



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, September 13, 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/ Roman Pacheco, Planning Technician

AVISO DE JUNTA REGULAR DE LA COMISIÓN DE PLANEACIÓN Y ZONIFICACIÓN

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 13 de Septiembre del 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/ Roman Pacheco, Técnico en Planeación



AGENDA
Planning & Zoning Commission
Regular Meeting
San Luis Council Chambers
1090 E. Union Street
San Luis, AZ 85349
Tuesday, September 13, 2022
7:00 P.M.

For the safety of the public during the COVID-19 pandemic, members of the public may attend the Regular Planning and Zoning Commission meeting of September 13, 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/listenlivepz>. Recordings of the meetings will be available on the city's website <https://sanluisaz.gov/listenlivepz> after the meeting.

Por la seguridad del público durante la pandemia COVID-19, habrá asistencia en persona para los miembros del público en la junta regular de Planeación y Zonificación del 13 de Septiembre del 2022, si la distancia de 6 pies puede mantenerse, que serian 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/listenlivepz>. Las grabaciones de las reuniones estarán disponibles en el sitio web de la ciudad <https://sanluisaz.gov/listenlivepz> después de la reunión.

MEMBERS OF THE SAN LUIS PLANNING & ZONING COMMISSION WILL ATTEND EITHER IN PERSON, TELEPHONE, OR VIDEO CONFERENCE COMMUNICATION.

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. 2022-0205P. A request by Vega and Vega Engineering PLC, on behalf of Von Verde Development LLC., for the preliminary plat approval of the Southwest Arizona Industrial Subdivision Phase 2. The property is located on the northeast corner of Avenue D 1/2 and County 24th Street in San Luis Arizona.
 - A. Staff Presentation
 - B. Action on Subdivision Case No. 2022-0205P

- 3. B.** Discussion and possible action on any and all matters regarding Subdivision Case No. 2022-0422F. A request by Vega and Vega Engineering PLC, on behalf of Comite de Bienestar inc., for the approval of Bienestar Estates 12 Phase 1 Final 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. 2022-0422F

4. ADJOURNMENT



PLANNING & ZONING AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting

3. A.

Meeting Date: 09/13/2022

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

ITEM:

Discussion and possible action on any and all matters regarding Subdivision Case No. 2022-0205P. A request by Vega and Vega Engineering PLC, on behalf of Von Verde Development LLC., for the preliminary plat approval of the Southwest Arizona Industrial Subdivision Phase 2. The property is located on the northeast corner of Avenue D 1/2 and County 24th Street in San Luis Arizona.

A. Staff Presentation

B. Action on Subdivision Case No. 2022-0205P

BACKGROUND:

This industrial subdivision will contain approximately 40.0 acres and will consist of five industrial lots. The lots range in size from 4.9 acres to 15 acres. Assessor's Parcel Number 227-11-006, 007 and 008.

On October 12, 2021, City Council approved Major Amendment Case No. 2021-0335 changing the land use designation of the subject properties from Employment (EMP) to Commercial (C). The existing zoning district is Light Industrial (LI) and the City of San Luis 2040 General Plan recommends light industrial uses within enclosed buildings in the Commercial land use designation.

SUMMARY:

The applicant has provided the information and materials necessary for review of the preliminary plat for the Southwest Arizona Industrial Subdivision Phase 2.

Staff recommends approval of the preliminary plat with the condition that the applicant addresses review comment letters dated June 7, 2022 and public works comment letter dated August 18, 2022.

RECOMMENDED MOTION:

I MOVE TO APPROVE THE SOUTHWEST ARIZONA INDUSTRIAL SUBDIVISION PHASE 2 PRELIMINARY PLAT WITH THE CONDITION THAT THE APPLICANT ADDRESSES REVIEW COMMENT LETTER DATED JUNE 7, 2022 AND PUBLIC WORKS COMMENT LETTER DATED AUGUST 18, 2022.

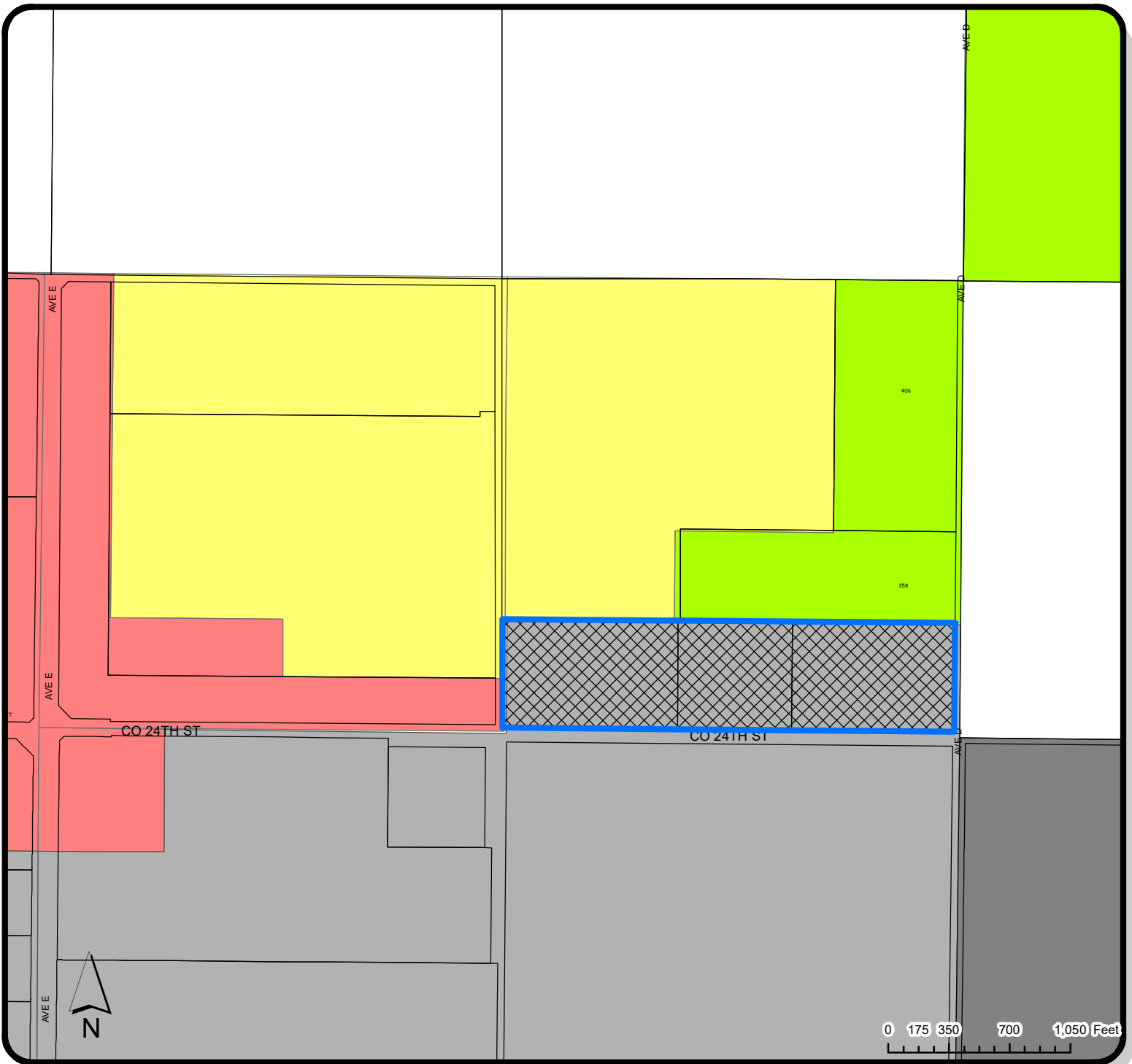
Attachments

Location Map

Preliminary Plat

Applicant Narrative


Comment Letter 6-07-22










LOCATION OF SUBJECT PROPERTIES

LOCATION MAP

SUBDIVISION

 Assessor's Parcel Numbers 226-11-006, 226-11-007 & 226-11-008

- Zoning**
-  SINGLE RESIDENCE ZONING DISTRICTS
 -  R1-8
 -  MULTIPLE RESIDENCE ZONING DISTRICTS
 -  R-2
 -  R-3
 -  COMMERCIAL ZONING DISTRICTS
 -  C-2

CASE #
2022-0205P

DATE:
4/13/2022

PLANNING & ZONING



GIS

CREATED BY:
ISAAC GUTIERREZ

CHECKED BY:
FERNANDO VILLEGAS

APPROVED BY:
JOSE A. GUZMAN

SOUTHWEST ARIZONA INDUSTRIAL SUBDIVISION - (PHASE 2)

PRELIMINARY PLAT

INDEX:

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GENERAL CONSTRUCTION NOTES:

1. THE LOCATION OF UTILITIES IS APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. UTILITIES SHOWN HERE ARE FOR THE PURPOSE OF ASSISTING THE CONTRACTOR IN LOCATING SAID UTILITIES. THE CONTRACTOR IN ACCORDANCE WITH ARIZONA STATUTES SHALL CONTACT THE ARIZONA BLUE STAKE CENTER (1-800-792-5348) AT LEAST 48 HOURS MIN. PRIOR TO THE BEGINNING OF CONSTRUCTION AND OBTAIN ON-SITE UTILITIES LOCATIONS. CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND SHALL BE RESOLVED PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DAMAGED TO A UTILITY SHALL BE REPAIRED AT THE CONTRACTOR EXPENSE.
2. ALL CITY REQUIRED COMPACTION AND LABORATORY TESTS SHALL BE FURNISHED BY THE CONTRACTOR TO THE CITY PRIOR TO ACCEPTANCE OF THE PROJECT.
3. THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR TWO YEARS AFTER THE FINAL ACCEPTANCE. ANY DEFECTIVE MATERIAL OR WORKMANSHIP SHALL BE REPLACED AND/OR REPAIRED PRIOR TO FINAL ACCEPTANCE.
4. ALL ROAD SURFACES, EASEMENTS OR RIGHT OF WAYS DISTURBED BY CONSTRUCTION OF ANY PART OF THIS IMPROVEMENTS ARE TO BE RESTORED COMPLETELY BY THE CONTRACTOR TO THE BEFORE CONSTRUCTION CONDITION OR BETTER.
5. DURING CONSTRUCTION, THE DEVELOPER/OWNER IS SOLELY RESPONSIBLE FOR INSURING THE PROPER FUNCTIONING OF THE EROSION AND SEDIMENT CONTROL MEASURES. THE DEVELOPER/OWNER SHALL TAKE WHATEVER MEASURES ARE REQUIRED TO INSURE THAT NO SEDIMENT LEAVES THE SITE.
6. REFER TO SHEETS 1 OF 1 OF FINAL PLAT FOR ALL CORRECT DIMENSIONS.
7. SEE SUBDIVISION PLAT FOR ALL BOUNDARY INFORMATION AND DIMENSIONS; DO NOT SCALE.
8. ALL MATERIALS AND CONSTRUCTION HEREON SHALL CONFORM TO CITY OF SAN LUIS STANDARDS (CITY OF YUMA STANDARD DETAILS, MAG SPECIFICATIONS, CITY OF SAN LUIS SUPPLEMENT), AS ADOPTED BY THE CITY OF SAN LUIS, STANDARD SPECIFICATIONS AND CONSTRUCTION STANDARDS UNLESS OTHERWISE SHOWN ON THESE PLANS.
9. THE ENGINEER MAKES NO REPRESENTATION OR GUARANTEE REGARDING EARTHWORK QUANTITIES OR THAT THE EARTHWORK FOR THIS PROJECT WILL BALANCE DUE TO VARIOUS FIELD CONDITIONS, CHANGING SOIL TYPES, ALLOWABLE CONSTRUCTION TOLERANCES AND CONSTRUCTION METHODS THAT ARE BEYOND THE CONTROL OF THE ENGINEER.
10. NO STREET, WATER, SEWER AND IMPROVEMENTS TO BE ACCEPTED BY THE CITY OF SAN LUIS, FOR MAINTENANCE UNTIL "AS-BUILT", CERTIFIED, REPRODUCIBLE PLANS ARE FILED WITH AND ACCEPTED BY THE CITY OF SAN LUIS PUBLIC WORKS DEPARTMENT.
11. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL, LOCAL, STATE, AND FEDERAL SWPPP REQUIREMENTS AND BMPs.

OWNER:

VON VERDE DEVELOPMENT, L.L.C.
10602 CAMINO DEL SOL
YUMA, AZ, 85367

BASIS OF BEARING

THE SOUTH SECTION LINE OF SECTION 11, T11S, R24W, G. & S.R.B. & M., YUMA COUNTY, ARIZONA (BENING THIS LINE THE CENTERLINE OF COUNTY 24TH STREET), AS SHOWN ON BALANCED SECTION OF SEC. 11, T11S, R24W, G. & S.R.B. & M., UNITED STATES DEPT. OF THE INTERIOR BUREAU OF RECLAMATION, YUMA COUNTY ARIZONA.
BEARING N 89° 32' 26" W

BENCHMARK:

TOP OF FOUND BRASS CAP W/ LS 19120
LOCATED AT THE INTERSECTION
OF AVENUE D AND COUNTY 24TH STREET
BEING THE SE COR OF SEC 11, T11S, R24W.
ELEVATION: 166.16 FEET

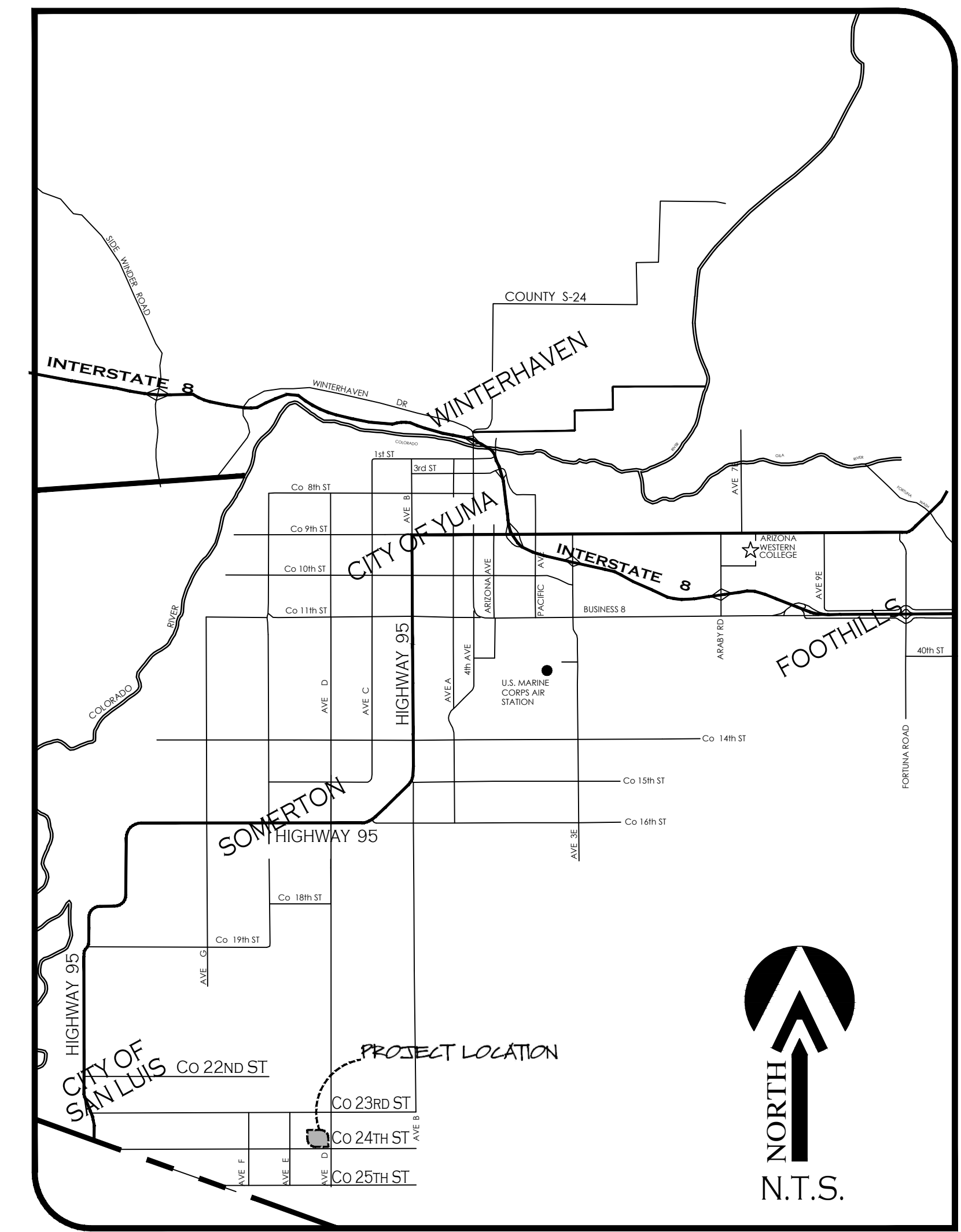
ENGINEER:


VEGA & VEGA
ENGINEERING, PLLC
2619 S. AVE. 2 1/2 E, STE# 3 928-329-0000 Tel
Yuma, Az, 85364 928-247-6232 Fax
www.vegaNvega.com

LEGEND

	INDICATES EX. ASPHALT PAVEMENT
	INDICATES EX. CONCRETE
	INDICATES BOUNDARY LINE
	INDICATES CENTERLINE
	INDICATES RIGHT-OF-WAY LINE
	INDICATES EX. CMU WALL
	INDICATES EX. WATER LINE
	INDICATES EX. SEWER LINE
	INDICATES NEW ASPHALT PAVEMENT
	INDICATES NEW CONCRETE
	INDICATES NEW CMU WALL
	INDICATES EX. CONTOURS ELEVATION
	INDICATES NEW SANITARY SEWER LINE
	NEW SEWER STUB
	NEW SEWER MANHOLE
	NEW 4" PVC SEWER SERVICE
	INDICATES NEW WATER LINE
	NEW SINGLE WATER SERVICE
	FIRE LINE W/ END PLUG AND THRUST BLOCK
	NEW WATER VALVE
	NEW FIRE HYDRANT
	NEW TEMPORARY BLOWOFF VALVE
	INDICATES LOT NUMBERS
	NEW YUMA COUNTY STD. DETAIL
	No. 4-040 SUBD BOUNDARY MONUMENT
	NEW YUMA COUNTY STD. DETAIL
	No. 4-080 STREET MONUMENT
	EXISTING MONUMENT (TYPE AS SHOWN)
	INDICATES BRASS CAP
	INDICATES YUMA COUNTY RECORDERS
	INDICATES EXISTING POWER POLE
	INDICATES CALCULATED DATA
	INDICATES MEASURED DATA
	INDICATES EXISTING ELECTRICAL BOX
	INDICATES EXISTING GAS PADDLE
	INDICATES EXISTING MANHOLE
	INDICATES EXISTING FIRE HYDRANT
	INDICATES EXISTING WATER METER
	INDICATES EXISTING WATER VALVE
	INDICATES EX. CURB ELEVATION
	INDICATES EX. SIDEWALK ELEVATION
	INDICATES EX. ASPHALT ELEVATION
	INDICATES EX. NATURAL SOIL ELEVATION
	INDICATES NEW ASPHALT ELEVATION
	INDICATES NEW CURB ELEVATION
	INDICATES NEW GUTTER ELEVATION

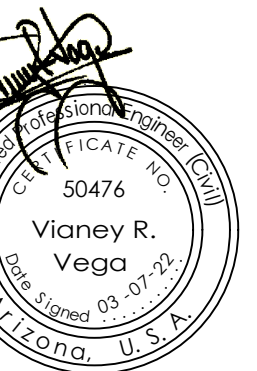
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VICINITY MAP
N.T.S.

VEGA & VEGA
 ENGINEERING, PLLC
 2619 S. AVE. 2 1/2 E, STE# 3
 YUMA, AZ, 85364
 TEL 928-329-0000
 FAX 928-247-6232
 V@veganvega.com

Cover Sheet
 SOUTHWEST ARIZONA INDUSTRIAL
 SUBDIVISION - (PHASE 2)

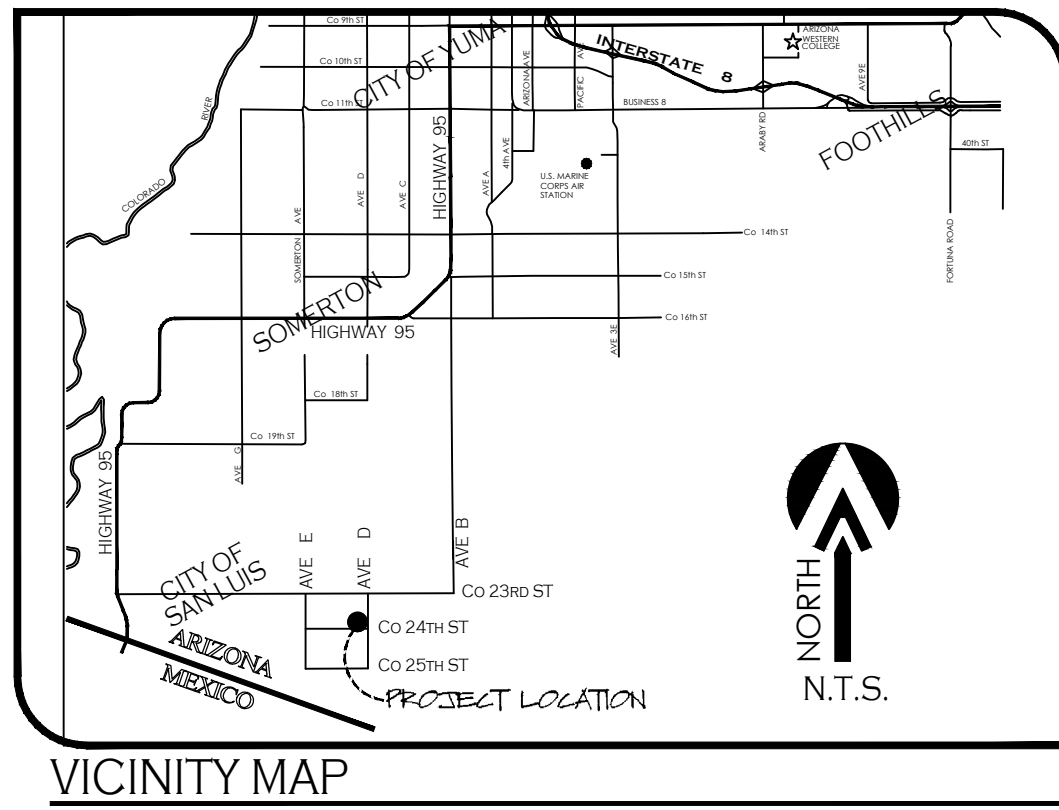


Notes:

Scale: N.T.S. Date: Mar. 2022
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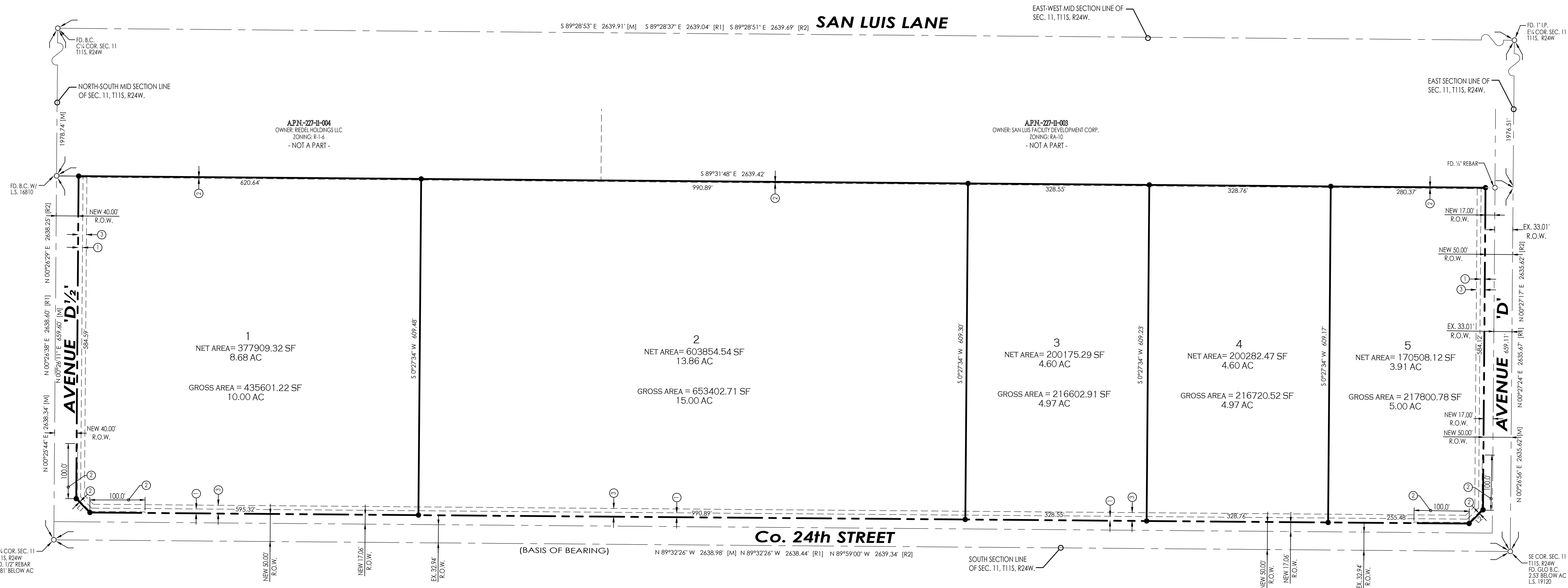
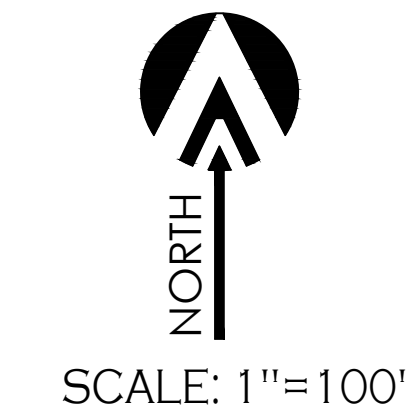
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CALL TWO WORKING DAYS
BEFORE YOU DIG
1-800-STAKE-IT



SOUTHWEST ARIZONA INDUSTRIAL SUBDIVISION - (PHASE 2)

A SUBDIVISION OF A PORTION OF THE S¹/₂ OF THE SE¹/₄, SECTION 11, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.
 MARCH OF 2022 ACREAGE: 39.95 AC
PRELIMINARY PLAT



LEGEND	
	INDICATES BOUNDARY LINE
	INDICATES CENTERLINE
	INDICATES EASEMENT LINE
6	NEW LOT NUMBER
	NEW YUMA COUNTY STD. DETAIL No. 4-030 SUB'D BOUNDARY MONUMENT
	NEW YUMA COUNTY STD. DETAIL No. 4-080 STREET MONUMENT
	EXISTING MONUMENT (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 BALANCED SECTION OF SEC. 11, T11S, R24W, G.&S.R.B.&M., UNITED STATES DEPT. OF THE INTERIOR BUREAU RECLAMATION.
[R2]	DATA REFERS TO THE AMENDED SAN LUIS PORT LOT SPLIT, AS RECORDED IN BOOK 33, PAGE 64, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY.

KEYNOTES

- ① NEW 8' UTILITY EASEMENT
- ② NEW 1' NON-ACCESS EASEMENT
- ③ NEW 15' DRAINAGE EASEMENT

NOTE

- ◆ PROPERTY CORNERS TO BE MARKED BY 1/2" DIAMETER REBAR TAGGED WITH CAP L.S. 16528
- ◆ PROJECT ZONING: U

OWNER OF RECORD:

VON VERDE DEVELOPMENT
 10602 S. CAMINO DEL SOL
 YUMA, AZ. 85367

BASIS OF BEARING

THE SOUTH SECTION LINE OF SECTION 11, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA (BEING THIS LINE THE CENTERLINE OF CO. 24TH STREET), AS SHOWN ON BALANCED SECTION OF SEC. 11, T11S, R24W, G.&S.R.B.&M., UNITED STATES DEPT. OF THE INTERIOR BUREAU RECLAMATION.
 BEARING N89°32'26"W

IMPROVEMENTS

- WATER BY CITY OF SAN LUIS
- SEWER BY CITY OF SAN LUIS
- ELECTRICITY BY ARIZONA PUBLIC SERVICE
- TELEPHONE BY CENTURY LINK
- FIRE PROTECTION BY CITY OF SAN LUIS
- REFUSE COLLECTION BY CITY OF SAN LUIS FOR RESIDENTIAL (SINGLE FAMILY PROPERTIES ONLY) FOR COMMERCIAL AND MULTIFAMILY PROPERTIES BY A PRIVATE REFUSE COLLECTION COMPANY
- 8' UTILITY AND CABLE TV EASEMENT WILL BE PROVIDED AT THE FRONT OF EACH LOT

LINE DATA

LINE NUMBER	BEARING	LENGTH (FEET)
L1	S44°33'08"E	35.36'
L2	N45°22'15"E	35.35'

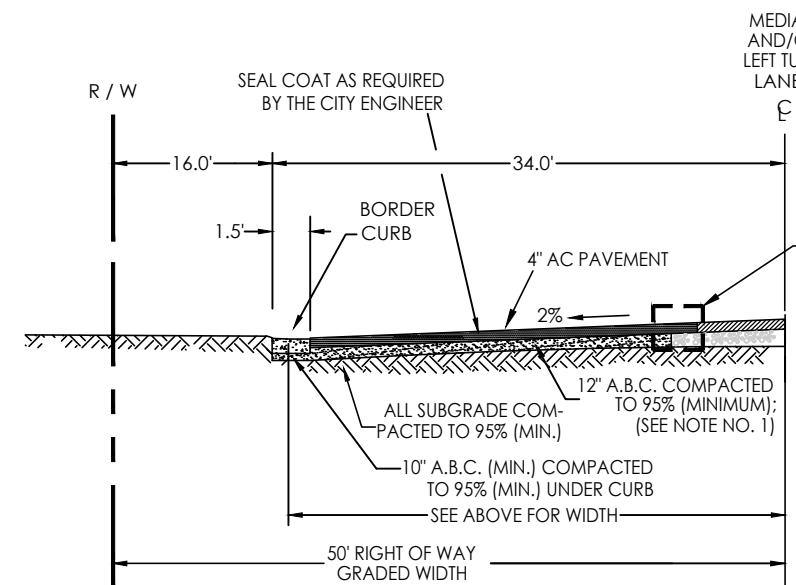
ELABORATED BY: VnV21-940

VEGA & VEGA ENGINEERS & PLANNERS
 2619 S. Ave 21st E, Ste #3 Yuma, Az. 85365
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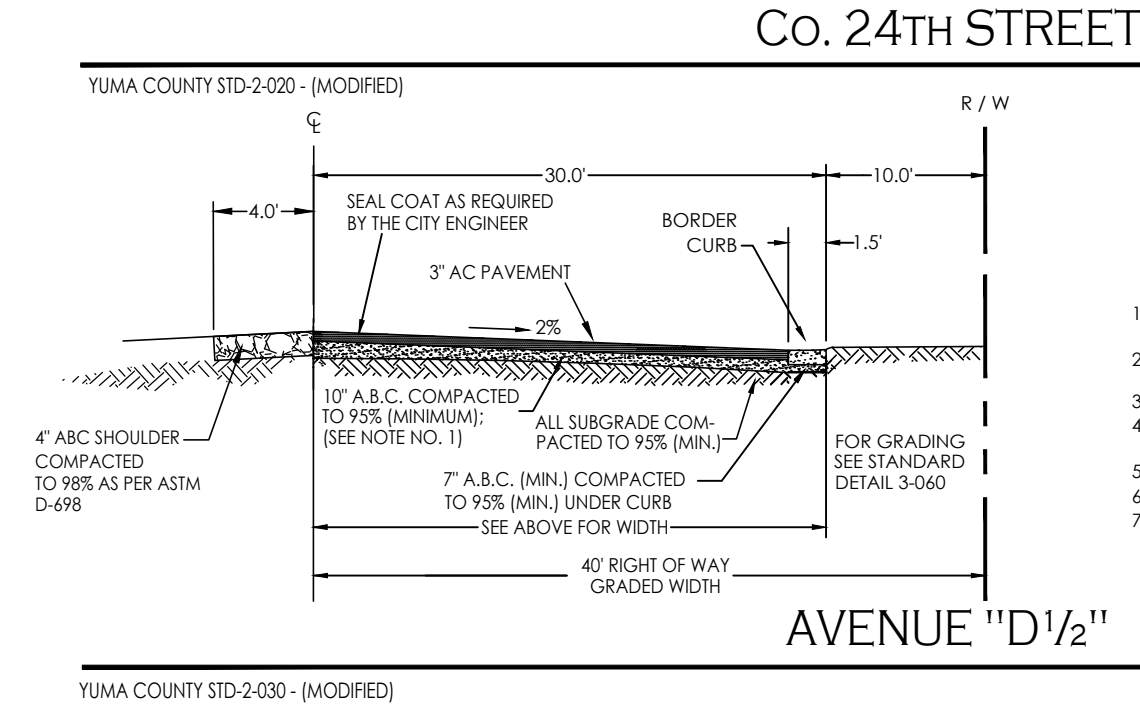
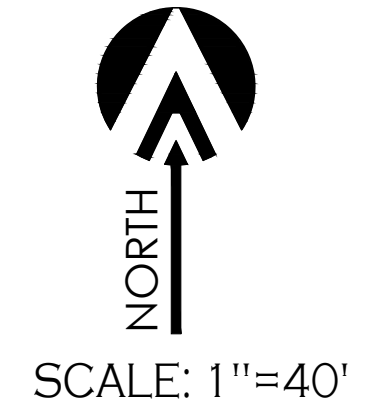
LAND SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM A LAND SURVEYOR LISTED ON THE ROSTER OF ACTIVE REGISTRANTS BY THE STATE BOARD OF TECHNICAL REGISTRATION OF ARIZONA AND THAT THIS MAP CONSISTING OF ONE (1) SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING JANUARY OF 2022 THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN ONE YEAR FROM RECORDATION OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS PARTS.

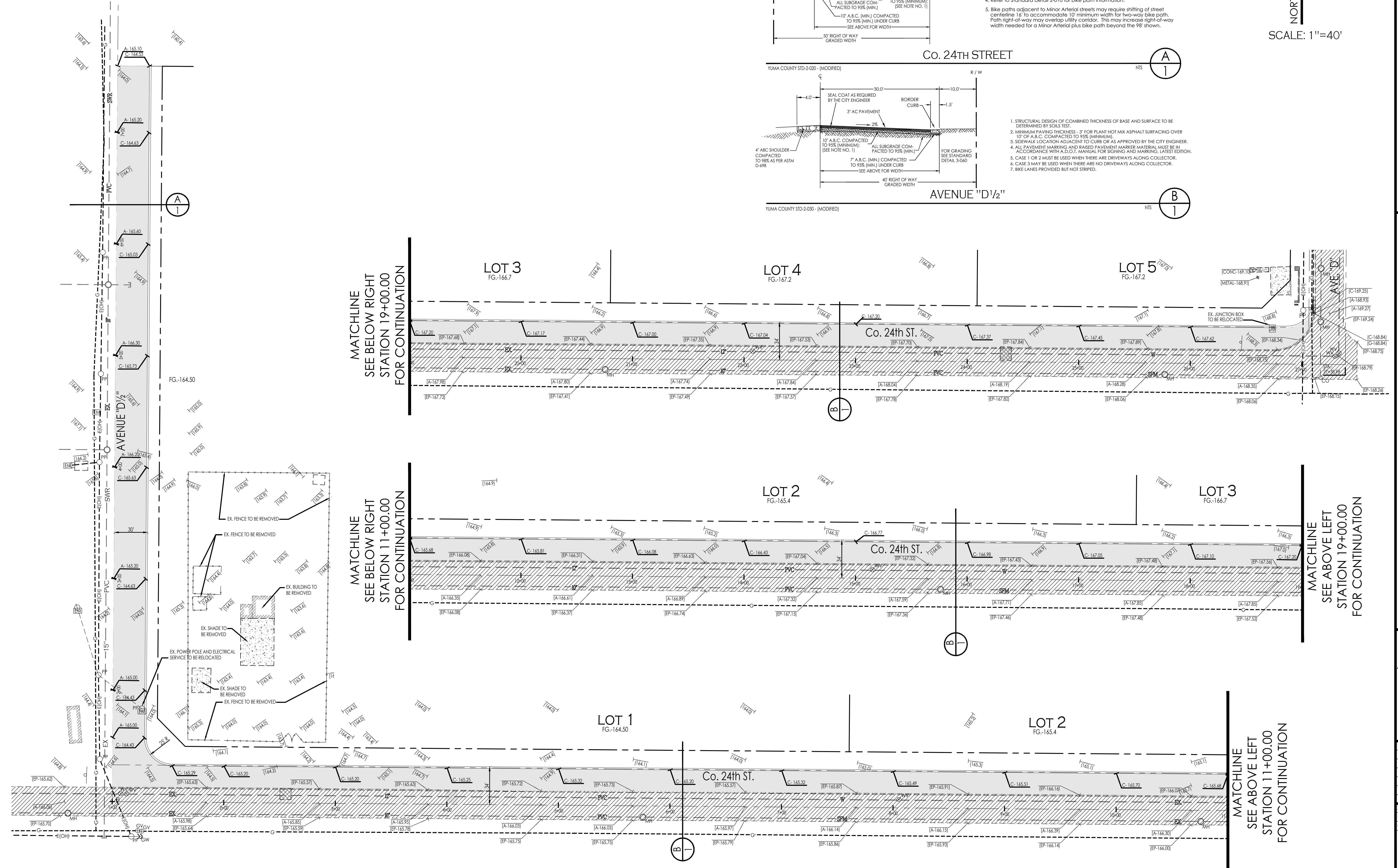
BY:
 JOHN C. ENGLISH II R.L.S. No. 16528



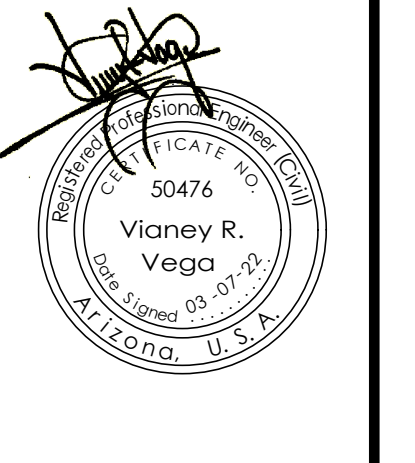
- NOTES**
1. Structural design of combined thickness of base and surface to be determined by soil tests. While the soil test may require a greater paving thickness, the following minimum paving thickness is required: four inch (4") for plant hot mix asphalt surfacing over twelve inches (12") of A.B.C. compacted to 95% (minimum).
 2. Sidewalk location adjacent to curb or as approved by the City Engineer.
 3. All pavement striping/markings and/or raised pavement markers shall be in accordance with ADOT manual for signing and marking, latest edition, with the exception of bikeways which shall be marked and signed in accordance with Standard Detail 2-085.
 4. Refer to Standard Detail 2-010 for bike path information.
 5. Bike paths adjacent to Minor Arterial streets may require shifting of street centerline 16' to accommodate 10' minimum width for two-way bike path. Path right-of-way may overlap utility corridor. This may increase right-of-way width needed for a Minor Arterial plus bike path beyond the 98' shown.



1. STRUCTURAL DESIGN OF COMBINED THICKNESS OF BASE AND SURFACE TO BE DETERMINED BY SOILS TEST.
2. MINIMUM PAVING THICKNESS: 3" FOR PLANT HOT MIX ASPHALT SURFACING OVER 10" OF A.B.C. COMPACTED TO 95% (MINIMUM).
3. SIDEWALK LOCATION ADJACENT TO CURB OR AS APPROVED BY THE CITY ENGINEER.
4. ALL PAVEMENT MARKING AND RAISED PAVEMENT MARKER MATERIAL MUST BE IN ACCORDANCE WITH A.D.O.T. MANUAL FOR SIGNING AND MARKING, LATEST EDITION.
5. CASE 1 OR 2 MUST BE USED WHEN THERE ARE DRIVEWAYS ALONG COLLECTOR.
6. CASE 3 MAY BE USED WHEN THERE ARE NO DRIVEWAYS ALONG COLLECTOR.
7. BIKE LANES PROVIDED BUT NOT STRIPED.



Preliminary Paving and Grading Plan
SOUTHWEST ARIZONA INDUSTRIAL
SUBDIVISION - (PHASE 2)



Scale: N.T.S. Date: FEB. 2022
 Drawn: Staff Job #: vrv21-940
 Checked: vno
 Sheet



2619 S Ave. 2½ E, Ste #3
Yuma Az. 85364
928-329-0000 tel
928-247-6232 fax
VnV@vegaNvega.com

March 30, 2022

City of San Luis
Department of Development Services
Community Planning

Re: Preliminary Plat for Southwest Arizona Industrial Phase 2

Dear Sir or Madam:

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

The request for Preliminary Plat approval for Southwest Arizona Industrial Phase 2 to be located on APN 227-11-006, 227-11-007, and 227-11-008, with an area of 39.95 Acres with current zoning L-I, said parcel of land is currently designated in The Major General Plan/Map as land use designation Commercial, and it will remain as such.

The intent is to develop land with zoning designation L-I, into 5 industrial lots with sizes from 3.91 ac. to 13.86 ac.

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

Sincerely

Vega & Vega Engineering, P.L.C.

Vianey R. Vega, P.E.



City of San Luis

Planning and Zoning Department

Development Services · GIS · Building Safety · Code Enforcement

June 7, 2022

Vega and Vega Engineering PLC
1846 S. 8th Avenue
Yuma, AZ 85364

Re: Subdivision Case No. 2022-0205 P – Southwest Arizona Industrial Subdivision Phase 2

City staff has reviewed the Preliminary and staff has the following comments:

City Engineer:

Preliminary Plat

1. Avenue D and County 24th Street should be classified as minor arterial streets and their right-of-way width should be 55' per the City's General Plan.
2. Provide right-of-way corner chamfers sized per City of Yuma Std. 3-005.
3. Show recording information for existing rights-of-way.

Preliminary Grading and Paving Plan

1. Provide roadway widening and improvements for Avenue D along the boundary of the subdivision.
2. Avenue D, Avenue D-1/2 and Co. 24th Street typical sections require vertical curb and gutter and sidewalk. Avenue D and County 24th Street widths should be 34' from centerline to face of curb. Avenue D-1/2 street width can be reduced to 26' from centerline to face of curb (match Los Mezquites improvement plans.) [I assume the perimeter streets need VC&G and sidewalk – my understanding is that only the interior roads of industrial subdivisions can be improved with ribbon curb and no sidewalk.]
3. Provide street lights.

Water and Sewer Plan

1. Water services and hydrants should be connected to the existing 12-inch line in Co. 24th Street (or lots 1 and 5 can connect to the lines in D-1/2 and D.)
[Is there a reason that instead of running the water services from the existing 12-inch line that a new, parallel 6-inch water line is shown serving the lots?]
2. As these are industrial lots, provide fire hydrants at spacing at 300-foot spacing.

Public Works:

- Pending Comments

Planning and Zoning Department:

1. Lot 1 and a portion of lot 2 are located adjacent to property zoned residential. A landscape buffer of 20 feet shall be provided along the common property line adjacent to residential.
2. Landscaping is required in retention basins, buffer areas and adjacent to public right of way. Streetscape shall be required along arterial streets that area adjacent to the subdivision as part of the required improvements.
3. A solid perimeter wall along the west, north and east boundary line of the subdivision is required.
4. Direct access from arterial streets shall not be allowed. The City recommends combined access/shared driveways in order to limit possible traffic hazard on such street. (County 24th Street).

Fire Department:

1. The City of San Luis Fire Department request, per code, fire hydrants every 300 feet for this proposed subdivision. We reserve the right to comment on this project when submittals (subdivision lots, construction, and site plans) are submitted and received.

Yuma County Airport Authority (928) 726-5882

1. The property is near Rolle Airfield where aviation activity is expected to increase in the future. Residents are likely to experience noise and over flights. The City, public and airport shall be held harmless from effects that may be caused by aviation operations.

Please be advised that the comments made here are tentative in nature. Until all documentation, information, and drawings are submitted and approved in final form, and all permits for construction are approved and issued, the City of San Luis reserves the right to make further comments or require further information or submissions. Any construction which occurs prior to issuance of proper permits is occurring in contravention of the ordinances of the City, and is occurring at the risk of the Developer.

If you have any questions on these comments, please contact the Planning and Zoning Department at 928-341-8563.

Thank you,

Fernando Villegas
Principal Planner



City of San Luis

Planning and Zoning Department

Development Services · GIS · Building Safety · Code Enforcement

August 18, 2022

Vega and Vega Engineering PLC
1846 S. 8th Avenue
Yuma, AZ 85364

Re: Subdivision Case No. 2022-0205 P – Southwest Arizona Industrial Subdivision Phase 2

Mr. Vega, here you have the pending comments from public works.

Public Works:

Below are PW comments and Observations on preliminary plat submittal.

1. Include designated access for subdivision. Arterial roads are not intended to provide direct access to individual lots due to higher speeds and higher mobility requirement.
2. Traffic study/analysis will be need for subdivision.
3. Consider drainage requirements on further development of the design.
4. Roadway offsite improvements are missing.

If you have any questions on these comments, please contact the Planning and Zoning Department at 928-341-8563.

Thank you,

Fernando Villegas
Principal Planner



Planning and Zoning Meeting

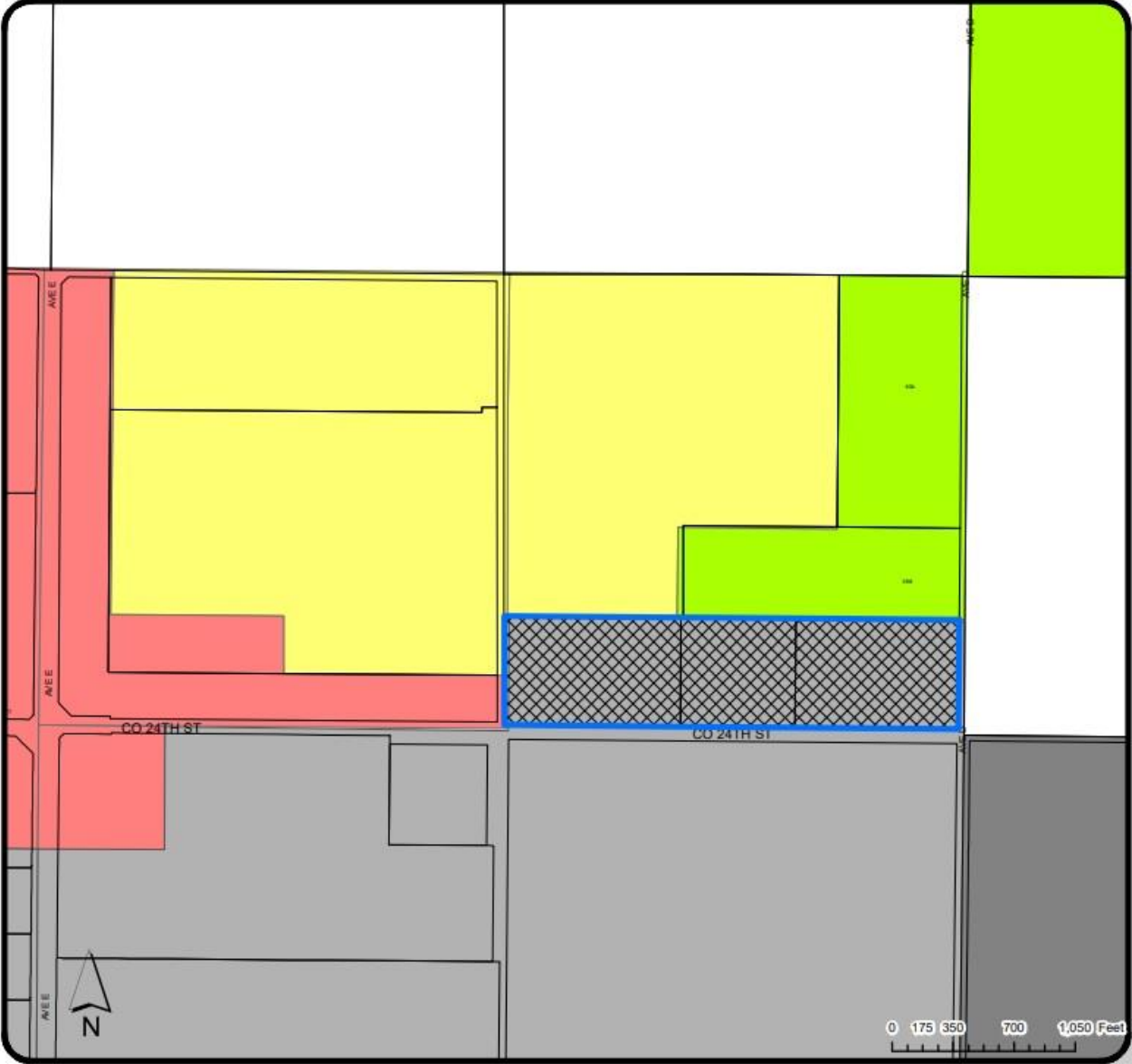
September 13, 2022

Subdivision Case No. 2022-00205P

Request: By Vega & Vega Engineering on behalf of Von Verde Development LLC. for the approval of the Preliminary Plat of the Southwest Arizona Industrial Subdivision Phase 2.

- ◉ The property is located on the northeast corner of Avenue D 1/2 and County 24th Street in San Luis Arizona.

Subdivision Case No. 2022-0205P



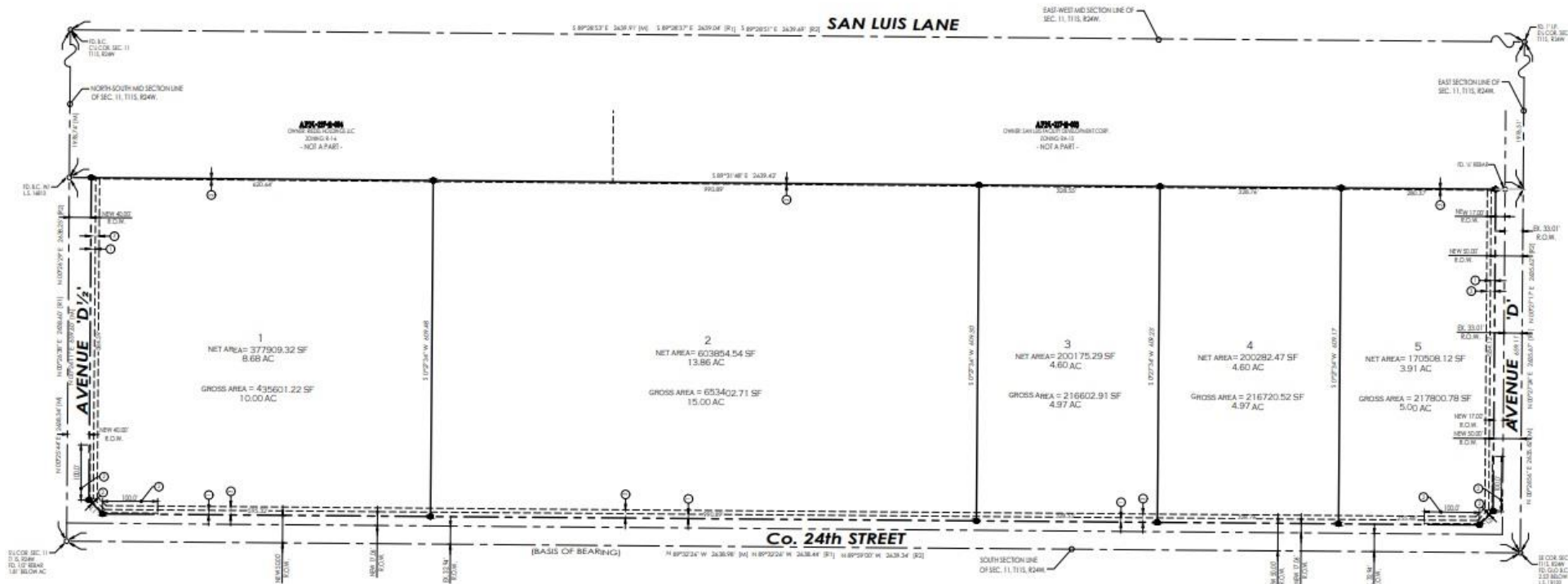
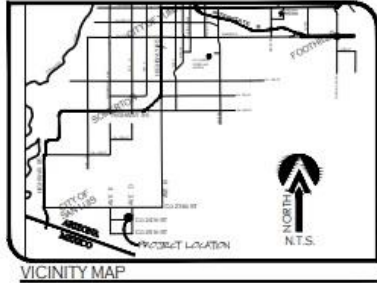
Vicinity Map

Subdivision Case No. 2022-0205P

SOUTHWEST ARIZONA INDUSTRIAL SUBDIVISION - (PHASE 2)

A SUBDIVISION OF A PORTION OF THE S $\frac{1}{2}$ OF THE SE $\frac{1}{4}$,
SECTION 11, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.
MARCH OF 2022 ACREAGE: 39.95 AC

PRELIMINARY PLAT



Subdivision Case No. 2022-0205P

Staff Recommendation:

Staff recommends approval of Subdivision Case No. 2022-0205P WITH A CONDITION

Recommended Motion:

- ⦿ **I MOVE TO APPROVE THE PRELIMINARY PLAT FOR THE SOUTHWEST ARIZONA INDUSTRIAL SUBDIVISION PHASE 2 WITH THE CONDITION THAT THE APPLICANT ADDRESSES REVIEW COMMENT LETTER DATED JUNE 7, 2022 AND PUBLIC WORKS COMMENT LETTER DATED AUGUST 18, 2022.**



PLANNING & ZONING AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting

3. B.

Meeting Date: 09/13/2022

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

ITEM:

Discussion and possible action on any and all matters regarding Subdivision Case No. 2022-0422F. A request by Vega and Vega Engineering PLC, on behalf of Comite de Bienestar inc., for the approval of Bienestar Estates 12 Phase 1 Final 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. 2022-0422F

BACKGROUND:

The Planning and Zoning Commission approved Bienestar Estates 12 Phase 1 and 2 preliminary plat on April 12, 2022. Phase 1 will contain approximately 40.92 acres and will consist of 183 residential lots. The lots range in size from approximately 6,000 square feet to 11,000 square feet. Assessor's Parcel Number 227-15-031.

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 final plat for Bienestar Estates 12 Phase 1 Subdivision.

Staff recommends approval of the final plat for Bienestar Estates 12 Phase 1 Subdivision with the following conditions:

1. A cmu wall must be constructed between the retention basin and adjacent lots.
2. The applicant must comply with the San Luis Roadway Naming and Addressing Policy.

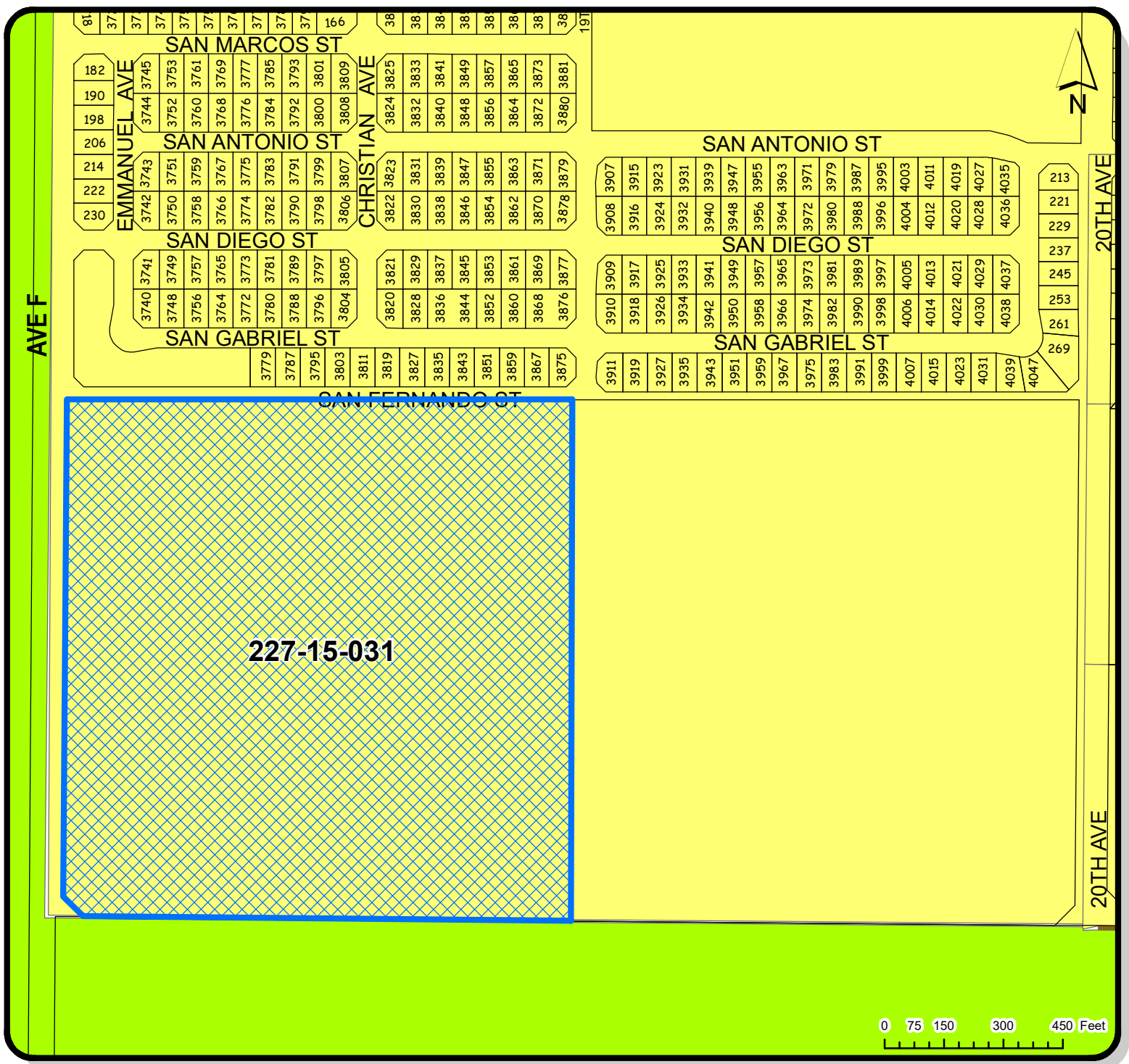
RECOMMENDED MOTION:

I MOVE TO FORWARD SUBDIVISION CASE NO. 2022-0422F TO CITY COUNCIL WITH CONDITIONS AS PRESENTED BY STAFF.

Attachments

Location Map

Phase 1
Applicant Narrative
CC&Rs
Presentation



LOCATION MAP



SUBDIVISION

LOCATION OF SUBJECT PROPERTY

Zoning

CASE #

 PARCEL 22715031

SINGLE RESIDENCE ZONING DISTRICTS
 R1-8
 RA-10

2022-0422F

DATE:

8/29/2022

PLANNING & ZONING



GIS

CREATED BY:

ISAAC GUTIERREZ

CHECKED BY:

FERNANDO VILLEGAS

APPROVED BY:

JOSE A. GUZMAN



2619 S Ave. 2½ E, Ste #3
Yuma Az. 85364
928-329-0000 tel
928-247-6232 fax
VnV@vegaNvega.com

June 27, 2022

City of San Luis
Department of Development Services
Community Planning

Re: Final Plat of Bienestar Estates 12 Phase 1 Subdivision.

Dear Sir or Madam:

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

The request for Final Plat approval for Bienestar Estates 12 Phase 1 to be located in Parcel "B1" of Bienestar Estates 12 - Lot Split, as recorded in Bk. 34, Page 7 of Yuma County recorder's office, Yuma County, with an area of 40.92 Acres with current zoning R-1-6, said parcel of land is currently designated in The Major General Plan/Map as land use category of Neighborhood, and it will remain as such.

The intent is to develop land with zoning designation R-1-6 as single residential residences with lots minimum 6,000 sf. approximately for a total of 183 lots.

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

Sincerely

Vega & Vega Engineering, P.L.C.

Vianey R. Vega, P.E.

When recorded mail to:

Gary Black
Comite de Bien Estar, Inc.
P.O. Box 7170
San Luis, Arizona 85349

**BIENESTAR ESTATES 12 SUBDIVISION
DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS**

THIS DECLARATION is made and dated on the ___ day of _____, 20___, by Comite de Bien Estar, Inc., an Arizona nonprofit corporation, being the owner of all the following described real property situated in the County of Yuma, State of Arizona:

Lots 1 thru 183, BIENESTAR ESTATES NO. 12, according to Book ____ of Plats, pages _____, Official Records of Yuma County, Arizona.

1. No Lot shall be used for anything other than for residential purposes.
2. No Lot shall have anything constructed upon it other than a new site-built single family residence not to exceed two stories in height with an attached garage. Only guests houses or other structures permissible under the City of San Luis' ordinances, codes and regulations shall be permissible. All Lots shall be of a uniform and level grade with proper sloping for drainage to the adjacent street/s. The finished floor elevation of any building shall be no less than 14 inches above the elevation of the adjacent street/s, or as otherwise required by the City of San Luis. All buildings, structures and fences shall be constructed in accordance with the City of San Luis' ordinances, codes and regulations.
3. No Lot shall be split or subdivided into smaller Lots nor conveyed in less than the original dimensions of such Lot as depicted upon the Subdivision Plat.
4. All building setbacks shall be in accordance with the City of San Luis' ordinances, codes and regulations.
5. Easements, as indicated upon the Subdivision Plat, are reserved for the installation and maintenance of public service utilities and cable television and other uses for public or quasi-public good. No buildings shall be placed upon such easements.
6. No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become any annoyance or nuisance to the Subdivision.
7. No structure of a temporary character, or any trailer, motor home, recreational

vehicle, basement, tent, shack, garage, barn, or other outbuilding shall be used upon any Lot any time as a residence either temporarily or permanently.

8. No advertising signs shall be permitted, except, "For Rent" or "For Sale." No signs shall encompass more than four (4) square feet in area.

9. No horses, cattle, domestic poultry or fowl, rabbits or other livestock or animals may be kept on any Lot or other portion of the Subdivision except common household pets. The commercial sale, breeding and grooming of animals is not allowed within the Subdivision.

10. No boats, boat trailers, horse or animal trailers, travel trailers, semi-trailers, semi-trucks shall be stored in any street or common areas unless specifically designated for such purposes.

11. No individual well or water supply system, other than as provided by the City of San Luis, shall be permitted upon any Lot. The existing well on Lot 23 may be used by Comite de Bien Estar, Inc., during development of the Subdivision.

12. No short wave radio equipment shall be operated on or from any lot or any short wave antenna be emplaced on any lot.

13. No junk cars, outside storage of junk, auto parts, construction materials or other unsightly items shall be permitted upon any lot or within the Subdivision.

14. Automobiles undergoing repair or otherwise inoperable shall be garaged or otherwise hidden from public view.

15. Lot owners shall maintain their lots in a neat and clean manner reflecting pride of ownership.

16. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in a Lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted on or in any lot. No derrick or other structure designed for use in boring oil or natural gas shall be erected, maintained or permitted upon any lot

17. These covenants, conditions and restrictions are to run with the Subdivision and the Lots therein and shall be binding on the undersigned and all of the successors in title, interest or possession in all and every part of said premises until December 31, 2050, and thereafter said covenants, conditions and restrictions shall be automatically extended for successive periods of ten (10) years, unless or until the owners of a majority of the Lots affected hereby amend or revoke the same by written instrument, duly acknowledged and recorded.

18. Any deed of conveyance of the Subdivision or any Lot therein shall be subject to

the above restrictive covenants, conditions and restrictions whether or not any reference is made in such deed or conveyance and all of such restrictive covenants, conditions and restrictions shall be binding upon the respective grantees of any Lot, their successors and assigns.

19. Any Lot owner shall be entitled to enforce these covenants, conditions or restrictions against any other Lot owner/s. Violation of any one or more of these covenants, conditions and restrictions may be restrained or enjoined by any Court of competent jurisdiction and damages awarded against violators, provided that a breach of any of these covenants, conditions and restrictions shall not affect, impair, defeat or render invalid the lien, charge or encumbrance of any mortgage or trust deed which may be placed on record, and said mortgages or trust deeds shall be and are hereby declared to be prior and superior to the rights; provided, however, that the event of foreclosure or trustee sale, or any note holder acquiring title agrees that said property so acquired by them shall become subject to each and all of the covenants, conditions and restrictions and rights herein contained, but free from the effects of any breach occurring prior thereto. In any action to enforce any of these covenants, conditions or restrictions the prevailing party as determined by the Court shall be entitled to an award of their costs and reasonable attorneys as determined by the Court.

Comite de Bien Estar, Inc.

By: _____
Marco Antonio Reys
Its: Executive Director

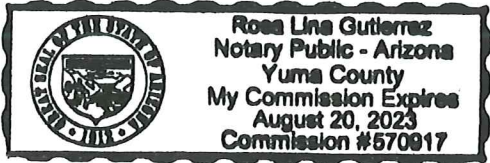
State of Arizona }
 }ss.
County of Yuma }

On this 19th day of July, 2022 before me the undersigned Notary of Public, personally appeared Marco Antonio Reyes who acknowledged himself to be the Executive Director of Comite de Bien Estar, Inc., an Arizona nonprofit corporation, and has executed the foregoing instrument for the purposes therein contained.

By: Rosalina Gutierrez

SUBSCRIBED AND SWORN to before me this 19 day of July, 2022.

My Commission Expires: 08/20/23





Planning and Zoning Meeting

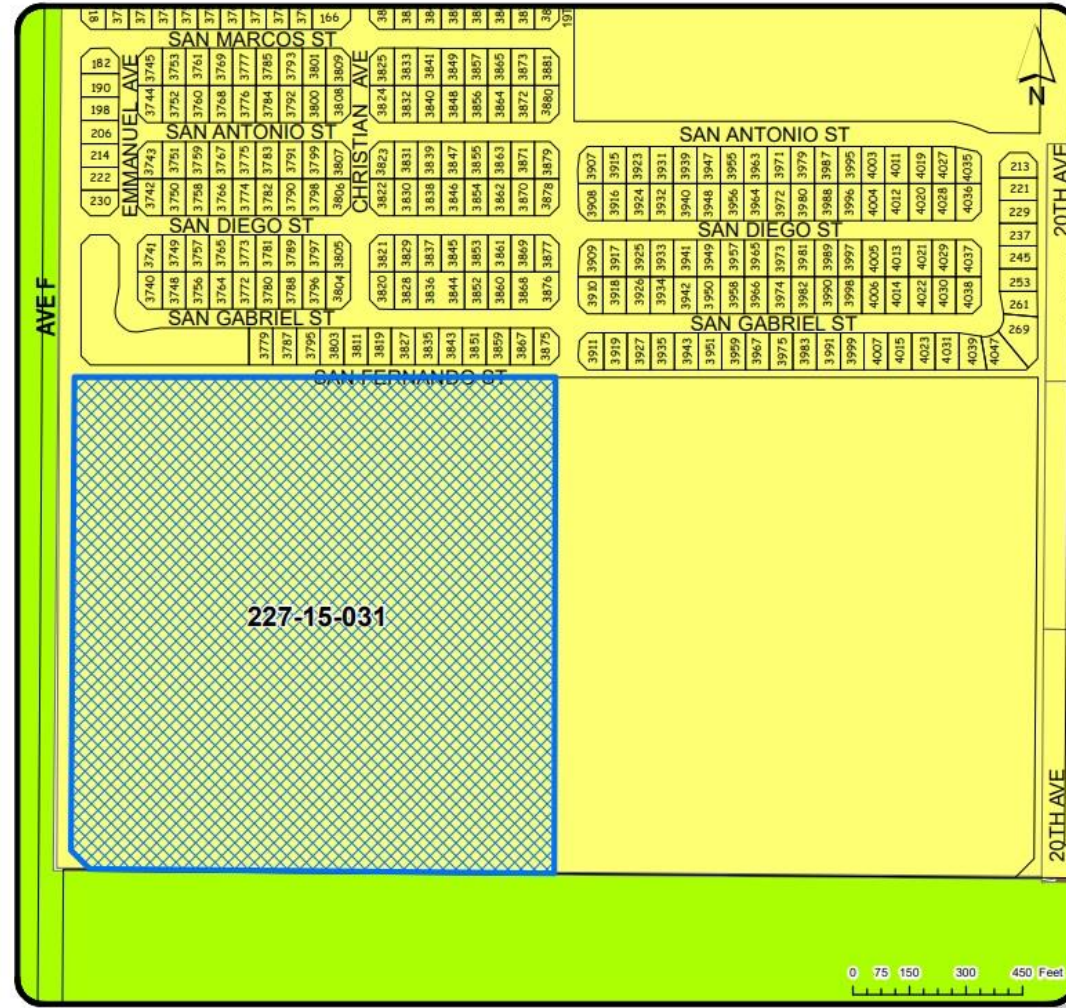
September 13, 2022

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

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**