTAR, INC. AN ARIZONA CORPORATION, HAS CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED AS ATTESTED BY THE SIGNATURE OF GEORGE GUERRERO, AS PRESIDENT OF COMITE DE BIENESTAR, INC. AN ARIZONA CORPORATION, HEREUNTO DULY AUTHORIZED ON THIS DAY OF 20

GEORGE GUERRERO  
 PRESIDENT OF COMITE DE BIENESTAR, INC. AN ARIZONA CORPORATION

**ACKNOWLEDGMENT**

STATE OF ARIZONA )  
 COUNTY OF YUMA )  
 ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED NOTARY, PERSONALLY APPEARED GEORGE GUERRERO, AS PRESIDENT OF COMITE DE BIENESTAR, INC. AN ARIZONA CORPORATION.  
 IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL

BY \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_  
 NOTARY PUBLIC

**APPROVED**

STATE OF ARIZONA )  
 COUNTY OF YUMA )  
 THIS SUBDIVISION AS PLATTED HEREON HAS BEEN APPROVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA

\_\_\_\_\_  
 MAYOR

\_\_\_\_\_  
 CITY MANAGER

\_\_\_\_\_  
 DIRECTOR OF PLANNING AND ZONING

\_\_\_\_\_  
 CITY ENGINEER

\_\_\_\_\_  
 CITY PUBLIC WORKS DIRECTOR

**LAND SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT I AM A LAND SURVEYOR LISTED ON THE ROSTER OF ACTIVE REGISTRARS BY THE STATE BOARD OF TECHNICAL REGISTRATION OF ARIZONA AND THAT THIS MAP, CONSISTING OF TWO (2) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING DECEMBER OF 2018 THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN ONE YEAR FROM RECORDATION OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE REPEATED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS PARTS.

BY *John C. Engle*  
 JOHN C. ENGLE  
 LICENSE NO. 14526

**ELABORATED BY:**

**VEGA & VEGA**  
 SURVEYING & ENGINEERING  
 1848 S. 8th Avenue, 928-329-0000 Ext  
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