



# *Resolution*

OFFICE OF THE  
MAYOR  
CITY OF SAN LUIS

No. 2246

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA DECLARING ITS INTENTION TO PROVIDE THE ENHANCED MUNICIPAL SERVICES OF 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 SERVING THE AREA DESCRIBED AS BIENESTAR ESTATES 12 PHASE 1 LANDSCAPE IMPROVEMENT DISTRICT, 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, improvements 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 12 Phase 1 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 12 Phase 1 will provide a dedicated stream of funding for the maintenance of those improvements and will provide neighborhood decisions on those improvements, and will privatize the maintenance of 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 12 Phase 1 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 12 Phase 1 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 City Council of the City of San Luis as follows:

**Section 1:** The petition to form a MID for Bienestar Estates 12 Phase 1 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 12 Phase 1 Landscape, serving Bienestar Estates 12 Phase 1 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 12 Phase 1, is hereby created.

**Section 3:** The expenses of Bienestar Estates 12 Phase 1 Landscape shall be assessed to the several properties within the MID as provided for in A.R.S. § 48-574 et seq.

**Section 4:** No sooner than fifteen (15) calendar days after this Resolution is adopted, City staff shall present a legal description of the boundary for Bienestar Estates 12 Phase 1 Landscape and a diagram for Bienestar Estates 12 Phase 1 Landscape to Mayor and City Council for consideration to declare an intention to order improvements to Bienestar Estates 12 Phase 1 Landscape as provided in A.R.S. § 48-576.

**PASSED AND ADOPTED** by the Mayor and City Council of the City of San Luis, Arizona, this 28<sup>th</sup> day of December 2022.

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Nieves Riedel, Mayor

**ATTEST:**

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Sonia Cornelio, City Clerk

**APPROVED AS TO FORM:**

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Kay Marion Macuil, City Attorney

**PETITION, WAIVER, AND CONSENT TO FORMATION  
OF A MUNICIPAL IMPROVEMENT DISTRICT  
BY THE CITY OF SAN LUIS**

Bienestar Estates 12 Phase 1 Landscape Improvement District

**MID Name**

Bienestar Estates 12 Phase 1 Subdivision

**Subdivision Name**

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

Pursuant to Arizona Revised Statutes ("A.R.S.") §48-574, the undersigned property owners 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 40.92 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 installation, operation, maintenance, repair, and improvements of landscape, irrigation, cluster box units, subdivision signs, and hardscape in pedestrian malls, off-street parking facilities, retention and detention basins, parkings and parkways 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, cluster box units, subdivision signs, 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.



**ACCEPTED AND APPROVED BY:**

CITY OF SAN LUIS, ARIZONA AN  
ARIZONA MUNICIPAL CORPORATION

By: \_\_\_\_\_  
Nieves Riedel, Mayor

**ATTEST:**

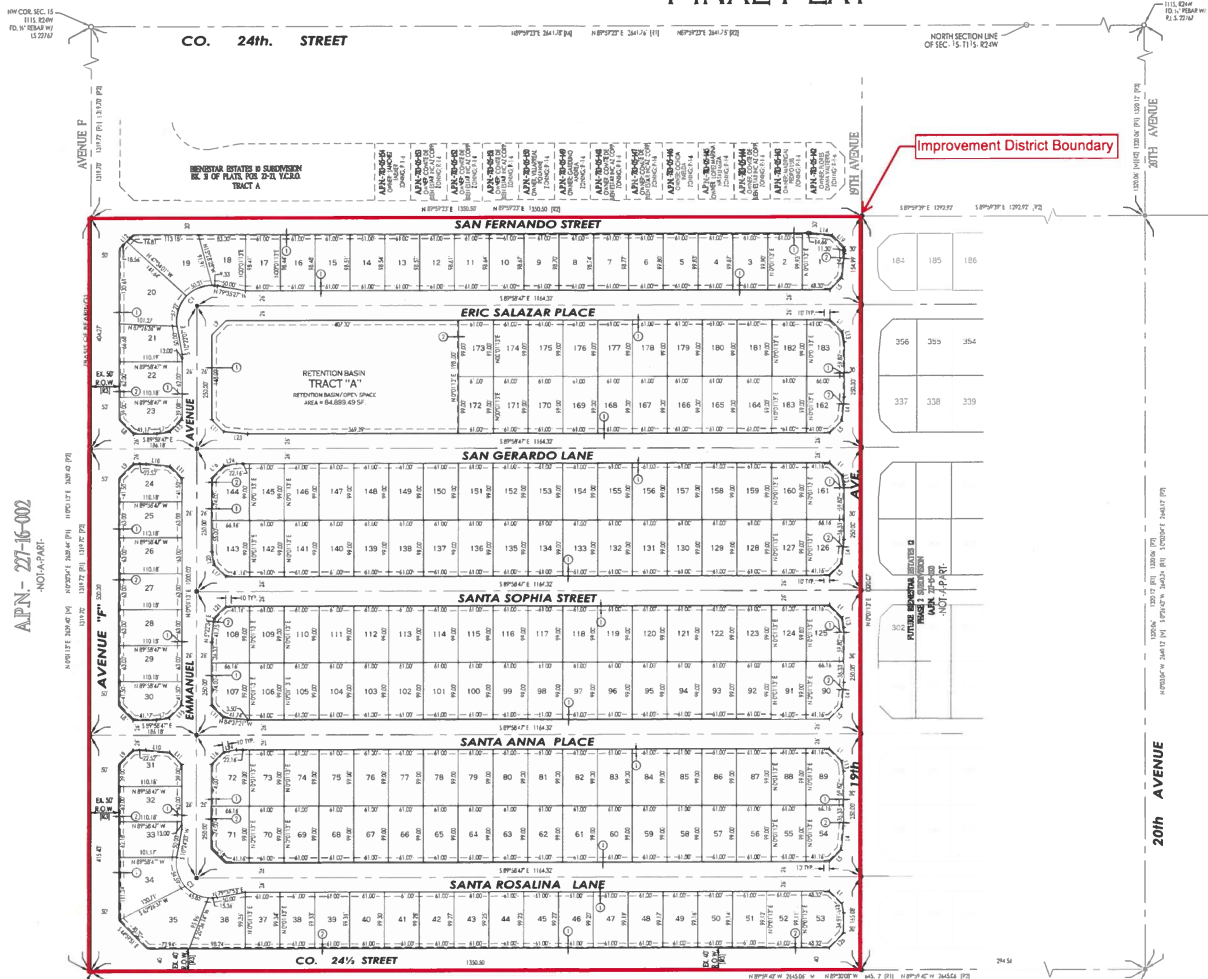
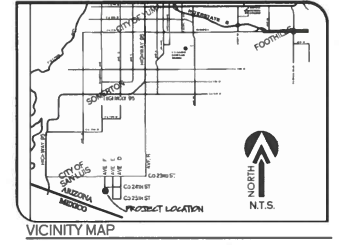
\_\_\_\_\_  
Sonia Cornelio, City Clerk

**APPROVED AS TO FORM:**

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

# BIENESTAR ESTATES 12 - PHASE 1 SUBDIVISION

A SUBDIVISION OF OF PARCEL "B1" OF BIENESTAR ESTATES 12 - LOT SPLIT, AS RECORDED IN BK. 34, OF PLATS, PG. 07, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, AZ., ALSO BEING A PORTION OF THE S1/2 OF THE NW1/4 OF SECTION 15, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.  
SEPTEMBER OF 2022 ACREAGE: 40.92 AC (GROSS)  
FINAL PLAT



**KEYNOTES**  
① NEW UTILITY EASEMENT  
② NEW E-HIGH-ACCESS EASEMENT

**OWNER OF RECORD:**  
COMITE DE BIENESTAR  
MAIL: 701 WEST  
PO BOX 3122  
SAN LUIS, AZ 85309

**NOTE**  
+ PROPERTY CORNERS TO BE MARKED BY 1/2" DIA. STAINLESS STEEL RODS AS SHOWN ON BORDER  
+ PROJECT TONGUE: R-14

**BASIS OF BEARING:**  
THE WEST SIDE LINE OF SECTION 15, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA, BEING THE NE CORNER OF PARCEL AS SHOWN ON BORDER  
RANGES SUBDIVISION AS RECORDED IN BOOK 27 OF PLATS, PAGE 8 & 9, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.



**LINE DATA**

LINE NUMBER	BEARING	SHORT (FEET)	LINE NUMBER	BEARING	LENGTH (FEET)
11	N 4° 59' 32" E	31.36	116	S 4° 03' 54" W	30.55
12	S 9° 25' 1" E	17.24	117	S 4° 03' 54" E	30.55
13	N 4° 02' 10" W	31.36	118	S 4° 03' 54" E	30.55
14	N 9° 52' 1" E	41.79	119	N 4° 02' 10" W	30.42
15	N 4° 03' 54" E	29.84	120	N 9° 52' 1" E	29.84
16	N 4° 03' 54" E	35.37	121	N 4° 03' 54" E	29.84
17	N 8° 17' 24" E	22.68	122	S 8° 03' 54" W	17.27
18	S 4° 03' 54" E	35.36	123	S 8° 03' 54" E	42.01
19	S 4° 03' 54" W	35.36	124	S 8° 03' 54" W	22.68
110	N 8° 03' 54" W	41.75	125	N 4° 03' 54" W	35.36
111	N 4° 03' 54" W	29.84	126	N 4° 03' 54" W	35.36
112	S 4° 03' 54" W	35.36	127	S 4° 03' 54" W	35.36
113	N 4° 03' 54" W	17.24	128	N 4° 03' 54" W	41.74
114	N 8° 03' 54" W	37.29	129	S 8° 03' 54" E	41.74
115	N 4° 03' 54" E	30.54	130	N 8° 03' 54" E	22.68

**LEGEND**

- INDICATES BOUNDARY LINE
- INDICATES CENTERLINE
- INDICATES EASEMENT LINE
- 11 NEW LOT NUMBER
- NEW YUMA COUNTY STD. DETAIL NO. 4-000 SUBD BOUNDARY W/CHANGING
- NEW YUMA COUNTY STD. DETAIL NO. 4-000 STREET MOVEMENT
- O EXISTING MOVEMENT (TYPE AS SHOWN)
- B.C. INDICATES BRASS CAP
- Y.C.R. INDICATES YUMA COUNTY RECORDERS
- G.L.O. INDICATES GENERAL LAND OFFICE
- N.A.E. INDICATES NON-ACCESS EASEMENT
- (M) INDICATES MEASURED DATA
- (R1) DATA REFERS TO DELTA BALANCED SECTION OF SECTION 15, T11S, R24W, YUMA COUNTY, ARIZONA, 1977
- (R2) DATA REFERS TO BIENESTAR ESTATES 11A, AS RECORDED IN BOOK 31, PAGE 58, Y.C.R.
- (R3) DATA REFERS TO BIENESTAR ESTATES 11, LOT SPLIT, AS RECORDED IN BOOK 31, PAGE 58, Y.C.R.

**LOT AREAS TABLE:**

LOT #	AREA SQ FT	LOT #	AREA SQ FT	LOT #	AREA SQ FT	LOT #	AREA SQ FT	LOT #	AREA SQ FT	LOT #	AREA SQ FT	LOT #	AREA SQ FT	LOT #	AREA SQ FT
1	4,497.51	22	4,631.45	43	4,554.72	64	4,629.20	85	4,629.20	106	4,629.20	127	4,629.20	148	4,629.20
2	4,630.32	23	4,624.24	44	4,603.74	65	4,629.20	86	4,629.20	107	4,613.72	128	4,629.20	149	4,629.20
3	4,601.84	24	4,629.12	45	4,629.20	66	4,629.20	87	4,629.20	108	4,613.72	129	4,629.20	150	4,629.20
4	4,629.20	25	4,741.94	46	4,629.20	67	4,629.20	88	4,629.20	109	4,629.20	130	4,629.20	151	4,629.20
5	4,629.20	26	4,741.94	47	4,629.20	68	4,629.20	89	4,629.20	110	4,629.20	131	4,629.20	152	4,629.20
6	4,629.20	27	4,741.94	48	4,646.94	69	4,629.20	90	4,613.72	111	4,629.20	132	4,629.20	153	4,629.20
7	4,629.20	28	4,741.94	49	4,646.94	70	4,629.20	91	4,629.20	112	4,629.20	133	4,629.20	154	4,629.20
8	4,629.20	29	4,741.94	50	4,646.94	71	4,629.20	92	4,629.20	113	4,629.20	134	4,629.20	155	4,629.20
9	4,629.20	30	4,646.94	51	4,629.20	72	4,629.20	93	4,629.20	114	4,629.20	135	4,629.20	156	4,629.20
10	4,629.20	31	4,629.20	52	4,629.20	73	4,629.20	94	4,629.20	115	4,629.20	136	4,629.20	157	4,629.20
11	4,629.20	32	4,631.45	53	4,629.20	74	4,629.20	95	4,629.20	116	4,629.20	137	4,629.20	158	4,629.20
12	4,629.20	33	4,629.20	54	4,613.72	75	4,629.20	96	4,629.20	117	4,629.20	138	4,629.20	159	4,629.20
13	4,629.20	34	4,629.20	55	4,629.20	76	4,629.20	97	4,629.20	118	4,629.20	139	4,629.20	160	4,629.20
14	4,629.20	35	4,629.20	56	4,629.20	77	4,629.20	98	4,629.20	119	4,629.20	140	4,629.20	161	4,629.20
15	4,629.20	36	4,629.20	57	4,629.20	78	4,629.20	99	4,629.20	120	4,629.20	141	4,629.20	162	4,629.20
16	4,629.20	37	4,629.20	58	4,629.20	79	4,629.20	100	4,629.20	121	4,629.20	142	4,629.20	163	4,629.20
17	4,629.20	38	4,629.20	59	4,629.20	80	4,629.20	101	4,629.20	122	4,629.20	143	4,629.20	164	4,629.20
18	4,629.20	39	4,629.20	60	4,629.20	81	4,629.20	102	4,629.20	123	4,629.20	144	4,629.20	165	4,629.20
19	4,629.20	40	4,629.20	61	4,629.20	82	4,629.20	103	4,629.20	124	4,629.20	145	4,629.20	166	4,629.20
20	11,483.20	41	4,629.20	62	4,629.20	83	4,629.20	104	4,629.20	125	4,629.20	146	4,629.20	167	4,629.20
21	4,629.20	42	4,629.20	63	4,629.20	84	4,629.20	105	4,629.20	126	4,613.72	147	4,629.20	168	4,629.20

**CURVE DATA**

NUMBER	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH	ANGEMENT	RADIUS	ARC LENGTH
C1	109°17'2"	N 4°03'24" E	100.18	85.51'	61.80	116.87
C2	109°17'2"	N 4°59'24" W	100.18	85.51'	61.80	116.80

**LAND SURVEYOR'S CERTIFICATE:**

HITHERTO, I HAVE HAD AND SUPERVISED THE RECOVERY AND RECORDING BY THE STATE BOARD OF TECHNICAL REGISTRATION OF ARIZONA AND THE MAP COMING OF TWO (2) PLATS CORRECTLY IDENTIFIED A SUFFICIENT NUMBER OF SURVEY POINTS INCLUDING THE CORNER OF THE ADJACENT SHOWING HERETO-ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN OR WILL BE IN CONTACT WITH THE FIELD RECORDS OF THE MAP. THE ADJACENT WILL BE IDENTIFIED TO MAKE THE SURVEY FOR RECORD. THE SURVEY IS BEING IDENTIFIED AS SHOWN ON THE DRAWING HERETO AND ON THE PLAT.

JOHN C. ENGLISH  
REGISTERED PROFESSIONAL LAND SURVEYOR  
No. 14528

ELABORATED BY: VVNV20.00



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