



# *Resolution*

OFFICE OF THE  
MAYOR  
CITY OF SAN LUIS

No. 2097

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, DECLARING ITS INTENTION TO PROVIDE THE ENHANCED MUNICIPAL SERVICE IMPROVEMENT DISTRICT OF OPERATING AND MAINTAINING CERTAIN RETENTION BASINS WITHIN THE AREA DESCRIBED AS BELLEZA DEL DESIERTO PHASE 1 SUBDIVISION, SAN LUIS, 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 Belleza Del Desierto Phase 1 Subdivision, San Luis, 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 Belleza Del Desierto Phase 1 Municipal Services Improvement District for the area described as Belleza Del Desierto Phase 1 Subdivision, City of San Luis, Arizona, and as further shown on the subdivision plat or plats of record for Belleza Del Desierto Phase 1 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 and convenience require, 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 Belleza Del Desierto Phase 1 Subdivision, City of San Luis, 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 Belleza Del Desierto Phase 1 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.

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 \_\_\_\_\_, 2019.

\_\_\_\_\_  
Gerardo Sanchez, Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Sonia Cornelio, City Clerk

\_\_\_\_\_  
Kay Marion Macuil, City Attorney

**PETITION, WAIVER AND CONSENT TO FORMATION  
OF AN ENHANCED MUNICIPAL SERVICES IMPROVEMENT DISTRICT  
BY THE CITY OF SAN LUIS NEW SUBDIVISION,  
BELLEZA DEL DESIERTO PHASE 1  
(OWNER: SAM GROUP INVESTMENTS CO. LIMITED PARTNERSHIP)**

**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 Enhanced Municipal Service District ("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 18.69 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 (the "Petitioner(s)") including any required public dedications of property.
3. Purpose. The District is proposed to be formed for the purpose of the operation, maintenance, repair and improvements of retention basins within in Belleza Del Desierto Phase 1 Subdivision.
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 all of the following:
  - (a) Any and all irregularities, illegalities or deficiencies which may exist in the acts or proceedings resulting in the adoption of the Resolution of Intention and Resolution Ordering the Work relating to the District;
  - (b) Any necessity for publication and posting of the Resolution of Intention and the Notice of Proposed Improvements;
  - (c) All protest rights, whatsoever under A.R.S. §48-579 (A) and (B) as amended, which provide for protests against the work;
  - (d) All rights to petition to dissolve the district pursuant to A.R.S. §48-574(N); and

(e) 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.)

Sam Group Investments Co. Limited Partnership  
10602 S. Camino Del Sol  
Yuma, AZ 85367

By: \_\_\_\_\_ PORTION OF APN 227-15-019  
Eddie Loo, Owner

STATE OF ARIZONA    )  
                                  )ss.  
County of Yuma        )

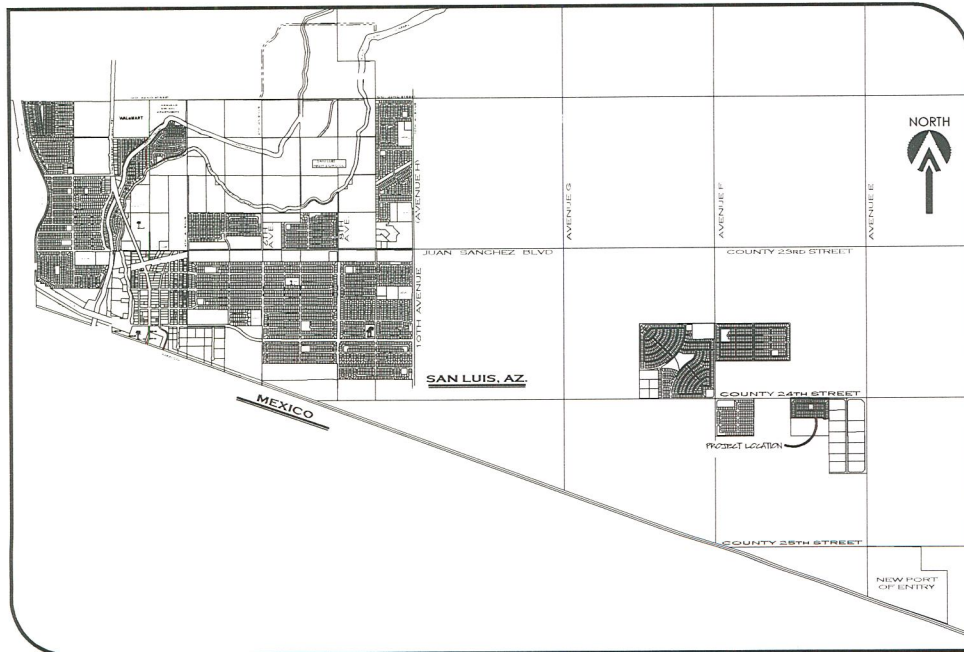
The foregoing acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ by Eddie Loo, Owner of Sam Group Investments Co. Limited Partnership, an Arizona Private Corporation, on behalf of said Corporation.

My Commission Expires

\_\_\_\_\_  
Notary Public

# BELLEZA DEL DESIERTO PHASE 1 SUBDIVISION

A SUBDIVISION OF A PORTION OF SECTION 15, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.,  
 ALSO BEING PARCEL "A" OF THE BELLEZA DEL DESIERTO - LOT SPLIT, AS RECORDED IN BK. \_\_\_  
 OF PLATS, PAGE \_\_, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, AZ  
 SEPTEMBER OF 2019 ACREAGE: 18.69 AC  
**FINAL PLAT**



**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS: THAT SAM GROUP INVESTMENTS CO. LIMITED PARTNERSHIP, AN ARIZONA CORPORATION, AS OWNER HAS CAUSED THE FOLLOWING DESCRIBED PROPERTY, A SUBDIVISION OF A PORTION OF LOT 14 OF SOUTHWEST ARIZONA INDUSTRIAL SUBDIVISION (PHASE 1), AS RECORDED IN BOOK 28 OF PLATS, PAGES 49, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, AZ, AS PLATTED HEREON, TO BE SUBDIVIDED INTO LOTS, TRACT & STREETS UNDER THE NAME OF "BELLEZA DEL DESIERTO PHASE 1 SUBDIVISION" AND HEREBY DECLARES THAT THE ACCOMPANYING PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF LOTS, TRACT AND STREETS CONSTITUTING SAID "BELLEZA DEL DESIERTO PHASE 1 SUBDIVISION", THAT EACH LOT SHALL BE KNOWN BY THE NUMBER, TRACT BY THE LETTER AND THE STREETS BY THE NAME GIVEN EACH RESPECTIVELY ON SAID PLAT; AND THAT SAM GROUP INVESTMENTS CO. LIMITED PARTNERSHIP, AN ARIZONA CORPORATION, HEREBY DEDICATES THE STREETS SHOWN HEREON TO THE CITY OF SAN LUIS FOR ITS USE AND BENEFIT; TRACT "A" IS DEDICATED TO THE PUBLIC FOR USE AS A STORMWATER RETENTION BASIN AND COMPATIBLE USES. THE EASEMENTS ARE DEDICATED FOR THE USES SHOWN AND DEFINED ON SAID PLAT AND AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED CONCURRENTLY HEREWITH, A THREE-FOOT NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT FROM THE FURTHEST PROJECTION ON ALL SIDES OF ALL FIRE HYDRANTS; A 12-INCH NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT AROUND ALL WATER METERS AND A 24-INCH NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT AROUND STREETLIGHTS IS HEREBY GRANTED.

IN WITNESS WHEREOF, SAM GROUP INVESTMENTS CO. LIMITED PARTNERSHIP, AN ARIZONA CORPORATION, HAS CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED AS ATTESTED BY THE SIGNATURE OF EDDIE LOO, AS MANAGER OF DSA INVESTMENT COMPANY, L.L.C., GENERAL PARTNER OF SAM GROUP INVESTMENT CO. LIMITED PARTNERSHIP, THEREUNTO DULY AUTHORIZED ON THIS \_\_\_ DAY OF \_\_, 20\_\_.

EDDIE LOO  
 MANAGER OF DSA INVESTMENT COMPANY, L.L.C., GENERAL PARTNER OF  
 SAM GROUP INVESTMENT CO. LIMITED PARTNERSHIP

**ACKNOWLEDGMENT**

STATE OF ARIZONA )  
 COUNTY OF YUMA )

ON THIS THE \_\_\_ DAY OF \_\_, 20\_\_ BEFORE ME, THE UNDERSIGNED NOTARY PERSONALLY APPEARED EDDIE LOO, AS MANAGER OF DSA INVESTMENT COMPANY, L.L.C., GENERAL PARTNER OF SAM GROUP INVESTMENT CO. LIMITED PARTNERSHIP.

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

BY: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_  
 NOTARY PUBLIC

**APPROVED**

STATE OF ARIZONA )  
 COUNTY OF YUMA )

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

MAYOR \_\_\_\_\_

CITY MANAGER \_\_\_\_\_


DIRECTOR OF PLANNING AND ZONING \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_

CITY PUBLIC WORKS DIRECTOR \_\_\_\_\_

**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 TWO (2) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING JUNE OF 2018 THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN. OP WILL BE IN PLACE WITHIN ONE YEAR FROM RECORDATION OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS PARTS.

BY:  JOHN C. ENGLISH  
 E.L.S. NO. 16328

ELABORATED BY:



