



2619 S. Ave. 2½ E, STE. 3  
Yuma AZ. 85365  
928-329-0000 tel  
928-247-6232 fax  
[VnV@vegaNvega.com](mailto:VnV@vegaNvega.com)

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September 14, 2021

City of San Luis  
Department of Development Services  
Community Planning

Re: Bienestar Estates 10 – Tract B : Bienestar Commercial Plaza - Rezoning Request (Narrative Statement)

Dear Sir or Madam:

This is the Narrative statement for the above-mentioned project.

Requesting that APN: 783-05-162 (3.47 acres), being Tract "B" of Bienestar Estates 10 Plat, per FEE # 2019-27119, be changed from the current zoning high density residential R-3 to C-2 (See attachment "A") said portion of land is currently designated in The Major General Plan/Map as land use category of Neighborhood, and it will remain as such.

Upon approval of the rezoning request, the intent is to develop the parcel into a commercial plaza.

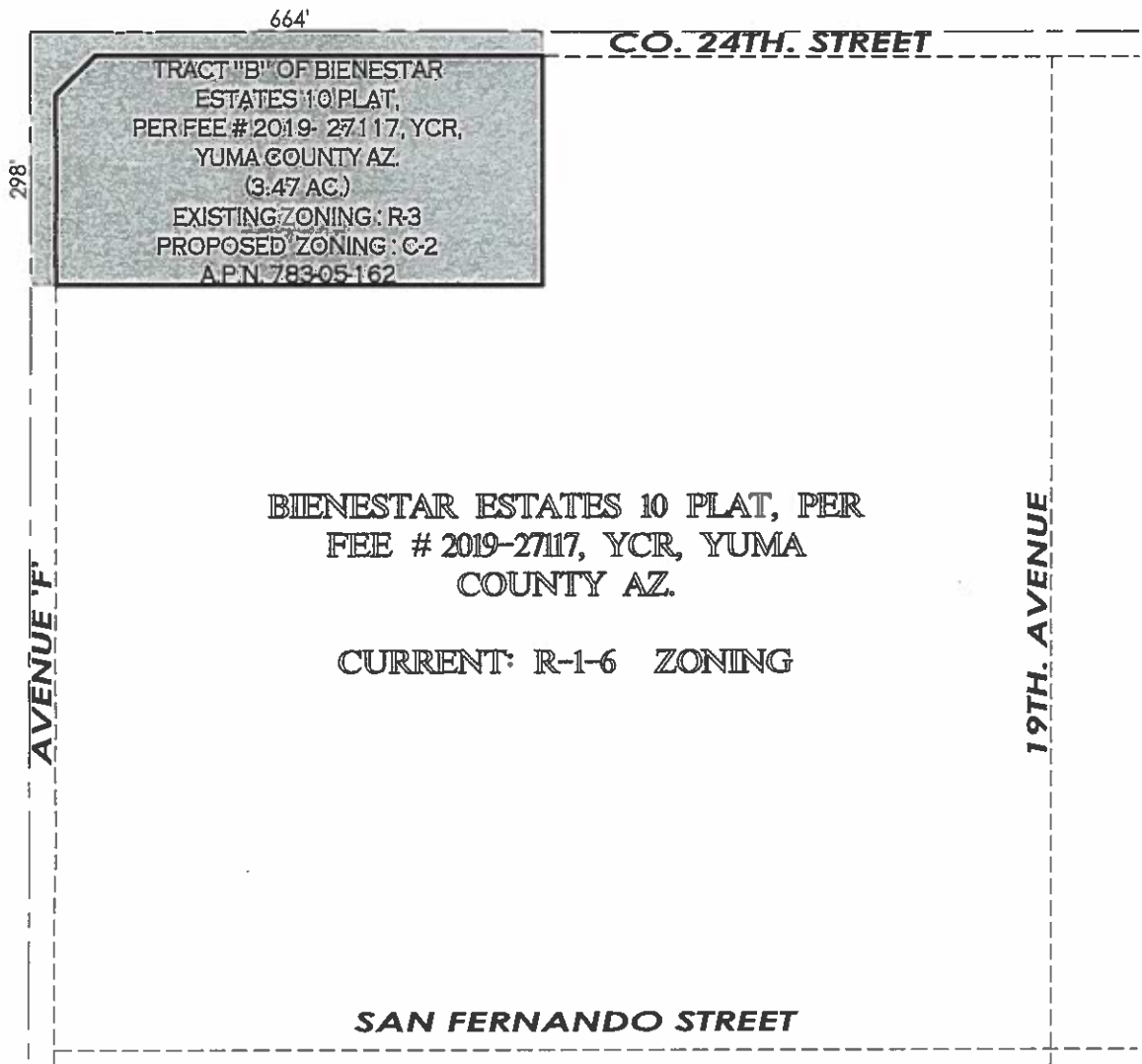
If you have any questions or need any further information don't hesitate in contact us.

Sincerely

**Vega & Vega Engineering, P.L.C.**

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Vianey R. Vega, P.E.

PROPOSED ZONING MAP  
TRACT "B" OF B.E. 10



SCALE: NTS

**VEGA & VEGA**  
ENGINEERING & P.L.L.C.

2619 S. AVE. 24 E. STE. 3 928-329-0000 TEL  
YUMA, AZ. 85364 928-247-4232 FAX  
V.V@vegaivega.com

PROPOSED ZONING MAP  
TRACT "B"  
BIENESTAR ESTATES 10  
COMITE DE BIENESTAR

PROPOSED ZONING MAP

|            |  |
|------------|--|
| Scale      |  |
| Date       |  |
| Drawn by   |  |
| Checked by |  |
| Design by  |  |
| Sheet      |  |

EXHIBIT "A"