



### **NOTICE OF REGULAR PLANNING AND ZONING COMMISSION MEETING**

In accordance with Section 38-431.01 of the Arizona Revised Statutes of the State of Arizona, notice is hereby given to the Members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission of the City of San Luis, Arizona will hold a Regular Planning & Zoning Commission Meeting at 7:00 p.m., Tuesday, April 12, 2022. The meeting will take place at the City Council Chambers, located at 1090 E. Union Street, San Luis, Arizona, 85349. Everyone from the public is invited to attend the open meeting.

In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of San Luis does not discriminate on the basis of disability in the admission of or access to, or treatment of employment in its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities or services contact: ADA/Section 504 Coordinator, City of San Luis Human Resources Department, 1090 East Union Street, San Luis, Arizona 85349; (928) 341-8520.

Notice is hereby given that pursuant to A.R.S. §1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the City Council are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recordings. Parents in order to exercise their rights may either file written consent with the City Clerk to such recordings, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the City will assume that the rights afforded parents pursuant to A.R.S. §1-602.A.9 have been waived.

THIS NOTICE IS GIVEN BY:

/s/ Jose A. Guzman, Director of Planning and Zoning

### **AVISO DE JUNTA REGULAR DE LA COMISIÓN DE PLANEACIÓN Y ZONIFICACION**

De acuerdo a la Sección 38-431.01 de los Estatutos Revisados del Estado de Arizona, se les informa a los Miembros de la Comisión de Planeación y Zonificación y al público en general que la Comisión de Planeación y Zonificación de San Luis, Arizona, tendrán una junta regular a las 7:00 p.m., el día Martes, April 12, 2022. La junta se llevará a cabo en la Cámara del Consejo de la ciudad, ubicado en el 1090 East Union Street, San Luis, Arizona, 85349. El público esta cordialmente invitado.

De acuerdo con el Acta de Americanos con Discapacidades y la Sección 504 del Acta de Rehabilitación de 1973, la Ciudad de San Luis no discrimina por causa de discapacidad la admisión y acceso a sus programas, actividades, servicios o en el trato en cuanto a empleo. Para más información referente a derechos y provisiones del Acta de Americanos con Discapacidades o Sección 504, o para solicitar adaptaciones que sean razonables para la participación en programas, actividades o servicios de la ciudad, contactar a: Coordinador del Acta de Americanos con Discapacidades/Sección 504, Departamento de Recursos Humanos de la Ciudad de San Luis, 1090 Este Calle Unión, San Luis, Arizona, 85349; (928) 341-8520.

Por medio de éste aviso y de acuerdo con los Estatutos Revisados del Estado de Arizona, sujeto a ciertas excepciones reglamentarias, los padres de familia tienen el derecho de dar o no dar el consentimiento ante el Estado o alguna subdivisión política grabe a un menor de edad, ya sea en audio o video. Las juntas del Concilio se graban en audio y/o video y como resultado, el hecho de que haya menores presentes puede ser sujeto a que sean grabados. Para que los padres de familia puedan ejercer sus derechos pueden solicitar por escrito a la Secretaria de la Ciudad dicha grabación, o tomar acción personal para asegurarse que su hijo/hija menor no esté presente cuando la grabación se lleve a cabo. Si un menor de edad está presente en el momento de la grabación, la Ciudad asumirá que los padres de familia están cediendo los derechos sobre una posible grabación de acuerdo con el Estatuto Revisado del Estado de Arizona §1-602.A.9.

ESTE AVISO ES DADO POR:

/f/ Jose A. Guzman, Director de Planeacion y Zonificacion



**AGENDA**  
**Planning & Zoning Commission**  
**Regular Meeting**  
**San Luis Council Chambers**  
**1090 E. Union Street**  
**San Luis, AZ 85349**  
**Tuesday, April 12, 2022**  
**7:00 P.M.**

For the safety of the public during the COVID-19 pandemic, members of the public may attend the Planning and Zoning Commission Meeting of April 12, 2022, in person if the 6-foot distance can be maintained which is 27 people. However, members of the public may listen to the meeting's live audio stream on the City of San Luis' website <https://sanluisaz.gov/listenlive>. Recordings of the meetings will be available on the city's website <https://sanluisaz.gov/listenlive> after the meeting.

Please take notice that members of the Planning and Zoning Commission will attend either in person, by telephone, or by video conference communication. The Chairman or Acting Charimen for this meeting may change the order of the items; if authorized by law and by a majority vote of a quorum of City Commission members present.

Por la seguridad del público durante la pandemia COVID-19, habrá asistencia en persona para los miembros del público en la Junta de la Comisión de Planeación y Zonificación del 12 de Abril del 2022, si la distancia de 6 pies puede mantenerse, que es de 27 personas. Sin embargo, los miembros del público pueden escuchar el audio en vivo de la reunión transmitido en el sitio web de la Ciudad de San Luis <https://sanluisaz.gov/listenlive>. Las grabaciones de las reuniones estarán disponibles en el sitio web de la ciudad <https://sanluisaz.gov/listenlive> después de la reunión.

Tenga en cuenta que los miembros de la Comisión de la ciudad asistirán en persona, teléfono o comunicación por video conferencia. El Chairman de esta reunión puede cambiar el orden de los temas; si está autorizado por la ley y por mayoría de votos de un quórum de miembros de la Comisión presentes, se llevará a cabo una sesión ejecutiva inmediatamente después de la votación de acuerdo con los Estatutos del Estado de Arizona A.R.S. § 38-431.03 (a).

1. **CALL TO ORDER/ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **ITEMS REQUIRING DISCUSSION AND/OR ACTION** – the Planning & Zoning Commission will be considering a vote or action on the following cases. Any vote or action will be considered separately for each case.
  3. A. Discussion and possible action on any and all matters regarding Subdivision Case No. 2021-0746P. A request by Vega and Vega Engineering PLC, on behalf of Comite de Bienestar inc., for the approval of Bienestar Estates 12 preliminary plat. The property is located on the southeast corner of Avenue F and San Fernando Street in San Luis Arizona.  
  
A. Staff Presentation  
B Action on Subdivision Case No. 2021-0746P
4. **ADJOURNMENT**



## PLANNING & ZONING AGENDA ITEM REVIEW FORM

### Planning & Zoning Commission Meeting

3. A.

**Meeting Date:** 04/12/2022

**Submitted By:** Fernando Villegas, Principal Planner, Planning & Zoning Department, Development Services

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#### ITEM:

Discussion and possible action on any and all matters regarding Subdivision Case No. 2021-0746P. A request by Vega and Vega Engineering PLC, on behalf of Comite de Bienestar inc., for the approval of Bienestar Estates 12 preliminary plat. The property is located on the southeast corner of Avenue F and San Fernando Street in San Luis Arizona.

A. Staff Presentation

B Action on Subdivision Case No. 2021-0746P

#### BACKGROUND:

This subdivision will contain approximately 80.13 acres and will consist of two phases and 356 residential lots. The lots range in size from approximately 6,000 square feet to 10,000 square feet. Assessor's Parcel Number 227-15-026.

On June 14, 2018, the subject property was rezoned to Medium Density Residential (R1-6) as part of the approval of the rezoning case for Bienestar Estates 10 Subdivision (Rezoning Case No. 2018-0127). Rezoning 154 acres for the development of Bienestar Estates 10, 11 and 12.

The existing land use designation is Medium Density Residential (MDR). The proposed development is consistent with the existing land use designation.

#### SUMMARY:

The applicant has provided the information and materials necessary for review of the preliminary plat for Bienestar Estates 12 Phase 1 and 2 Subdivision.

Staff recommends conditional approval of the preliminary plat for Subdivision Case No. 2022-0746P. Approval subject to the following condition:

1. At the time of the final plat of any phase, applicant must comply with all staff comments and regulations including zoning, subdivision regulations, public works standards, roadway naming policy and other applicable regulations.

As per Section 4.10(3) of the Subdivision Regulations, "Conditional approval of a preliminary plat shall not constitute approval of the final plat. Rather, it shall be deemed an expression of approval to the layout submitted on the preliminary plat as a guide to the preparation of the final plat, which will be submitted for approval of the Commission and the City Council upon fulfillment of the requirements of these regulations (Subdivision Regulations) and the conditions of the conditional approval."

#### RECOMMENDED MOTION:

**I MOVE TO APPROVE BIENESTAR ESTATES PHASE 1 AND 2 PRELIMINARY PLAT WITH  
CONDITIONS AS PRESENTED BY STAFF.**

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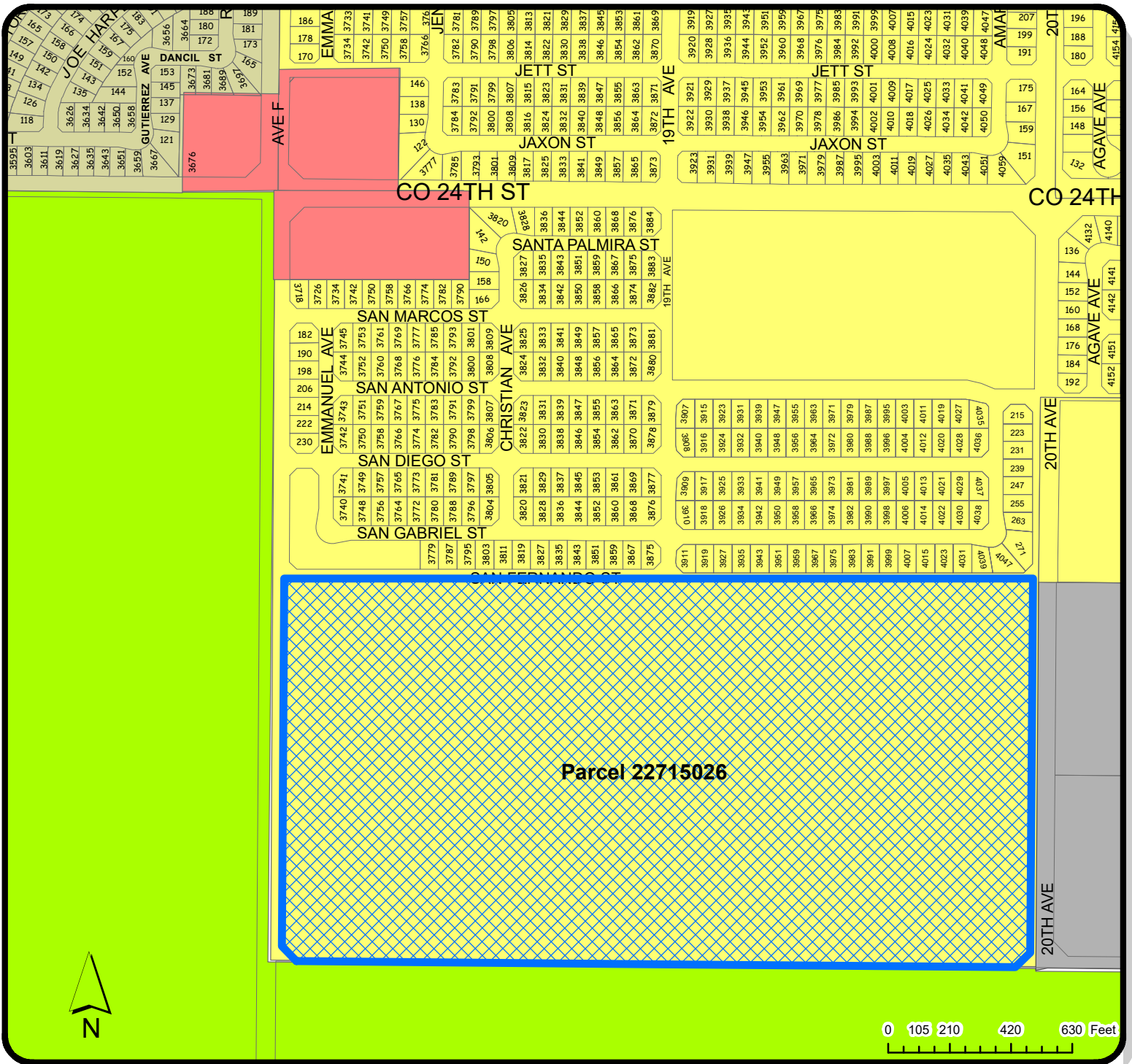
**Attachments**

Location Map

Preliminary Plat Phase 1

Preliminary Plat Phase 2





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**LOCATION OF SUBJECT PROPERTY**

 PARCEL 227-15-026

**LOCATION MAP**

- Zoning**
-  SINGLE RESIDENCE ZONING DISTRICTS
  -  COMMERCIAL ZONING DISTRICTS
  -  MULTIPLE RESIDENCE ZONING DISTRICTS
  -  INDUSTRIAL ZONING DISTRICTS

**SUBDIVISION**

**CASE #**  
**2021-0746P**

**DATE:**  
12/28/2021

**CHECKED BY:**  
ROMAN PACHECO

**PLANNING & ZONING**



**GIS**

**CREATED BY:**  
ISAAC GUTIERREZ

**APPROVED BY:**  
JOSE A. GUZMAN

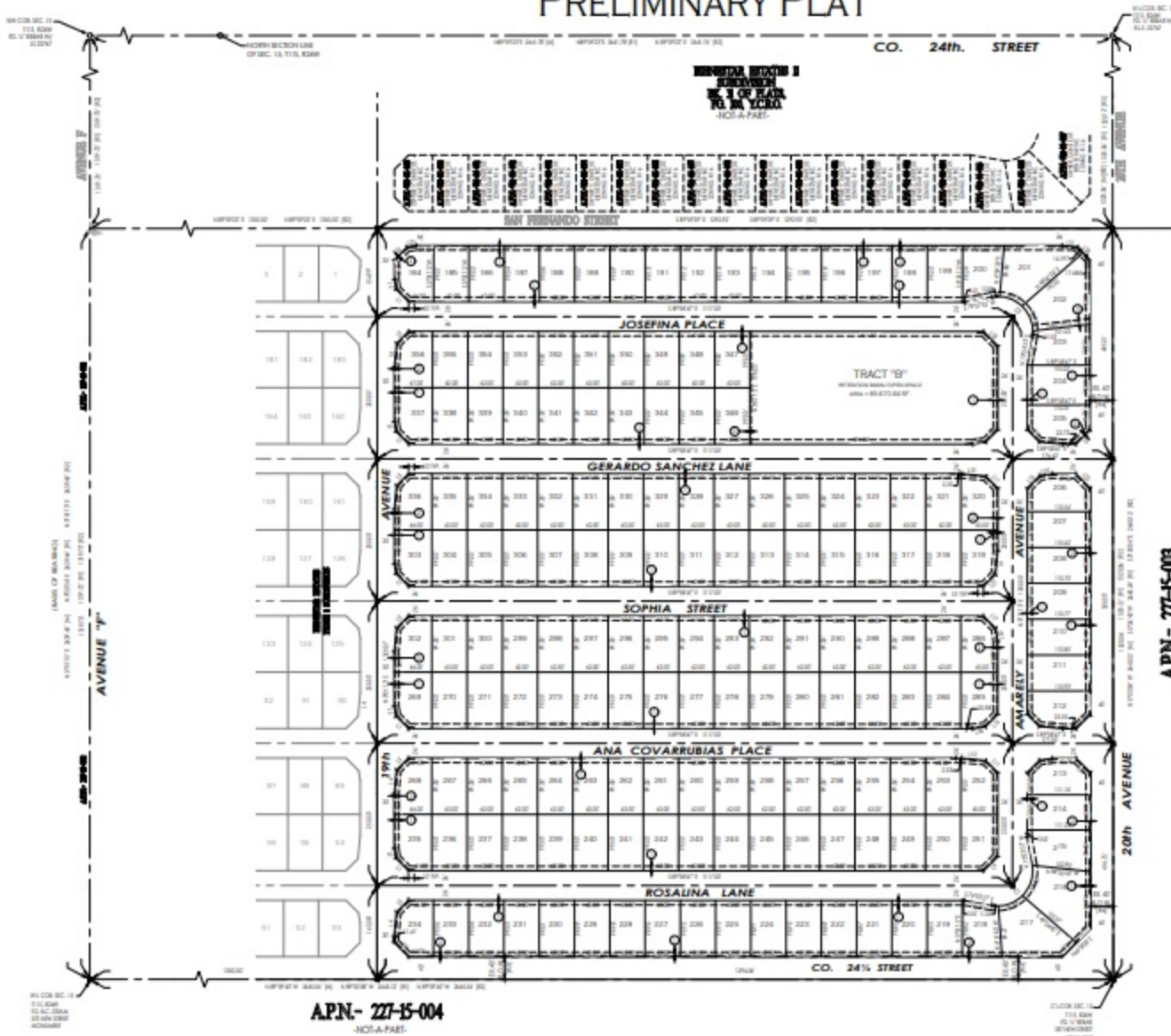


# BIENESTAR ESTATES 12 - PHASE 2 SUBDIVISION

A SUBDIVISION OF OF PARCEL "B" OF BIENESTAR ESTATES 11A - LOT SPLIT, AS RECORDED IN BK. 31, OF PLATS, PG. 100, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, AZ., ALSO BEING A PORTION OF THE S<sup>1</sup>/<sub>2</sub> OF THE NW<sup>1</sup>/<sub>4</sub> OF SECTION 15, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.

MARCH OF 2022 ACREAGE: 39.21 AC (GROSS)

## PRELIMINARY PLAT



### KEYNOTES

- NEW E UTILITY EASEMENT
- NEW F NON-ACCESS EASEMENT
- NEW G DRAINAGE EASEMENT

### NOTE

- ◆ PROPERTY CORNERS TO BE MARKED BY LOT CHAIRS. MARK FACED 90°-CAP 1.5" DIA.
- ◆ PROJECT ZONING R-14

### OWNER OF RECORD:

COURTESY DE BENDERSON  
SUN, W. STREET  
PO BOX 1710  
SUN LAKE, AZ, 85349

### BASIS OF BEARING

BY VERTICAL CURVE CORRECTION TO THE  
SUN LAKE, YUMA COUNTY, ARIZONA BENCH  
MARKS OF VARIOUS E. MEASUREMENTS  
BENCH MARK SURVEYED, AS RECORDED IN BOOK 27  
OF PLATS, PAGE 1 & 10, YUMA COUNTY RECORDERS  
OFFICE, YUMA COUNTY, ARIZONA.

BEARING N 0° 01' 13" E

### LEGEND

- INDICATES BOUNDARY LINE
- INDICATES CENTERLINE
- INDICATES EASEMENT LINE
- NEW LOT NUMBER
- NEW YUMA COUNTY E.D. DETAIL NO. 4000 LOTS BOUNDARY ALIGNMENT
- NEW YUMA COUNTY E.D. DETAIL NO. 4000 STREET ALIGNMENT
- EXISTING HOUSING (TYPE AS SHOWN)
- C. INDICATES BRASS CAP
- T.C. INDICATES YUMA COUNTY RECORDS
- G.L.O. INDICATES GENERAL LAND OFFICE
- N.A.S. INDICATES NON-ACCESS EASEMENT
- M. INDICATES MEASURED DATA
- DATA REFER TO S.L.R. BALANCED SECTION OF SECTION 16, T11S, R24W, S. PADE 18, T.C.R.
- DATA REFER TO BENDERSON SERIES 11A, AS RECORDED IN BOOK 31, PAGE 100, T.C.R.
- DATA REFER TO BENDERSON SERIES 11, LOT 101, AS RECORDED IN BOOK 31, PAGE 101, T.C.R.
- DATA REFER TO BE 4258A 2011, T.C.R.C.

### LINE DATA

LINE NO.	START POINT	END POINT	BEARING	DISTANCE
11	S. 10000' 0"	S. 10000' 0"	S. 0° 00' 00" E	30.00
12	S. 10000' 0"	S. 10000' 0"	S. 0° 00' 00" E	30.00
13	S. 10000' 0"	S. 10000' 0"	S. 0° 00' 00" E	30.00
14	S. 10000' 0"	S. 10000' 0"	S. 0° 00' 00" E	30.00
15	S. 10000' 0"	S. 10000' 0"	S. 0° 00' 00" E	30.00
16	S. 10000' 0"	S. 10000' 0"	S. 0° 00' 00" E	30.00
17	S. 10000' 0"	S. 10000' 0"	S. 0° 00' 00" E	30.00
18	S. 10000' 0"	S. 10000' 0"	S. 0° 00' 00" E	30.00
19	S. 10000' 0"	S. 10000' 0"	S. 0° 00' 00" E	30.00
20	S. 10000' 0"	S. 10000' 0"	S. 0° 00' 00" E	30.00
21	S. 10000' 0"	S. 10000' 0"	S. 0° 00' 00" E	30.00
22	S. 10000' 0"	S. 10000' 0"	S. 0° 00' 00" E	30.00
23	S. 10000' 0"	S. 10000' 0"	S. 0° 00' 00" E	30.00
24	S. 10000' 0"	S. 10000' 0"	S. 0° 00' 00" E	30.00
25	S. 10000' 0"	S. 10000' 0"	S. 0° 00' 00" E	30.00
26	S. 10000' 0"	S. 10000' 0"	S. 0° 00' 00" E	30.00
27	S. 10000' 0"	S. 10000' 0"	S. 0° 00' 00" E	30.00
28	S. 10000' 0"	S. 10000' 0"	S. 0° 00' 00" E	30.00
29	S. 10000' 0"	S. 10000' 0"	S. 0° 00' 00" E	30.00
30	S. 10000' 0"	S. 10000' 0"	S. 0° 00' 00" E	30.00

### LOT AREAS TABLE

LOT NO.	AREA (SQ. FT.)	AREA (AC.)	LOT NO.	AREA (SQ. FT.)	AREA (AC.)	LOT NO.	AREA (SQ. FT.)	AREA (AC.)
101	10000	0.23	101	10000	0.23	101	10000	0.23
102	10000	0.23	102	10000	0.23	102	10000	0.23
103	10000	0.23	103	10000	0.23	103	10000	0.23
104	10000	0.23	104	10000	0.23	104	10000	0.23
105	10000	0.23	105	10000	0.23	105	10000	0.23
106	10000	0.23	106	10000	0.23	106	10000	0.23
107	10000	0.23	107	10000	0.23	107	10000	0.23
108	10000	0.23	108	10000	0.23	108	10000	0.23
109	10000	0.23	109	10000	0.23	109	10000	0.23
110	10000	0.23	110	10000	0.23	110	10000	0.23
111	10000	0.23	111	10000	0.23	111	10000	0.23
112	10000	0.23	112	10000	0.23	112	10000	0.23
113	10000	0.23	113	10000	0.23	113	10000	0.23
114	10000	0.23	114	10000	0.23	114	10000	0.23
115	10000	0.23	115	10000	0.23	115	10000	0.23
116	10000	0.23	116	10000	0.23	116	10000	0.23
117	10000	0.23	117	10000	0.23	117	10000	0.23
118	10000	0.23	118	10000	0.23	118	10000	0.23
119	10000	0.23	119	10000	0.23	119	10000	0.23
120	10000	0.23	120	10000	0.23	120	10000	0.23
121	10000	0.23	121	10000	0.23	121	10000	0.23
122	10000	0.23	122	10000	0.23	122	10000	0.23
123	10000	0.23	123	10000	0.23	123	10000	0.23
124	10000	0.23	124	10000	0.23	124	10000	0.23
125	10000	0.23	125	10000	0.23	125	10000	0.23
126	10000	0.23	126	10000	0.23	126	10000	0.23
127	10000	0.23	127	10000	0.23	127	10000	0.23
128	10000	0.23	128	10000	0.23	128	10000	0.23
129	10000	0.23	129	10000	0.23	129	10000	0.23
130	10000	0.23	130	10000	0.23	130	10000	0.23

### CURVE DATA

STATION	BEARING	RADIUS (FEET)	CHORD BEARING	CHORD DISTANCE	ARC DISTANCE	ARC AREA (SQ. FT.)
101	S. 0° 00' 00" E	100.00	S. 45° 00' 00" E	141.42	70.71	1414.21
102	S. 0° 00' 00" E	100.00	S. 45° 00' 00" E	141.42	70.71	1414.21

ELABORATED BY:  
VEGA WEGA  
1844 S. 8th Avenue 928-329-0200 Tel  
Yuma, Az. 85364 928-247-4232 Fax  
www.vega-wega.com

LAND SURVEYOR'S CERTIFICATE:  
I, JOHN C. WHEELER, a duly licensed Professional Land Surveyor in the State of Arizona, do hereby certify that the above described plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Land Surveyor in the State of Arizona. I am a duly licensed Professional Land Surveyor in the State of Arizona. I am a duly licensed Professional Land Surveyor in the State of Arizona.

JOHN C. WHEELER  
Professional Land Surveyor

APN- 27-15-004  
-NCS-A-PART-

APN- 27-15-003  
-NCS-A-PART-