

**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. If applicable, applicant must submit signed petitions for the creation of Improvement Districts as per Subdivision Regulations Sections 3.17-5 to Section 3.17-7.
3. 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 9C

Good afternoon Vianey,

Below are the comments for Bienestar Estates 9C:

### City Engineer Comments:

Plat

1. Provide 1-ft Non-Access Easement along the northwest side of Lot 2 (along Janet Napolitano Blvd.)
2. Coordinate with the City for Street Names

Paving and Grading Plan

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Preliminary Water and Sewer Plan

1. Key Note 11 -calls for additional sewer protection to be Ductile Iron Pipe. Coordinate with Public Works for acceptable material (perhaps 909 PVC instead.)

### Public Works Comments:

General Layout

- Request was made to review the option of removing offset intersection as it does not meet our construction standards. It is believed that same amount of lots can be accomplished without creating an offset intersection with Bradley Holcom Place.
- Was a safety analysis conducted for proposed design?
- How are left turns to be managed?
- How are turning movement conflicts mitigated?

Paving and Grading

- Placement of street signs shall be per MUTCD. Stop sign on "Street One" appears to be far from intersection.

### Development Services Division:

1. Signatures must read Director of Planning and Zoning instead of Development Services Director
2. City to review possible street names.
3. Proposed fence must comply with City Code Section 152.219
4. Protective fence is missing for Lot 10.
5. Please provide Lot Data table- minimum lot size is 6,000 sq. ft.

Let me know if you have any questions. Happy Holidays, thank you,

**JOSE ANTONIO GUZMAN**  
DIRECTOR OF PLANNING AND ZONING  
CITY OF SAN LUIS

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