



# Planning and Zoning Meeting

September 13, 2022

# Subdivision Case No. 2022-0422F

**Request:** By Vega & Vega Engineering on behalf of Comite de Bienestar Inc. for the approval of the final plat of Bienestar Estates 12 phase 1 subdivision.

- ◉ The property is located on the southeast corner of Avenue F and San Francisco Street in San Luis Arizona.

# Subdivision Case No. 2022-0422F



LOCATION MAP

SUBDIVISION

LOCATION OF SUBJECT PROPERTY

Zoning

CASE #

 PARCEL 22715031

 SINGLE RESIDENCE ZONING DISTRICTS

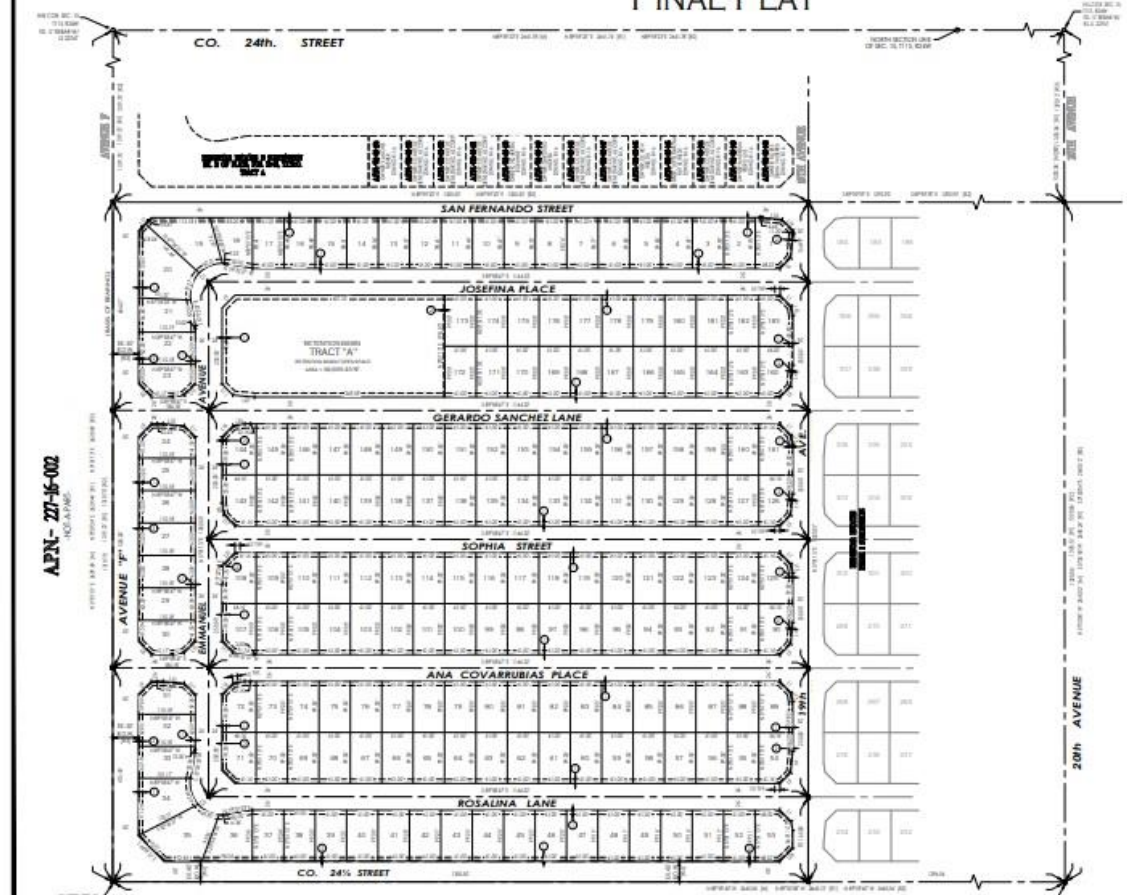
2022-0422F

Vicinity Map

# Subdivision Case No. 2022-0422F

## 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 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.  
 JUNE OF 2022 ACREAGE: 40.92 AC (GROSS)  
**FINAL PLAT**



APN- 27-15-002  
 NOI-A-PAS

APN- 27-15-004  
 NOI-A-PAS

**KEYNOTES**  
 ○ OPEN SPACE  
 ○ OPEN SPACE  
 ○ OPEN SPACE

**NOTE**  
 \* REVISIONS TO THIS PLAT ARE TO BE MADE BY A SEPARATE PLAT.

**OWNER OF RECORD:**  
 BIENESTAR ESTATES 12, LLC  
 1000 N. 10TH AVENUE  
 SUITE 100  
 YUMA, AZ 85401

**BASIS OF BEARING:**  
 BASED ON THE 2011 U.S. NA  
 DATUM. ALL BEARINGS AND DISTANCES  
 WERE MEASURED AND RECORDED IN BOOK 34, PAGE 07 OF THE G.&S.R.B.&M. RECORDS OF YUMA COUNTY, ARIZONA.  
 BEARING N 01° 13' E



**LINE DATA**

LINE NO.	START POINT	END POINT	BEARING	DISTANCE
1	1000	1001	N 01° 13' E	100.00
2	1001	1002	S 89° 47' W	100.00
3	1002	1003	S 01° 13' E	100.00
4	1003	1004	N 89° 47' W	100.00
5	1004	1005	N 01° 13' E	100.00
6	1005	1006	S 89° 47' W	100.00
7	1006	1007	S 01° 13' E	100.00
8	1007	1008	N 89° 47' W	100.00
9	1008	1009	N 01° 13' E	100.00
10	1009	1010	S 89° 47' W	100.00
11	1010	1011	S 01° 13' E	100.00
12	1011	1012	N 89° 47' W	100.00
13	1012	1013	N 01° 13' E	100.00
14	1013	1014	S 89° 47' W	100.00
15	1014	1015	S 01° 13' E	100.00
16	1015	1016	N 89° 47' W	100.00
17	1016	1017	N 01° 13' E	100.00
18	1017	1018	S 89° 47' W	100.00
19	1018	1019	S 01° 13' E	100.00
20	1019	1020	N 89° 47' W	100.00
21	1020	1021	N 01° 13' E	100.00
22	1021	1022	S 89° 47' W	100.00
23	1022	1023	S 01° 13' E	100.00
24	1023	1024	N 89° 47' W	100.00
25	1024	1025	N 01° 13' E	100.00
26	1025	1026	S 89° 47' W	100.00
27	1026	1027	S 01° 13' E	100.00
28	1027	1028	N 89° 47' W	100.00
29	1028	1029	N 01° 13' E	100.00
30	1029	1030	S 89° 47' W	100.00
31	1030	1031	S 01° 13' E	100.00
32	1031	1032	N 89° 47' W	100.00
33	1032	1033	N 01° 13' E	100.00
34	1033	1034	S 89° 47' W	100.00
35	1034	1035	S 01° 13' E	100.00
36	1035	1036	N 89° 47' W	100.00
37	1036	1037	N 01° 13' E	100.00
38	1037	1038	S 89° 47' W	100.00
39	1038	1039	S 01° 13' E	100.00
40	1039	1040	N 89° 47' W	100.00
41	1040	1041	N 01° 13' E	100.00
42	1041	1042	S 89° 47' W	100.00
43	1042	1043	S 01° 13' E	100.00
44	1043	1044	N 89° 47' W	100.00
45	1044	1045	N 01° 13' E	100.00
46	1045	1046	S 89° 47' W	100.00
47	1046	1047	S 01° 13' E	100.00
48	1047	1048	N 89° 47' W	100.00
49	1048	1049	N 01° 13' E	100.00
50	1049	1050	S 89° 47' W	100.00
51	1050	1051	S 01° 13' E	100.00
52	1051	1052	N 89° 47' W	100.00
53	1052	1053	N 01° 13' E	100.00
54	1053	1054	S 89° 47' W	100.00
55	1054	1055	S 01° 13' E	100.00
56	1055	1056	N 89° 47' W	100.00
57	1056	1057	N 01° 13' E	100.00
58	1057	1058	S 89° 47' W	100.00
59	1058	1059	S 01° 13' E	100.00
60	1059	1060	N 89° 47' W	100.00
61	1060	1061	N 01° 13' E	100.00
62	1061	1062	S 89° 47' W	100.00
63	1062	1063	S 01° 13' E	100.00
64	1063	1064	N 89° 47' W	100.00
65	1064	1065	N 01° 13' E	100.00
66	1065	1066	S 89° 47' W	100.00
67	1066	1067	S 01° 13' E	100.00
68	1067	1068	N 89° 47' W	100.00
69	1068	1069	N 01° 13' E	100.00
70	1069	1070	S 89° 47' W	100.00
71	1070	1071	S 01° 13' E	100.00
72	1071	1072	N 89° 47' W	100.00
73	1072	1073	N 01° 13' E	100.00
74	1073	1074	S 89° 47' W	100.00
75	1074	1075	S 01° 13' E	100.00
76	1075	1076	N 89° 47' W	100.00
77	1076	1077	N 01° 13' E	100.00
78	1077	1078	S 89° 47' W	100.00
79	1078	1079	S 01° 13' E	100.00
80	1079	1080	N 89° 47' W	100.00
81	1080	1081	N 01° 13' E	100.00
82	1081	1082	S 89° 47' W	100.00
83	1082	1083	S 01° 13' E	100.00
84	1083	1084	N 89° 47' W	100.00
85	1084	1085	N 01° 13' E	100.00
86	1085	1086	S 89° 47' W	100.00
87	1086	1087	S 01° 13' E	100.00
88	1087	1088	N 89° 47' W	100.00
89	1088	1089	N 01° 13' E	100.00
90	1089	1090	S 89° 47' W	100.00
91	1090	1091	S 01° 13' E	100.00
92	1091	1092	N 89° 47' W	100.00
93	1092	1093	N 01° 13' E	100.00
94	1093	1094	S 89° 47' W	100.00
95	1094	1095	S 01° 13' E	100.00
96	1095	1096	N 89° 47' W	100.00
97	1096	1097	N 01° 13' E	100.00
98	1097	1098	S 89° 47' W	100.00
99	1098	1099	S 01° 13' E	100.00
100	1099	1100	N 89° 47' W	100.00
101	1100	1101	N 01° 13' E	100.00
102	1101	1102	S 89° 47' W	100.00
103	1102	1103	S 01° 13' E	100.00
104	1103	1104	N 89° 47' W	100.00
105	1104	1105	N 01° 13' E	100.00
106	1105	1106	S 89° 47' W	100.00
107	1106	1107	S 01° 13' E	100.00
108	1107	1108	N 89° 47' W	100.00
109	1108	1109	N 01° 13' E	100.00
110	1109	1110	S 89° 47' W	100.00
111	1110	1111	S 01° 13' E	100.00
112	1111	1112	N 89° 47' W	100.00
113	1112	1113	N 01° 13' E	100.00
114	1113	1114	S 89° 47' W	100.00
115	1114	1115	S 01° 13' E	100.00
116	1115	1116	N 89° 47' W	100.00
117	1116	1117	N 01° 13' E	100.00
118	1117	1118	S 89° 47' W	100.00
119	1118	1119	S 01° 13' E	100.00
120	1119	1120	N 89° 47' W	100.00
121	1120	1121	N 01° 13' E	100.00
122	1121	1122	S 89° 47' W	100.00
123	1122	1123	S 01° 13' E	100.00
124	1123	1124	N 89° 47' W	100.00
125	1124	1125	N 01° 13' E	100.00
126	1125	1126	S 89° 47' W	100.00
127	1126	1127	S 01° 13' E	100.00
128	1127	1128	N 89° 47' W	100.00
129	1128	1129	N 01° 13' E	100.00
130	1129	1130	S 89° 47' W	100.00
131	1130	1131	S 01° 13' E	100.00
132	1131	1132	N 89° 47' W	100.00
133	1132	1133	N 01° 13' E	100.00
134	1133	1134	S 89° 47' W	100.00
135	1134	1135	S 01° 13' E	100.00
136	1135	1136	N 89° 47' W	100.00
137	1136	1137	N 01° 13' E	100.00
138	1137	1138	S 89° 47' W	100.00
139	1138	1139	S 01° 13' E	100.00
140	1139	1140	N 89° 47' W	100.00
141	1140	1141	N 01° 13' E	100.00
142	1141	1142	S 89° 47' W	100.00
143	1142	1143	S 01° 13' E	100.00
144	1143	1144	N 89° 47' W	100.00
145	1144	1145	N 01° 13' E	100.00
146	1145	1146	S 89° 47' W	100.00
147	1146	1147	S 01° 13' E	100.00
148	1147	1148	N 89° 47' W	100.00
149	1148	1149	N 01° 13' E	100.00
150	1149	1150	S 89° 47' W	100.00
151	1150	1151	S 01° 13' E	100.00
152	1151	1152	N 89° 47' W	100.00
153	1152	1153	N 01° 13' E	100.00
154	1153	1154	S 89° 47' W	100.00
155	1154	1155	S 01° 13' E	100.00
156	1155	1156	N 89° 47' W	100.00
157	1156	1157	N 01° 13' E	100.00
158	1157	1158	S 89° 47' W	100.00
159	1158	1159	S 01° 13' E	100.00
160	1159	1160	N 89° 47' W	100.00
161	1160	1161	N 01° 13' E	100.00
162	1161	1162	S 89° 47' W	100.00
163	1162	1163	S 01° 13' E	100.00
164	1163	1164	N 89° 47' W	100.00
165	1164	1165	N 01° 13' E	100.00
166	1165	1166	S 89° 47' W	100.00
167	1166	1167	S 01° 13' E	100.00
168	1167	1168	N 89° 47' W	100.00
169	1168	1169	N 01° 13' E	100.00
170	1169	1170	S 89° 47' W	100.00
171	1170	1171	S 01° 13' E	100.00
172	1171	1172	N 89° 47' W	100.00
173	1172	1173	N 01° 13' E	100.00
174	1173	1174	S 89° 47' W	100.00
175	1174	1175	S 01° 13' E	100.00
176	1175	1176	N 89° 47' W	100.00
177	1176	1177	N 01° 13' E	100.00
178	1177	1178	S 89° 47' W	100.00
179	1178	1179	S 01° 13' E	100.00
180	1179	1180	N 89° 47' W	100.00
181	1180	1181	N 01° 13' E	100.00
182	1181	1182	S 89° 47' W	100.00
183	1182	1183	S 01° 13' E	100.00
184	1183	1184	N 89° 47' W	100.00
185	1184	1185	N 01° 13' E	100.00
186	1185	1186	S 89° 47' W	100.00
187	1186	1187	S 01° 13' E	100.00
188	1187	1188	N 89° 47' W	100.00
189	1188	1189	N 01° 13' E	100.00
190	1189	1190	S 89° 47' W	100.00
191	1190	1191	S 01° 13' E	100.00
192	1191	1192	N 89° 47' W	100.00
193	1192	1193	N 01° 13' E	100.00
194	1193	1194	S 89° 47' W	100.00
195	1194	1195	S 01° 13' E	100.00
196	1195	1196	N 89° 47' W	100.00
197	1196	1197	N 01° 13' E	100.00
198	1197	1198	S 89° 47' W	100.00
199	1198	1199	S 01° 13' E	100.00
200	1199	1200	N 89° 47' W	100.00

**LEGEND**

- RECORD BOUNDARY LINE
- RECORD EASEMENT
- RECORD EASEMENT USE
- OPEN SPACE
- OPEN SPACE
- OPEN SPACE
- OPEN SPACE
-

# Subdivision Case No. 2022-0422F

## Staff Recommendation:

Staff recommends approval of Subdivision Case No. 2022-0422F

## Recommended Motion:

- ⦿ **I MOVE TO APPROVE THE FINAL PLAT FOR BIENESTAR ESTATES 12 PHASE 1**