



Resolution

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

NO. 1184

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, DECLARING ITS INTENTION TO PROVIDE THE ENHANCED MUNICIPAL SERVICES OF OPERATING AND MAINTAINING CERTAIN RETENTION BASINS WITHIN THE AREA DESCRIBED AS LAS QUINTAS DE SAN LUIS II SUBDIVISION, YUMA COUNTY, ARIZONA.

WHEREAS, a petition for enhanced municipal services has been presented by all of the real property owners of record for the real property described as Las Quintas de San Luis II Subdivision, Yuma County, Arizona.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of San Luis, Arizona, as follows:

Section 1: The City of San Luis hereby creates an enhanced municipal services district to be tentatively known as Las Quintas de San Luis II Municipal Services Improvement District for the area described as Las Quintas de San Luis II Subdivision, City of San Luis, Yuma County, Arizona, and as further shown on the subdivision plat or plats of record for Las Quintas de San Luis II Subdivision with the Office of Public Works Director and the Office of City Engineer of the City of San Luis, Arizona. The legal description for the district is as follows:

See exhibit A attached hereto.

Section 2: That the public interest requires, and it is the intention of the governing body of the City of San Luis to provide, for the enhance municipal services of the operation and maintenance of retention basins described as Las Quintas de San Luis II Subdivision, City of San Luis, Yuma County, Arizona.

Section 3: That the operation and maintenance of said retention basins shall be in accordance with the plan showing location, type and character of the enhanced municipal services, as well as duplicate diagrams of the property contained within the improvement district which is here by approved and adopted by the Council of the City of San Luis, Arizona, and on file in the office of the City Engineer, tentatively known as Las Quintas II Municipal Services Improvement District.

Section 4: That all lots within the Improvement District will benefit by the enhanced municipal services of the operation and maintenance of said retention basins at a higher level or greater degree than provided in the remainder of the City of San Luis that is not included in the Improvement District.

Section 5: That the City Council shall make an annual statement and/or statements of the expenses relative to the District for the operation and maintenance of said retention basins which shall be provided by the levy and collection of the ad valorem taxes of the assessed value of all property, real and personal, in the District as provided in title 48 of the Arizona Revised Statutes, which taxes shall be collected in the amount shown by the statement adopted by the City Council.

PASSED AND ADOPTED by the Mayor and City Council of the City of San Luis, Arizona, this _____ day of _____, 2017.

Gerardo Sanchez, Mayor

ATTEST:

Sonia Cornelio, City Clerk

APPROVED AS TO FORM:

Kay Marion Macuil, City Attorney

**PETITION, WAIVER AND CONSENT TO FORMATION
OF AN ENHANCED MUNICIPAL SERVICES IMPROVEMENT DISTRICT
BY THE CITY OF SAN LUIS FOR THE NEW SUBDIVISION,
LAS QUINTAS DE SAN LUIS II
(OWNER: RIEDEL HOLDING, LLC)**

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

Pursuant to Arizona Revised Statutes, Section 48-571 to 48-617, as amended , and specifically A.R.S. §48-575 and §48-576 the undersigned property owner respectfully petitions the City Council of the City of San Luis, Arizona (City Council) to order the formation of an Enhancement Municipal Service District under Arizona Revised Statutes, title 48 Chapter 4, Article 2. In support of this petition, the undersigned agrees to waive certain rights under the Arizona Improvement District Law and to consent to the formation and completion of the District.

1. Area of District. The proposed district is described by a map and by a legal description of Exhibit "A" which is attached hereto and incorporated herein by reference. The proposed district consists of approximately 27.58 acres and is entirely within the corporate boundaries of the City of San Luis.
2. Ownership. The undersigned (is) (are) the sole owner(s) of the real property within the proposed district.
3. Purpose. The district is proposed to be formed for the purpose of the operation, maintenance, repair and improvements of retention basins described in Las Quintas de San Luis II.
4. Public Convenience and Necessity. The necessity for the proposed district is for the operation, maintenance, repair and improvements of retention basins within the proposed district by the levying of special assessments in the proposed district.
5. Waiver and Consent. The petitioners with full knowledge of their rights being waived hereunder, hereby expressly waive;
 - (a) Any and all irregularities, illegalities or deficiencies which may exist in adoption of Resolution Ordering the work;
 - (b) Any necessity for publication and posting of the Resolution of Intention and the Note of Proposed Improvements;
 - (c) All protest rights, whatsoever under A.R.S. §48-579 (A) and (B), which provide for protests against the work; and

(d) All objections to the filing of and adoption by the City of the plans and specifications, the Engineer's estimate and the Assessment Diagram, all of which provide for the completion of the District.

Further the improvements described above are of more than local or ordinary public benefit.

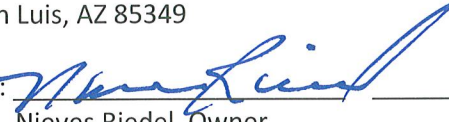
In Witness whereof the parties have executed this Petition and waiver agreement as of the _____ day of _____ 20_____.

PROPERTY OWNER
NAME, ADDRESS AND
SIGNATURE

DATE

PROPERTY
(Tax Parcel Nos.)

RIEDEL HOLDING, LLC
1950 Juan Sanchez Blvd Suite 6
San Luis, AZ 85349

By: 
Nieves Riedel, Owner

4-3-17

APN 776-03-003
APN 776-11-001

Accepted and approved by:

CITY OF SAN LUIS, ARIZONA an
ARIZONA MUNICIPAL CORPORATION

By _____
Gerardo Sanchez, Mayor

ATTEST:

Sonia Cornelio, City Clerk

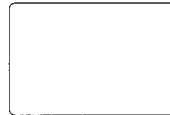
APPROVED AS TO FORM:

Kay Marion Macuil, City Attorney

LAS QUINTAS DE SAN LUIS 2 SUBDIVISION

A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER LYING EAST OF THE EAST MAIN CANAL AND OF PARCEL B OF THE BARKLEY LOT SPLIT No.2 AS RECORDED IN BOOK 67 OF PLATS, PAGE 27, Y.C.R., BEING A PORTION OF GOVERNMENT LOT 2, ALSO BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, TOGETHER IN SECTION 6, TOWNSHIP 11 SOUTH, RANGE 24 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA

DATE: JANUARY 2017 ACREAGE - 28.75 AC



BOOK _____ OF PLATS,
PAGE _____

APPROVED

STATE OF ARIZONA } ss
CITY OF SAN LUIS }

THE SUBDIVISION AS PLATED HEREON HAS BEEN APPROVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA.

MAYOR _____ DATE _____
CITY MANAGER _____ DATE _____
CITY PLANNING & ZONING COMMISSION _____ DATE _____
CITY ENGINEER _____ DATE _____
CITY PUBLIC WORKS DIRECTOR _____ DATE _____

BASIS OF BEARING

THE SOUTH LINE OF THE SW 1/4 OF SECTION 6, T11S, R24W, NAMELY N 89°40'11" W AS SHOWN ON STATE PLAT No. 17 COUITE DE BENEFAR AS RECORDED IN BOOK 11 OF PLATS, PAGES 88-90, YCS.

RESTRICTIVE COVENANTS

HAVE BEEN RECORDED CONCURRENTLY AND ARE A PART OF THIS PLAT

NOTE:

LOTS 1 TO 40 OF THE SUBDIVISION HAVE GRADING SLOPES THAT HAVE BEEN SPECIFICALLY DESIGNED TO PROTECT THE PROPERTIES ADJACENT TO THE LOTS. LOTS 40 TO 70 OF THE SUBDIVISION HAVE GRADING SLOPES THAT HAVE BEEN SPECIFICALLY DESIGNED TO PROVIDE FOR SURFACE WATER RETENTION AND TO AVOID IMPOSING ADDITIONAL LOADS ON THE ADJACENT RETAINING WALLS. THIS DESIGN IS RESTRICTED TO IN THE COVENANTS, CONDITIONS AND RESTRICTIONS AS THE "MASTER PLAN". ANY GRADING OR OTHER WORK CONDUCTED ON THESE LOTS MUST CONFORM TO THE "MASTER PLAN" FOR THESE DESIGNED SLOPES AND WILL REQUIRE SUBMITTAL OF A SET PLAN PREPARED BY AN ARIZONA REGISTERED PROFESSIONAL ENGINEER PRIOR TO OBTAINING A BUILDING PERMIT. EROSION CONTROL PREVISIONS FOR THESE SLOPES MUST BE CONSTRUCTED AND MAINTAINED TO THE SATISFACTION OF THE SLOPES ON THESE LOTS SHALL BE MAINTAINED BY THE LOT OWNERS IN PERPETUITY. SEE THE RECORDED COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE SUBDIVISION FOR ADDITIONAL REQUIREMENTS.

SUBDIVIDER/OWNER

RIEDEL HOLDINGS, L.L.C.
P.O. BOX 1649
SAN LUIS, ARIZONA 85349

PREPARED BY:



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON WAS MADE UNDER MY DIRECTION DURING JANUARY OF 2017, AND THAT THIS SUBDIVISION CONFORMS TO ALL REGULATIONS AND REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF SAN LUIS, ARIZONA.

BY: 
 Expires 6/30/2018

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT RIEDEL HOLDINGS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS THIS THE _____ DAY OF _____ 2017, CAUSED A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SECTION 6, TOWNSHIP 11 SOUTH, RANGE 24 WEST, GILA AND SALT RIVER, YUMA COUNTY, ARIZONA, AS PLATED HEREON, TO BE SUBDIVIDED INTO LOTS, TRACT & STREETS UNDER THE NAME OF LAS QUINTAS DE SAN LUIS 2 SUBDIVISION AND HEREBY DECLARES THAT THE ACCOMPANYING PLAT SETS FORTH THE LOCATION AND DIMS OF THE LOTS AND STREETS, CONSTITUTING SAID LAS QUINTAS DE SAN LUIS 2 SUBDIVISION AND THAT EACH LOT SHALL BE KNOWN BY THE NUMBER, THE TRACT BY THE LETTER AND THE STREETS BY THE NAME, GIVEN EACH RESPECTIVELY ON SAID PLAT;

AND THAT RIEDEL HOLDINGS, L.L.C., AS OWNER HEREBY DEDICATES THE STREETS SHOWN HEREON TO THE PUBLIC FOR ITS USE AND BENEFIT, AND THAT THE EXPENSES ARE DEDICATED FOR THE LOTS SHOWN AND NOTED ON SAID PLAT AND AS SET FORTH IN THE DECLARATION OF DEDICATIONS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED CONCURRENTLY HEREWITH TRACT "A" IS DEDICATED TO THE PUBLIC FOR USE AS STORM WATER RETENTION BASIN AND COMPLEMENTARY RECREATIONAL USES.

IN WITNESS WHEREOF, RIEDEL HOLDINGS, L.L.C., HAS CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE SIGNATURE OF NEVES GARCIA RIEDEL, AS MEMBER, THEREUNTO DULY AUTHORIZED ON THIS THE _____ DAY OF _____ 2017.

BY: _____
NEVES GARCIA RIEDEL, MEMBER
RIEDEL HOLDINGS, L.L.C.

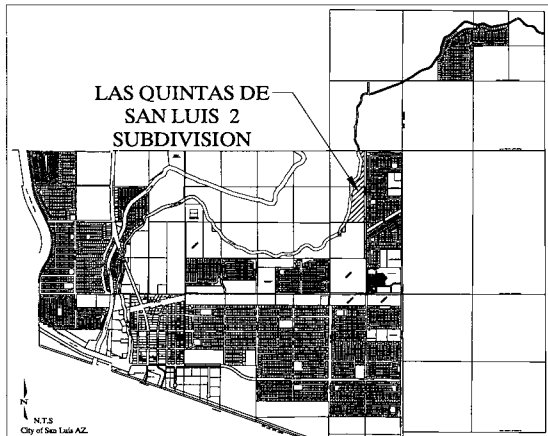
ACKNOWLEDGMENT

STATE OF ARIZONA } ss
COUNTY OF YUMA }

ON THIS _____ DAY OF _____ 2017 BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED, NEVES GARCIA RIEDEL WHO ACKNOWLEDGED HERSELF TO BE MEMBER OF RIEDEL HOLDINGS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AND SHE AS SUCH OFFICER BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE NAME OF THE LIMITED LIABILITY COMPANY BY HERSELF, AS SUCH OFFICER.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC
BY: _____



VICINITY MAP

LAS QUINTAS DE SAN LUIS 2 SUBDIVISION

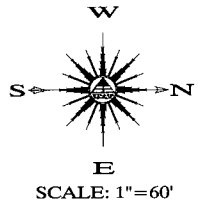
A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER LYING EAST OF THE EAST MAIN CANAL AND OF PARCEL B OF THE BARKLEY LOT SPLIT No.2 AS RECORDED IN BOOK 67 OF PLATS, PAGE 27, Y.C.R., BEING A PORTION OF GOVERNMENT LOT 2, ALSO BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, TOGETHER IN SECTION 6, TOWNSHIP 11 SOUTH, RANGE 24 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA

DATE: JANUARY 2017 ACREAGE - 28.75 AC

- ### LEGEND
- CENTERLINE
 - BOUNDARY LINE
 - RIGHT OF WAY LINE
 - EXISTING LOTS
 - NEW PROPERTY LINE
 - 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
 - INDICATES BRASS CAP
 - B.C. INDICATE HAND HOLE
 - H.H.
 - (1) DATA REFER TO BARKLEY PROPERTY - SAN LUIS, BOUNDARY SURVEY CONDUCTED BY DAHL, ROBINS & ASSOCIATES, INC. PROJECT No. 07076 SIGNED BY JUAN H. LOHMEYER JULY 24, 2007.
 - (2) DATA REFER TO BARKLEY LOT SPLIT No. 2 AS RECORDED IN BOOK 67 OF PLATS, PAGE 27, Y.C.R., YUMA COUNTY, ARIZONA.
 - NEW LOT NUMBER
 - EXISTING LOT NUMBER
 - A.P.N. ASSESSOR PARCEL NUMBER
 - Y.C.R.O. YUMA COUNTY RECORDER'S OFFICE

LINE DATA

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	50.00'	N37°43'34"W	L5	35.45'	N43°09'24"E	L9	26.67'	N72°09'24"E
L2	50.00'	N07°30'52"W	L6	35.26'	N44°01'34"W	L10	34.46'	N1°09'21"W
L3	35.35'	N03°32'27"E	L7	35.36'	N45°43'27"E	L11	35.35'	N45°31'27"E
L4	35.34'	N02°28'37"W	L8	35.34'	N38°16'36"W	L12	35.34'	N44°29'55"W



- ### KEY NOTES
1. NON-ACCESS EASEMENT
 2. UTILITY & CITY EASEMENT
 3. FRONT YARD SET BACK LINE
 4. SIDE YARD SET BACK LINE
 5. REAR YARD SET BACK LINE
 6. EROSION CONTROL IN RELATION TO NEW IMPROVEMENTS WITHIN LOTS 49-70 SHALL BE CONSIDERED WITHIN HIGH PROTECTIVE LOT. NO DISCHARGE LINES ARE TO BE BUILT OUTSIDE LOTS 49-70. NO DISCHARGING IS TO BE CONDUCTED OUTSIDE LOTS 49-70.

CURVE DATA

CURVE	DELTA	CHORD DIRECTION	CHORD	TANGENT	RADIUS	LENGTH
C1	72°36'00"	N27°44'42"W	58.37'	35.86'	460.00'	60.70'
C2	24°25'00"	N82°58'10"E	35.52'	34.87'	450.00'	59.61'
C3	17°10'14"	N02°54'19"E	28.07'	14.19'	94.00'	28.17'
C4	15°33'22"	N82°12'18"W	142.70'	71.71'	525.00'	142.54'
C5	12°34'34"	N87°13'55"W	125.31'	62.25'	500.00'	125.83'
C6	15°33'22"	N02°13'18"W	128.73'	64.97'	475.00'	128.13'
C7	11°27'23"	N45°09'26"E	68.57'	64.47'	60.00'	115.87'
C8	15°34'34"	S02°13'19"E	142.28'	71.82'	525.00'	142.72'
C9	15°34'34"	S02°13'50"E	125.31'	62.25'	500.00'	125.83'
C10	15°34'34"	S02°11'19"E	125.72'	64.97'	475.00'	126.13'
C11	08°50'00"	N11°09'22"E	80.85'	40.55'	525.00'	80.94'
C12	08°50'00"	N11°09'22"E	77.01'	38.82'	500.00'	77.29'
C13	08°50'00"	N11°09'22"E	73.16'	36.89'	475.00'	73.53'
C14	08°44'34"	S08°30'50"E	58.81'	29.46'	500.00'	58.94'
C15	08°44'34"	S08°30'50"E	58.81'	29.46'	500.00'	58.94'
C16	08°44'34"	S08°30'50"E	58.87'	27.86'	475.00'	59.90'
C17	08°44'34"	S08°30'50"E	61.25'	30.83'	525.00'	61.78'
C18	08°44'34"	S08°30'50"E	58.81'	29.46'	500.00'	58.94'
C19	08°44'34"	S08°30'50"E	55.72'	27.90'	475.00'	55.73'
C20	62°22'21"	N33°23'11"W	157.58'	92.60'	150.00'	165.91'
C21	62°22'21"	N33°23'11"W	131.52'	77.16'	125.00'	136.26'
C22	62°22'21"	N33°23'11"W	106.06'	61.73'	100.00'	110.81'
C23	22°33'49"	N10°00'00"E	146.89'	74.79'	375.00'	147.63'
C24	22°33'49"	N10°00'00"E	156.49'	79.77'	400.00'	157.48'
C25	22°33'49"	N10°00'00"E	166.24'	84.76'	425.00'	167.32'
C26	22°33'49"	N10°00'00"E	176.00'	89.75'	450.00'	178.11'
C27	22°33'49"	N10°00'00"E	185.75'	94.74'	475.00'	189.00'
C28	22°33'49"	N10°00'00"E	195.50'	99.73'	500.00'	199.85'
C29	08°10'13"	N04°23'10"E	82.02'	41.12'	375.00'	82.09'
C30	08°10'13"	N04°23'10"E	78.46'	39.33'	350.00'	78.53'
C31	08°10'13"	N04°23'10"E	74.90'	37.55'	325.00'	74.96'
C32	08°10'13"	N04°23'10"E	71.34'	35.77'	300.00'	71.41'
C33	08°04'56"	N11°30'42"E	146.27'	74.27'	180.00'	146.26'
C34	08°04'56"	N11°30'42"E	143.92'	72.06'	156.41'	143.99'
C35	37°40'00"	N01°46'50"W	146.73'	76.46'	200.00'	146.72'
C36	37°40'00"	N01°46'50"W	86.70'	43.23'	207.70'	87.04'
C37	37°40'00"	N01°46'50"W	150.81'	83.79'	245.50'	151.00'
C38	18°57'56"	N04°47'55"W	102.89'	51.13'	315.00'	103.34'
C39	18°57'56"	N04°47'55"W	94.79'	48.07'	292.70'	95.21'
C40	18°57'56"	N04°47'55"W	86.70'	45.01'	270.70'	87.04'
C41	27°05'14"	N04°03'21"E	124.41'	62.23'	244.84'	124.43'
C42	21°36'42"	N14°13'20"E	316.55'	161.14'	842.85'	316.44'
C43	08°37'13"	N02°18'01"E	232.08'	131.69'	276.00'	232.18'
C44	41°14'42"	S08°06'43"W	187.87'	100.25'	287.00'	191.87'
C45	04°08'51"	N10°21'42"E	219.89'	110.81'	300.00'	219.83'

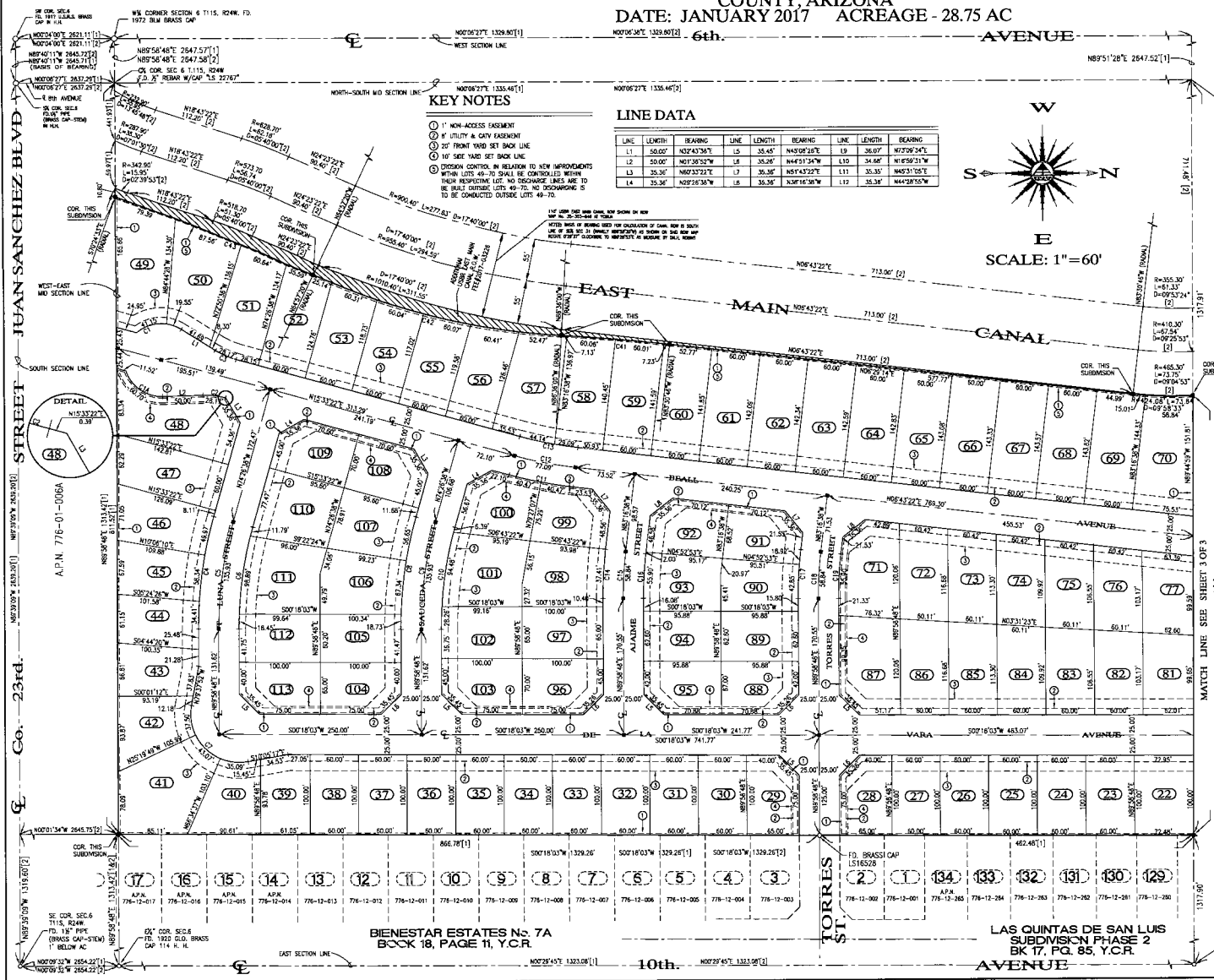
PREPARED BY:

Edais Engineering, Inc.
 3075 S AVENUE 4 E
 YUMA, ARIZONA 85665
 (928) 344-3556

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON WAS MADE UNDER MY DIRECTION DURING JANUARY OF 2017, AND THAT THIS SUBDIVISION CONFORMS TO ALL REGULATIONS AND REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF SAN LUIS, ARIZONA.



Date: 6/26/2017



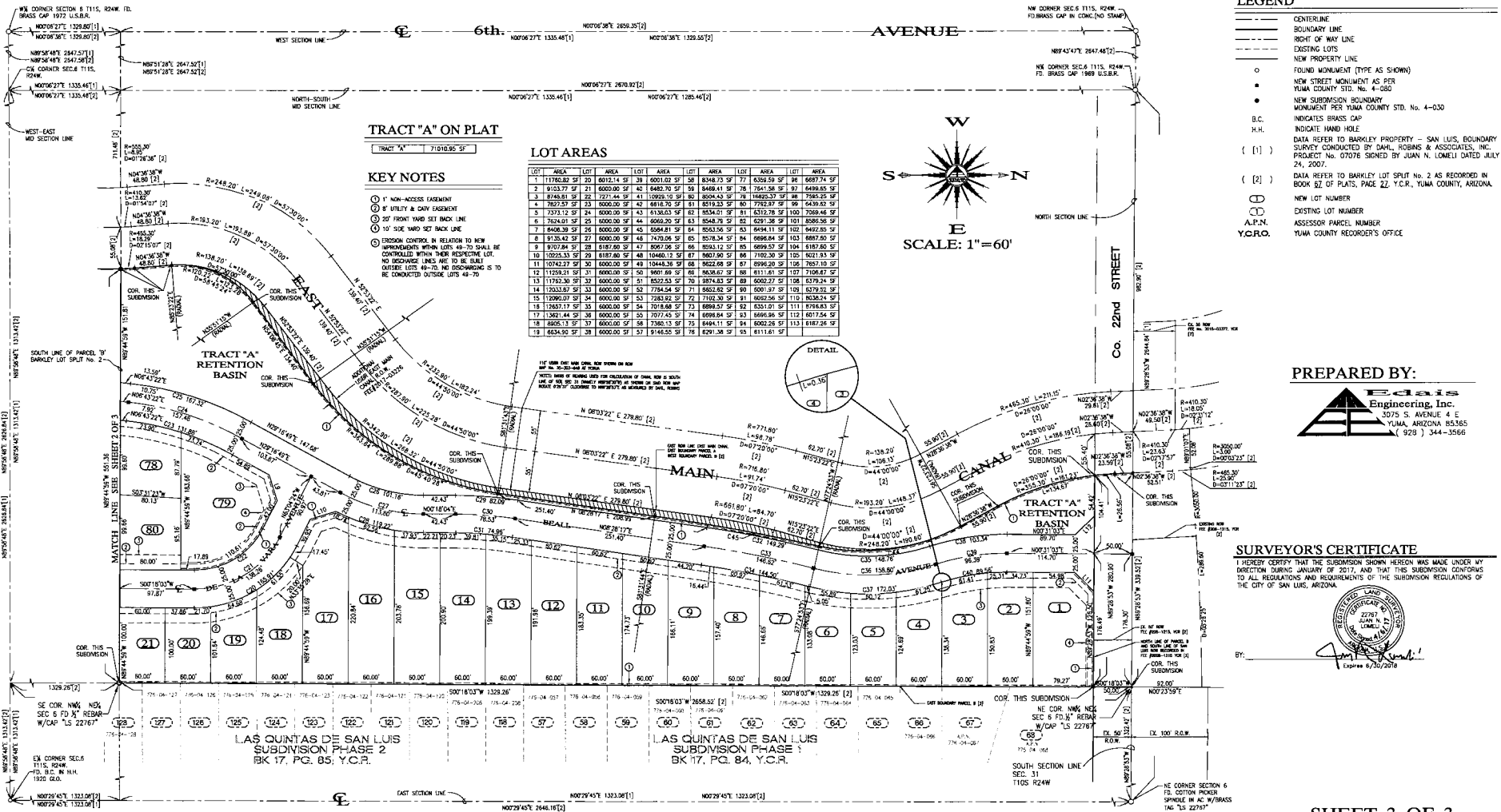
BIENESTAR ESTATES No. 7A
 BOOK 18, PAGE 11, Y.C.R.

LAS QUINTAS DE SAN LUIS
 SUBDIVISION PHASE 2
 BK 17, PG. 85, Y.C.R.

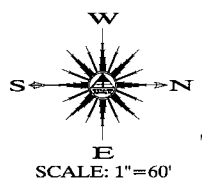
LAS QUINTAS DE SAN LUIS 2 SUBDIVISION

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 - ([]) DATA REFER TO BARKLEY LOT SPLIT No. 2 AS RECORDED IN BOOK 67 OF PLATS, PAGE 27, Y.C.R., YUMA COUNTY, ARIZONA.
 - ([]) DATA REFER TO BARKLEY LOT SPLIT No. 2 AS RECORDED IN BOOK 52 OF PLATS, PAGE 22, Y.C.R., YUMA COUNTY, ARIZONA.
 - NEW LOT NUMBER
 - EXISTING LOT NUMBER
 - ASSESSOR PARCEL NUMBER
 - YUMA COUNTY REORDER'S OFFICE



PREPARED BY:

 Edais Engineering, Inc.
 3075 S. AVENUE 4 E
 YUMA, ARIZONA 85365
 (928) 344-3566

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON WAS MADE UNDER MY DIRECTION DURING JANUARY OF 2017, AND THAT THE SUBDIVISION CONFORMS TO ALL REGULATIONS AND REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF SAN LUIS, ARIZONA.

BY: *James M. Smith*
 Expires 6/30/2023