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, 2016. 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 APPROVED BY:

_____
Roman Pacheco, Planning Technician

AVISO DE JUNTA REGULAR DE LA COMISIÓN DE PLANEACIÓN Y ZONAMIENTO

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 Zonamiento y al público en general que la Comisión de Planeación y Zonamiento de San Luis, Arizona, tendrán una junta regular a las 7:00 p.m., el día Martes, Abril 12, 2016. La junta se llevara 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 APROBADO POR:

_____
Roman Pacheco, Técnico en Planeación

AGENDA

PLANNING & ZONING COMMISSION
REGULAR MEETING
San Luis Council Chambers
1090 E. Union Street
San Luis, AZ 85349
Tuesday, April 12, 2016
7:00 P.M.

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. CONSENT AGENDA
All matters are considered to be routine by the City Council and will be enacted by one motion. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

3. A. Approval of Minutes- Regular Planning & Zoning Commission Meeting held on January 12, 2016

4. PUBLIC HEARINGS – 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.

4. A. Public hearing followed by discussion and possible action regarding Rezoning Case No. 2016-066. A request by Vega & Vega Engineering, PLC, on behalf of Comite De Bienestar Inc., owner, to rezone 29 acres, more or less, from Medium-High Density (R-2) to Medium Density Residential (R1-6) zoning district. Assessor Parcel ID # 777-54-243 located on the southwest corner of Avenue E ½ & County 23 ½ Street.

A. Open Public Hearing
B. Close Public Hearing
C. Action on Rezoning Case No. 2016-066

4. B. Public hearing followed by discussion and possible action regarding Rezoning Case No.2016-065. A request by Edais Engineering, Inc., on behalf of Nieves Riedel, Riedel Construction, Inc., owner, to rezone 27.58 acres, more or less, from Rural Area Residential (RA-10) to Medium Density Residential (R1-6) zoning district. Assessor Parcel ID #776-11-001 and Assessor Parcel ID #776-03-003 located south of County 22nd Street between the East Main Canal and Las Quintas De San Luis Subdivision.

A. Open Public Hearing
B. Close Public Hearing
C. Action on Rezoning Case No. 2016-065

5. **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.

6. **INFORMATION AND DISCUSSION ITEMS** - Staff/Members of the Commission may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to Arizona Revised Statute §38-431.01(G), action taken as a result of comment will be limited to directing staff to study the matter, or scheduling the matter for further discussion and decision at a future date.

7. **NEW ITEMS OF BUSINESS FOR FUTURE AGENDAS**

8. **CALL TO THE PUBLIC** - This is the time for the public to comment. Members of the Commission may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to Arizona Revised Statute §38-431.01(G), action taken as a result of comment will be limited to directing staff to study the matter, or scheduling the matter for further discussion and decision at a future date. All Planning & Zoning Commission meetings are recorded.

9. **ADJOURNMENT**

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 or 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 E. Union Street, P. O. Box 1170, San Luis, AZ 85349; (928) 341-8520.

PLANNING & ZONING
AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting **3. A.**

Meeting Date: 04/12/2016

Submitted By: Jose A. Guzman, Assistant Planner, Development Services

ITEM:

Approval of Minutes- Regular Planning & Zoning Commission Meeting held on January 12, 2016

SUMMARY:

RECOMMENDED MOTION:

Attachments

Minutes January 12, 2016

MINUTES

REGULAR MEETING
PLANNING AND ZONING COMMISSION
SAN LUIS COUNCIL CHAMBERS
1090 E. UNION STREET
JANUARY 12, 2016
7:00 PM

CALL TO THE ORDER /ROLL CALL. The meeting was called to order at approximately 7:22 PM., by Chairman Javier Barraza.

PLEDGE OF ALLEGIANCE: Pledge of Allegiance was led by Chairman Javier Barraza.

PRESENT:

Chairman Javier Barraza
Commission Member Bill Cordova
Commission Member Hugo Garcia (was present @ 7:48PM via telephone)
Commission Member Maria G. Guzman
Commission Member Guillermina Fuentes

ABSENT: Vice Chairman Daniel Bazua

OTHER PRESENT: John Starkey, Zoning Administrator
Jose A. Guzman, Assistant Planner
Roman Pacheco, Planning Technician
Kay Macuil, Assistant Attorney

CONSENT AGENDA:

1. **Approval of Minutes**
   - **Regular Planning & Zoning Commission Meeting held November 17, 2015**

2. **Withdrawals by Applicant** - None

3. **Time Extensions** – None

4. **Continuances** --None

5. **Approvals** – None

MOTION: **Maria G. Guzman** / **Bill Cordova** to APPROVE the Consent Agenda as presented. Motion passed unanimously (4-0).

PUBLIC HEARINGS

AGENDA ITEM NO. 1

Public hearing followed by discussion and possible action on any and all matters regarding Conditional Use Permit Case No. 2015-0574, A request by Nicholas Ramos, agent on behalf of Estanislao Escobosa, property owner, for a Conditional Use Permit as per Article 2-6 Chapter 6 Section 6.1- C.3 of the City of San Luis Zoning Ordinance to allow the establishment a religious institution (San Luis Kingdom Hall of Jehovah's Witnesses) in a Medium-High Density Residential (R-2) zoning district, Assessor's Parcel No. 227-10-008, located Southeast Corner of Avenue F and Aracely Street. San Luis, Arizona.

John Starkey, Zoning Administrator summarized staff report recommending APPROVAL of Conditional Use Permit Case No. 2015-0574 to the City Council as presented by staff.

Nicholas Ramos, 666 S. 6th Avenue, Yuma AZ explained that they had an application in, already approved. We had plans for 2 what we called kingdom hall or houses of worship. At the original plan we had to let fade off into the distance or sunset because we were going to have a large paradigm shift as far as our organization builds houses of worships. Because of that organizational shift we had to figure somethings out, we had organized personnel and decide on a new design be more fitting for a religious building. We did turned in some designs for staff to view. This is the same footprint close to 50 feet by 100 feet. As far as the developing goes, we were planning on developing the entire site but now we are proposing to develop half to save on initial cost and leave the rest of the site undeveloped until the need arises to develop the rest of it depending on the future growth. That is where we are, we had unfortunately let the conditional use permit expired because a lot of things had to be figured out.

QUESTIONS FOR STAFF

Commission member Bill Cordova asked the applicant if this building is going to be 50 hundred square feet. **Ramos** responded yes. **Commission member Maria G. Guzman** asked what type of development improvements are going to be required. **Mr. Starkey** stated that was part of the development/ subdivision and not in this stage.

OPEN PUBLIC HEARING
No Public Comment

CLOSE PUBLIC HEARING

MOTION: **Guillermina Fuentes / Maria G. Guzman** to recommend APPROVAL of Condition Use Permit Case No. 2015-0574 to the City Council as presented by staff. Motion passed unanimously with 5-0 votes.

AGENDA ITEM NO. 2

Public hearing followed by discussion and possible action regarding Text Amendment Case No. 2015-0655 , An amendment to the San Luis City Code, Zoning Regulations §152.026(G)(3) from four (4) votes to a majority of a quorum in order for the Planning and Zoning Commission pass a motion.

John Starkey, Zoning Administrator, explained that this was a simple change in our zoning ordinance where basically the zoning ordinance requires 4 votes for approval or denial for that matter. We have made it simpler for the fact that there been a couple of meetings were we only have 4 members and therefore we are changing the ordinance to allow three (3) votes to pass a motion with (4) or (5) members present. Starkey continued summarizing staff report recommending APPROVAL of Conditional Use Permit Case No. 2015-0655.

OPEN PUBLIC HEARING
There were no public comments.

CLOSE PUBLIC HEARING

MOTION: **Maria G. Guzman / Guillermina Fuentes** to recommend APPROVAL of Text Amendment Case No. 2015-0655 to the City Council as presented as Attachment A in the staff report for this agenda item. Motion passed unanimously with 5-0 votes.

AGENDA ITEM NO. 3

Public hearing followed by discussion and possible action on any and all matters regarding Conditional Use Permit Case No. 2015-0656, An amendment to the San Luis City Code, Chapter 152 Zoning Regulations §152.061, §152.075, §152.078, §152.090, §152.091, §152.092 and multiple residence zoning districts Table 4 and 5 relating to minimum lot size for single residence dwellings and eliminating single residence dwellings from the multiple residence zoning districts "R-2" and "R-3".

John Starkey, Zoning Administrator, explained that about twenty years ago it was decided that the lots that we were building in town were too large for the houses that were built on it. So, somebody came up with an idea that if they rezone neighborhood to R-2, they could reduce the size of the lot from the current 6,000 square feet to 5,300 -5,800. Council has decided that we don't build large enough lots in this town. That they want to stop that behavior and that what this text amendment does. Basically the R-1-5 is being taken off of this ordinance. So that way the minimum size lot for single family home will be 6,000 square feet. Also, in order to keep from continued from what they already did, you can no longer take R-2 and R-3 areas that are zoned for multi families and subdividing them for single family homes. Starkey furthermore stated that you can still build houses on all the lots that are zone R-2, however you have to build to the R-1-6 standards. Also the R-1-6 now requires that you provide at least 1 car carport. Before they could build houses without a carport or garage.

Kay Macuil, City Attorney informed to the members of the Planning Commission that Council has not decided yet we had a work session on it and floated the idea and they forward it back to the Commission for recommendation.

QUESTIONS FOR STAFF

Chairman Barraza asked was this brought up by Council members. **Starkey** responded that this was brought up by Council members and the Mayor. Two other things that Council brought up at the work session was about may be requiring block fences around the lot when the houses were built and maybe landscaping.

Commission Member Guillermina explained that by adding these types of features it will add an additional cost to the purchase of a new home about $8,000 more. Other issue will be people not qualifying for a home and we should be able to provide decent homes to the variety of the community that we have. Furthermore Fuentes stated that this should be up to the

developers and the people chose where if they want to leave, whether on a subdivision that requires landscape or one without.

Starkey explained that this ordinance does not have anything pertaining to landscaping or block fence. This only pertains to removing the R-1-5 and not allowing single family homes subdivision been built in the multi-family districts. You can make any recommendation you want. If you think that R-1-5 should still be in there just in case somebody wants to build a subdivision with small houses and a small carport in a 5,000 square foot lot because that is what all the people can afford. Then you can recommend that R-1-5 remain in the ordinance. The point that these members of the Council who wants to make these changes is that everybody building these subdivisions with lots of fifty-five hundred to fifty-eight hundred average. And people that want bigger lots can't get them in town. **Starkey** also mentioned that it is up to the Commission to make that recommendation of what you think is best. That he was not there to tell them what you should do, I am just here to explain what the attorney wrote and why it was written this way.

Jose A. Guzman, Assistant Planner, stated that in the last year the city has received more than ten (10) applications for variances to allow reduction of setbacks for new construction of homes.

OPEN PUBLIC HEARING
No Public Comment

CLOSE PUBLIC HEARING

MOTION: **Bill Cordova / Maria G. Guzman** to recommend APPROVAL of Text Amendment Case No. 2015-0656 to the City Council as presented by staff. Motion passed with 4-1 votes.

ITEMS REQUIRING DISCUSSION AND/OR ACTION

ITEM NO. 1

Public hearing followed by discussion and possible action on any and all matters regarding Subdivision Case No. 2015-0482F, a request by Nicklaus Engineering, Inc., on behalf of San Luis Port, LLC, for Final Plat approval regarding San Luis Port Subdivision, Phase 1. This subdivision will contain approximately 27 acres and is proposed to be divided into 8 lots and 1 tract with commercial (C-2) and Industrial (L-1) zoning districts. The property is located in the northeast corner of County 24th Street and Avenue E, San Luis, Arizona.

John Starkey, Zoning Administrator stated that the applicant has not responded to our correction letter on the subdivision plat that was submitted back in November. And I do not think they are going to have a response to us by the next meeting. Starkey recommended to continue this item to the March meeting.

MOTION: **Guillermina Fuentes / Bill Cordova** to recommend to CONTINUED Subdivision Case No. 2015-0482F to the next meeting in March. Motion passed unanimously with 5-0 votes.

ITEM NO. 2

Election of Officers

MOTION: **Javier Barraza / Maria G. Guzman** to appoint Bill Cordova as Chairman. Motion passed unanimously with 5-0 votes.

MOTION: **Guillermina Fuentes / Bill Cordova** to appoint Javier Barraza as Vice Chairman. Motion passed unanimously with 5-0 votes.

ITEM NO. 3

Discussion and possible action on any and all matters regarding scheduling Open Meeting Law refresher and training on Roberts' Rules for Planning and Zoning Commission by City Attorney **(Kay Macuil)**

Kay Macuil City Attorney stated that due the long meeting she recommended to reschedule the training to the next Planning and Zoning Commission meeting.

MOTION: **Maria G. Guzman / Bill Cordova** to schedule the training to the next regular schedule meeting. Motion passed unanimously with 5-0 votes.

INFORMATION AND DISCUSSION ITEMS

- None

CALL TO THE PUBLIC

There were no public comments.

ADJOURNMENT

Chairman Barraza adjourned the meeting at approximately 8:26 PM.

PLANNING & ZONING
AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting **4. A.**

Meeting Date: 04/12/2016

Submitted By: Jose A. Guzman, Assistant Planner, Development Services

ITEM:

Public hearing followed by discussion and possible action regarding Rezoning Case No. 2016-066. A request by Vega & Vega Engineering, PLC, on behalf of Comite De Bienestar Inc., owner, to rezone 29 acres, more or less, from Medium-High Density (R-2) to Medium Density Residential (R1-6) zoning district. Assessor Parcel ID # 777-54-243 located on the southwest corner of Avenue E ½ & County 23 ½ Street.

A. Open Public Hearing
B. Close Public Hearing
C. Action on Rezoning Case No. 2016-066

BACKGROUND:

The subject property is located in the east mesa of the City of San Luis. Bienestar 9A Phase 1 is located to the west of the proposed rezoning; it is zoned as Medium-High Density (R-2) and is developed as single family dwelling units. Property to the east and south are also zoned as Medium-High Density (R-2) and is undeveloped land. Property to the north is part of Yuma County and is undeveloped land.

GENERAL PLAN:

This area is designated as Neighborhood in the City of San Luis 2020 General Plan. The activities proposed will be consistent with that designation (Chapter 2, Page 19-20). The Neighborhood Land Use designation allows all types of residential development.

AGENCY REVIEW:

As a part of the review process, all land use cases are reviewed by various City and outside agencies. We have received comments from the following agencies:

1. City of San Luis Fire Department (3-3-16)
2. Yuma County Airport Authority (3-9-16)

As required by State Statue, staff sent notification letters to property owners within 300 feet of the proposed project (55letters). The City has not received any other significant concerns or objections from the various review agencies or adjacent property owners.

CITIZEN REVIEW:

As required by State statue (A.R.S. §9-462.03) and City of San Luis Zoning Ordinance (Section 3.0-C), a Citizen Review meeting was held at City Hall on April 5th.

The purpose of the Citizen Review Meeting is to provide adjacent landowners and other potentially affected citizens an opportunity to ask questions and express any issues or concerns that they may have with the proposed rezoning or specific plan application prior to the public hearing.

About three people showed up to the Citizen Review Meeting regarding this rezoning. The main question was the sequence of construction for the lots. The property owners of adjacent lots were worried that with

the movement of land, desert animals will go into their property.

ANALYSIS:
The preliminary plat for Bienestar Estates 9A Phase 1 and Phase 2 were approved at the same time back in 2007. Phase 1 was developed but not Phase 2. As per Section 5.1-3 of the City of San Luis Subdivision Regulations the Phase 2 preliminary plat approval expired in 2010, “If the sub-divider fails to record a final plat for any phase of the preliminary plat within three years, or any succeeding phase within 3 years of the previous phase, the preliminary plat approval will expire unless the subdivider applies for an receives an extension from either the Commission or the City Council.”

As an effort to alleviate the demand for bigger houses the City Council approved Ordinance No. 347, an ordinance to set up the minimum lot size to 6,000 sq. ft. for new subdivisions.

The reason for the rezoning request is that the property is zoned as Medium-High Density (R-2) which does not allow construction of single detached dwellings. The appropriate zoning for the construction of this subdivision is the requested, Medium Density Residential (R1-6) zoning district.

SUMMARY:

The applicant has provided the information and materials necessary for staff to make a recommendation of the Rezoning Request.
Staff recommends APPROVAL of Rezoning Case No. 2016-066.

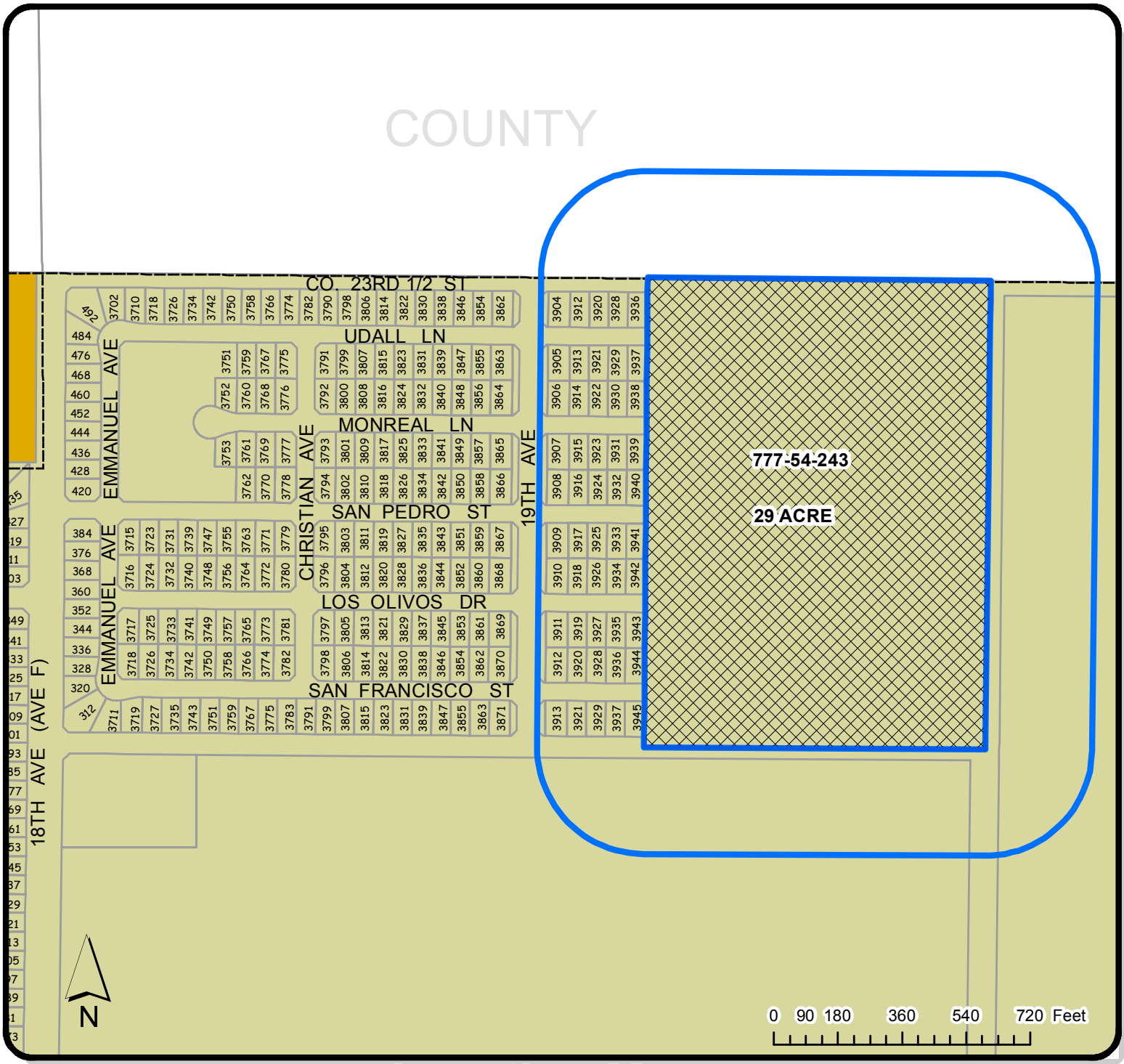
The reason for approval is that the request meets the criteria of the City of San Luis Zoning Ordinance and is consistent with the City of San Luis 2020 General Plan.

RECOMMENDED MOTION:

I move to recommend APPROVAL of Rezoning Case No. 2016-066 to the City Council as presented by staff.

Attachments

Location Map
Tentative Plat
Picture of Location
Fire Department Comments (3-3-16)
Yuma County Airport Authority Comments (3-9-16)



Location Map

REZONING

PROPOSED LOCATION
PARCEL:77754243
REZONING FROM R-2 to R1-6

300 ft Notification Buffer

Legend

MULTIPLE RESIDENCE ZONING DISTRICTS

R-2

R-3

Date:	IT	Prepared By:	Case No.
3/3/2016	GIS DIVISION	IG	2016-066
Checked By:		APPROVED BY:	

BIENESTAR ESTATES 9A - PHASE 2

INDEX:

Cover Sheet — 0
Preliminary Plat — 1 OF 1
Preliminary Paving and Grading Plan — 1
Street Sections — 2
Preliminary Water and Sewer Plan — 3

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 (1-800-782-5348S) 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 GUARANTEED 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 YUMA COUNTY, AS ADOPTED BY THE CITY , 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 DIRECTION.

OWNER OF RECORD:

SAM GROUP INVESTMENT PARTNERSHIP
10602 S. CAMINO DEL SOL
YUMA, AZ., 85367

BASIS OF BEARING

THE EAST-WEST MID-SECTION LINE OF SECTION 10, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA (BEING THIS LINE THE CENTERLINE OF Co. 23½ STREET), AS SHOWN ON BORDER RANCHES SUBDIVISION, AS RECORDED IN BOOK 27 OF PLATS, PAGES 9 & 10, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY ARIZONA.

BEARING S89°59'23"W

BENCHMARK

TOP OF ½" REBAR WITH RLS 16528
LOCATED AT THE C¼ OF SEC. 10,
T11S, R24W, G.&S.R.B.&M.
LOCATED AT THE INTERSECTION OF
AVENUE E½ AND Co. 23½ STREET.

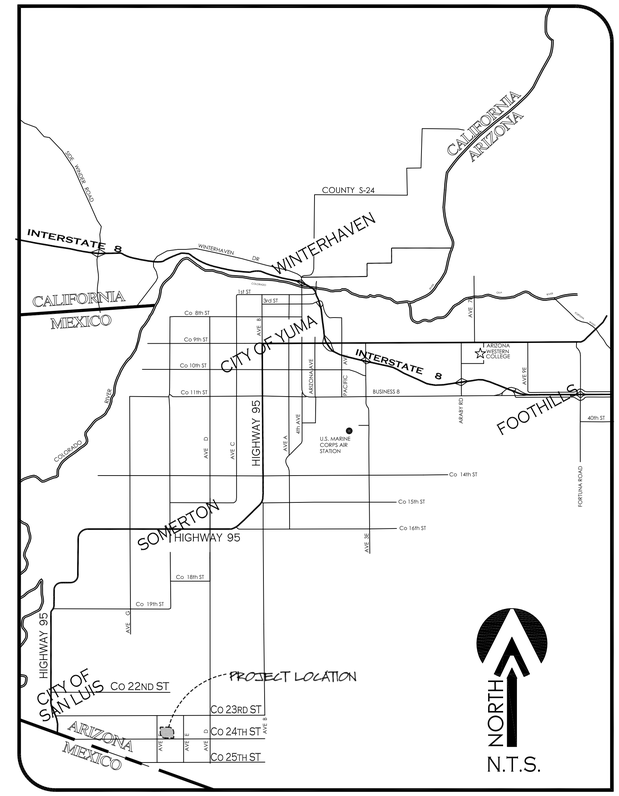
ELEVATION: 160.99 FEET

ENGINEER:

VEGA & VEGA ENGINEERING, PLC
1846 S. 8th Avenue 928-329-0000 Tel
Yuma, Az. 85364 928-247-6232 Fax
www.vegaNvega.com

LEGEND

- INDICATES BOUNDARY LINE
- INDICATES CENTERLINE
- INDICATES EASEMENT LINE
- INDICATES RIGHT-OF-WAY LINE
- 257 — 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)
- INDICATES EX. ASPHALT PAVEMENT
- 161 — INDICATES CONTOURS ELEVATION
- 165.91 — INDICATES EX. NATURAL SOIL ELEVATION
- INDICATES NEW SIDE WALK
- INDICATES NEW ASPHALT PAVEMENT
- A-161.20 — INDICATES NEW ASPHALT ELEVATION
- —NEW—PVC—S— INDICATES NEW SANITARY SEWER LINE
- NEW SEWER STUB
- NEW SEWER MANHOLE
- NEW 4" PVC SEWER SERVICE
- —NEW—PVC—W— INDICATES NEW WATER LINE
- NEW SINGLE WATER SERVICE
- NEW WATER VALVE
- NEW FIRE HYDRANT
- NEW TEMPORARY BLOWOFF VALVE



VICINITY MAP

N.T.S.

CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT

VEGA & VEGA ENGINEERING, PLC
1846 S. 8th AVENUE 928-329-0000 TEL
YUMA, AZ. 85364 928-247-6232 FAX
VnV@vegaNvega.com

Cover Sheet
BIENESTAR ESTATES 9A
PHASE 2

Registered Professional Engineer (Civil)
CERTIFICATE NO. 50476
Vianey R. Vega
Date Signed 03-23-16
ARIZONA, U.S.A.
EXPIRES 12-31-18

Notes:

Scale: N.T.S.	Date: MAR. 2016
Drawn: Staff	Job #: VnV16-200
Checked: Vna	

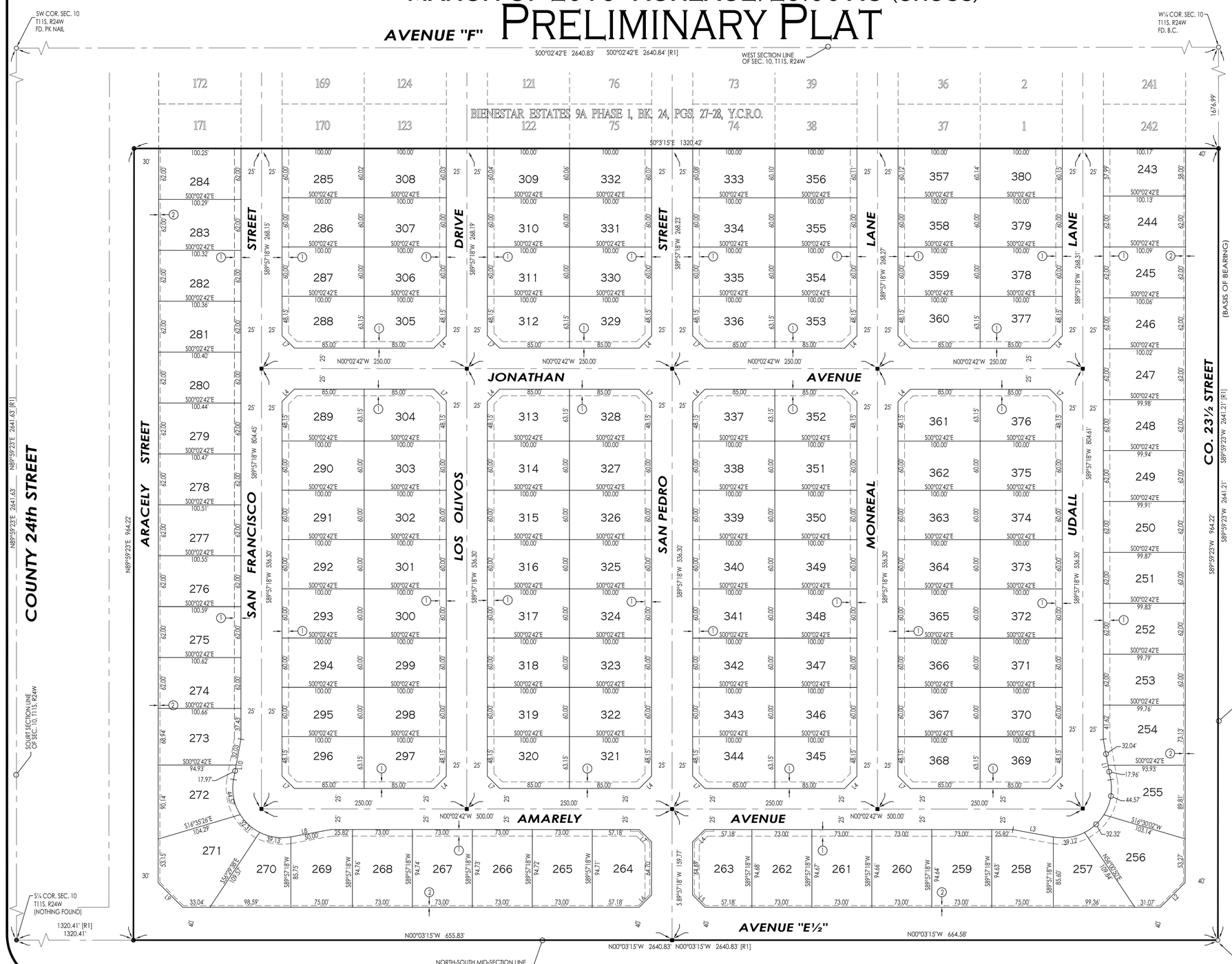
Sheet
0

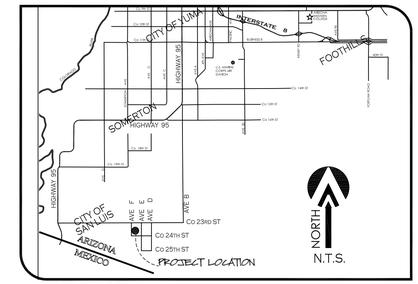
BIENESTAR ESTATES 9A- PHASE 2

A SUBDIVISION OF THE NE¼ OF THE SW¼ OF SECTION 10, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.

MARCH OF 2016 ACREAGE: 29.00 AC (GROSS)

PRELIMINARY PLAT





VICINITY MAP

NORTH

SCALE: 1"=60'

OWNER OF RECORD:

SAM GROUP INVESTMENT PARTNERSHIP
10602 S. CAMINO DEL SOL
YUMA, AZ., 85367

BASIS OF BEARING

THE EAST-WEST MID-SECTION LINE OF SECTION 10, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA (BEING THIS LINE THE CENTERLINE OF Co. 23½ STREET), AS SHOWN ON BORDER RANCHES SUBDIVISION, AS RECORDED IN BOOK 27 OF PLATS, PAGES 9 & 10, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY ARIZONA.

BEARING S89°59'23"W

KEYNOTES

1. NEW 8' UTILITY EASEMENT
2. EX. 1' NON-ACCESS EASEMENT TO BE ABANDONED UPON RECORDATION OF THIS PLAT

NOTE

- PROPERTY CORNERS TO BE MARKED BY 1/2" DIAMETER REBAR TAGGED WITH CAP L.S. 16528
- PROJECT ZONING: R-1-6

ELABORATED BY:

VNV16-200

VEGA & VEGA ENGINEERING, PLC

1846 S. 8th Avenue 928-329-0000 Tel
Yuma, Az. 85364 928-247-6232 Fax
www.vegaNvega.com

LINE DATA

LINE NUMBER	BEARING	LENGHT (FEET)
L1	N79°33'58"E	50.00'
L2	N45°01'56"W	42.44'
L3	S10°20'38"W	50.00'
L4	S45°02'42"E	21.21'
L5	S44°57'01"W	21.21'
L6	S45°02'59"E	21.21'
L7	S44°57'18"W	21.21'
L8	S10°26'02"E	50.00'
L9	N44°58'04"E	42.41'
L10	N79°39'22"W	50.00'

LEGEND

———	INDICATES BOUNDARY LINE
— · — · —	INDICATES CENTERLINE
— — —	INDICATES EASEMENT LINE
11	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 BIENESTAR ESTATES 9A - PHASE 1, AS RECORDED IN BOOK 24, PAGES 27 & 28, Y.C.R.

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 EASMENT WILL BE PROVIDED AT THE FRONT OF EACH LOT

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 MARCH OF 2016 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.

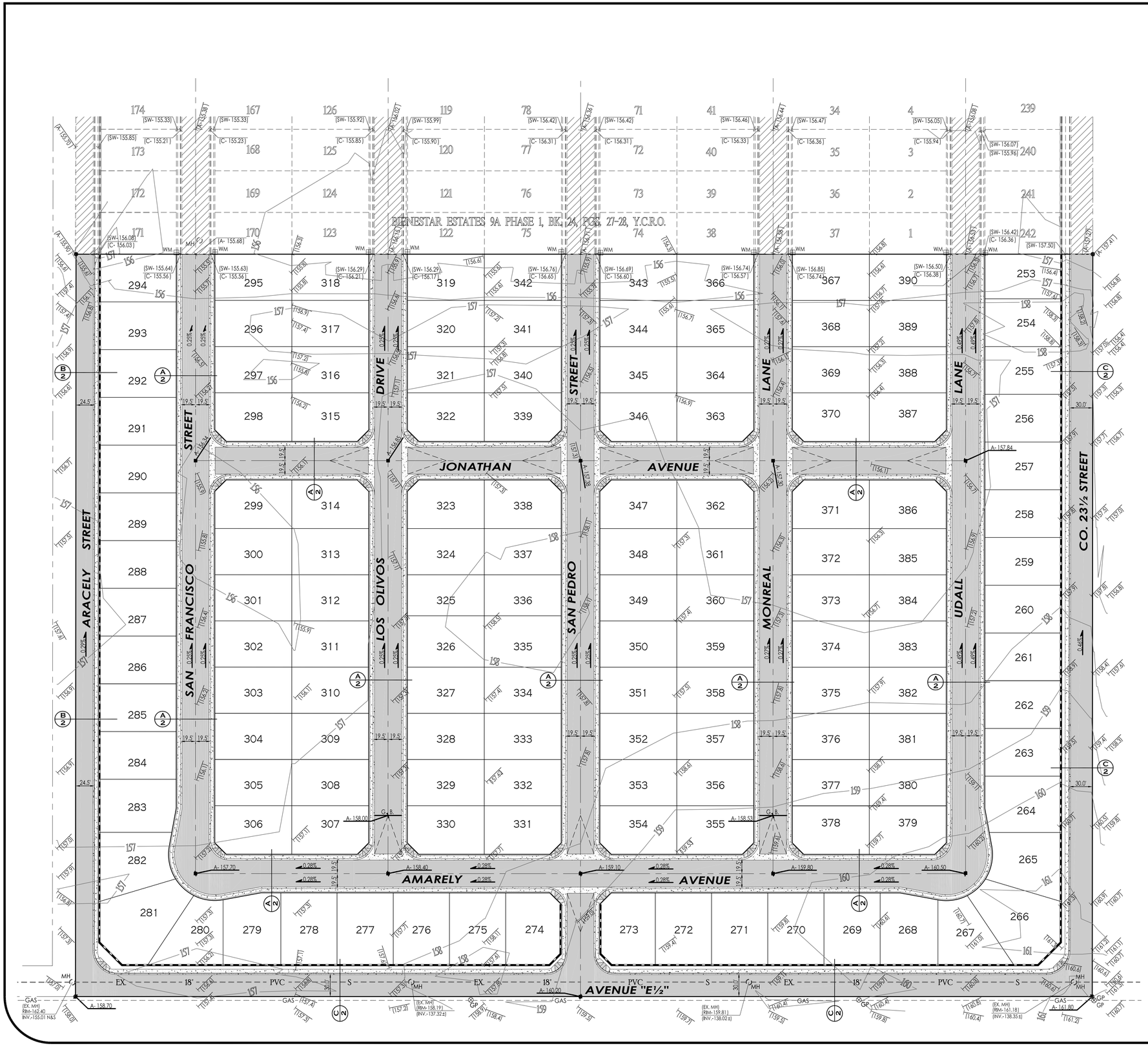
REGISTERED LAND SURVEYOR 16528 JOHN C. ENGLISH II Date Signed 03.22.16 ARIZONA, U.S.A. EXPIRES 9/30/17

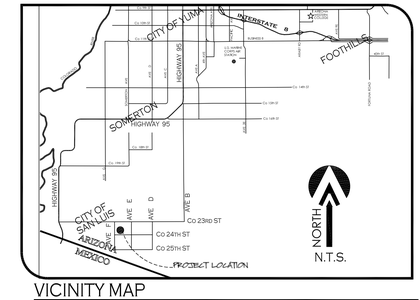
BY: JOHN C. ENGLISH II R.L.S. No. 16528

LOT AREAS TABLE:

LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)
243	5808.05 SF.	263	6609.34 SF.	283	6218.90 SF.	303	6,000.00 SF.	323	6,000.00 SF.	343	6,000.00 SF.	363	6,000.00 SF.
244	6207.00 SF.	264	6610.74 SF.	284	6217.37 SF.	304	6,202.50 SF.	324	6,000.00 SF.	344	6,202.50 SF.	364	6,000.00 SF.
245	6204.66 SF.	265	6914.22 SF.	285	6000.80 SF.	305	6,202.50 SF.	325	6000.00 SF.	345	6,202.50 SF.	365	6,000.00 SF.
246	6202.33 SF.	266	6915.06 SF.	286	6000.00 SF.	306	6,000.00 SF.	326	6000.00 SF.	346	6,000.00 SF.	366	6,000.00 SF.
247	6200.00 SF.	267	6915.91 SF.	287	6000.00 SF.	307	6,000.00 SF.	327	6,000.00 SF.	347	6,000.00 SF.	367	6,000.00 SF.
248	6197.66 SF.	268	6916.76 SF.	288	6,202.50 SF.	308	6002.39 SF.	328	6,202.50 SF.	348	6,000.00 SF.	368	6202.50 SF.
249	6195.33 SF.	269	6885.43 SF.	289	6,202.50 SF.	309	6004.78 SF.	329	6,202.50 SF.	349	6,000.00 SF.	369	6202.50 SF.
250	6192.99 SF.	270	6050.14 SF.	290	6,000.00 SF.	310	6,000.00 SF.	330	6,000.00 SF.	350	6,000.00 SF.	370	6,000.00 SF.
251	6190.66 SF.	271	8943.30 SF.	291	6,000.00 SF.	311	6,000.00 SF.	331	6,000.00 SF.	351	6,000.00 SF.	371	6,000.00 SF.
252	6188.33 SF.	272	7111.81 SF.	292	6,000.00 SF.	312	6,202.50 SF.	332	6006.38 SF.	352	6,202.50 SF.	372	6,000.00 SF.
253	6185.99 SF.	273	6849.57 SF.	293	6,000.00 SF.	313	6,202.50 SF.	333	6008.77 SF.	353	6,202.50 SF.	373	6,000.00 SF.
254	7202.92 SF.	274	6239.87 SF.	294	6,000.00 SF.	314	6,000.00 SF.	334	6,000.00 SF.	354	6,000.00 SF.	374	6,000.00 SF.
255	7017.40 SF.	275	6237.54 SF.	295	6,000.00 SF.	315	6000.00 SF.	335	6,000.00 SF.	355	6,000.00 SF.	375	6,000.00 SF.
256	8795.54 SF.	276	6235.21 SF.	296	6,202.50 SF.	316	6000.00 SF.	336	6,202.50 SF.	356	6010.37 SF.	376	6,202.50 SF.
257	6074.04 SF.	277	6232.88 SF.	297	6,202.50 SF.	317	6,000.00 SF.	337	6,202.50 SF.	357	6012.76 SF.	377	6,202.50 SF.
258	6875.23 SF.	278	6230.55 SF.	298	6,000.00 SF.	318	6,000.00 SF.	338	6,000.00 SF.	358	6,000.00 SF.	378	6,000.00 SF.
259	6908.55 SF.	279	6228.22 SF.	299	6,000.00 SF.	319	6,000.00 SF.	339	6,000.00 SF.	359	6,000.00 SF.	379	6,000.00 SF.
260	6909.40 SF.	280	6225.89 SF.	300	6,000.00 SF.	320	6,202.50 SF.	340	6,000.00 SF.	360	6,202.50 SF.	380	6014.35 SF.
261	6910.25 SF.	281	6223.56 SF.	301	6,000.00 SF.	321	6,202.50 SF.	341	6,000.00 SF.	361	6,202.50 SF.		
262	6911.10 SF.	282	6221.23 SF.	302	6,000.00 SF.	322	6,000.00 SF.	342	6,000.00 SF.	362	6,000.00 SF.		

SHEET: 1 OF 1





VICINITY MAP

LEGEND

- INDICATES EX. ASPHALT PAVEMENT
- INDICATES EX. CONCRETE
- INDICATES BOUNDARY LINE
- INDICATES CENTERLINE
- INDICATES RIGHT-OF-WAY LINE
- INDICATES EX. FENCE
- INDICATES EX. CMU WALL
- E(OH) — INDICATES EX. ELECTRICAL OVERHEAD LINE
- EX. — 6" — PVC — W — INDICATES EX. WATER LINE
- EX. — 8" — PVC — S — INDICATES EX. SEWER LINE
- GAS — INDICATES EX. GAS LINE
- INDICATES NEW ASPHALT PAVEMENT
- INDICATES NEW CONCRETE
- INDICATES NEW CMU WALL
- 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
- PP — INDICATES EXISTING POWER POLE
- [C] — INDICATES CALCULATED DATA
- [M] — INDICATES MEASURED DATA
- [E] — INDICATES EXISTING ELECTRICAL BOX
- POLE — INDICATES EXISTING POLE
- GM — INDICATES EXISTING GAS METER
- PP — INDICATES EXISTING POWER POLE
- GW — INDICATES EXISTING GUY WIRE
- INDICATES EXISTING STREET SIGN
- MH — INDICATES EXISTING MANHOLE
- FH — INDICATES EXISTING FIRE HYDRANT
- WM — INDICATES EXISTING WATER METER
- WV — INDICATES EXISTING WATER VALVE
- (C-160.55) — INDICATES EX. CURB ELEVATION
- (SW-160.56) — INDICATES EX. SIDEWALK ELEVATION
- (A-160.50) — INDICATES EX. ASPHALT ELEVATION
- (160.51) — INDICATES EX. NATURAL SOIL ELEVATION
- A-161.02 — INDICATES NEW ASPHALT ELEVATION

DRAINAGE NOTE

DRAINAGE STORMWATER RUNOFF WILL BE STORED IN EXISTING RETENTION BASIN LOCATED NORTHEAST INTERSECTION OF SAN PEDRO STREET AND EMMANUEL AVENUE AS SHOWN IN DRAINAGE REPORT FOR BIENESTAR ESTATES 9A PHASE 1 SUBDIVISION. APPROVED IN XX-XX-XX

BENCHMARK

TOP OF ½" REBAR WITH RLS 16528 LOCATED AT THE C¼ OF SEC. 10. T11S, R24W, G.&S.R.B.&M. LOCATED AT THE INTERSECTION OF AVENUE E½ AND Co. 23½ STREET.

ELEVATION: 160.99 FEET

CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT

VEGA & VEGA ENGINEERING PLC
1846 S. 8th AVENUE
YUMA, AZ. 85364
928-329-0000 TEL
928-247-6232 FAX
VnV@vegaanvega.com

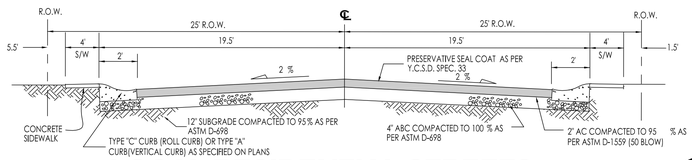
Preliminary Paving & Grading Plan
BIENESTAR ESTATES 9A PHASE 2

Registered Professional Engineer (Civil) CERTIFICATE NO. 50476 Vianey R. Vega Date Signed 03-31-16 Arizona, U.S.A. EXPIRES 12-31-16

Notes:

Scale: N.T.S.	Date: MAR. 2016
Drawn: Staff	Job #: VnV16-200
Checked: Vna	

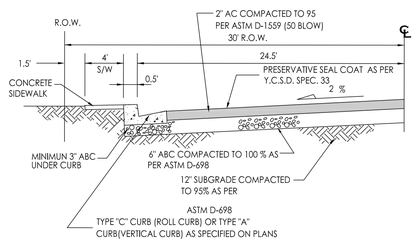
Sheet 1



LOCAL RESIDENTIAL STREETS

(YUMA COUNTY STD-2-050)

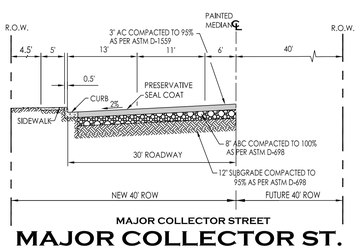
NTS A/2



RESIDENTIAL COLLECTOR

(YUMA COUNTY STD-2-050)

NTS B/2



MAJOR COLLECTOR STREET

MAJOR COLLECTOR ST.

(YUMA COUNTY STD-2-030)

NTS C/2

VEGA & VEGA ENGINEERING PLC
1846 S. 8th AVENUE
YUMA, AZ. 85364
928-329-0000 TEL
928-247-6232 FAX
VnV@vegaNvega.com

Street Sections
BIENESTAR ESTATES 9A
PHASE 2

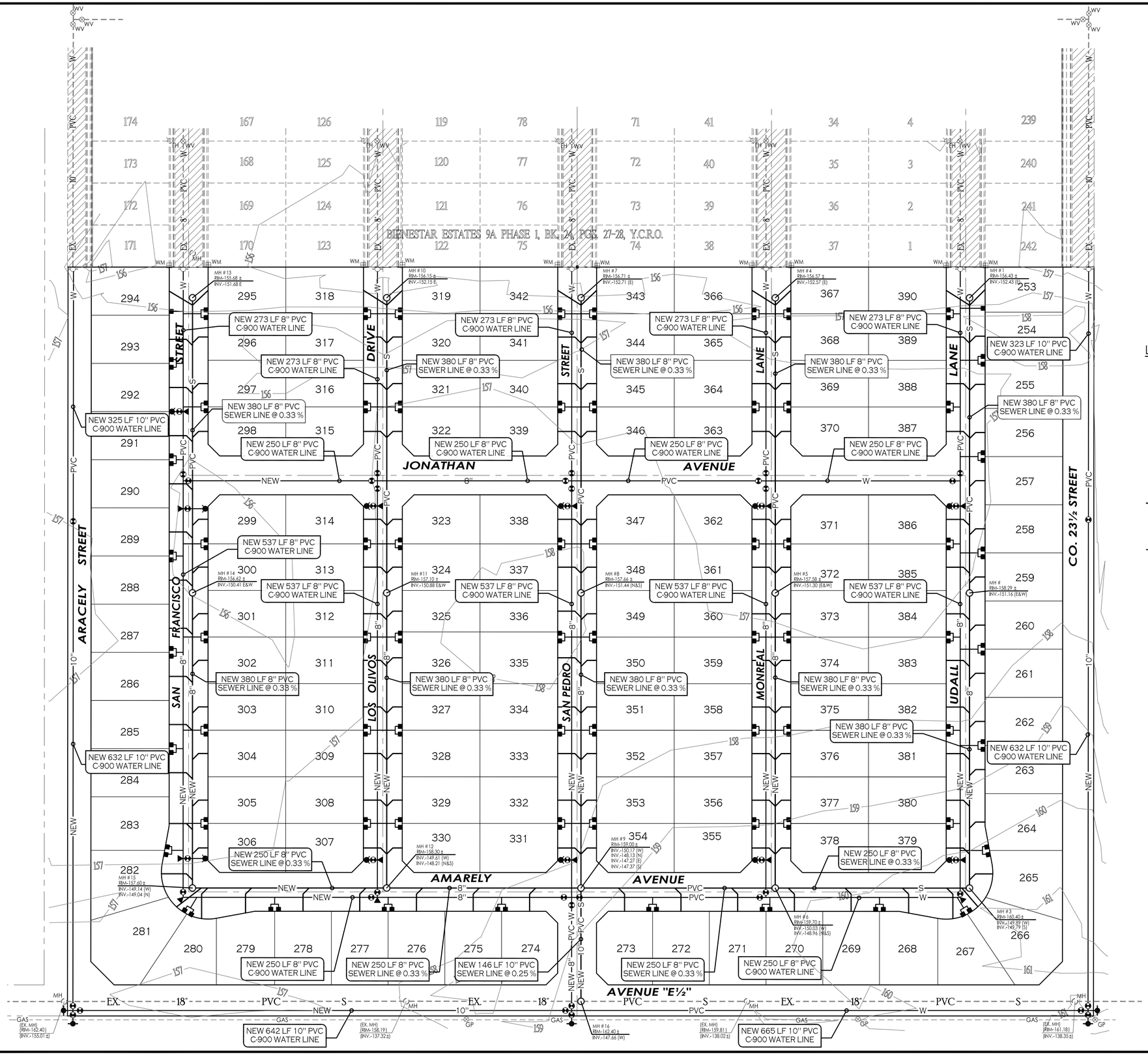
Registered Professional Engineer (Civil)
CERTIFICATE NO. 50476
Vianey R. Vega
Date Signed 03-31-16
Arizona, U.S.A.
EXPIRES 12-31-18

Notes:

Scale: N.T.S.	Date: MAR. 2016
Drawn: Staff	Job #: VnV16-200
Checked: Vna	

Sheet

2



NORTH

SCALE: 1"=60'

LEGEND

163	INDICATES EX. CONTOURS ELEVATION
EX. 6" PVC W	INDICATES EX. WATER LINE
EX. 8" PVC S	INDICATES EX. SEWER LINE
GAS	INDICATES EX. GAS LINE
E	INDICATES EXISTING ELECTRICAL BOX
GP	INDICATES EXISTING GAS PADDLE
MH	INDICATES EXISTING MANHOLE
FH	INDICATES EXISTING FIRE HYDRANT
WM	INDICATES EXISTING WATER METER
WV	INDICATES EXISTING WATER VALVE
NEW PVC S	INDICATES NEW SANITARY SEWER LINE
	NEW SEWER STUB
	NEW SEWER MANHOLE
	NEW 4" PVC SEWER SERVICE
NEW PVC W	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
276	INDICATES LOT NUMBERS

CALL TWO WORKING DAYS BEFORE YOU DIG

1-800-STAKE-IT

VEGA & VEGA ENGINEERING PLC
1846 S. 8th AVENUE
YUMA, AZ. 85364
928-329-0000 TEL
928-247-6232 FAX
VnV@vegaandvega.com

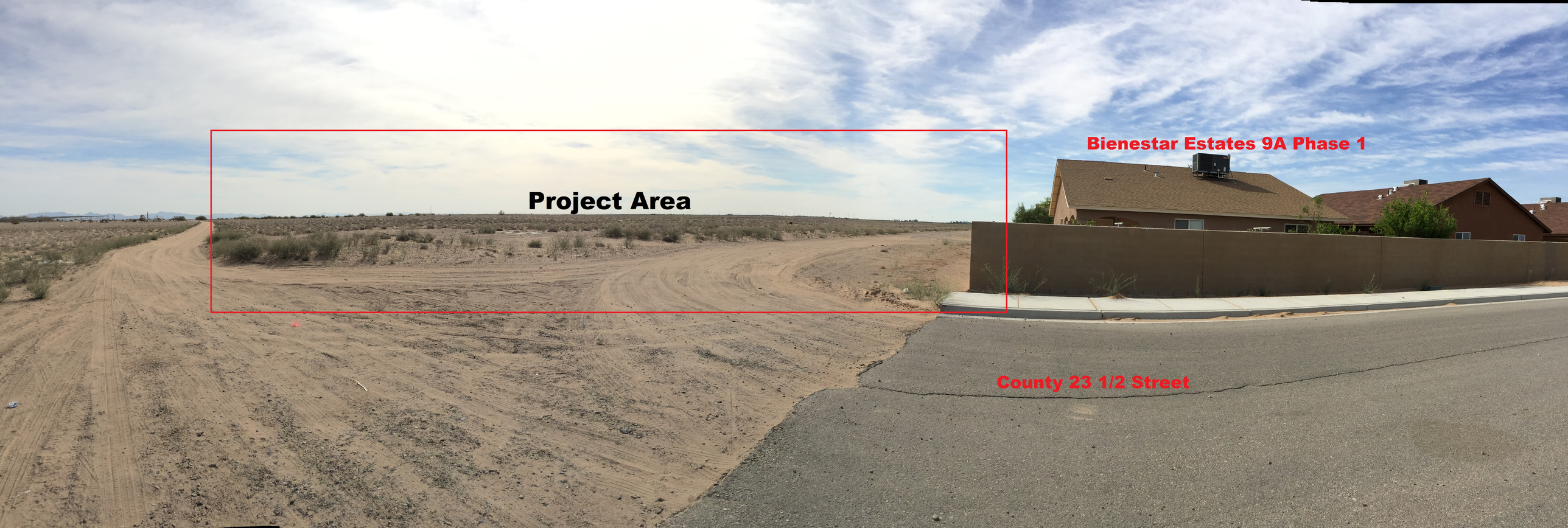
Preliminary Water & Sewer Plan
BIENESTAR ESTATES 9A PHASE 2

Registered Professional Engineer (Civil) CERTIFICATE NO. 50476 Vianey R. Vega Date Signed 03-31-16 ARIZONA U.S.A. EXPIRES 12-31-16

Notes:

Scale: N.T.S.	Date: MAR. 2016
Drawn: Staff	Job #: VnV16-200
Checked: Vna	

Sheet 3


Project Area
Bienestar Estates 9A Phase 1
County 23 1/2 Street

March 3, 2016

REZONING CASE NUMBER: 2016-066

CASE SUMMARY: A request by Vega & Vega Engineering, PLC. on behalf of Comite De Bienestar Inc., owner, to rezone 29 acres, more or less, form Medium-High Density (R-2) to Medium Density Residential (R1-6) zoning district. Assessor parcel ID # 777-54-243 located Southwest corner of Avenue E ½ & County 23 ½ Street. The purpose of the zone change is to allow for the building of a future subdivision to be called Bienestar Estates 9A Phase 2.

A Citizen Review Meeting has been scheduled on the 5th day of April, 2016 at 6:00 p.m. at the San Luis City Hall Council Chambers, 1090 E. Union Street, San Luis, Arizona, in order to give interested parties an opportunity to meet with the applicant to have questions answered and express any issues or concerns prior to any public hearing.

PUBLIC HEARING: April 12, 2016

COMMENTS DUE: March 21, 2016

Your comments on this case will help us prepare an accurate and timely staff report. Your comments on this case will be inserted "as is" into the staff report with your name, department, and telephone number, should the applicant have any questions. Your comments are a public record and will be available to the public, media, and the applicant, in addition to the Commission hearing this case. Please complete the section below and return via e-mail. For additional information please contact me at 341-8563, extension 2012, or at Jstarkey@cityofsanluis.org

Thank you,

John Starkey
Zoning Administrator
Attachment: Location Map, Picture of subject area and Site Plan

☑ COMMENTS ☐ NO COMMENTS

Enter Comments *below*:
The City of San Luis Fire Department has no comments at this time, but reserves the right to comment upon subsequent submittals.
Date:
03/03/16
Agency:
City of San Luis Fire Department
Phone:
928/341-8550
Return to: Jstarkey@cityofsanluis.org

March 3, 2016

REZONING CASE NUMBER: 2016-066

CASE SUMMARY: A request by Vega & Vega Engineering, PLC. on behalf of Comite De Bienestar Inc., owner, to rezone 29 acres, more or less, form Medium-High Density (R-2) to Medium Density Residential (R1-6) zoning district. Assessor parcel ID # 777-54-243 located Southwest corner of Avenue E ½ & County 23 ½ Street. The purpose of the zone change is to allow for the building of a future subdivision to be called Bienestar Estates 9A Phase 2.

A Citizen Review Meeting has been scheduled on the 5th day of April, 2016 at 6:00 p.m. at the San Luis City Hall Council Chambers, 1090 E. Union Street, San Luis, Arizona, in order to give interested parties an opportunity to meet with the applicant to have questions answered and express any issues or concerns prior to any public hearing.

PUBLIC HEARING: April 12, 2016

COMMENTS DUE: March 21, 2016

Your comments on this case will help us prepare an accurate and timely staff report. Your comments on this case will be inserted "as is" into the staff report with your name, department, and telephone number, should the applicant have any questions. Your comments are a public record and will be available to the public, media, and the applicant, in addition to the Commission hearing this case. Please complete the section below and return via e-mail. For additional information please contact me at 341-8563, extension 2012, or at Jstarkey@cityofsanluis.org

Thank you,

John Starkey
Zoning Administrator
Attachment: Location Map, Picture of subject area and Site Plan

---

☑ COMMENTS ☐ NO COMMENTS

Enter Comments *below*:
The subject property is located near Rolle Airfield where aviation activity is expected to increase in the future. It is recommended to submit an avigation easement acknowledging aviation activities. Thank you for the opportunity to comment.
Date:
3/9/16
Agency:
Gen Grosse, Yuma County Airport Authority
Phone:
(928) 726-5882
Return to: Jstarkey@cityofsanluis.org

PLANNING & ZONING
AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting **4. B.**

Meeting Date: 04/12/2016

Submitted By: Jose A. Guzman, Assistant Planner, Development Services

ITEM:

Public hearing followed by discussion and possible action regarding Rezoning Case No.2016-065. A request by Edais Engineering, Inc., on behalf of Nieves Riedel, Riedel Construction, Inc., owner, to rezone 27.58 acres, more or less, from Rural Area Residential (RA-10) to Medium Density Residential (R1-6) zoning district. Assessor Parcel ID #776-11-001 and Assessor Parcel ID #776-03-003 located south of County 22nd Street between the East Main Canal and Las Quintas De San Luis Subdivision.

A. Open Public Hearing
B. Close Public Hearing
C. Action on Rezoning Case No. 2016-065

BACKGROUND:

The subject properties are located to the east of the East Main Canal and south of Co. 22nd Street. They are currently zoned as Rural Area Residential (RA-10). The areas to the west, north and south are zoned as Rural Area Residential (RA-10) and are undeveloped and only the property to the west is being used for agricultural purposes. The area to the east is zoned as Medium-High Density Residential (R-2) and is developed as single family homes (Las Quintas De San Luis and Bienestar Estates No. 7A Subdivisions).

A similar application for this project was submitted in 2014 (Rezoning Case No. 2014-0112), the Planning and Zoning Commission Recommended Approval but the project was withdrawn by the applicant before City Council could take action.

<u>GENERAL PLAN:</u>

This area is designated as Neighborhood in the City of San Luis 2020 General Plan. The activities proposed will be consistent with that designation (Chapter 2, Page 19-20). The Neighborhood Land Use designation allows all types of residential development.

ANALYSIS:

A development agreement for this project was previously agreed on and is attached. Some of the conditions that were agreed:

1. All houses and buildings to be single story not to exceed 15 feet at the roof line.
2. Owner to provide 50% of the cost of street lighting on the off-site road commonly known as Sidewinder Road.
3. Owner to redesign and rebuild County 22nd Street between Sidewinder Road and 10th Avenue in order to address visibility and safety concerns presented by the hill and curves in the road.
4. Owner to provide street lighting, curb, gutter and sidewalk on the road between Las Quintas Dos subdivision and 10th Avenue.

The applicant has received a lot of interest for two story houses and would like to modify the restriction of single story houses in the subdivision. She is proposing to allow two story homes in the subdivision except for lots 1 thru 16. This would allow the developer to fulfill the demand for two story houses but will also ensure that the lots on the adjacent subdivision do not lose their view.

AGENCY REVIEW:
As a part of the review process, all land use cases are reviewed by various City and outside agencies. We have received comments from the following agencies:

1. City of San Luis Fire Department (3-3-16)
2. Yuma County Water Users' Association (3-7-16)

As required by State Statue, staff sent notification letters to property owners within 300 feet of the proposed project (128 letters). The City has not received any other significant concerns or objections from the various review agencies or adjacent property owners.

CITIZEN REVIEW:
As required by State statue (A.R.S. §9-462.03) and City of San Luis Zoning Ordinance (Section 3.0-C), a Citizen Review meeting was held at City Hall on April 5th.

The purpose of the Citizen Review Meeting is to provide adjacent landowners and other potentially affected citizens an opportunity to ask questions and express any issues or concerns that they may have with the proposed rezoning or specific plan application prior to the public hearing.

About 25 people showed up to the Citizen Review Meeting. There were questions about the size and prices of the homes, there was no opposition of the project.

SUMMARY:

The applicant has provided the information and materials necessary for staff to make a recommendation of the Rezoning Request.

Staff recommends APPROVAL of Rezoning Case No. 2016-065. The Approval is subject to the condition that applicant must negotiate a Development Agreement.

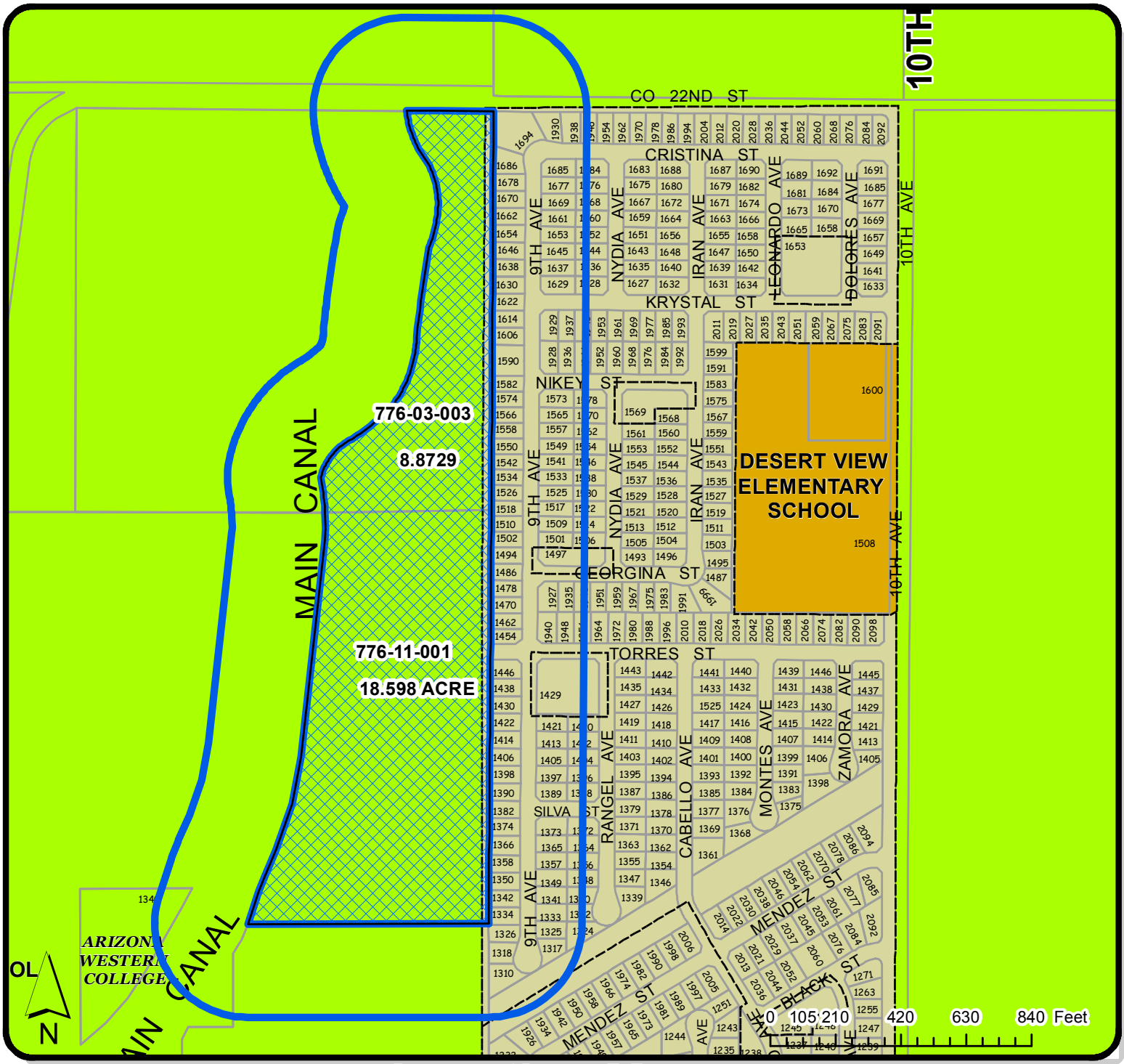
The reason for approval is that the request meets the criteria of the City of San Luis Zoning Ordinance and is consistent with the City of San Luis 2020 General Plan.

RECOMMENDED MOTION:

I move to recommend APPROVAL of Rezoning Case No. 2016-065 to the City Council with Conditions as presented by staff.

Attachments

Location Map
Tentative Plat
Picture of Location
Email to Riedel Construction (4-6-16)
Previous Development Agreement Draft
Yuma County Water User's Association comments (3-7-16)
Fire Department Comments (3-3-16)



Location Map

REZONING

PROPOSED LOCATION
PARCEL:77603003 / 77611001
REZONING FROM RA-10 TO R1-6

300 ft Notification Buffer

Legend

MULTIPLE RESIDENCE ZONING DISTRICTS

R-2

R-3

SINGLE RESIDENCE ZONING DISTRICTS

RA-10

Date:	IT	Prepared By:	Case No.
2/29/2016	CITY OF SAN LUIS, AZ INC. 1979 GIS DIVISION	IG	2016-065
Checked By:		APPROVED BY:	

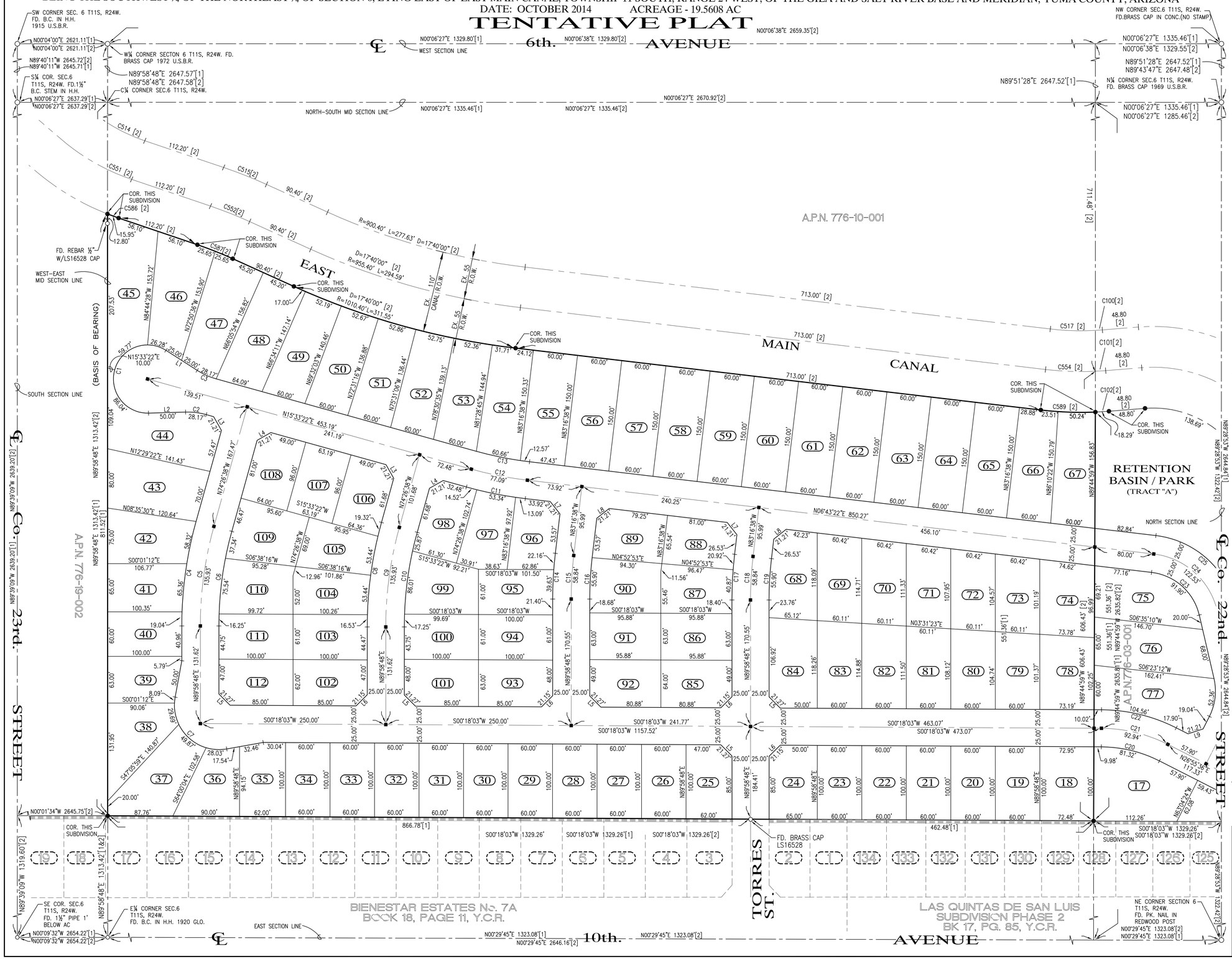
LAS QUINTAS DE SAN LUIS 2 SUBDIVISION

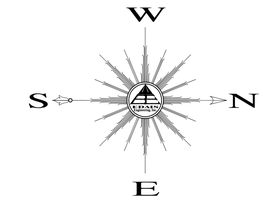
A SUBDIVISION OF A PORTION OF PARCEL 8 OF THE BARKLEY PROPERTY - SAN LUIS BOUNDARY SURVEY CONDUCTED BY DAHL, ROBINS & ASSOCIATES, INC. PROJECT 07076. DATED JULY 24, 2007.

BEING THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 6, LYING EAST OF EAST MAIN CANAL, TOWNSHIP 11 SOUTH, RANGE 24 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA

DATE: OCTOBER 2014 ACREAGE - 19.5608 AC

TENTATIVE PLAT





SCALE: 1"=60'

LEGEND

	CENTERLINE
	BOUNDARY LINE
	RIGHT OF WAY LINE
	EXISTING LOTS
	NEW PROPERTY LINE
	EXISTING CMU WALL
○	FOUND MONUMENT (TYPE AS SHOWN)
■	NEW STREET MONUMENT AS PER YUMA COUNTY STD. No. 4-080
●	NEW SUBDIVISION BOUNDARY MONUMENT PER YUMA COUNTY STD. No. 4-030
B.C.	INDICATES BRASS CAP
H.H.	INDICATE HAND HOLE
([1])	DATA REFER TO BARKLEY PROPERTY - SAN LUIS, BOUNDARY SURVEY CONDUCTED BY DAHL, ROBINS & ASSOCIATES, INC. PROJECT No. 07076 SIGNED BY JUAN N. LOMELI DATED JULY 24, 2007.
([2])	DATA REFER TO BARKLEY LOT SPLIT No. 2 AS RECORDED IN BOOK __ OF PLATS, PAGE __. Y.C.R.O., YUMA COUNTY, ARIZONA.
(1)	NEW LOT NUMBER
(1)	EXISTING LOT NUMBER
A.P.N.	ASSESSOR PARCEL NUMBER
Y.C.R.O.	YUMA COUNTY RECORDER'S OFFICE

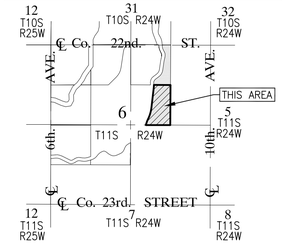
BASIS OF BEARING

THE EAST-WEST MID-SECTION LINE OF SECTION 6, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.
BEARING N89°58'48"E

BENCHMARK

CHISELED "X" ON CONCRETE HEADWALL (EAST MAIN CANAL)
ELEVATION - 95.33 FEET.

VICINITY MAP



NOTE:

FOR MORE BOUNDARY INFORMATION REFER TO BARKLEY PROPERTY - SAN LUIS, BOUNDARY SURVEY CONDUCTED BY DAHL, ROBINS & ASSOCIATES, INC. PROJECT No. 07076. SIGNED BY JUAN N. LOMELI. DATED JULY 24, 2007.

OWNER

BARKLEY LIMITED AZ PARTNERSHIP
101 E. SECOND STREET
YUMA, ARIZONA 85364

PRELIMINARY NOT FOR CONSTRUCTION REVIEW ONLY

COPYING, REPRODUCTION, OR PUBLICATION OF THESE PLANS BY ANY METHOD, IN WHOLE OR IN PART IS PROHIBITED

LAS QUINTAS DE SAN LUIS 2 SUBDIVISION

TENTATIVE PAVING & GRADING PLAN

SCALE: AS SHOWN	DESIGNED BY: NKE	CHECKED BY: NKE	
DATE: OCT."14"	DRAWN BY: STAFF	JOB No. 14-015	

EDAIS Engineering, Inc.
PLANNING-CIVIL-SURVEYING-ARCHITECTURAL
3075 S. Ave. 4E Yuma, Arizona 85365
(928) 344-3566 FAX (928) 341-1075
EMAIL: najeh@Edaisgroup.com

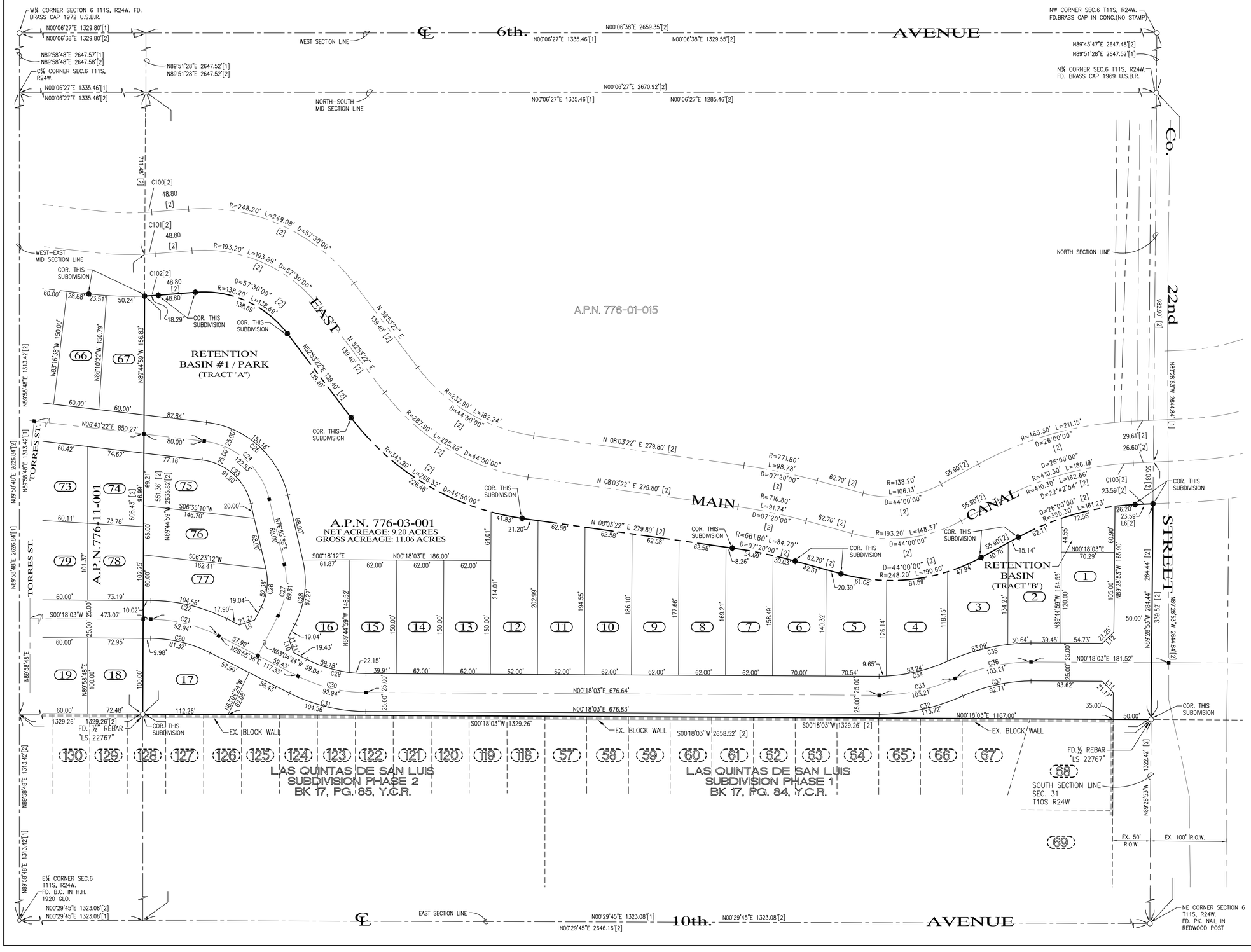
SHEET 1

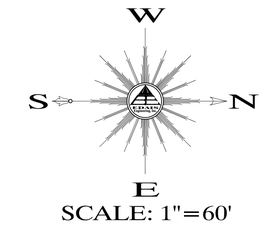
LAS QUINTAS DE SAN LUIS 2 SUBDIVISION

A SUBDIVISION OF PARCEL "B" OF THE BARKLEY LOT SPLIT No. 2 AS RECORDED IN BOOK __ OF PLATS, PAGE __ . Y.C.R.O. AND BEING A LOT SPLIT OF APN 776-03-001 OR GOVERNMENT LOT 2,
ALSO BEING THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 11 SOUTH, RANGE 24 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA

DATE: OCTOBER 2014 ACREAGE - 9.1978 AC

TENTATIVE PLAT





LEGEND

	CENTERLINE
	BOUNDARY LINE
	RIGHT OF WAY LINE
	EXISTING LOTS
	NEW PROPERTY LINE
	EXISTING CMU WALL
○	FOUND MONUMENT (TYPE AS SHOWN)
■	NEW STREET MONUMENT AS PER YUMA COUNTY STD. No. 4-080
●	NEW SUBDIVISION BOUNDARY MONUMENT PER YUMA COUNTY STD. No. 4-030
B.C.	INDICATES BRASS CAP
H.H.	INDICATE HAND HOLE
([1])	DATA REFER TO BARKLEY PROPERTY – SAN LUIS, BOUNDARY SURVEY CONDUCTED BY DAHL, ROBINS & ASSOCIATES, INC. PROJECT No. 07076 SIGNED BY JUAN N. LOMELI DATED JULY 24, 2007.
([2])	DATA REFER TO BARKLEY LOT SPLIT No. 2 AS RECORDED IN BOOK __ OF PLATS, PAGE __. Y.C.R.O., YUMA COUNTY, ARIZONA.
(1)	NEW LOT NUMBER
(1)	EXISTING LOT NUMBER
A.P.N.	ASSESSOR PARCEL NUMBER
Y.C.R.O.	YUMA COUNTY RECORDER'S OFFICE

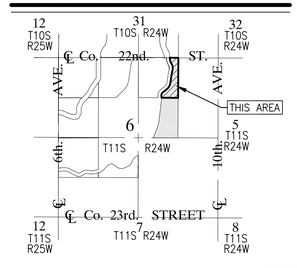
BASIS OF BEARING

THE EAST-WEST MID-SECTION LINE OF SECTION 6, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.
BEARING N89°58'48"E

BENCHMARK

CHISELED "X" ON CONCRETE HEADWALL (EAST MAIN CANAL)
ELEVATION – 95.33 FEET.

VICINITY MAP



NOTE:

FOR MORE BOUNDARY INFORMATION REFER TO BARKLEY PROPERTY – SAN LUIS, BOUNDARY SURVEY CONDUCTED BY DAHL, ROBINS & ASSOCIATES, INC. PROJECT No. 07076. SIGNED BY JUAN N. LOMELI. DATED JULY 24, 2007.

OWNER

BARKLEY LIMITED AZ PARTNERSHIP
101 E. SECOND STREET
YUMA, ARIZONA 85364

PRELIMINARY NOT FOR CONSTRUCTION REVIEW ONLY

COPYING, REPRODUCTION, OR PUBLICATION OF THESE PLANS BY ANY METHOD, IN WHOLE OR IN PART IS PROHIBITED

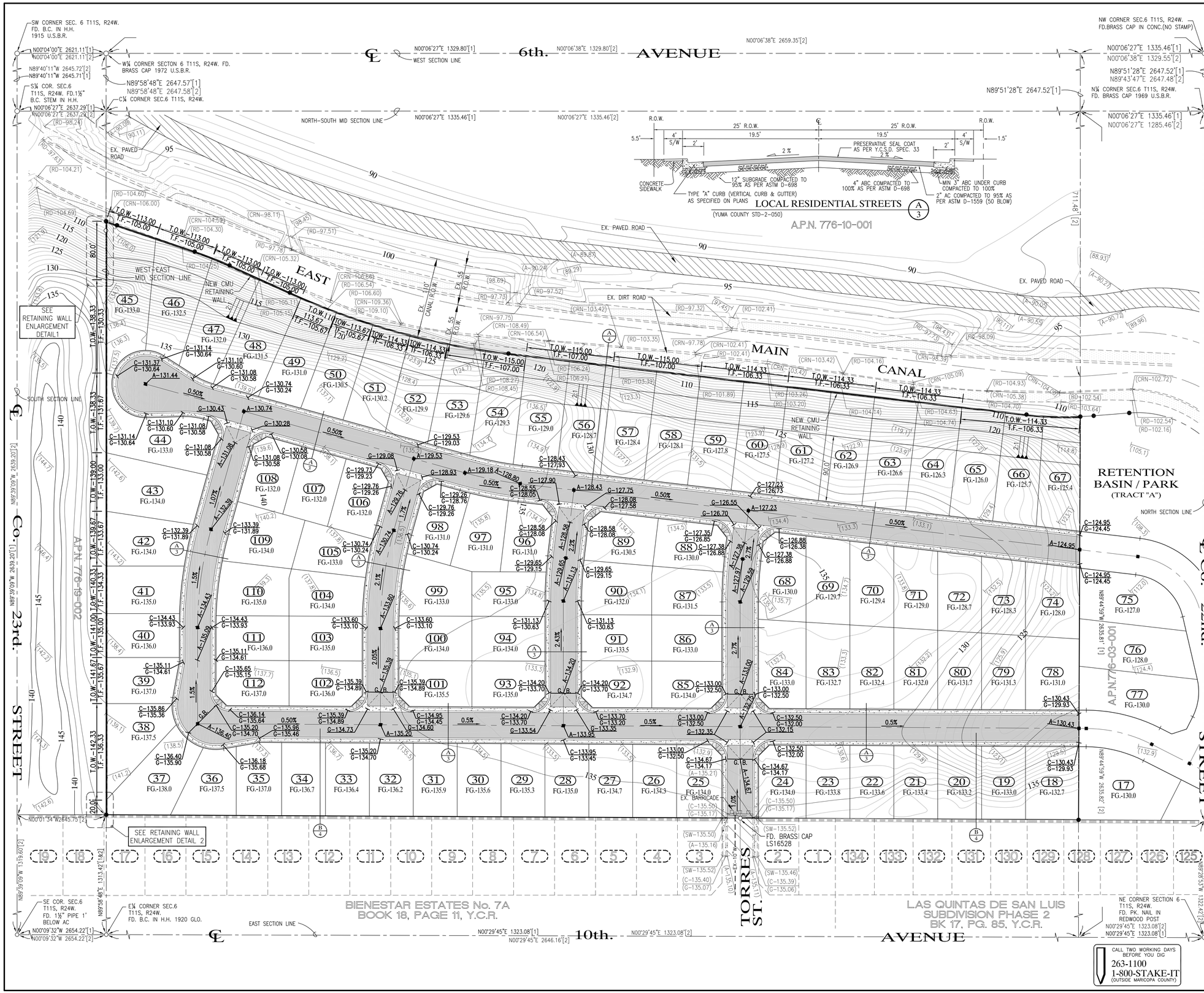
LAS QUINTAS DE SAN LUIS 2 SUBDIVISION

TENTATIVE PAVING & GRADING PLAN

SCALE: AS SHOWN	DESIGNED BY: NKE	CHECKED BY: NKE
DATE: OCT."14"	DRAWN BY: STAFF	JOB No. 14-015

EDAIS Engineering, Inc.
PLANNING-CIVIL-SURVEYING-ARCHITECTURE
3075 S. Ave. 4E Yuma, Arizona 85365
(928) 344-3566 FAX (928) 341-1075
EMAIL: najeh@Edaisgroup.com

SHEET 2



W

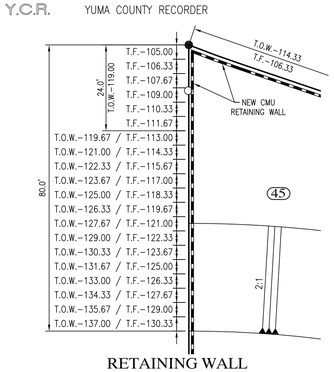
S N

E

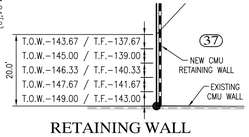
SCALE: 1"=60'

LEGEND

	CENTERLINE
	BOUNDARY LINE
	EXISTING LOTS
	EXISTING CMU WALL
	EXISTING DIRT ROAD
	EXISTING ASPHALT
	NEW CMU WALL
○	FOUND MONUMENT (TYPE AS SHOWN)
B.C.	INDICATES BRASS CAP
H.H.	INDICATE HAND HOLE
T.O.W.	INDICATE TOP OF WALL ELEVATION
T.F.	INDICATE TOP OF FOOTING ELEVATION
([1])	DATA REFER TO BARKLEY PROPERTY – SAN LUIS, BOUNDARY SURVEY CONDUCTED BY DAHL, ROBINS & ASSOCIATES, INC. PROJECT No. 07076 SIGNED BY JUAN N. LOMELI DATED JULY 24, 2007.
([2])	DATA REFER TO BARKLEY LOT SPLIT No. 2 AS RECORDED IN BOOK __ OF PLATS, PAGE __. Y.C.R.O., YUMA COUNTY, ARIZONA.
(133.0)	EXISTING NATURAL SOIL ELEVATION
(A-90.00)	EXISTING ASPHALT ELEVATION
(RD-103.20)	EXISTING ROAD ELEVATION
(C-135.50) (G-135.17)	EXISTING CURB & GUTTER ELEVATION
(SW-135.52)	EXISTING SIDEWALK ELEVATION
(CRN-106.86)	EXISTING CROWN ELEVATION
120	CONTOUR LINE
43	EXISTING LOT NUMBER
A.P.N.	ASSESSOR PARCEL NUMBER
Y.C.R.	YUMA COUNTY RECORDER



RETAINING WALL ENLARGEMENT DETAIL 1



RETAINING WALL ENLARGEMENT DETAIL 2

OWNER

BARKLEY LIMITED AZ PARTNERSHIP
101 E. SECOND STREET
YUMA, ARIZONA 85364

Registered Land Surveyor
CERTIFICATE NO. 26844
NAJEH K. EDAIS
Date Signed 10/15/14
ARIZONA, U.S.A.
EXPIRES 3/31/17

COPYING, REPRODUCTION, OR PUBLICATION OF THESE PLANS BY ANY METHOD, IN WHOLE OR IN PART IS PROHIBITED

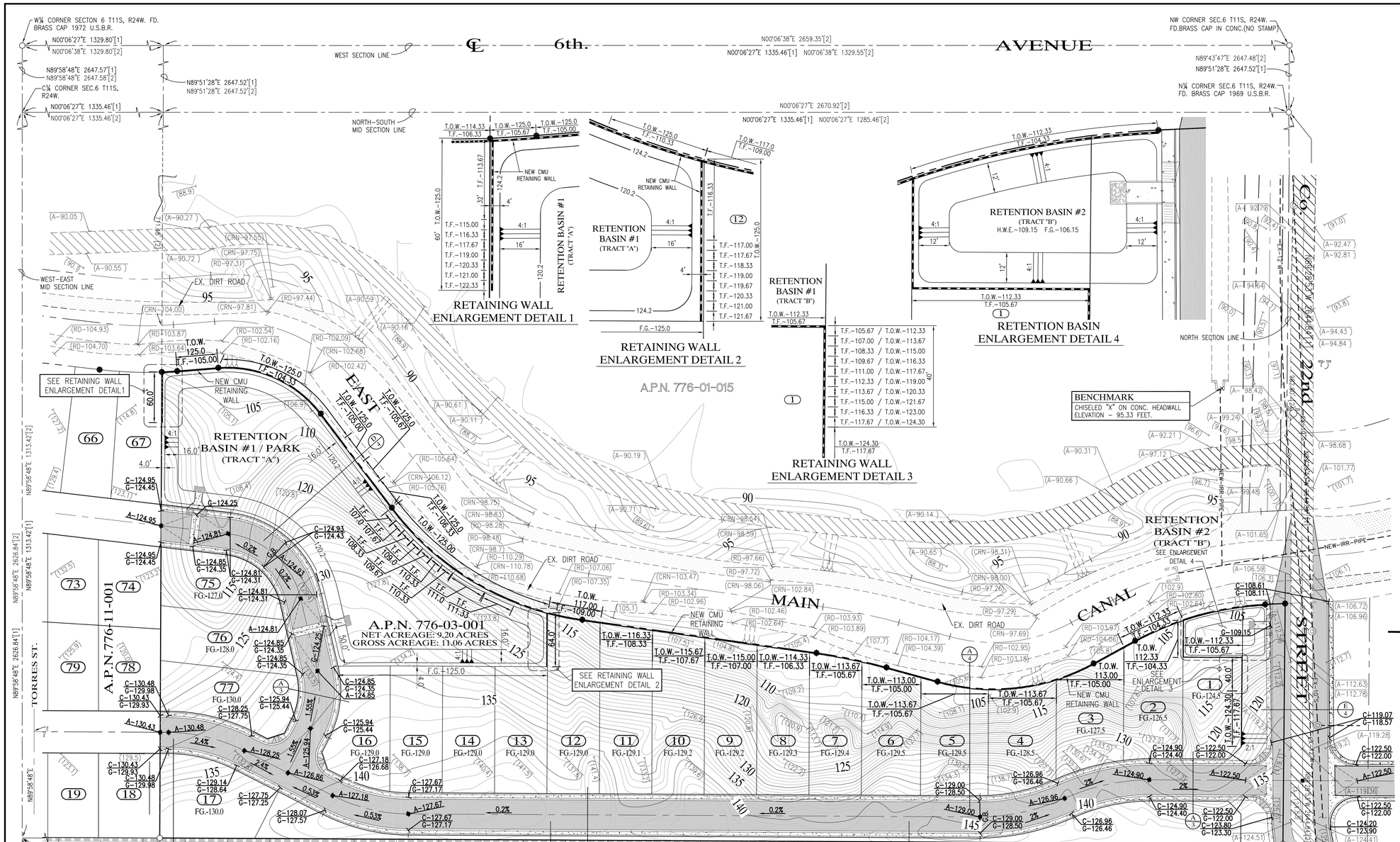
LAS QUINTAS DE SAN LUIS 2 SUBDIVISION

TENTATIVE PAVING & GRADING PLAN

SCALE: AS SHOWN	DESIGNED BY: NKE	CHECKED BY: NKE
DATE: OCT. '14	DRAWN BY: STAFF	JOB No. 14-015

EDAIS Engineering, Inc.
PLANNING-CIVIL-SURVEYING-ARCHITECTURE
3075 S. Ave. 4E Yuma, Arizona 85365
(928) 344-3566 FAX (928) 341-1075
EMAIL: najeh@Edaisgroup.com

SHEET 3

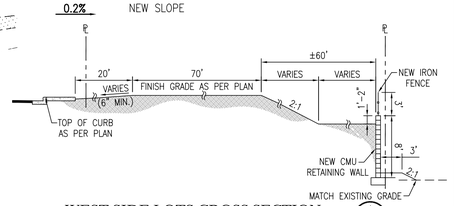


W
S N
E

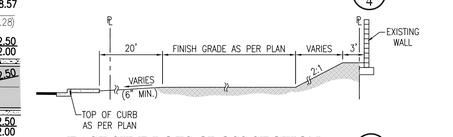
SCALE: 1"=60'

LEGEND

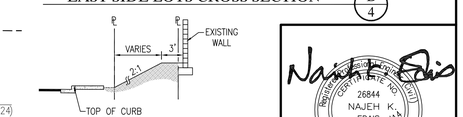
	CENTERLINE
	BOUNDARY LINE
	EXISTING LOTS
	EXISTING CMU WALL
	EXISTING DIRT ROAD
	EXISTING ASPHALT
	NEW CMU WALL
○	FOUND MONUMENT (TYPE AS SHOWN)
B.C.	INDICATES BRASS CAP
H.H.	INDICATE HAND HOLE
T.O.W.	INDICATE TOP OF WALL ELEVATION
T.F.	INDICATE TOP OF FOOTING ELEVATION
([1])	DATA REFER TO BARKLEY PROPERTY – SAN LUIS, BOUNDARY SURVEY CONDUCTED BY DAHL, ROBINS & ASSOCIATES, INC. PROJECT No. 07076 SIGNED BY JUAN N. LOMELI DATED JULY 24, 2007.
([2])	DATA REFER TO BARKLEY LOT SPLIT No. 2 AS RECORDED IN BOOK __ OF PLATS, PAGE __. Y.C.R.O., YUMA COUNTY, ARIZONA.
(133.0)	EXISTING NATURAL SOIL ELEVATION
(A-90.00)	EXISTING ASPHALT ELEVATION
(RD-103.20)	EXISTING ROAD ELEVATION
(C-135.50) (G-135.17)	EXISTING CURB & GUTTER ELEVATION
(SW-135.52)	EXISTING SIDEWALK ELEVATION
(CRN-106.86)	EXISTING CROWN ELEVATION
120	EXISTING CONTOUR LINE
(66)	EXISTING LOT NUMBER
A.P.N.	ASSESSOR PARCEL NUMBER
Y.C.R.	YUMA COUNTY RECORDER
A-122.50	NEW ASPHALT ELEVATION
C-135.50 G-135.17	NEW CURB & GUTTER ELEVATION
0.2%	NEW SLOPE



WEST SIDE LOTS CROSS SECTION (A/4)



EAST SIDE LOTS CROSS SECTION (B/4)



EAST SIDE CROSS SECTION (C/4)

DRAINAGE REPORT

BENCHMARK

CHISELED "X" ON CONCRETE HEADWALL (EAST MAIN CANAL)
ELEVATION – 95.33 FEET.

I. RAINFALL CALCULATIONS

DRAINAGE AREA #1
DRAINAGE AREA = 26.85 AC
RAINFALL INTENSITY (1) = 1.22 IN 1 HR.
PEAK RATE RUNOFF (C) = 0.43
Q= (26.85)(0.43)(1.22) = 14.09 CFS.
TOTAL RAINFALL= (7200)(14.09)= 101,428 CF

DRAINAGE AREA #2
DRAINAGE AREA = 2.05 AC
RAINFALL INTENSITY (1) = 1.22 IN 1 HR.
PEAK RATE RUNOFF (C) = 0.43
Q= (2.05)(0.43)(1.22) = 1.08 CFS.
TOTAL RAINFALL= (7200)(1.08)= 7,744 CF

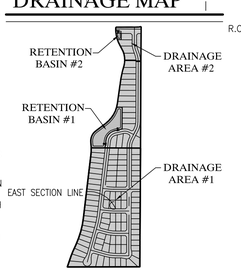
II. STORAGE VOLUME PROVIDED:

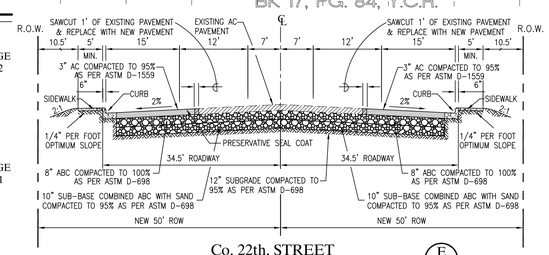
RETENTION BASIN #1 (TRACT "A"):
TOP AREA : 66,635 SF
BOTTOM AREA : 46,382 SF
DEPTH = 4 FT
STORAGE VOLUME PROVIDED =
(66,635 + 46,382) 4 / 2 = 226,034 CF
FACTOR OF SAFETY = 226,034 / 101,428 = 2.23 ∴ OK

RETENTION BASIN #2 (TRACT "B"):
TOP AREA : 4,738 SF
BOTTOM AREA : 1,867 SF
DEPTH = 3 FT
STORAGE VOLUME PROVIDED =
(4,738 + 1,867) 3 / 2 = 9,908 CF
FACTOR OF SAFETY = 9,908 / 7,744 = 1.28 ∴ OK

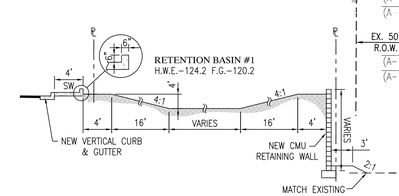
2.– THERE IS NO OFF SITE STORMWATER ENTERING THE SITE AND ALL STORMWATER GENERATED BY THE SITE WILL BE STORED ON SITE.
3.– THIS PROJECT IS LOCATED IN FLOOD ZONE "B" AS DETERMINED BY THE FIRM MAPS.
4.– THE ON-SITE SOIL AS CLASSIFIED AS SUPERSTITION SAND AS DETERMINED BY THE SOIL CONSERVATION SERVICE MAPS FOR YUMA-WELTON AREA WITH HIGH PERCOLATION RATE. NO PONDING OF WATER IS ANTICIPATED DUE THE SOIL CONDITION. CONSERVATION SERVICE MAPS FOR YUMA-WELTON AREA WITH HIGH PERCOLATION RATE.

DRAINAGE MAP





Co. 22th. STREET (YUMA COUNTY STD-2-020 MODIFIED) (E/4)



RETENTION BASIN CROSS SECTION (D/4)

CALL TWO WORKING DAYS BEFORE YOU DIG
263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

OWNER

BARKLEY LIMITED AZ PARTNERSHIP
101 E. SECOND STREET
YUMA, ARIZONA 85364

Najeh K. Edais
REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO. 26844
NAJEH K. EDAIS
Date Signed 10/15/14
ARIZONA, U.S.A.
EXPIRES 3/31/11

COPYING, REPRODUCTION, OR PUBLICATION OF THESE PLANS BY ANY METHOD, IN WHOLE OR IN PART IS PROHIBITED

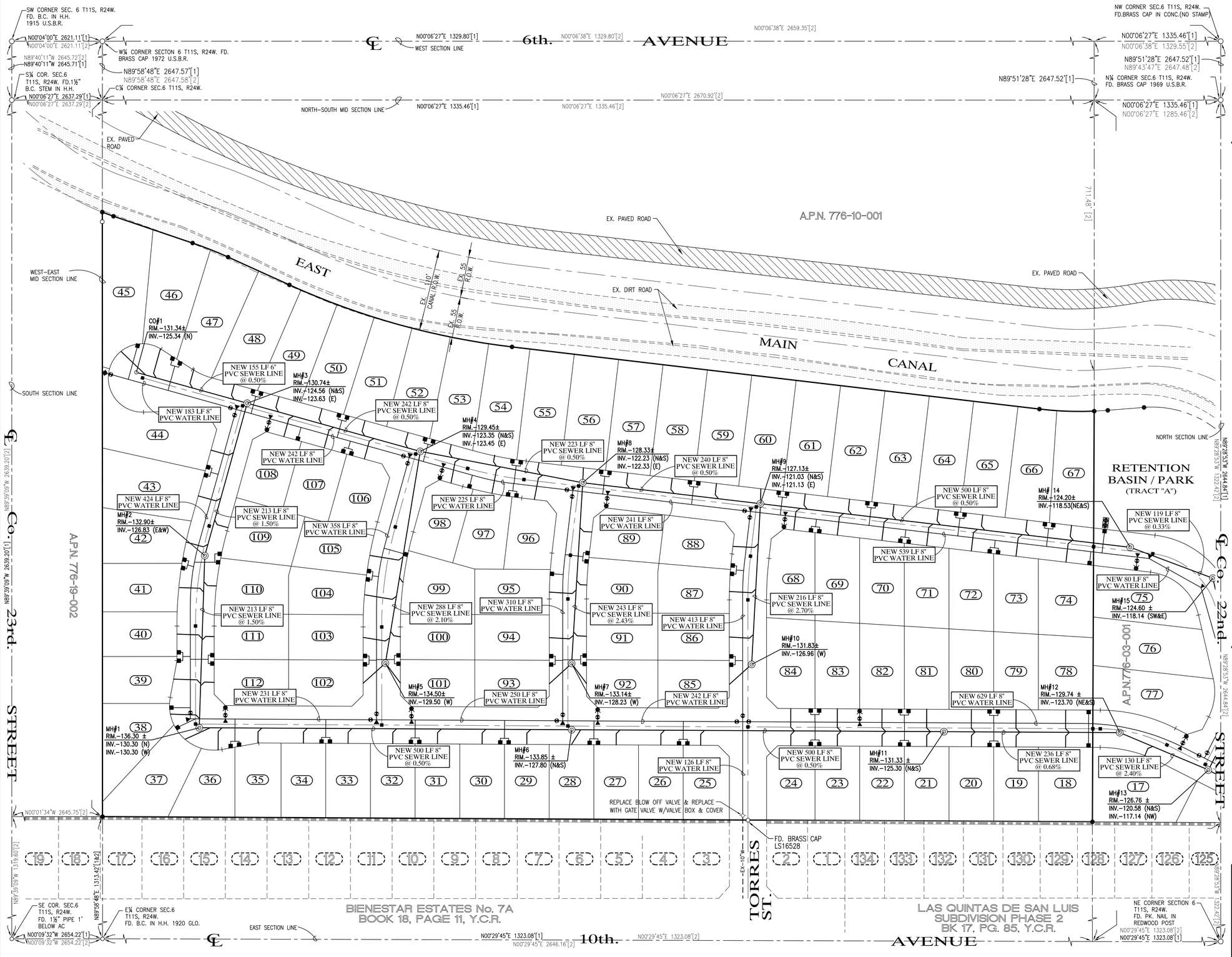
LAS QUINTAS DE SAN LUIS 2 SUBDIVISION

TENTATIVE PAVING & GRADING PLAN

SCALE: AS SHOWN	DESIGNED BY: NKE	CHECKED BY: NKE
DATE: OCT."14"	DRAWN BY: STAFF	JOB No. 14-015

EDAIS Engineering, Inc.
PLANNING–CIVIL–SURVEYING–ARCHITECTURE
3075 S. Ave. 4E Yuma, Arizona 85365
(928) 344-3566 FAX (928) 341-1075
EMAIL: najeh@Edaisgroup.com

SHEET 4



W
S N
E
SCALE: 1"=60'

LEGEND

- CENTERLINE
- PROPERTY LINE
- BOUNDARY LINE
- NEW PVC WATER MAIN
- NEW PVC SEWER LINE
- NEW LOT NUMBER
- FUTURE LOT NUMBER
- NEW SEWER SERVICE
- NEW SINGLE WATER SERVICE
- NEW DUAL WATER SERVICE
- NEW 2" BACKFLOW PREVENTOR
- NEW THRUST BLOCK
- NEW WATER VALVE
- NEW MANHOLE
- NEW TEMPORARY BLOWOFF VALVE
- NEW FIRE HYDRANT
- MH NEW MANHOLE
- RIM. NEW RIM ELEVATION
- INV. NEW INVERT ELEVATION
- NEW STREET MONUMENT AS PER YUMA COUNTY STD. No. 4-080
- EXISTING WATER VALVE

UTILITY WARNING

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

REGISTERED LAND SURVEYOR CERTIFICATE NO. 26844 NAJEH K. EDAIS Date Signed 10/15/14 ARIZONA, U.S.A. EXPIRES 3/31/17

OWNER

BARKLEY LIMITED AZ PARTNERSHIP
101 E. SECOND STREET
YUMA, ARIZONA 85364

COPYING, REPRODUCTION, OR PUBLICATION OF THESE PLANS BY ANY METHOD, IN WHOLE OR IN PART IS PROHIBITED

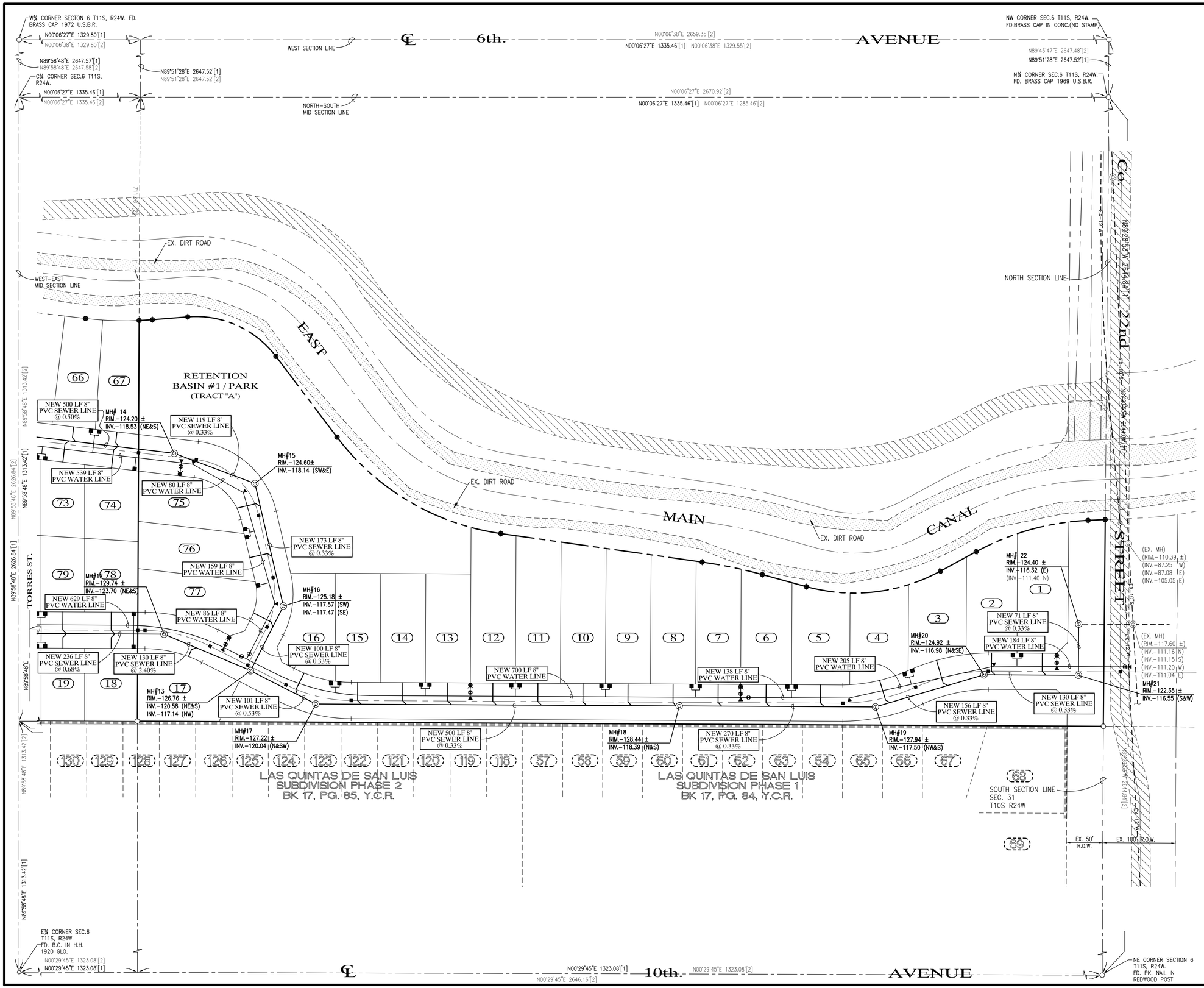
LAS QUINTAS DE SAN LUIS 2 SUBDIVISION

TENTATIVE WATER & SEWER PLAN

SCALE: AS SHOWN	DESIGNED BY: NKE	CHECKED BY: NKE	
DATE: OCT."14"	DRAWN BY: STAFF	JOB No. 14-015	

EDAIS Engineering, Inc.
PLANNING-CIVIL-SURVEYING-ARCHITECTURAL
3075 S. Ave. 4E Yuma, Arizona 85365
(928) 344-3566 FAX (928) 341-1075
EMAIL: najeh@Edaisgroup.com

SHEET 5



LEGEND

- CENTERLINE
- PROPERTY LINE
- BOUNDARY LINE
- W — NEW PVC WATER MAIN
- S — NEW PVC SEWER LINE
- (20) NEW LOT NUMBER
- (188) FUTURE LOT NUMBER
- NEW SEWER SERVICE
- NEW SINGLE WATER SERVICE
- NEW DUAL WATER SERVICE
- NEW 2" BACKFLOW PREVENTOR
- NEW THRUST BLOCK
- NEW WATER VALVE
- NEW MANHOLE
- NEW TEMPORARY BLOWOFF VALVE
- NEW FIRE HYDRANT
- MH NEW MANHOLE
- RIM. NEW RIM ELEVATION
- INV. NEW INVERT ELEVATION
- NEW STREET MONUMENT AS PER YUMA COUNTY STD. No. 4-080
- EXISTING WATER VALVE

UTILITY WARNING

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

Najeh Edais

REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NO. 26844 NAJEH K. EDAIS Date Signed 10/15/14 ARIZONA, U.S.A. EXPIRES 3/31/11

OWNER

BARKLEY LIMITED AZ PARTNERSHIP
101 E. SECOND STREET
YUMA, ARIZONA 85364

COPYING, REPRODUCTION, OR PUBLICATION OF THESE PLANS BY ANY METHOD, IN WHOLE OR IN PART IS PROHIBITED

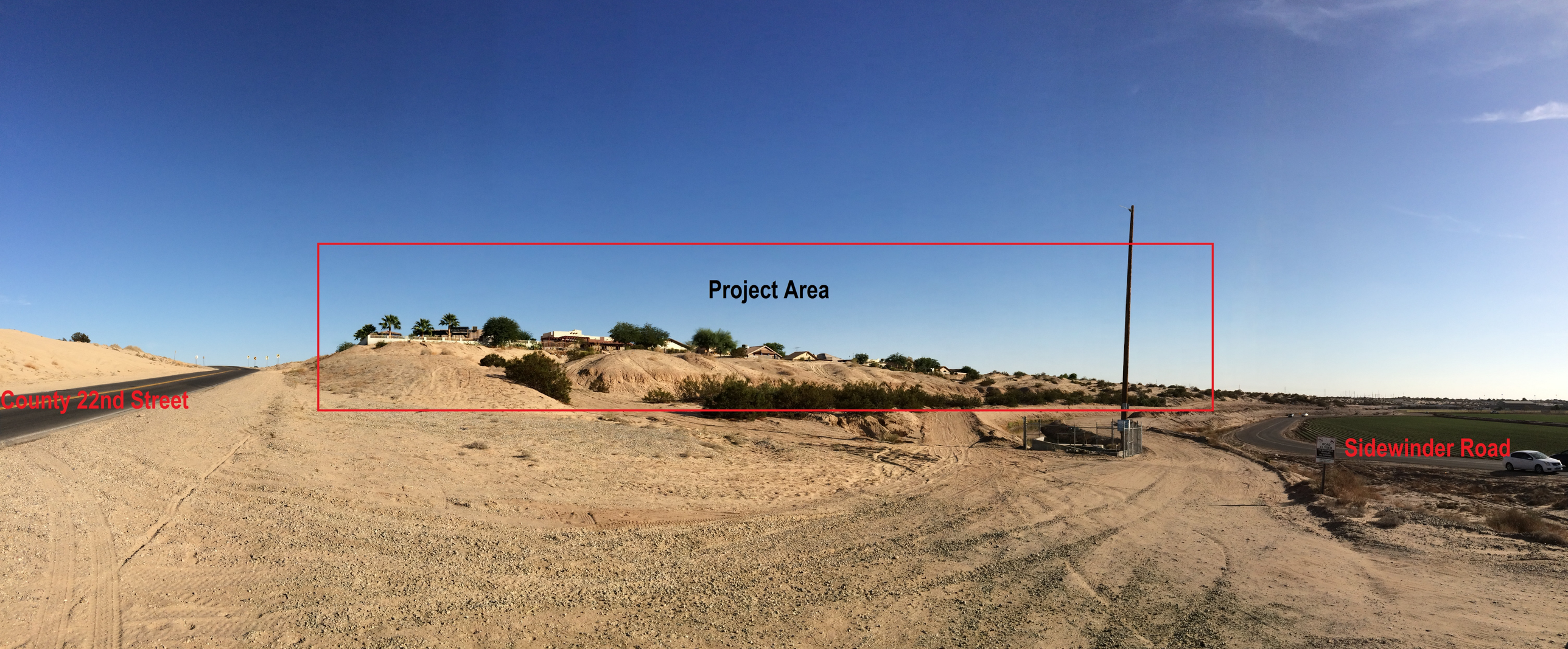
LAS QUINTAS DE SAN LUIS 2 SUBDIVISION

TENTATIVE WATER & SEWER PLAN

SCALE: AS SHOWN	DESIGNED BY: NKE	CHECKED BY: NKE
DATE: OCT. '14'	DRAWN BY: STAFF	JOB No. 14-015

EDAIS Engineering, Inc.
PLANNING-CIVIL-SURVEYING-ARCHITECTURE
3075 S. Ave. 4E Yuma, Arizona 85365
(928) 344-3566 FAX (928) 341-1075
EMAIL: najeh@Edaisgroup.com

SHEET 6


Project Area
County 22nd Street
Sidewinder Road

Jose A. Guzman

From: Nieves G Riedel <ngriedel@hotmail.com>
Sent: Wednesday, April 06, 2016 3:09 PM
To: Jose A. Guzman
Subject: Re: Las Quintas De San Luis II- Development Agreement

Hello Jose the name of Robert K .Barkley should be removed he is not the owner any more,Riedel Holdings it's the owner we pay for the land already .
Pg.3 item 3.1 I will like to have that removed that it's a lot of interest for 2 story houses
What I will like to do its to have it modified that lot 1 to 16 will not have 2 story houses
If we can have this done it will be good.
If you have any questions please call me at 928-627-9385

Sent from my iPad. Thank you Nieves

On Apr 6, 2016, at 2:04 PM, Jose A. Guzman <jaguzman@cityofsanluis.org> wrote:

> Here it is. Sorry about that.
>
> Jose
>
> ---
>
> **From:** Nieves G Riedel [mailto:ngriedel@hotmail.com]
> **Sent:** Wednesday, April 06, 2016 2:03 PM
> **To:** Jose A. Guzman
> **Subject:** Re: Las Quintas De San Luis II- Development Agreement
>
> Jose I can not open can you send it again please
>
> Sent from my iPad. Nieves
>
> On Apr 6, 2016, at 1:58 PM, Jose A. Guzman <jaguzman@cityofsanluis.org> wrote:
>
>> Good afternoon,
>>
>> Please find attached the Development Agreement that was previously agreed on for the proposed subdivision, Las Quintas De San Luis II. Please let me know if you have any comments or changes you want to proposed so it can be presented to the Planning and Zoning Commission on the staff report.
>>
>> Let me know if you have any questions. Thank you,
>>
>> **JOSE ANTONIO GUZMAN**
>> ASSISTANT PLANNER
>> **CITY OF SAN LUIS**
>> 1090 East Union Street | P.O. Box 3750 | San Luis, AZ 85349
>> P: (928) 341-8563 Ext. 2014 | Direct Line: (928) 314-9114
>> jaguzman@cityofsanluis.org | www.cityofsanluis.org
>>
>> <image002.png>

<Draft Dev Agreement #1 Rezone#2014-0112.pdf>

DEVELOPMENT AGREEMENT NUMBER 1

Rezoning Case Number 2014-0112

THIS DEVELOPMENT AGREEMENT (the "**Agreement**") is entered into as of _____ day of _____, 20__, ("**Effective Date**") by and between the City of San Luis an Arizona municipal corporation (the "**City**") and Robert K. Barkley, Barkley Limited Partnership (the "**Owner**"). This Agreement is entered into pursuant to City Resolution Number _____.

RECITALS

A. WHEREAS, A.R.S. § 9-500.05 authorizes the City to enter into development agreements with landowners and persons having an interest in real property that is located in the City; and

B. WHEREAS, Robert K. Barkley, Barkley Limited Partnership; Owner, owns approximately 28.74 acres located in the municipal limits of the City (the "**Property**") real property located roughly between the East Main Canal, Las Quintas Subdivision, and Bien Estar Estates #7 which is more specifically described herein; and

C. WHEREAS, Nieves Riedel, Riedel Construction, Inc. and Edais Engineering, Inc. are agents for the Owner; and

D. WHEREAS, the Owner has requested rezoning of the Property from Rural Area Residential (RA-10) to Medium Density Residential (R1-6); and

E. WHEREAS, this Agreement is consistent with the portions of the City's General Plan applicable to the Property on the date this Agreement is executed; and

F. WHEREAS, this is a preliminary agreement solely to approve the Conceptual Plan and to outline some of the provisions to be included in plats and site plans submitted by the Owner in connection with the Development of the Property; and

G. WHEREAS, following additional revisions to the Conceptual Plan and submission to the City for review and approval, this Agreement shall be replaced by an Amended and Restated Development Agreement ("**Amended Agreement**"); and

H. WHEREAS, the City's governing body has authorized execution of this Agreement by Resolution No. _____, a draft of which is attached to this Agreement.

NOW, THEREFORE, the parties agree as follows:

AGREEMENT

ARTICLE 1. DEFINITIONS

The following terms shall have the meanings set forth below whenever used in this Agreement, except where the context clearly indicates otherwise:

1.1. Certificate of Completion as used in this Agreement, shall mean a final written acceptance of the completed and inspected project issued by the Development Services Department and Public Works Department. A certificate of completion will not be issued until the entire project is completed in conformance with this Agreement and accepted by the City.

1.2. City shall mean and refer to the City of San Luis, an Arizona municipal corporation, and any successor public body or entity.

1.3. Owner shall mean and refer to Robert K. Barkley, Barkley Limited Partnership and any successor in ownership.

1.4. Improvements shall mean and refer to all public and private improvements which may be constructed from time to time on the Property, including, without limitation, all structures, buildings, roads, driveways, parking areas, walls, landscaping and other improvements of any type or kind, or any other alteration of the natural terrain to be built by the Owner or the City, as the case may be, pursuant to the terms of the Amended Agreement.

1.5. Property as used in this Agreement shall mean and refer to all of the real property which is legally described in Exhibit A.

ARTICLE 2. DEVELOPMENT PLAN

2.1. Duration of Development Agreement. The term of this Agreement shall continue unitl the date of the Amended Agreement, at which time this Agreement shall terminate.

2.2. Failure of Timely Performance. In the event that either party hereto fails to perform any of its obligations which are set forth in or contemplated by this Agreement in a timely manner, and should such failure not otherwise be excused by agreement of the parties or by the terms of this Agreement, such failure shall be considered to be a breach of this Agreement and the nonbreaching party shall have their respective remedies set forth in Section 6.3 of this Agreement.

2.3. Approval and Processing of Plans. The City hereby acknowledges and agrees that development of the Property may occur over a span of a number of years and will require the City's ongoing participation in the review and approval of modifications and amendments to any site plans, infrastructure plans, drainage plans, design plans, building plans, grading permits, building permits, archaeological and historic preservation review and disposition, and other plans, permit applications and inspections which are a part of the City's building and development requirements (hereinafter collectively called "**Approval Requests**"). City approves the Conceptual Plan attached hereto as Exhibit B for the development of the Property and agrees that said Plan can be built by Owner by complying with this Development Agreement and consistent with new zoning of Medium Density Residential (R1-6) which the Owner has requested and in accordance with City's rules regulations and ordinances, as amended from time to time, and that it is consistent with the General Plan of the City. Owner will be entitled to build the heights, densities, and intensity of uses as shown on Exhibit B, provided that Owner complies with all development and zoning processes, as amended from time to time. City agrees that in connection with all approvals required by the development and zoning processes relating to the

development of the Property, no extraordinary plan or review requirements will be imposed on the Owner.

2.4. Review Process. The City acknowledges the necessity for expeditious review by the City of all plans and other materials ("**Submitted Materials**") submitted by the Owner to the City hereunder or pursuant to any zoning procedure, permit procedure, or other governmental procedure pertaining to the development of the Property and agrees to use its reasonable efforts accomplish such an expeditious review of the Submitted Materials whenever possible.

2.5. Manager's Power to Consent. The City hereby acknowledges and agrees that any unnecessary delay hereunder would adversely affect the Owner and/or the development of the Property, and hereby authorizes and empowers the City Manager to consent to any and all requests of the Owner requiring the consent of the City hereunder without further action of the City Council, except for any actions requiring City Council approval as a matter of law. Upon the City Manager's receipt of a request for consent from the Owner, the City Manager will advise the Owner if the request is one for which the City Manager is authorized to act. If the request is not one for which the City Manager is authorized to act, the City Manager will place the matter on an agenda for Council consideration.

ARTICLE 3. SOME PROVISIONS FOR ROADS, STREET LIGHTS, AND HOUSING CONSTRUCTION TO BE INCLUDED IN AMENDED AGREEMENT

3.1 Owner agrees all houses and buildings shall be single story not to exceed 15 feet at the roof ridge.

3.2 Owner agrees to provide 50% of the cost of street lighting on the off-site road commonly known as Sidewinder Road as more fully described in Exhibit D.

3.3 City agrees to create a street lighting district and provide 50% of the cost of street lighting on the off-site road commonly known as Sidewinder Road (Sidewinder Road) as more fully described in Exhibit D.

3.4 Owner agrees to redesign and rebuild County 22nd Street between Sidewinder Road and 10th Avenue in order to address visibility and safety concerns presented by the hill and curves in the road. Owner agrees the redesign will comply with the Engineering comments of Douglas J. Nicholls, PE in his November 4, 2014 letter to the City and incorporated in this Development Agreement as Exhibit C.

3.5 Owner agrees to provide street lighting, curb, gutter and sidewalk on the road between Las Quintas Dos subdivision and 10th Avenue.

ARTICLE 4. INDEMNIFICATION

4.1. Owner agrees to defend, indemnity and hold harmless City, its officers, officials and employees ("**Indemnified Group**") for liability from and against claims, damages, losses and expenses of any nature whatsoever (including but not limited to reasonable attorney fees, court costs, the costs of appellate proceedings, and all claim adjusting and handling expense),

relating to, arising out of, resulting from or alleged to have resulted from the Owner's acts, errors, mistakes or omissions relating to any action or inaction of the Owner under this Agreement, including but not limited to work or services in the performance of this Agreement by any subcontractor or anyone directly or indirectly employed by or contracting with the Owner or a subcontractor or anyone for whose acts any of them may be liable.

4.2. If any claim, action or proceeding is brought against the Indemnified Group, by reason of any event that is the subject of this Agreement, Owner (at its sole cost and expense) shall pay, resist or defend such claim or action on behalf of the Indemnified Group by the attorney of the Owner, or if covered by insurance, Owner's insurer, all of which must be approved by City, which approval shall not be unreasonably withheld or delayed. The City shall cooperate with all reasonable efforts in the handling and defense of such claim. Notwithstanding the foregoing, the City may engage its own attorney to defend or assist in its defense, and the Owner shall pay the reasonable costs and expenses thereof.

4.3. Any settlement of claims must fully release and discharge the Indemnified Group from any liability for such claims. The release and discharge shall be in writing and shall be subject to approval by the City, which approval shall not be unreasonably withheld or delayed. If Owner neglects or refuses to defend any of the Indemnified Group as required by this Agreement, any recovery or judgment against the Indemnified Group for a claim covered by this Agreement shall conclusively establish Owner's liability to the Indemnified Group in connection with such recovery or judgment. If the City desires to settle such dispute, the City shall be entitled to settle such dispute in good faith and Owner shall be liable for the amount of such settlement, and all expenses in connection with such settlement.

4.4. The indemnity provisions of this Agreement shall survive the termination of this Agreement.

ARTICLE 5. SUBAGREEMENTS

5.1. Subordinate Development Agreements. The City and Owner hereby acknowledge that the development of the Property may be accomplished by Owner through a series of sales, leases, joint ventures and/or other agreements and arrangements with experienced developers, investors and/or owners of real property. In connection therewith, it is anticipated and contemplated by the parties that such developers, investors or owners may desire to negotiate and enter into separate and subordinate development agreements with the City and/or Owner with respect to infrastructure Improvements, uses, plan approvals and other similar matters which may be the subject of separate agreements between such developers, investors and owners and the City and/or Owner, all to be set forth in the Amended Agreement. The parties hereby agree that any and all development agreements entered into with any such developer, investor or owner of any parcels of the Property shall be subordinate in all respects to the terms and conditions of this Agreement and the Amended Agreement, and, in the event of any conflict or discrepancy between the provisions of any such development agreement and the terms and conditions of this Agreement or the Amended the Agreement, this Agreement or the Amended Agreement (as the case may be) shall govern and control.

ARTICLE 6. MEDIATION AND DEFAULT

6.1. Representatives. To further the cooperation of the parties in implementing this Agreement, the City and Owner each shall designate and appoint a representative to act as a liaison between the City and its various departments and the Owner. The initial representative for the City (the "**City Representative**") shall be the City Manager and the initial representative for the Owner shall be its project manager, as identified by the Owner from time to time (the "**Developer Representative**"). The representatives shall be available at all reasonable times to discuss and review the performance of the parties to this Agreement and the development of the Property.

6.2. Mediation. In the event that there is a dispute hereunder which the parties cannot resolve between themselves, the parties agree that there shall be a forty-five (45) day moratorium on litigation during which time the parties agree to attempt to settle the dispute by nonbinding mediation before commencement of litigation. In the event that the parties cannot agree upon the selection of a mediator within seven (7) days, either party may request the presiding judge of the Superior Court of Yuma County to assign a mediator from a list of mediators maintained by the Arizona Municipal Risk Retention Pool.

6.3. Default. Failure or unreasonable delay be any party to perform any term or provision of this Agreement for a period of ten (10) days after written notice thereof from another party shall constitute a default under this Agreement. If the default is of a nature which is not capable of being cured within ten (10) days, the cure shall be commenced within such period, and diligently pursued to completion. The notice shall specify the nature of the alleged default and the manner in which the default may be satisfactorily cured. In the event of a default hereunder by any party, the non-defaulting party shall be entitled to all remedies at both law and in equity, including, without limitation, specific performance and the right to perform the obligation(s) of which the defaulting party is in default and to immediately seek reimbursement from the defaulting party of all sums expended in order to cure such default, together with interest on all such sums from the date said sums are expended by the non-defaulting party for the purpose of curing the default to the date such sums are paid in full.

ARTICLE 7. CONFLICT OF INTEREST; REPRESENTATIVES NOT INDIVIDUALLY LIABLE

7.1. Conflict of Interest. Pursuant to Arizona law, rules and regulations, no member, official or employee of the City shall have any personal interest, direct or indirect, in this Agreement, nor shall any such member, official or employee participate in any decision relating to this Agreement which affects his or her personal interest or the interest of any corporation, partnership or association in which he or she is, directly or indirectly, interested.

7.2. No Personal Liability. No member, official or employee of the City shall be personally liable to Owner, or any successor or assignee, (a) in the event of any default or breach by the City, (b) for any amount which may become due to the Owner or its successor or assign, or (c) pursuant to any obligation of the City under the terms of this Agreement.

ARTICLE 8. MISCELLANOUS PROVISIONS

8.1. Notices. All notices and communications provided for herein, or given in connection herewith, shall be validly made if in writing and delivered personally or sent by registered or certified United States Postal Service mail, return receipt requested, postage prepaid to:

If to the City:
City Administrator
City of San Luis
P.O. Box 1170
1090 E. Union Street
San Luis, Arizona 85349

If to the Owner:
Robert K. Barkley, Barkley Limited Partnership
Care of
Nieves Riedel, Riedel Construction, Inc.
1694 N. 9th Avenue
San Luis, Arizona 85349

or to such other addresses as either party may from time to time designate in writing and deliver in a like manner. Any such change of address notice shall be given at least ten (10) days before the date on which the change is to become effective. Notices given by mail shall be deemed delivered 72 hours following deposit in the United States Postal Service in the manner set forth above.

8.2. Waiver. No delay in exercising any right or remedy shall constitute a waiver thereof, and no waiver by the parties of the breach of any provision of this Agreement shall be construed as a waiver of any preceding or succeeding breach of the same or of any other provision of this Agreement.

8.3. Headings. The descriptive headings of the paragraphs of this Agreement are inserted for convenience only, and shall not control or affect the meaning or construction of any of the provisions of the Agreement.

8.4. Authority. The undersigned represent to each other that they have full power and authority to enter into this Agreement, and that all necessary actions have been taken to give full force and effect to this Agreement. The Owner represents and warrants that it is duly formed and validly existing under the laws of the State of Arizona and that it is duly qualified to do business in the State of Arizona and is in good standing under applicable state laws. The Owner and the City warrant to each other that the individuals executing this Agreement on behalf of their respective parties are authorized and empowered to bind the party on whose behalf each individual is signing. The Owner represents to the City that by entering into this Agreement, the Owner has bound the Property and all persons and entities having any legal or equitable interest therein to the terms of the Agreement.

8.5. Entire Agreement. This Agreement, including the following exhibits, constitutes the entire agreement between the parties. This provision applies only to the entirety of

Agreement Number 1 only; additional and separate zoning stipulations and agreements with the City may apply to the Property, and this provision has no effect on them.

Exhibit A	Legal Description of Property
Exhibit B	Conceptual Plan
Exhibit C	Engineering Comments by Douglas J. Nicholls dated November 4, 2014
Exhibit D	Description of road commonly known as "Sidewinder Road."

8.6. Amendment of the Agreement. This Agreement may be amended, in whole or in part and with respect to all or any portion of the Property, only with the mutual written consent of the parties to this Agreement or by their successors in interest or assigns. The City shall record the amendment or cancellation in the official records of the Yuma County Recorder.

8.7. Severability. If any other provision of the Agreement is declared void or unenforceable, such provision shall be severed from this Agreement, which shall otherwise remain in full force and effect.

8.8. Governing Law. The laws of the State of Arizona shall govern the interpretation and enforcement of this Agreement. The parties agree that venue for any action commenced in connection with this Agreement shall be proper only in a court of competent jurisdiction located in Yuma County, Arizona, and the parties hereby waive any right to object to such venue.

8.9. Recordation of Agreement and Subsequent Amendment; Cancellation. This Agreement, and any amendment or cancellation of it shall be recorded in the official records of the Yuma County Recorder no later than ten (10) days after the City and the Owner execute such agreement, amendment, or cancellation, as required by A.R.S. § 9-500.05.

8.10. Attorneys' Fees and Costs. If either party brings a legal action either because of a breach of this Agreement or to enforce a provision of this Agreement, the prevailing party will be entitled to reasonable attorneys' fees and court costs.

8.11. Notice of Conveyance or Assignment. The Owner shall give notice to the City of any sale of the entire Property at least ten (10) days prior to the effective date of the sale.

8.12. No Third-Party Beneficiaries. There are no third-party beneficiaries to this Agreement, and no person or entity not a party hereto shall have any right or cause of action hereunder.

8.13. No Agency Created. Nothing contained in this Agreement shall create any partnership, joint venture, or agency relationship between the parties.

8.14. Non-Liability of City Officials and Employees. Except for mandamus and other special actions, no member, official or employee of the City shall be personally liable to Owner, or any successor in interest, in the event of any default or breach by the City or for any amount

that may become due to the Owner or successor, or under any obligation under the terms of this Agreement.IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

THE CITY OF SAN LUIS,
an Arizona municipal corporation

By: _____
Mayor

THE OWNER, _____

By: _____
Its: _____

ATTEST:

By: _____
City Clerk

APPROVED AS TO FORM:

_____
Assistant City Attorney

STATE OF ARIZONA)
) ss.
County of Yuma)

The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by _____, Mayor of the City of _____, Arizona, a municipal corporation.

_____
Notary Public

My Commission Expires: _____

STATE OF ARIZONA)
) ss.
County of Yuma)

The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by _____, on behalf of _____, an _____.

_____
Notary Public

My Commission Expires: _____

Exhibit A

Parcel # 1	That part of the SW 1/4 SE 1/4 Section 31, T10S, R24W, Lying East of the East Main Canal ROW. Part of Parcel # 211-31-008. (North of 22nd Street)
Parcel # 2	That part of the NW 1/4 NE 1/4 Section 6, T 11 S, R 24 W, Lying East of the East Main Canal ROW. Part of Parcel # 776-03-001 (South of 22nd Street)
Parcel # 3	The SW 1/4 NE 1/4, Section 6, T 11 S, R 24 W, Lying East of the East Main Canal ROW. Parcel # 776-11-001 (East of High School)
Parcel # 4	That part of the N 1/2 SW 1/4, Section 6, T 11 S, R 24 W, Lying South of the East Main Canal ROW. Parcel # 776-09-001 South and Southwest of High School.

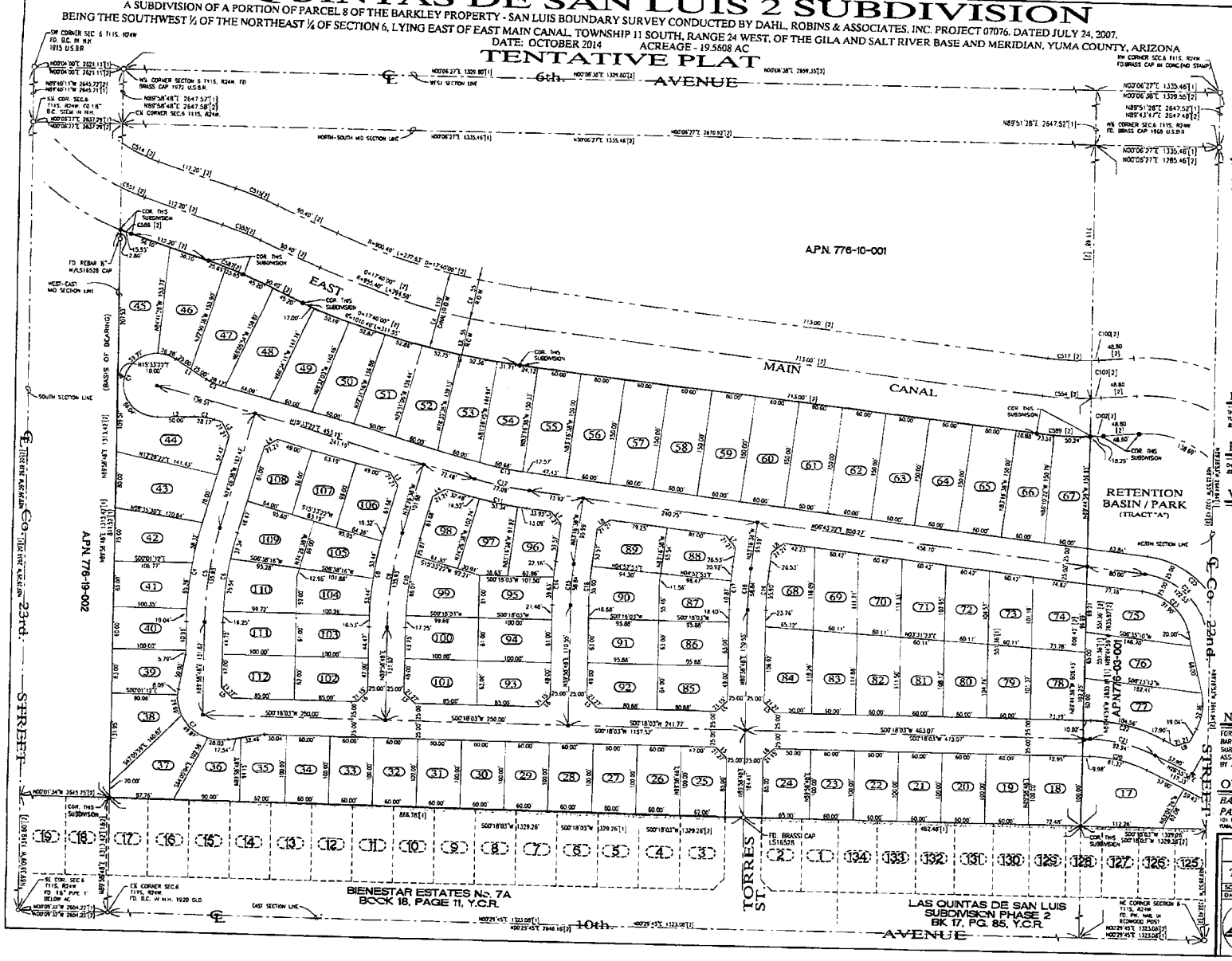
Exhibit B

LAS QUINTAS DE SAN LUIS 2 SUBDIVISION

A SUBDIVISION OF A PORTION OF PARCEL 8 OF THE BARKLEY PROPERTY - SAN LUIS BOUNDARY SURVEY CONDUCTED BY DAHL, ROBINS & ASSOCIATES, INC. PROJECT 07076. DATED JULY 24, 2007.
BEING THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 6, LYING EAST OF EAST MAIN CANAL, TOWNSHIP 11 SOUTH, RANGE 24 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA

DATE: OCTOBER 2014 ACREAGE - 19.5608 AC

TENTATIVE PLAT



W
S N
E

SCALE: 1"=60'

LEGEND

- CENTERLINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- EXISTING LOTS
- NEW PROPERTY LINE
- EXISTING CMU WALL
- FOUND MONUMENT (TYPE AS SHOWN)
- NEW STREET MONUMENT AS PER YUMA COUNTY STD. No. 4-050
- NEW SUBDIVISION BOUNDARY MONUMENT PER YUMA COUNTY STD. No. 4-030
- B.C. INDICATES BRASS CAP
- H.H. INDICATE HAND HOLE
- ([1]) DATA REFER TO BARKLEY PROPERTY - SAN LUIS, BOUNDARY SURVEY CONDUCTED BY DAHL, ROBINS & ASSOCIATES, INC. PROJECT No. 07076 SIGNED BY JUAN N. LOMELI DATED JULY 24, 2007
- ([2]) DATA REFER TO BARKLEY LOT SPLIT No. 7 AS RECORDED IN BOOK ___ OF PLATS, PAGE ___, Y.C.R.O., YUMA COUNTY, ARIZONA
- (1) NEW LOT NUMBER
- (1) EXISTING LOT NUMBER
- A.P.N. ASSESSOR PARCEL NUMBER
- Y.C.R.O. YUMA COUNTY RECORDER'S OFFICE

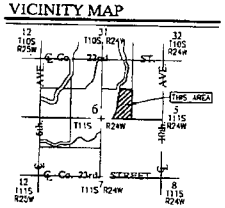
BASIS OF BEARING

THE EAST-WEST MID-SECTION LINE OF SECTION 6, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.
BEARING N89°58'48"E

BENCHMARK

CHISELED "X" ON CORNER HEADWALL (EAST MAIN CANAL)
ELEVATION - 85.33 FEET

VICINITY MAP



NOTE:

FOR MORE BOUNDARY INFORMATION REFER TO BARKLEY PROPERTY - SAN LUIS, BOUNDARY SURVEY CONDUCTED BY DAHL, ROBINS & ASSOCIATES, INC. PROJECT No. 07076. SIGNED BY JUAN N. LOMELI DATED JULY 24, 2007.

OWNER

BARKLEY LIMITED AZ PARTNERSHIP
101 E. SECOND STREET
YUMA, ARIZONA 85364

PRELIMINARY NOT FOR CONSTRUCTION REVIEW ONLY

COPYING, REPRODUCTION, OR PUBLICATION OF THESE PLANS BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED.

LAS QUINTAS DE SAN LUIS 2 SUBDIVISION

TENTATIVE PAVING & GRADING PLAN

SCALE: AS SHOWN	DESIGNED BY: NKE	CHECKED BY: NKE
DATE: OCT '14'	DRAWN BY: STAFF	JOB No. 14-015

EDAIS Engineering, Inc.
3075 S. ARV. AZ YUMA, ARIZONA 85365
(928) 344-2888 FAX (928) 341-1078
EMAIL: nelson@edaisengineering.com

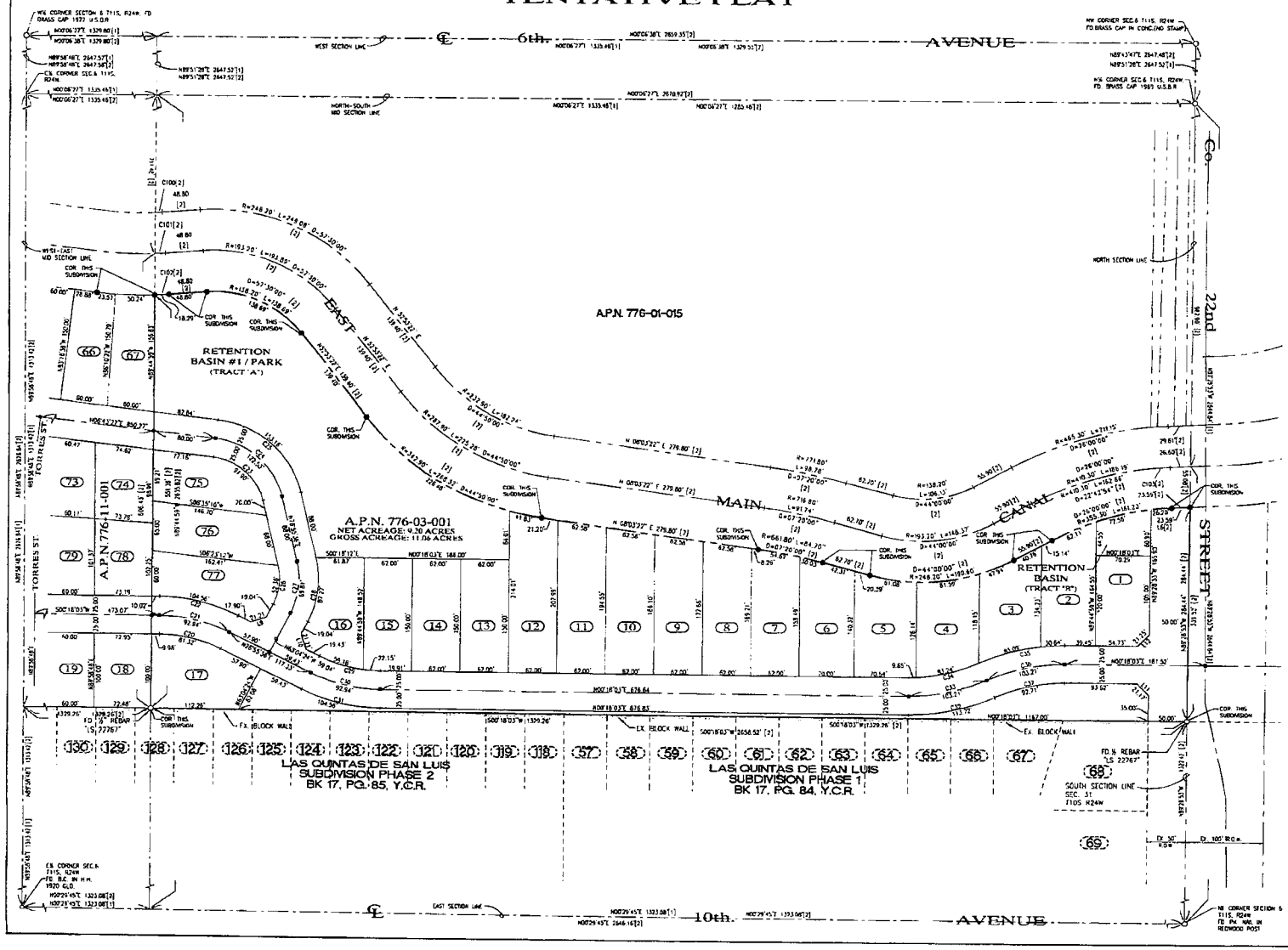
SHEET 1

LAS QUINTAS DE SAN LUIS 2 SUBDIVISION

A SUBDIVISION OF PARCEL "B" OF THE BARKLEY LOT SPLIT No. 2 AS RECORDED IN BOOK __ OF PLATS, PAGE __ , Y.C.R.O. AND BEING A LOT SPLIT OF APN 776-03-001 OR GOVERNMENT LOT 2, ALSO BEING THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 11 SOUTH, RANGE 24 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA

DATE: OCTOBER 2014 ACREAGE - 9.1978 AC

TENTATIVE PLAT



W
S N
E

SCALE: 1"=60'

LEGEND

	CENTERLINE
	BOUNDARY LINE
	RIGHT OF WAY LINE
	EXISTING LOTS
	NEW PROPERTY LINE
	EXISTING CMU WALL
O	FOUND MONUMENT (TYPE AS SHOWN)
•	NEW STREET MONUMENT AS PER YUMA COUNTY STD. No. 4-080
•	NEW SUBDIVISION BOUNDARY MONUMENT PER YUMA COUNTY STD. No. 4-030
B.C.	INDICATES BRASS CAP
H.H.	INDICATE HAND HOLE
([1])	DATA REFER TO BARKLEY PROPERTY - SAN LUIS, BOUNDARY SURVEY CONDUCTED BY DAHL, ROBINS & ASSOCIATES, INC. PROJECT No 07075 SIGNED BY JUAN N. LOWELL DATED JULY 24, 2007
([2])	DATA REFER TO BARKLEY LOT SPLIT No. 2 AS RECORDED IN BOOK __ OF PLATS, PAGE __ , Y.C.R.O., YUMA COUNTY, ARIZONA
(1)	NEW LOT NUMBER
(1)	EXISTING LOT NUMBER
A.P.N.	ASSESSOR PARCEL NUMBER
Y.C.R.O.	YUMA COUNTY RECORDER'S OFFICE

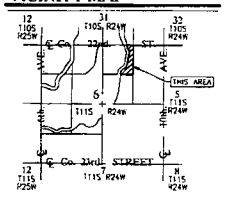
BASIS OF BEARING

THE EAST-WEST MID-SECTION LINE OF SECTION 6, T11S, R24W, G&S R.B.&M., YUMA COUNTY, ARIZONA
BEARING PER [illegible]

BENCHMARK

CHISELED "X" ON CONCRETE HEADWALL (EAST MAIN CANAL)
ELEVATION = 68.35 FEET

VICINITY MAP



NOTE:

FOR MORE BOUNDARY INFORMATION REFER TO BARKLEY PROPERTY - SAN LUIS, BOUNDARY SURVEY CONDUCTED BY DAHL, ROBINS & ASSOCIATES, INC. PROJECT No. 07076, SIGNED BY JUAN N. LOWELL DATED JULY 24, 2007

OWNER

BARKLEY LIMITED AZ. PARTNERSHIP
101 E. SECOND STREET
YUMA, ARIZONA 85364

PRELIMINARY NOT FOR CONSTRUCTION REVIEW ONLY

COPYING, REPRODUCTION, OR PUBLICATION OF THESE PLANS BY ANY METHOD, IN WHOLE OR IN PART IS PROHIBITED

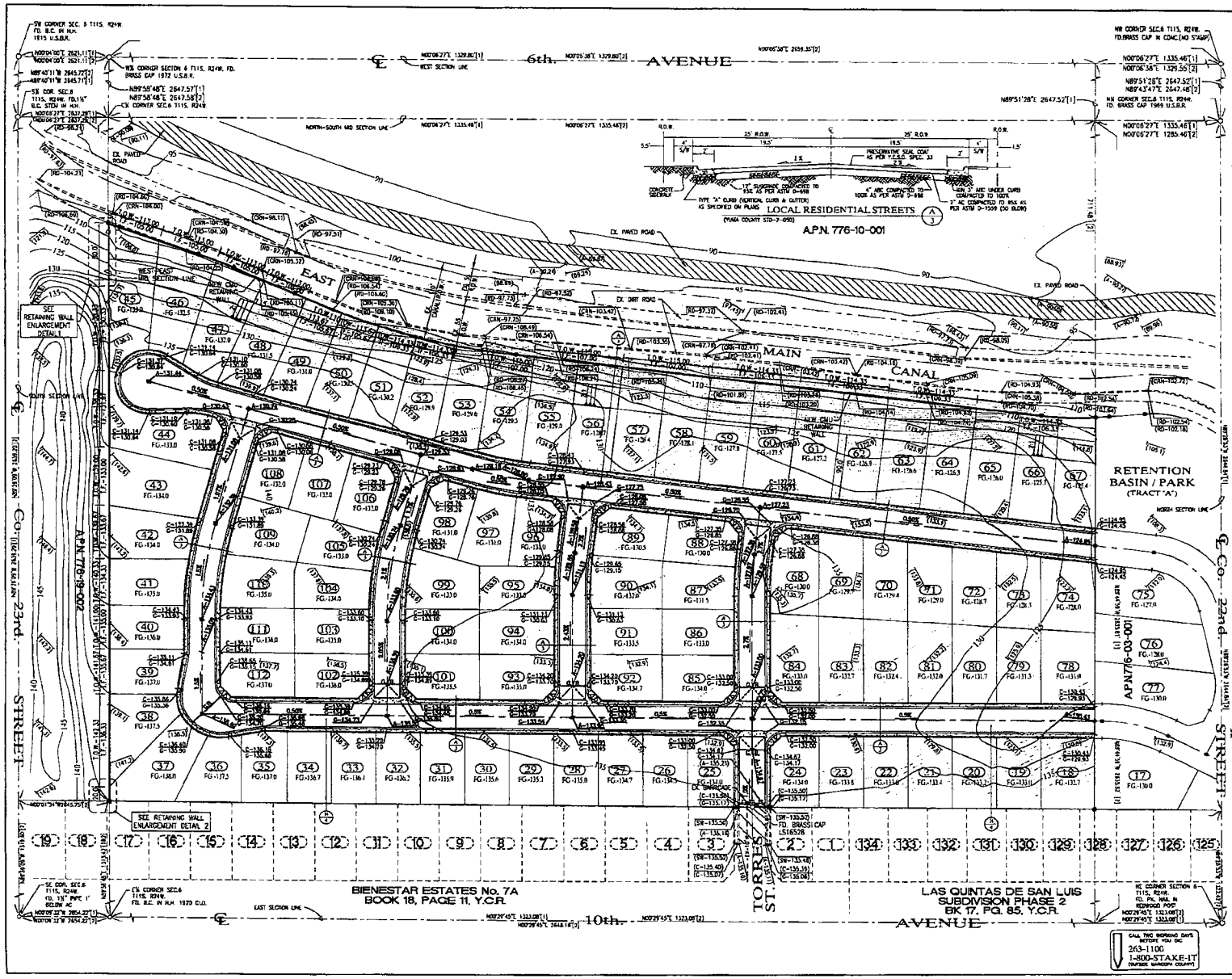
LAS QUINTAS DE SAN LUIS 2 SUBDIVISION

TENTATIVE PAVING & GRADING PLAN

SCALE: AS SHOWN	DESIGNED BY: NKE	CHECKED BY: NKE	
DATE: OCT '14	DRAWN BY: STAFF	JOB No. 14-015	SHEET

EDAIS Engineering, Inc.
3970 S. Ave. 4E Yuma, Arizona 85365
(928) 344-3065 FAX (928) 341-1070
EMAIL: nick@edaisengineering.com

2



W

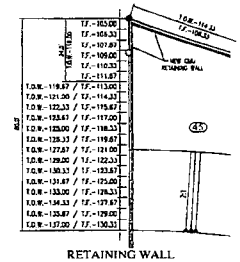
S N

E

SCALE: 1"=60'

LEGEND

	CENTERLINE
	BOUNDARY LINE
	EXISTING LOTS
	EXISTING CMU WALL
	EXISTING DIRT ROAD
	EXISTING ASPHALT
	NEW CMU WALL
⊙	FOUND MONUMENT (TYPE AS SHOWN)
B.C.	INDICATES BRASS CAP
H.H.	INDICATE HAND HOLE
T.O.W.	INDICATE TOP OF WALL ELEVATION
T.F.	INDICATE TOP OF FOOTING ELEVATION
([1])	DATA REFER TO BARKLEY PROPERTY – SAN LUIS, BOUNDARY SURVEY CONDUCTED BY BAHR, ROBINS & ASSOCIATES, INC. PROJECT No. 07076 SIGNED BY JUAN N. LOMELI DATED JULY 24, 2007.
([2])	DATA REFER TO BARKLEY LOT SPLIT No. 2 AS RECORDED IN BOOK __ OF PLATS, PAGE __, Y.C.R.O., YUMA COUNTY, ARIZONA.
133.0	EXISTING NATURAL SOIL ELEVATION
(F-90.00)	EXISTING ASPHALT ELEVATION
(RD-103.20)	EXISTING ROAD ELEVATION
(C-135.50)	EXISTING CURB & GUTTER ELEVATION
(SW-136.50)	EXISTING SIDEWALK ELEVATION
(CRN-106.80)	EXISTING CROWN ELEVATION
120	CONTOUR LINE
45	EXISTING LOT NUMBER
A.P.N.	ASSESSOR PARCEL NUMBER
Y.C.R.	YUMA COUNTY RECORDER



RETAINING WALL ENLARGEMENT DETAIL 1

RETAINING WALL ENLARGEMENT DETAIL 2

OWNER

BARKLEY LIMITED AZ PARTNERSHIP
101 E. SECOND STREET
YUMA, ARIZONA 85364

COPYING, REPRODUCTION, OR PUBLICATION OF THESE PLANS BY ANY METHOD, IN WHOLE OR IN PART IS PROHIBITED

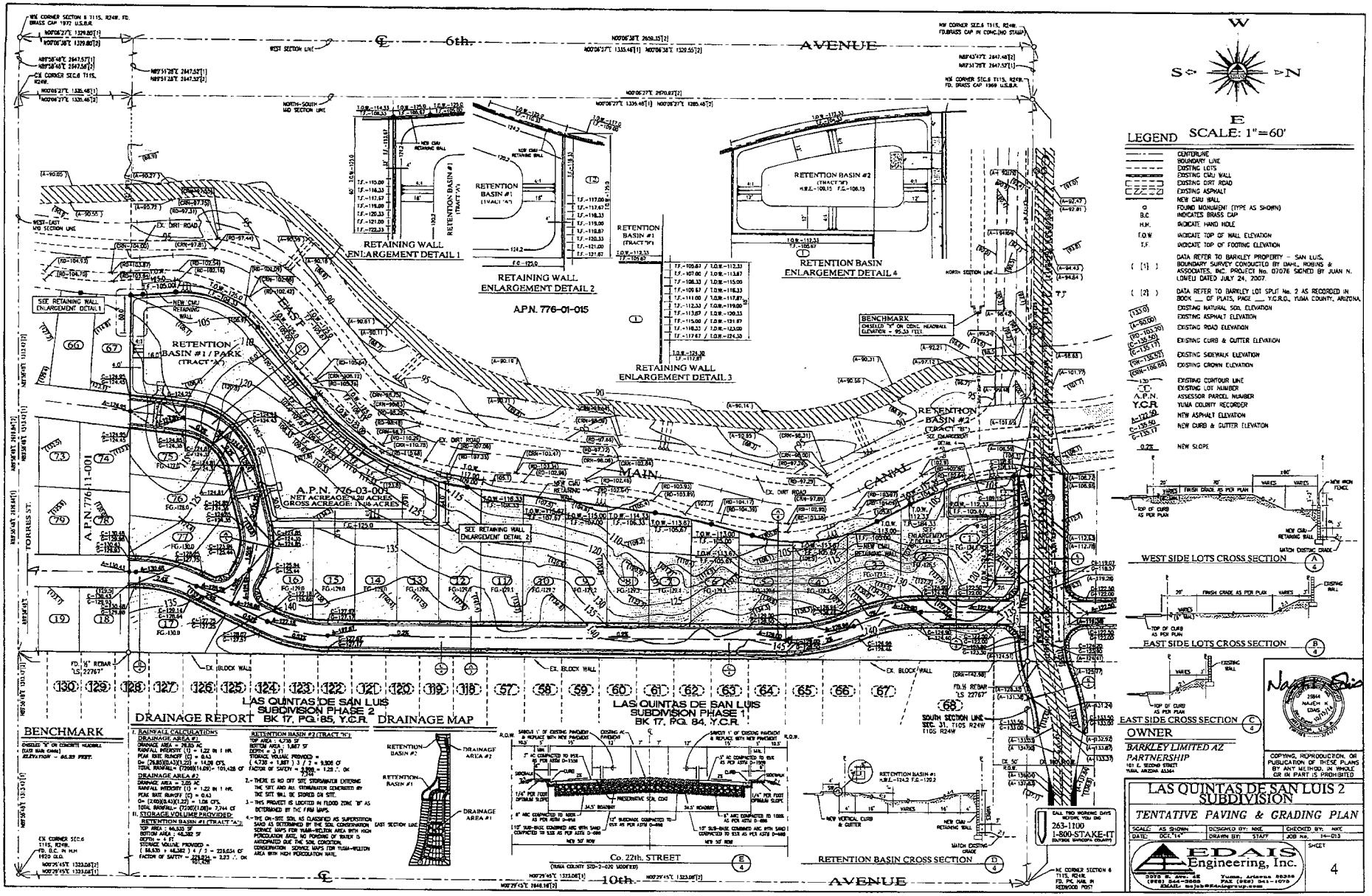
LAS QUINTAS DE SAN LUIS 2 SUBDIVISION

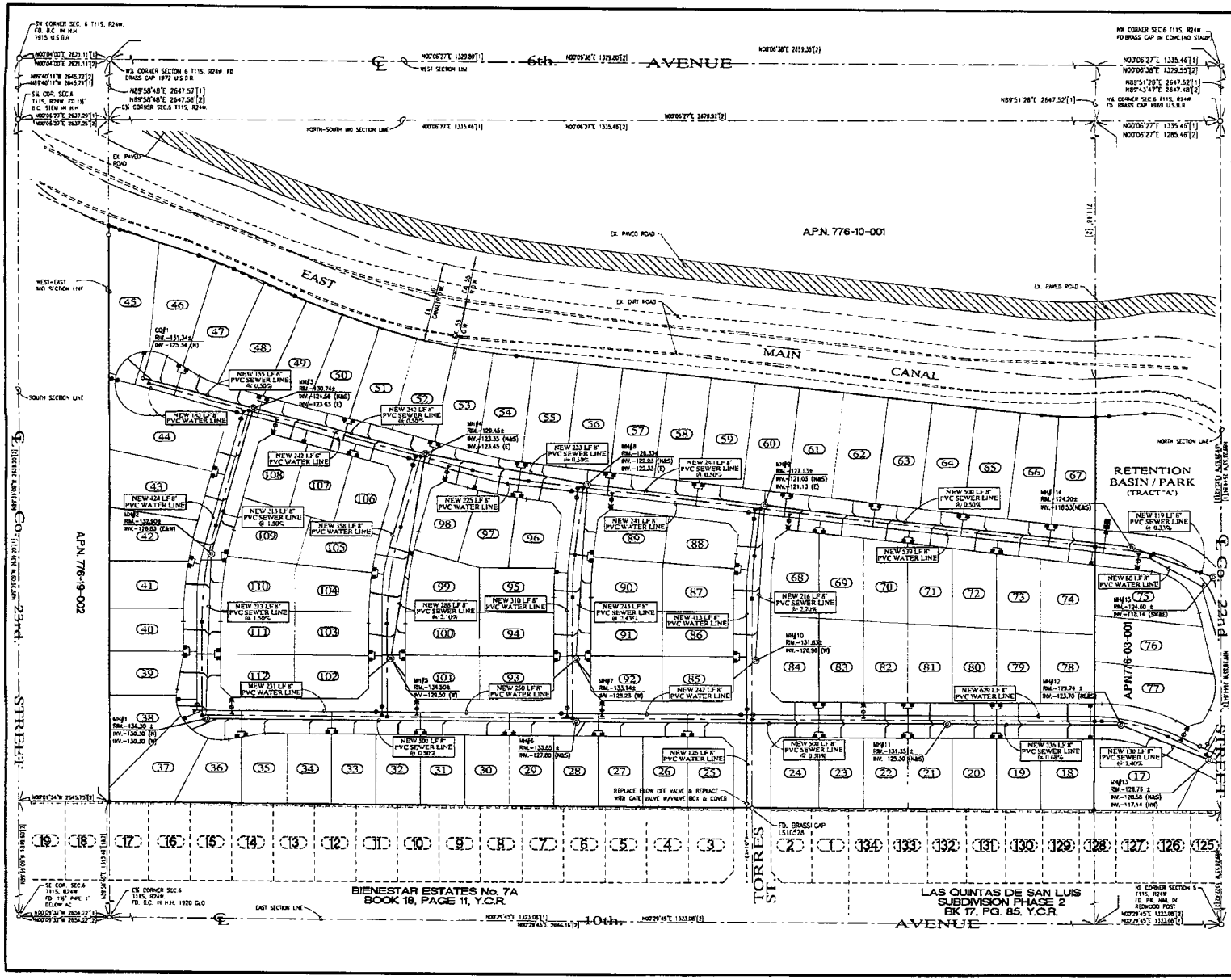
TENTATIVE PAVING & GRADING PLAN

SCALE: AS SHOWN	DESIGNED BY: AKE	CHECKED BY: AKE
DATE: OCT. '14'	DRAWN BY: STAFF	JOB No. 14-015

EDAIS Engineering, Inc.
2978 S. Arc. 4E
(928) 344-3888
Yuma, Arizona 85365
FAX (928) 341-0376
EDAIS: ajb@Edaisgroup.com

SHEET 3


6th. AVENUE
10th. AVENUE
RETENTION BASIN #1 / PARK (TRACT "A")
RETENTION BASIN #2 (TRACT "B")
RETENTION BASIN #2 (TRACT "F")
RETENTION BASIN #1 (TRACT "A")
RETENTION BASIN #1 (TRACT "F")
RETAINING WALL ENLARGEMENT DETAIL 1
RETAINING WALL ENLARGEMENT DETAIL 2
RETAINING WALL ENLARGEMENT DETAIL 3
RETENTION BASIN ENLARGEMENT DETAIL 4
A.P.N. 776-01-015
A.P.N. 776-03-001
NET ACREAGE: 11.20 ACRES
GROSS ACREAGE: 14.06 ACRES
A.P.N. 776-11-001
EAST MAIN CANAL
TORRES ST.
LAS QUINTAS DE SAN LUIS SUBDIVISION PHASE 2
DRAINAGE REPORT BK 17, PG. 85, Y.C.R.
DRAINAGE MAP
LAS QUINTAS DE SAN LUIS SUBDIVISION PHASE 1
BK 17, PG. 84, Y.C.R.
SOUTH SECTION LINE SEC. 31, T10S R24W
Co. 22th. STREET
RETENTION BASIN CROSS SECTION
BENCHMARK
CALL TWO WORKING DAYS BEFORE YOU DIG 263-1100 1-800-STAKE-IT
W
S
N
E
SCALE: 1"=60'
LEGEND
CENTERLINE
BOUNDARY LINE
EXISTING LOTS
EXISTING CMU WALL
EXISTING DIRT ROAD
EXISTING ASPHALT
NEW CMU WALL
FOUND MONUMENT (TYPE AS SHOWN)
B.C. INDICATES BRASS CAP
H.H. INDICATE HAND HOLE
T.O.W. INDICATE TOP OF WALL ELEVATION
T.F. INDICATE TOP OF FOOTING ELEVATION
([1]) DATA REFER TO BARKLEY PROPERTY – SAN LUIS, BOUNDARY SURVEY CONDUCTED BY DAHL, ROBINS & ASSOCIATES, INC. PROJECT No. 07076 SIGNED BY JUAN N. LOMELI DATED JULY 24, 2007.
([2]) DATA REFER TO BARKLEY LOT SPLIT No. 2 AS RECORDED IN BOOK ___ OF PLATS, PAGE ___ Y.C.R.O., YUMA COUNTY, ARIZONA.
(133.0) EXISTING NATURAL SOIL ELEVATION
(A-90.00) EXISTING ASPHALT ELEVATION
(RD-101.30) EXISTING ROAD ELEVATION
(C-135.17) EXISTING CURB & GUTTER ELEVATION
(SW-135.07) EXISTING SIDEWALK ELEVATION
(CRN-135.68) EXISTING CROWN ELEVATION
130 EXISTING CONTOUR LINE
C EXISTING LOT NUMBER
A.P.N. ASSESSOR PARCEL NUMBER
Y.C.R. YUMA COUNTY RECORDER
A-122.50 NEW ASPHALT ELEVATION
C-135.50 NEW CURB & GUTTER ELEVATION
0.2% NEW SLOPE
WEST SIDE LOTS CROSS SECTION
EAST SIDE LOTS CROSS SECTION
EAST SIDE CROSS SECTION
OWNER
BARKLEY LIMITED AZ PARTNERSHIP
101 E. SECOND STREET
YUMA, ARIZONA 85364
COPYRIGHT, REPRODUCTION, OR PUBLICATION OF THESE PLANS BY ANY METHOD, IN WHOLE OR IN PART IS PROHIBITED
LAS QUINTAS DE SAN LUIS 2 SUBDIVISION
TENTATIVE PAVING & GRADING PLAN
SCALE: AS SHOWN
DESIGNED BY: NKE
CHECKED BY: NKE
DATE: OCT. '14
DRAWN BY: STAFF
JOB No. 14-013
SHEET 4
EDAIS Engineering, Inc.
2075 S. Ave. 4E (928) 344-3868 Yuma, Arizona 85364 FAX (928) 341-1075 EMAIL: edais@dataprep.com



LEGEND

- CENTERLINE
- PROPERTY LINE
- BOUNDARY LINE
- NEW PVC WATER MAIN
- NEW PVC SEWER LINE
- NEW LOT NUMBER
- FUTURE LOT NUMBER
- NEW SEWER SERVICE
- NEW SINGLE WATER SERVICE
- NEW DUAL WATER SERVICE
- NEW 2" BACKFLOW PREVENTOR
- NEW THRUST BLOCK
- NEW WATER VALVE
- NEW MANHOLE
- NEW TEMPORARY BLOWOFF VALVE
- NEW FIRE HYDRANT
- MH NEW MANHOLE
- RIM NEW RIM ELEVATION
- INV. NEW INVERT ELEVATION
- NEW STREET MONUMENT AS PER YUMA COUNTY STD No. 4-080
- EXISTING WATER VALVE

UTILITY WARNING

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

OWNER

BARKLEY LIMITED AZ PARTNERSHIP
101 E. SECOND STREET
YUMA, ARIZONA 85364

COPYING, REPRODUCTION, OR PUBLICATION OF THESE PLANS BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED

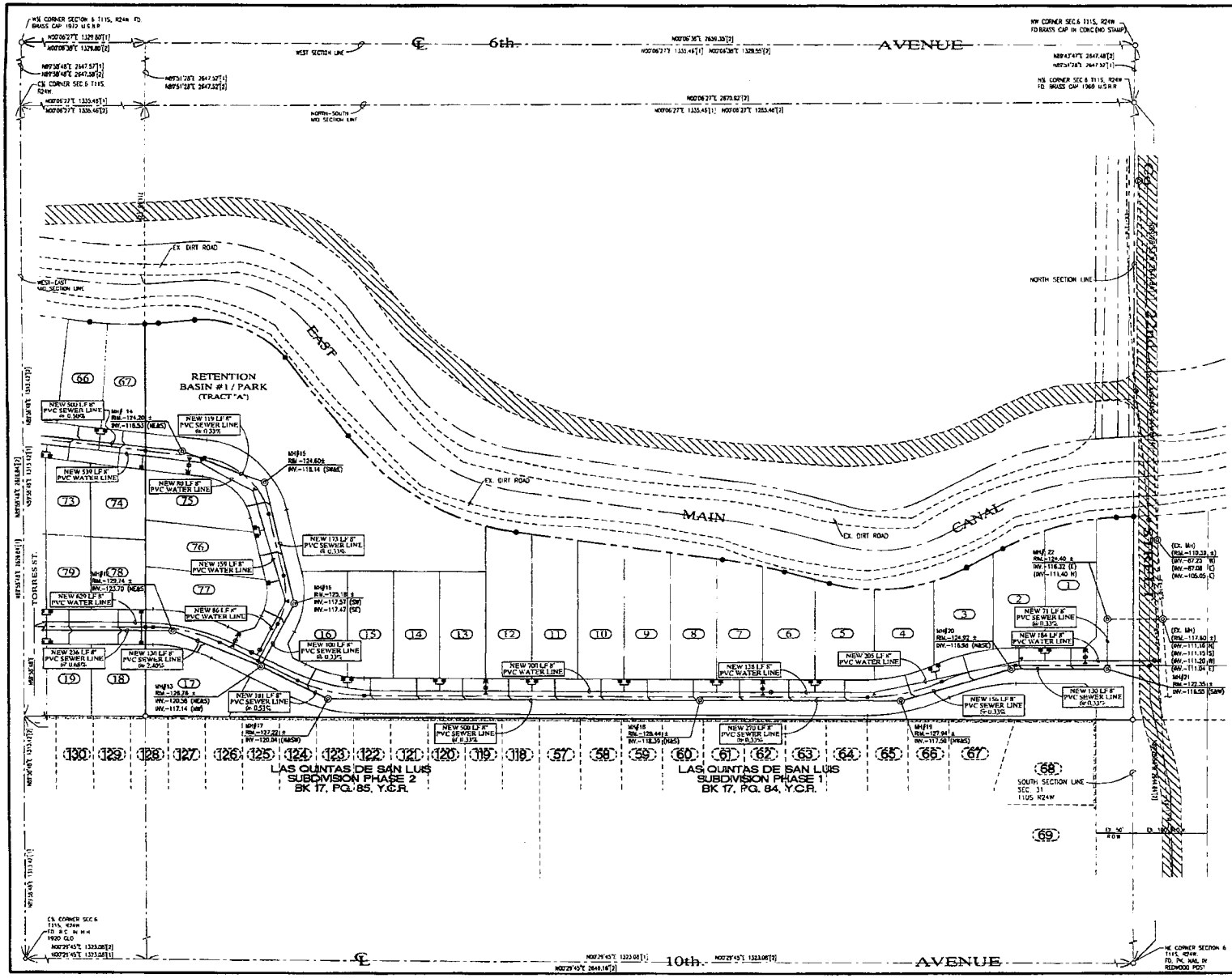
LAS QUINTAS DE SAN LUIS 2 SUBDIVISION

TENTATIVE WATER & SEWER PLAN

SCALE: AS SHOWN	DESIGNED BY: NKE	CHECKED BY: NKL
DATE: OCT '14'	DRAWN BY: STAFF	JOB No. 14-015

EDAIS Engineering, Inc.
3070 S. Avo. 4E Yuma, Arizona 85365
(928) 344-2848 FAX (928) 341-1070
Email: nalch@edaisgroup.com

SHEET 5



W

S N

E

SCALE: 1"=60'

LEGEND

- CONTOURS
- PROPERTY LINE
- BOUNDARY LINE
- NEW PVC WATER MAIN
- NEW PVC SEWER LINE
- NEW LOT NUMBER
- FUTURE LOT NUMBER
- NEW SEWER SERVICE
- NEW SINGLE WATER SERVICE
- NEW DUAL WATER SERVICE
- NEW 2" BACKFLOW PREVENTOR
- NEW THRUST BLOCK
- NEW WATER VALVE
- NEW MANHOLE
- NEW TEMPORARY BLOWOFF VALVE
- NEW FIRE HYDRANT
- NEW MANHOLE
- NEW RIM ELEVATION
- NEW INVERT ELEVATION
- NEW STREET MONUMENT AS PER YUMA COUNTY STD. No. 4-006
- EXISTING WATER VALVE

UTILITY WARNING

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

OWNER

BARKLEY LIMITED AZ PARTNERSHIP
151 E SECOND STREET
YUMA, ARIZONA 85364

COPYING, REPRODUCTION, OR PUBLICATION OF THESE PLANS BY ANY METHOD, IN WHOLE OR IN PART IS PROHIBITED

LAS QUINTAS DE SAN LUIS 2 SUBDIVISION

TENTATIVE WATER & SEWER PLAN

SCALE: AS SHOWN	DESIGNED BY: NKE	CHECKED BY: NKE
DATE: OCT '14'	DRAWN BY: STAFF	JOB No. 14-015

EDAIS Engineering, Inc.
3090 S. Ave. 42
(928) 344-3888
Yuma, Arizona 85365
FAX (928) 341-1078
EMAIL: najeh@edaisgroup.com

SHEET 6

Exhibit C

Core Engineering Group, PLLC
200 E. 16th Street, Suite # 150
Yuma, Arizona 85364

voice 928-344-5931
fax 928-344-5932
www.CoreEngineeringGroup.com

November 4, 2014

John Starkey
Director of Building Safety
Department of Public Works
1090 E. Union Street
PO Box 3750
San Luis, AZ 853498

Re: Las Quintas de San Luis 2 Subdivision – Tentative Plat
Edias Engineering Job No. 14-015

Dear Mr. Starkey:

The below comments on the Las Quintas de San Luis 2 subdivision tentative plat submittal are based on the Subdivisions Regulations of the City of San Luis.

Tentative Plat – Sheets 1 and 2

1) Sheets 1 and 2 are titled "Tentative Paving & Grading Plan" on the bottom right portion of the sheet. Revise to say "Tentative Plat".
2) Section 4.3 (1): The legal description of the property references the "Barkley Property – San Luis, Boundary Survey Conducted by Dahl, Robin & Associates, Inc" and the "Barkley Lot Split No. 2 as recorded in Book __ of Plats, Page __. Y.C.R.O., Yuma County, Arizona." Have these maps been recorded? If so, list the recording FEE# or map designation.
3) Section 4.3 (10): Label street names
4) Section 4.3 (14): List Curve Radii. Curve designations are shown, but no curve data (Radii, tangent length, etc.) has been provided. Similarly, line designations are shown, but no line data has been provided.
5) Section 4.3 (15): Show and label widths of all proposed easements (PUE, NAE, drainage, etc.)
6) Section 4.3 (21): List lands and parks to be dedicated to public use (if any).
7) Section 4.3 (26): What is the use of the property south of the subdivision?
8) Section 4.3 (30): List owner's name of the adjoining property.
9) Lot shown on Sheet 2 east of the proposed roadway between the proposed road right-of-way and subdivision boundary, north of lot 17, does not have a lot/tract designation. Please provide.

Tentative Paving & Grading Plan – Sheets 3 and 4

10) Section 3.21 (2): Per the drainage calculations, Retention Basin #1 (Tract "A") has a depth of 4 feet. A maximum basin depth of 3.5 feet is required unless approved by the City Engineer. If approved, a 6 foot high wrought iron fence and a 16 foot wide wrought iron gate with lock is required.
11) Cross Section A/4: Slopes no steeper than 3:1 are required unless specified in a Geotechnical report. Please revise or provide Geotechnical report allowing steeper slopes.

12) Cross Section A/4: Please provide protection to the proposed retaining wall. The wall is to be protected by a side slope no steeper than 3:1 away from the retaining wall.
13) Cross Section A/4: A drainage easement shall be provided to prevent construction within the drainage channel created by the cross section.
14) Section 3.21(4): How will the drainage channels of the west side lots connect to the retention basins? Based on top of wall elevations provided in the retaining wall enlargement details, the drainage channel is approximately 10 feet below Retention Basin # 1.
15) Section 3.25: While the San Luis subdivision regulations allow a 4' minimum sidewalk width, the 2010 ADA Standards for Accessible Design (Section 403.5.3) and 2011 Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way (Section R302.4) require a minimum 5' x 5' passing space at intervals of 200' maximum. Provide passing spaces as required.
16) Please note that all sidewalk ramps shall meet ADA requirements. Current Yuma County standard drawings may require alteration to meet ADA requirements.
17) Modify the location of the horizontal s-curve along Co. 22nd Street based on the analysis of horizontal and vertical sight distances per AASHTO guidelines.
18) Provide existing grades of the east adjoining properties to allow grading analysis.
19) How will the proposed east side roadway shown on sheet 4 be constructed per cross section C/4? Based on the existing contours, the roadway is approximately 15 feet lower in elevation. Assuming a 2:1 slope is allowed by a geotechnical investigation, there would need to be about 30 feet from the eastern existing subdivision screen wall for construction.

Tentative Water & Sewer Plan – Sheets 5 and 6

20) Provide sewer manhole between lots 105 and 99 to allow sufficient area for sewer line maintenance within the right-of-way.
21) Lower invert elevations on manholes 17 to 22 to provide drainage of manhole 13. Manhole 13 has an invert of 117.14, while the downstream manhole (MH 17) has an invert of 120.04.
22) The sewer line from manhole 17 to 22 is approximately 20 feet lower than existing ground elevation. How will this be constructed in regards to eastern adjoining property? Provide grades of the east adjoining properties to allow analysis.

Please contact us if you have any questions.

Sincerely,
Core Engineering Group, PLLC

Douglas J. Nicholls, PE, RLS

Registered Professional Engineer
Certificate No. 32329
DOUGLAS J. NICHOLLS
Date Signed 11/4/14
ARIZONA U.S.A.

EXP. 3/31/16

Exhibit D

When Recorded Mail To:
City of San Luis
P.O. Box 1170
1090 E. Union Street
San Luis, Arizona 85349

WARRANTY DEED

GRANTOR (Name, Address, Zip Code)	**GRANTEE** (Name, Address, Zip Code)
Barkley Limited Partnership 1818 Letvin Avenue South Yuma, Arizona 85365	City of San Luis A Municipal Corporation P.O. Box 1170 1090 E. Union Street San Luis, Arizona 85349

Subject Real Property (Legal Description)

That portion of Section 6, Township 11 South, Range 24 West, Gila & Salt River Base & Meridian, Yuma County, Arizona, more particularly described as follows:

Beginning at the northwest corner of the SE¼ of said Section 6;
Thence N 89°58'50" E along the north line on said SE¼ of Section 6 a distance of 297.12 feet;
Thence N 30°05'55" E a distance of 59.02 feet to the beginning of a curve, concave northwesterly having a radial bearing of South 59°54'05" East;
Thence northeasterly along said curve, concave northwesterly, of radius 1487.00 feet through a central angle of 23°20'42" an arc distance of 605.88 feet to the end of said curve;
Thence N 06°45'13" E a distance of 634.07 feet to the beginning of a curve, concave northwesterly having a radial bearing of South 83°14'47" East;
Thence northeasterly along said curve, concave northwesterly, of radius 457.00 feet through a central angle of 10°11'50" an arc distance of 81.34 feet to the TRUE POINT OF BEGINNING;
Thence continuing northeasterly along said curve, concave northwesterly, of radius 457.00 feet through a central angle of 07°01'47" an arc distance of 56.07 feet to the beginning of a curve, concave southeasterly having a radial bearing of South 79°31'36" West;
Thence northeasterly along said curve, concave southeasterly, of radius 273.00 feet through a central angle of 61°59'57" an arc distance of 295.41 feet to the end of said curve;

Thence N 51°31'33" E a distance of 136.00 feet to the beginning of a curve, concave northwesterly having a radial bearing of South 38°28'27" East;
Thence northeasterly along said curve, concave northwesterly, of radius 277.00 feet through a central angle of 44°51'17" an arc distance of 216.85 feet to the end of said curve;
Thence N 06°40'16" E a distance of 351.00 feet to the beginning of a curve, concave southwesterly having a radial bearing of South 83°19'44" East;
Thence northwesterly along said curve, concave southwesterly, of radius 277.00 feet through a central angle of 39°17'34" an arc distance of 189.96 feet to the beginning of a curve, concave northeasterly having a radial bearing of South 57°22'41" West;
Thence northeasterly along said curve, concave northeasterly, of radius 323.00 feet through a central angle of 30°28'43" an arc distance of 171.82 feet to the end of said curve;
Thence S 89°28'53" E a distance of 92.42 feet to the westerly right-of-way line of the East Main Canal and the beginning of a curve, concave northeasterly having a radial bearing of South 84°51'55" West;
Thence Southeasterly along said curve, concave northeasterly, of radius 465.30 feet through a central angle of 23°28'33" an arc distance of 190.65 feet to the end of said curve;
Thence S 28°36'38" E along said westerly right-of-way line of the East Main Canal a distance of 55.90 feet to the beginning of a curve, concave southwesterly having a radial bearing of North 61°23'22" East;
Thence Southwesterly along said curve, concave southwesterly, of radius 138.20 feet through a central angle of 44°00'00" an arc distance of 106.13 feet to the end of said curve;
Thence S 15°23'22" W along said westerly right-of-way line of the East Main Canal a distance of 62.70 feet to the beginning of a curve, concave southeasterly having a radial bearing of North 74°36'38" West;
Thence Southwesterly along said curve, concave southeasterly, of radius 771.80 feet through a central angle of 07°20'00" an arc distance of 98.78 feet to the end of said curve;
Thence S 08°03'22" W along said westerly right-of-way line of the East Main Canal a distance of 279.80 feet to the beginning of a curve, concave northwesterly having a radial bearing of South 81°56'38" East;
Thence Southwesterly along said curve, concave northwesterly, of radius 232.90 feet through a central angle of 44°50'00" an arc distance of 182.24 feet to the end of said curve;
Thence S 52°53'22" W along said westerly right-of-way line of the East Main Canal a distance of 139.40 feet to the beginning of a curve, concave southeasterly having a radial bearing of North 37°06'38" West;
Thence Southwesterly along said curve, concave southeasterly, of radius 248.20 feet through a central angle of 57°30'00" an arc distance of 249.08 feet to the end of said curve;
Thence S 04°36'38" E along said westerly right-of-way line of the East Main Canal a distance of 48.80 feet to the beginning of a curve, concave northwesterly having a radial bearing of North 85°23'22" East;
Thence Southwesterly along said curve, concave northwesterly, of radius 355.30 feet through a central angle of 01°26'36" an arc distance of 8.95 feet to the end of said curve;
Thence N 89°44'59" W a distance of 65.08 feet to the TRUE POINT OF BEGINNING.

Exempt from Affidavit and Filing fees (A.R.S. 11-1134 A.3.)

Description Verified by:

_____ _____

City Engineer Date

For Valuable Consideration, Grantor:

Covenants that Grantor is seized of Subject Real Property and that Grantee shall quietly enjoy Subject Real Property.

Conveys to Grantee all rights, title and interest of Grantor in Subject Real Property together with all rights and privileges appurtenant or to become appurtenant thereto on the effective date, being the date and time of recordation of this instrument;

Warrants the title against all persons whomsoever, subject to matters set forth and warrants that Grantor will execute or procure any further necessary assurance of title.

Grantor further covenants for Grantor and successors of Grantor its further assurance of this grant and of the aforesaid warranties and covenants.

Dated this _____ day of _____, _____.

_____ _____

Signature of Grantor(s)

ACKNOWLEDGEMENT

State of Arizona)
) **ss.**
County of Yuma)

The foregoing instrument was acknowledged before me this _____ day of _____, _____, by _____.

IN WITNESS WHEREOF, I have hereunto set by hand and official seal.

_____

Notary Public

My Commission Expires:

_____

State of Arizona)
) **ss.**
County of Yuma)

The foregoing instrument was acknowledged before me this _____ day of _____, _____, by _____.

IN WITNESS WHEREOF, I have hereunto set by hand and official seal.

_____

Notary Public

My Commission Expires:

_____

Acceptance:

City of San Luis

_____ _____
Ralph Velez Date
City Administrator

Attest:

_____ _____
Sonia Cuello Date
City Clerk

Approved as to Form:

_____ _____
Glenn Gimbut Date
City Attorney

Jose A. Guzman

From: Roman Pacheco
Sent: Monday, March 07, 2016 7:09 AM
To: John Starkey; Jose A. Guzman
Subject: FW: Request for Comments for Rezoning Case No. 2016-065 Las Quintas De San Luis 2

FYI

From: YCWUA Planning [mailto:planning@ycwua.org]
Sent: Monday, March 7, 2016 6:34 AM
To: Roman Pacheco <RPacheco@cityofsanluis.org>; John Starkey <JStarkey@cityofsanluis.org>
Cc: planning@ycwua.org
Subject: Re: Request for Comments for Rezoning Case No. 2016-065 Las Quintas De San Luis 2

Good Morning,

As far as subject development, a 1' Non-Access Easement needs to be added to lots 1-12 & 45 - 67 including Tract "A" to the side adjacent to the East Main Canal rights-of-way. Also, Masonry fencing should be added to separate between the canal and the development, no gates allowed.

Please, provide a full set of plans for further review.

Thanks,

Omar P.
Omar Peñuñuri
Yuma County Water Users' Association
On 3/3/2016 5:48 PM, Roman Pacheco wrote:

> Good Evening-
>
> Please find attached request for comment form, location map, picture of project area, and site plan for your review. If you have any questions concerning this request, please contact the office of Development Services.
>
> Thanks.

Roman Pacheco
Planning Technician
Development Services Department
City of San Luis
1090 E. Union Street | P.O. Box 3750
San Luis, Arizona 85349
928.341.8563 Ext. 2047
928.341.8599 Fax
www.cityofsanluis.org

This email has been checked for viruses by Avast antivirus software.
www.avast.com

March 3, 2016

REZONING CASE NUMBER: 2016-065

CASE SUMMARY: A request by Edais Engineering, Inc., on behalf of (Nieves Riedel) Riedel Construction, Inc., owner, to rezone 27.58 acres, more or less, form Rural Area Residential (RA-10) to Medium Density Residential (R1-6) zoning district. Assessor parcel ID # 776-11-001 and Assessor parcel ID #776-03-003 located South of County 22nd Street between the Main Canal and Las Quintas Subdivision. The purpose of the zone change is to allow for the building of a future subdivision to be called Las Quintas de San Luis II.

A Citizen Review Meeting has been scheduled on the 5th day of April, 2016 at 6:00 p.m. at the San Luis City Hall Council Chambers, 1090 E. Union Street, San Luis, Arizona, in order to give interested parties an opportunity to meet with the applicant to have questions answered and express any issues or concerns prior to any public hearing.

PUBLIC HEARING: April 12, 2016

COMMENTS DUE: March 21, 2016

Your comments on this case will help us prepare an accurate and timely staff report. Your comments on this case will be inserted "as is" into the staff report with your name, department, and telephone number, should the applicant have any questions. Your comments are a public record and will be available to the public, media, and the applicant, in addition to the Commission hearing this case. Please complete the section below and return via e-mail. For additional information please contact me at 341-8563, extension 2012, or at Jstarkey@cityofsanluis.org

Thank you,

John Starkey
Zoning Administrator
Attachment: Location Map, Picture of Project Area and Site Plan

☑ COMMENTS ☐ NO COMMENTS

Enter Comments *below*:
The City of San Luis Fire Department has no comments at this time, but reserves the right to comment upon subsequent submittals.
Date:
03/03/16
Agency:
City of San Luis Fire Department
Phone:
928/341-8550
Return to: Jstarkey@cityofsanluis.org