

**CONDITIONS OF APPROVAL**

1. The Final Plat shall be presented to City Council when all conditions of approval have been met. The property-owner shall provide the City Department of Planning and Zoning with check made out to the Yuma County Recorder for appropriate amount.
2. The applicant must address, as noted, the review comments (12-24-18) attached prior to presenting Final Plat before the City Council.

## Jose A. Guzman

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**From:** Jose A. Guzman  
**Sent:** Monday, December 24, 2018 6:08 PM  
**To:** vianey@veganvega.com  
**Cc:** Eulogio Vera; Roman Pacheco  
**Subject:** Bienestar Estates Condominiums review comments

Good afternoon Vianey,

Below are the comments received for Bienestar Estates Condominiums:

### Engineer Comments:

#### Plat

1. Is the proposed subdivision proposed as condominiums or as townhomes? The general definition of a condominium is the subdivided space inside of a building, and if his definition is used by the City, these would instead be townhouses.
2. The minimum lot width is 40 feet per Table 5 of Zoning Ordinance.
3. Keynote 4 designates Tract A as also the public pool and landscaping easement.
4. Show building setback lines on the plat. *(If this is intended to be a true condominium project, the lots should consist of only the building footprints, with the yards being common areas.)*
5. Is adequate turning radius available for fire department vehicles at the southeast corner of Lot 6?
6. Dedicate an easement to the City of San Luis for the public water and sewer lines.
7. Coordinate with the City for Street Name
8. Submit documents for the Condominium Owner's Association and CC&R's or other documents for the City to review.

#### Paving and Grading Plan

1. Provide Stop Signs/Street Signs.
2. Provide Street Lighting as needed.

#### Preliminary Water and Sewer Plan

1. Fire hydrant is in the middle of travelled way. Provide a better protected location for it.
2. Show City water and sewer easements.

### Public Works Comments:

#### Plat

- Driveway alignment off Janet Napolitano is offset Udall Street alignment. Provide analysis showing design is adequate.

#### Paving and Grading

- San Luis Lane is a mid-section line road and requires that driveway has adequate turning radius and the use of curb returns. Not the residential street type driveway.

#### Water and Sewer

- Increase sewer line size to 8". Minimum size for clean out is 8"

- How will fire lines be operated? Will homeowner association be responsible for prompt repairs?
- I see fire lines have valves. Is that acceptable Ric?
- 6" water main to 3" fire line connection detail
- All 3" fire line water valves installation at the water main, a flanged/thread connection, not at property line.

Development Services Division Comments:

1. Project zoning is R-2
2. Signatures must read Director of Planning and Zoning instead of Development Services Director.
3. Creation of condominium is subject to Arizona Revised Statutes Title 33 Chapter 9 Article 2, please provide documentation appropriately.
4. Proposed fence must comply with City Code Section 152.219
5. Landscape plans shall be submitted in accordance with City Code 152.300
6. Building footprints must be shown on plans and proposed building height in order to review setbacks.

Let me know if you have any questions. Thank you and happy holidays!

**JOSE ANTONIO GUZMAN**

DIRECTOR OF PLANNING AND ZONING

**CITY OF SAN LUIS**

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