NOTICE OF SPECIAL COUNCIL MEETING

In accordance with §38-431.01 of the Arizona Revised Statutes of the State of Arizona, notice is hereby given to the Members of City Council and to the general public that the Mayor and Council of the City of San Luis, Arizona, will hold a Special City Council meeting at 6:30 p.m., Tuesday, September 17, 2019. 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 E. 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 recording. Parents in order to exercise their rights may either file written consent with the City Clerk to such recording, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the City will assume that the rights afforded parents pursuant to A.R.S. §1-602.A.9 have been waived.

THIS NOTICE IS GIVEN BY:

/s/ Sonia Cornelio, City Clerk

AVISO DE JUNTA ESPECIAL

De acuerdo con los Estatutos del Estado de Arizona A.R.S. §38-431.01, se le informa a los miembros del Cabildo y al público en general que el Alcalde y el Cabildo, tendrán una Junta Especial a las 6:30 p.m., el día Martes, 17 de Septiembre del 2019. La junta se llevará a cabo en la Sala del Cabildo, ubicada en el 1090 E. Union Street, San Luis, Arizona, 85349. El público está cordialmente invitado a la junta.

De acuerdo con el Acta de Americanos con Discapacidades y la Sección 504 del Acta de Rehabilitación del 1973, la Ciudad de San Luis, Arizona 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 qua sean razonables para la participación en programas, actividades o servicios de la Ciudad, contactar al: Coordinador del Acta de Americanos con Discapacidades/Sección 504, Departamento de Recursos Humanos de la Ciudad de San Luis, Arizona, ubicado en el 1090 E. Union Street, San Luis, Arizona, 85349; (928) 341-8520.

Por medio de este aviso y de acuerdo con los Estatutos del Estado de Arizona A.R.S §1-602.A.9, sujeto a ciertas excepciones reglamentarias, los padres de familia tienen el derecho de dar el consentimiento ante el Estado o cualquiera de sus subdivisiones políticas para hacer una grabación de audio o video de su hijo menor de edad. Las juntas del Cabildo 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 dar el consentimiento por escrito con la Secretaria de la Ciudad a tal grabación, o tomar acción personal para asegurarse que su hijo 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 los Estatutos del Estado de Arizona A.R.S. §1-602.A.9.

ESTE AVISO ES DADO POR:

/f/ Sonia Cornelio, Actuaria de la Ciudad

AGENDA
Special Meeting
San Luis City Council
San Luis Council Chambers
1090 E. Union Street
San Luis, AZ 85349
September 17, 2019
6:30 p.m.

MEMBERS OF THE CITY COUNCIL WILL ATTEND EITHER IN PERSON, TELEPHONE, OR VIDEO CONFERENCE COMMUNICATION

1. CALL TO ORDER/ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. DISCUSSION AND POSSIBLE ACTION ITEMS:

3. A. Discussion and possible action on any and all matters regarding Resolution No. 2090. A resolution of the Mayor and City Council of the City of San Luis, Arizona, creating a Street Lighting Improvement District and declaring its intention to purchase electricity, and maintain poles, luminaries, and underground conduit, together with a charge for the use of lighting facilities, for lighting public streets within the area described as Santa Cecilia No. 3 Subdivision, San Luis, Arizona. **(Jose A. Guzman, Director of Planning & Zoning)**

3. B. Discussion and possible action on any and all matters regarding Resolution No. 2091. 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 Santa Cecilia No. 3 Subdivision, San Luis, Arizona. **(Jose A. Guzman, Director of Planning & Zoning)**

3. C. Discussion and possible action on any and all matters regarding Resolution No. 2092. A resolution of the Mayor and City Council of the City of San Luis, Arizona declaring its intention of operating, maintaining and repairing certain landscape improvements included within, near and adjacent to the retention and detention basins and parking and parkways and related facilities together with appurtenant structures within the area described as Santa Cecilia No. 3 Subdivision, San Luis, Arizona. **(Jose A. Guzman, Director of Planning & Zoning)**

3. D. Discussion and possible action on any and all matters regarding Resolution No. 2093. A resolution of the Mayor and City Council of the City of San Luis, Arizona, authorizing and directing the city engineer to order the purchase of electricity and to order the maintenance of poles, luminaries and underground conduit incident to the installation of street lights for lighting public streets within the area described as Santa Cecilia No. 3 Subdivision, San Luis, Arizona. **(Jose A. Guzman, Director of Planning & Zoning)**

3. E. Discussion and possible action on any and all matters regarding Resolution No. 2094. A resolution of the Mayor and City Council of the City of San Luis Arizona, authorizing and directing the city engineer to order the operation and maintenance of certain retention basins for the area described as Santa Cecilia No. 3 Subdivision, San Luis, Arizona. **(Jose A. Guzman, Director of Planning & Zoning)**

3. F. Discussion and possible action on any and all matters regarding Resolution No. 2095. A resolution of the Mayor and City Council of the City of San Luis, Arizona, authorizing and ordering the operation, maintenance and repair of certain landscape improvements included within, near and adjacent to the retention and detention basins and parkings and parkways and related facilities together with appurtenant structures for the area described as Santa Cecilia No. 3 Subdivision, San Luis, Arizona. **(Jose A. Guzman, Director of Planning & Zoning)**

3. G. Discussion and possible action on any and all matters regarding Resolution No. 2096. A resolution of the Mayor and City Council of the City of San Luis, Arizona, creating a Street Lighting Improvement District and declaring its intention to purchase electricity, and maintain poles, luminaries, and underground conduit, together with a charge for the use of lighting facilities, for lighting public streets within the area described as Belleza Del Desierto Phase 1 Subdivision, San Luis, Arizona. **(Jose A. Guzman, Director of Planning & Zoning)**

3. H. Discussion and possible action on any and all matters regarding Resolution 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 Services of operating and maintaining certain retention basins within the area described as Belleza Del Desierto Phase 1 Subdivision, San Luis, Arizona. **(Jose A. Guzman, Director of Planning & Zoning)**

3. I. Discussion and possible action on any and all matters regarding Resolution No. 2098. A resolution of the Mayor and City Council of the City of San Luis, Arizona declaring its intention of operating, maintaining and repairing certain landscape improvements included within, near and adjacent to the retention and detention basins and parking and parkways and related facilities together with appurtenant structures within the area described as Belleza Del Desierto Phase 1 Subdivision, San Luis, Arizona. **(Jose A. Guzman, Director of Planning & Zoning)**

3. J. Discussion and possible action on any and all matters regarding Resolution No. 2099. A resolution of the Mayor and City Council of the City of San Luis, Arizona, authorizing and directing the city engineer to order the purchase of electricity and to order the maintenance of poles, luminaries and underground conduit incident to the installation of street lights for lighting public streets within the area described as Belleza Del Desierto Phase 1 Subdivision, San Luis, Arizona. **(Jose A. Guzman, Director of Planning & Zoning)**

3. K. Discussion and possible action on any and all matters regarding Resolution No. 2100. A resolution of the Mayor and City Council of the City of San Luis Arizona, authorizing and directing the city engineer to order the operation and maintenance of certain retention basins for the area described as Belleza Del Desierto Phase 1 Subdivision, San Luis, Arizona. **(Jose A. Guzman, Director of Planning & Zoning)**

3. L. Discussion and possible action on any and all matters regarding Resolution No. 2101. A resolution of the Mayor and City Council of the City of San Luis, Arizona, authorizing and ordering the operation, maintenance and repair of certain landscape improvements included within, near and adjacent to the retention and detention basins and parkings and parkways and related facilities together with appurtenant structures for the area described as Belleza Del Desierto Phase 1 Subdivision, San Luis, Arizona. **(Jose A. Guzman, Director of Planning & Zoning)**

3. M. Discussion and possible action on any and all matters regarding Subdivision Case No. 2019-0271F. A request by Vega and Vega Engineering, PLC, on behalf of Sam Group Investment Company Limited Partnership, property owner, for the final plat approval for Belleza Del Desierto Phase 1 Subdivision. The property is located at the southeast corner of County 24th Street and 20th Avenue. **(Jose A. Guzman, Director of Planning and Zoning)**

A. Staff presentation
B. Action on Subdivision Case No. 2019-0271F

4. ADJOURNMENT

AGENDA ITEM REVIEW FORM

Special City Council Meeting **3. A.**

Meeting Date: 09/17/2019

Department Head: Jose A. Guzman, Director of Planning & Zoning, Planning & Zoning Department

Submitted By: Jose A. Guzman, Director of Planning & Zoning, Planning & Zoning Department

Action Requested: Motion
Resolution

ITEM:

Discussion and possible action on any and all matters regarding Resolution No. 2090. A resolution of the Mayor and City Council of the City of San Luis, Arizona, creating a Street Lighting Improvement District and declaring its intention to purchase electricity, and maintain poles, luminaries, and underground conduit, together with a charge for the use of lighting facilities, for lighting public streets within the area described as Santa Cecilia No. 3 Subdivision, San Luis, Arizona. **(Jose A. Guzman, Director of Planning & Zoning)**

SUMMARY:

As a requirement of the City of San Luis Subdivision Regulations, a Street Lighting Improvement District is required for new subdivisions. The city has received a petition to form a Street Lighting Improvement District for Santa Cecilia No. 3 Subdivision. This is the resolution of intention to create Santa Cecilia No. 3 Street Lighting Improvement District.

RECOMMENDATION / SUGGESTED MOTION:

I MOVE TO APPROVE AND ADOPT RESOLUTION NO. 2090.

N/A

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM:	N/A
CITY/STATE/FEDERAL FUNDS:	N/A
TOTAL:	N/A
BUDGETED AMOUNT:	N/A
AVAILABLE AMOUNT TO TRANSFER:	N/A
ACCT NAME & GL#/REMAINING BALANCE BEFORE PURCHASE:	N/A

FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):

N/A

Attachments

Resolution No. 2090

Resolution

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

No. 2090

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, CREATING A STREET LIGHTING IMPROVEMENT DISTRICT AND DECLARING ITS INTENTION TO PURCHASE ELECTRICITY, AND MAINTAIN POLES, LUMINARIES, AND UNDERGROUND CONDUIT, TOGETHER WITH A CHARGE FOR USE OF LIGHTING FACILITIES, FOR LIGHTING PUBLIC STREETS WITHIN THE AREA DESCRIBED AS SANTA CECILIA NO. 3 SUBDIVISION, SAN LUIS, ARIZONA.

WHEREAS, a petition for the street lighting improvement district has been presented by all of the real property owners of record for the real property described as Santa Cecilia No. 3 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 a street lighting improvement district to be tentatively known as Santa Cecilia No. 3 Street Lighting Improvement District for the area described as Santa Cecilia No. 3 Subdivision, San Luis, Arizona, and as further shown on 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 order the purchase of electricity which includes a charge for the maintenance and use of the lighting facilities. That the maintenance and purchase of electricity is of more than local or ordinary public benefit, and the cost is hereby made chargeable upon the District, and the District benefited by said streetlights is legally described as set forth in Section 1 hereinabove.

Section 3: That the cost of the electricity shall be the established rate of Arizona Public Service for street lighting service.

Section 4: That the lighting of the streets in the area described shall be in accordance with the lighting location plan hereby 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 Santa Cecilia No. 3 Street Lighting Improvement District.

Section 5: In no event will the City of San Luis or any officer thereof be liable for any portion of the cost of supplying electricity to said Improvement District, no

assessment for district purposes against the property within such district exceeds the maximum contained in A.R.S. § 48-616.D, in which event the City of San Luis shall be liable for the cost of supplying electricity in excess of said statutory maximums.

Section 6: The City Council shall make an annual statement of the expenses relative to the District which shall be provided for 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:

_____

Sonia Cornelio, City Clerk

APPROVED AS TO FORM:

_____

Kay Marion Macuil, City Attorney

PETITION, WAIVER AND CONSENT TO FORMATION OF A STREET LIGHTING IMPROVEMENT DISTRICT BY THE CITY OF SAN LUIS NEW SUBDIVISION, SANTA CECILIA NO. 3 (OWNER: RIEDEL HOLDINGS, 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. §48-572(A)(7), §48-616 and §48-617 the undersigned property owner respectfully petitions the City Council of the City of San Luis, Arizona ("City Council") to order the formation of Street Lighting Improvement District ("District") under Arizona Revised Statutes, Title 48 Chapter 4, Article 2. In support of this petition, the undersigned agree 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 30.30 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 installation of light poles and luminaries together with purchasing the electricity for lighting of public streets within Santa Cecilia No. 3 Subdivision.

4. Public Convenience and Necessity. The necessity for the proposed District is for the installation of light poles and luminaries with purchasing the electricity for lighting public streets within the proposed District by the levying of special assessments in the proposed District.

5. Wavier 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 the 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; and

(d) All rights to petition to dissolve the district pursuant to A.R.S. §48-574(N);

(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 31 day of July 2019.

PROPERTY OWNER NAME, ADDRESS AND SIGNATURE	DATE	PROPERTY (Tax Parcel Nos.)
Riedel Holdings, LLC P.O Box 1649 San Luis, AZ 85349 By: _____ Nieves Riedel, Owner	_____	**PORTION OF APN 227-10-009**

STATE OF ARIZONA)
)ss.
County of Yuma)

The foregoing acknowledged before me this 31 day of July 2019 by Nieves Riedel, Owner of Riedel Holdings, an Arizona Corporation, on behalf of said Corporation.

04/26/2019
My Commission Expires

_____
Notary Public

Nydia E. Mendenhall
Notary Public - Arizona
Yuma County
My Commission Expires
April 26, 2021

ACCEPTED AND APPROVED BY:

CITY OF SAN LUIS, ARIZONA AN ARIZONA PRIVATE CORPORATION

By_____
Gerardo Sanchez, Mayor

ATTEST:

_____
Sonia Cornelio, City Clerk

APPROVED AS TO FORM:

_____
Kay Marion Macuil, City Attorney

SANTA CECILIA No. 3 SUBDIVISION

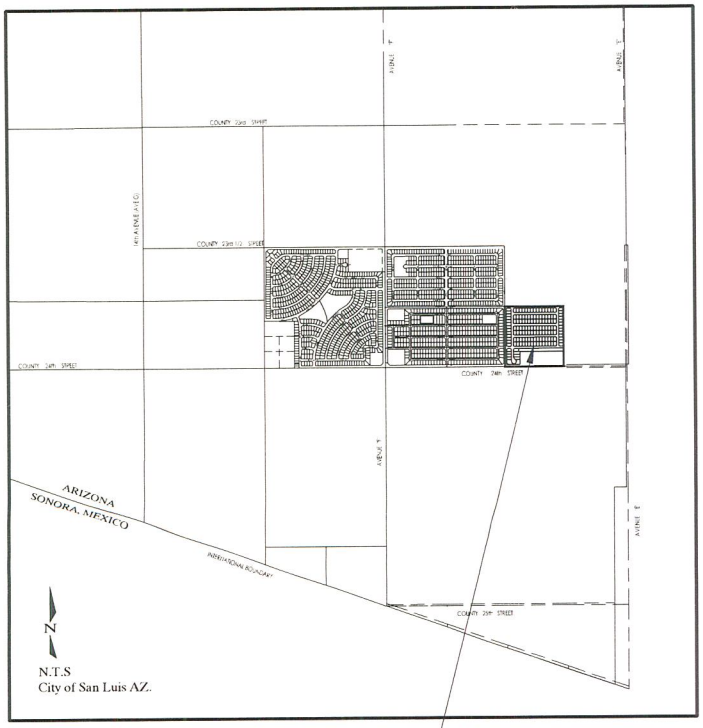
A SUBDIVISION OF LOT 3B OF SANTA CECILIA LOT TIE/LOT SPLIT AS RECORDED IN BOOK __ OF PLATS, PAGES ___, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA
AND A PORTION OF THE SW1/4 SE1/4 OF SECTION 10, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.

DATE OF PREPARATION: APRIL 2019 NUMBER OF LOTS: 140 ACREAGE: 30.91 ACRES

FINAL PLAT

OFFICE OF YUMA COUNTY RECORDER

BOOK _____ OF PLATS,
PAGE _____



SANTA CECILIA No. 3

VICINITY MAP

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 _____ 2019, CAUSED A PORTION OF THE SW1/4 OF THE SW1/4 OF SECTION 10, T11S, R24W, G. & S. R. B. & M. YUMA COUNTY, ARIZONA, AS PLATTED HEREON, TO BE SUBDIVIDED INTO LOTS, TRACT & STREETS UNDER THE NAME OF "SANTA CECILIA No. 3 SUBDIVISION" AND HEREBY DECLARES THAT THE ACCOMPANYING PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND STREETS, CONSTITUTING SAID "SANTA CECILIA No. 3 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 CITY OF SAN LUIS FOR ITS USE AND BENEFIT, AND THAT THE EASEMENTS ARE DEDICATED FOR THE USES SHOWN AND DEFINED ON SAID PLAT AND AS SET FORTH IN THE DECLARATION OF RESERVATIONS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED CONCURRENTLY HEREWITH. TRACT "A" IS DEDICATED TO THE PUBLIC FOR USE AS STORM WATER RETENTION BASIN AND COMPATIBLE RECREATIONAL USES. THE EASEMENTS ARE DEDICATED FOR THE PURPOSE SHOWN HEREON. A THREE FOOT NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT FROM THE FURTHER PROJECTION ON ANY SIDE OF ALL FIRE HYDRANTS; A TWELVE INCH NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT AROUND WATER METERS; AND 24 INCH NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT FOR STREET LIGHTS IS HEREBY GRANTED.

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 NIEVES GARCIA RIEDEL, AS MEMBER, THEREUNTO DULY AUTHORIZED ON THIS THE _____ DAY OF_____2019.

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

ACKNOWLEDGMENT

STATE OF ARIZONA)
) ss
COUNTY OF YUMA)

ON THIS THE _____ DAY OF _____, 2019 BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED, NIEVES 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.

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

APPROVED

STATE OF ARIZONA)
) ss
CITY OF SAN LUIS)

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

_____ DATE
MAYOR

_____ DATE
CITY MANAGER

_____ DATE
DIRECTOR OF PLANNING AND ZONING DEPARTMENT

_____ DATE
CITY ENGINEER

_____ DATE
CITY PUBLIC WORKS DIRECTOR

BASIS OF BEARING

THE WEST LINE OF THE SW 1/4 OF SECTION 10, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA (BEING THE CENTERLINE OF AVENUE "F"), AS SHOWN ON BORDER RANCHES SUBDIVISION, AS RECORDED IN BOOK 27 OF PLATS, PAGES 9&10, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA,
BEARING N00°02'42"W

RESTRICTIVE COVENANTS

HAVE BEEN RECORDED CONCURRENTLY AND ARE A PART OF THIS PLAT

SUBDIVIDER/OWNER

RIEDEL HOLDINGS, LLC
1910 JUAN SANCHEZ BLVD
P.O. BOX 1669
SAN LUIS, AZ. 85349
(928) 627-8693

PREPARED BY:

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

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 THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN.

REGISTERED LAND SURVEYOR
22767
JUAN N. LOMELI
ARIZONA, U.S.A.

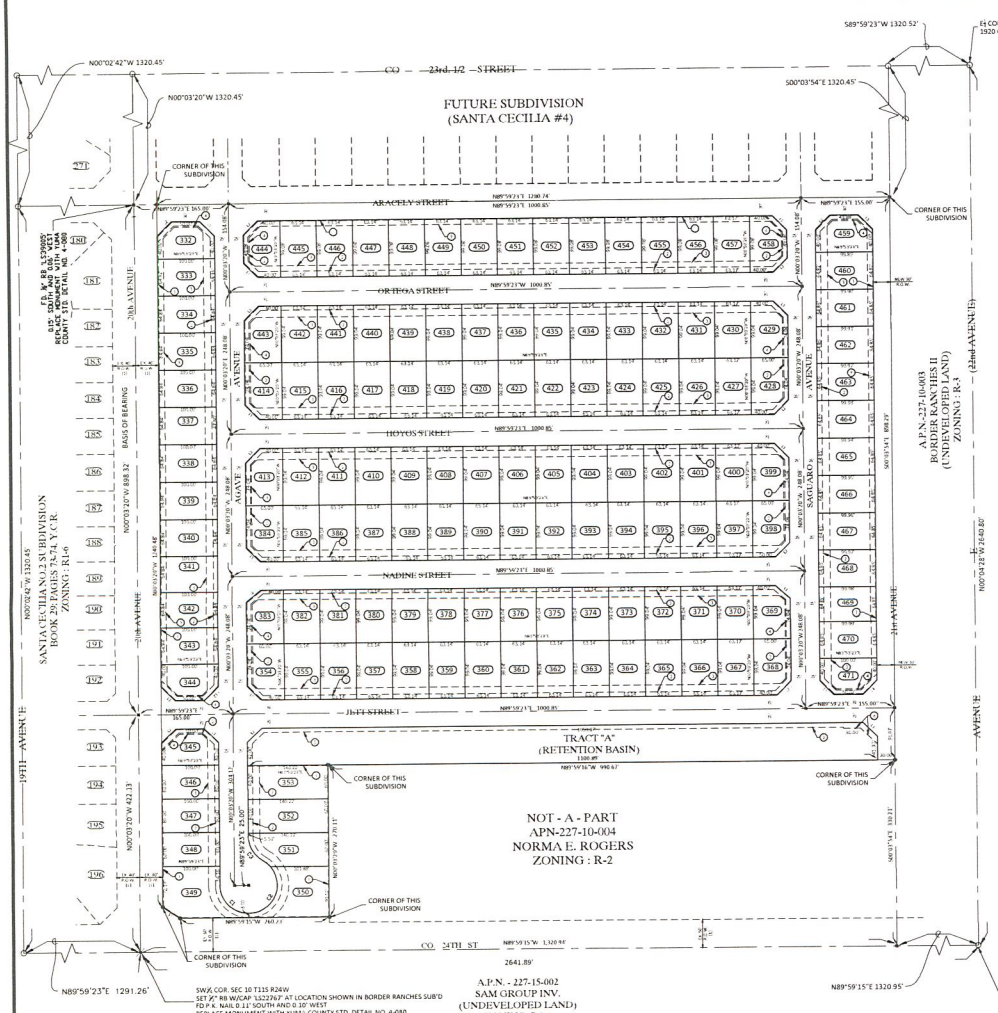
JUAN N. LOMELI R.L.S. No. 22767

SANTA CECILIA No. 3 SUBDIVISION

A SUBDIVISION OF LOT 3B OF SANTA CECILIA LOT TIE/LOT SPLIT AS RECORDED IN BOOK __ OF PLATS, PAGES ___, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA
AND A PORTION OF THE SW1/4 SE1/4 OF SECTION 10, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.

DATE OF PREPARATION: APRIL 2019 NUMBER OF LOTS: 140 ACREAGE: 30.91 ACRES

FINAL PLAT



LINE DATA

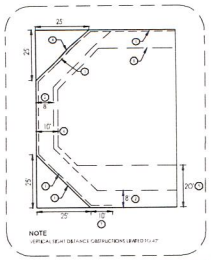
LINE	LENGHT	BEARING
L1	35.37	N45°01'59"W
L2	35.34	N44°58'01"E
L3	35.37	N45°02'15"W
L4	35.34	N44°57'45"E
L5	42.44	S45°02'03"E

CURVE DATA

CURVE	DELTA	CHORD DIRECTION	CHORD	TANGENT	RADIUS	LENGTH
C1	239°59'44"	N59°56'33"E	86.60'	-86.61'	50.00'	209.44'
C2	239°59'44"	N59°56'33"E	86.60'	-86.61'	50.00'	209.44'
C3	059°59'59"	N30°03'19"W	50.00'	28.87'	50.00'	52.36'

AREAS

LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA
332	5875.00 SF	352	8413.19 SF	372	6253.39 SF	392	6253.39 SF	412	6253.39 SF	432	6253.37 SF	452	6255.90 SF
333	6491.98 SF	353	8413.03 SF	373	6253.39 SF	393	6253.39 SF	413	6125.10 SF	433	6253.36 SF	453	6255.90 SF
334	6484.00 SF	354	6125.10 SF	374	6253.39 SF	394	6253.39 SF	414	6125.10 SF	434	6253.35 SF	454	6255.90 SF
335	6484.00 SF	355	6253.39 SF	375	6253.39 SF	395	6253.39 SF	415	6253.39 SF	435	6253.34 SF	455	6255.90 SF
336	6484.00 SF	356	6253.39 SF	376	6253.39 SF	396	6253.39 SF	416	6253.39 SF	436	6253.33 SF	456	6255.90 SF
337	6484.00 SF	357	6253.39 SF	377	6253.39 SF	397	6256.36 SF	417	6253.39 SF	437	6253.33 SF	457	6258.87 SF
338	6484.00 SF	358	6253.39 SF	378	6253.39 SF	398	6125.07 SF	418	6253.39 SF	438	6253.32 SF	458	5815.19 SF
339	6484.00 SF	359	6253.39 SF	379	6253.39 SF	399	6125.01 SF	419	6253.39 SF	439	6253.31 SF	459	5867.28 SF
340	6484.00 SF	360	6253.39 SF	380	6253.39 SF	400	6256.36 SF	420	6253.39 SF	440	6253.30 SF	460	6475.01 SF
341	6484.00 SF	361	6253.39 SF	381	6253.39 SF	401	6253.39 SF	421	6253.39 SF	441	6252.29 SF	461	6478.72 SF
342	6484.00 SF	362	6253.38 SF	382	6253.39 SF	402	6253.39 SF	422	6253.39 SF	442	6253.28 SF	462	6479.41 SF
343	6484.00 SF	363	6253.38 SF	383	6125.10 SF	403	6253.39 SF	423	6253.39 SF	443	6125.03 SF	463	6480.09 SF
344	5875.00 SF	364	6253.38 SF	384	6125.10 SF	404	6253.39 SF	424	6253.39 SF	444	5815.19 SF	464	6480.78 SF
345	5875.00 SF	365	6253.38 SF	385	6253.39 SF	405	6253.39 SF	425	6253.39 SF	445	6255.90 SF	465	6481.47 SF
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TYPICAL CORNER LOT DETAIL

KEYNOTES

1. NEW 1' NON-ACCESS EASEMENT
2. NEW 8' UTILITY & CATV EASEMENT
3. INDICATES 1' NON-ACCESS EASEMENT
4. 25' VISIBILITY TRIANGLE SEE TYPICAL CORNER LOT DETAIL.
5. NEW 20' FRONT YARD SETBACK LINE.
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9. NEW 10' REAR SETBACK LINE.

TRACT AREAS

TRACT	AREA
"A"	1.68 ACRES

OWNER

RIEDEL HOLDINGS, LLC
P.O. BOX 1649
SAN LUIS, AZ. 85349
(928) 627-9385

PREPARED BY:

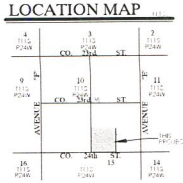
Edais Engineering, Inc.
3075 S. AVENUE 4 E
YUMA, ARIZONA 85365
(928) 344-3566

SCALE: 1"=100'

LEGEND

- CENTERLINE
- RIGHT-OF-WAY (ROW) LINE
- NEW PROPERTY LINE
- EASEMENT (TYPE AS NOTED)
- BOUNDARY LINE
- NEW STREET MONUMENT AS PER YUMA COUNTY STD. DETAIL No. 4-080
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LOCATION MAP



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 (2) SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION. THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN.

REGISTERED LAND SURVEYOR CERTIFICATE NO. 22767 JUAN N. LOMELI ARIZONA U.S.A.

JUAN N. LOMELI R.L.S. No. 22767

SHEET 2 OF 2

AGENDA ITEM REVIEW FORM

Special City Council Meeting **3. B.**

Meeting Date: 09/17/2019

Department Head: Jose A. Guzman, Director of Planning & Zoning, Planning & Zoning Department

Submitted By: Jose A. Guzman, Director of Planning & Zoning, Planning & Zoning Department

Action Requested: Motion
Resolution

ITEM:

Discussion and possible action on any and all matters regarding Resolution No. 2091. 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 Santa Cecilia No. 3 Subdivision, San Luis, Arizona. **(Jose A. Guzman, Director of Planning & Zoning)**

SUMMARY:

As a requirement of the City of San Luis Subdivision Regulations, an Enhanced Municipal Services Improvement District is required for new subdivisions. The city has received a petition to form an Enhanced Municipal Services Improvement District for operating and maintaining certain retention basins within the area described as Santa Cecilia No. 3 Subdivision. This is the resolution to create that district.

RECOMMENDATION / SUGGESTED MOTION:

I MOVE TO APPROVE AND ADOPT RESOLUTION NO. 2091.

N/A

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM:	N/A
CITY/STATE/FEDERAL FUNDS:	N/A
TOTAL:	N/A
BUDGETED AMOUNT:	N/A
AVAILABLE AMOUNT TO TRANSFER:	N/A
ACCT NAME & GL#/REMAINING BALANCE BEFORE PURCHASE:	N/A

FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):

N/A

Attachments

Resolution No. 2091

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

Resolution

No. 2091

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 SANTA CECILIA NO. 3 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 Santa Cecilia No. 3 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 Santa Cecilia No. 3 Municipal Services Improvement District for the area described as Santa Cecilia No. 3 Subdivision, City of San Luis, Arizona, and as further shown on the subdivision plat or plats of record for Santa Cecilia No. 3 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 Santa Cecilia No. 3 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 Santa Cecilia No. 3 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:

_____

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 NEW SUBDIVISION, SANTA CECILIA NO. 3 (OWNER: RIEDEL HOLDINGS, 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 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 30.30 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 Santa Cecilia No. 3 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 31 day of July 2019.

PROPERTY OWNER NAME, ADDRESS AND SIGNATURE	DATE	PROPERTY (Tax Parcel Nos.)
Riedel Holdings, LLC P.O Box 1649 San Luis, AZ 85349 By: _____ Nieves Riedel, Owner	_____	**PORTION OF APN 227-10-009**

STATE OF ARIZONA)
)ss.
County of Yuma)

The foregoing acknowledged before me this 31 day of July 2019 by Nieves Riedel, Owner of Riedel Holdings, an Arizona Corporation, on behalf of said Corporation.

04/26/2021
My Commission Expires

_____
Notary Public

Lydia E. Mendenhall
Notary Public - Arizona
Yuma County
My Commission Expires
April 26, 2021

Resolution No. 2091
"Exhibit A"

ACCEPTED AND APPROVED BY:

CITY OF SAN LUIS, ARIZONA AN ARIZONA PRIVATE CORPORATION

By_____
Gerardo Sanchez, Mayor

ATTEST:

_____
Sonia Cornelio, City Clerk

APPROVED AS TO FORM:

_____
Kay Marion Macuil, City Attorney

SANTA CECILIA No. 3 SUBDIVISION

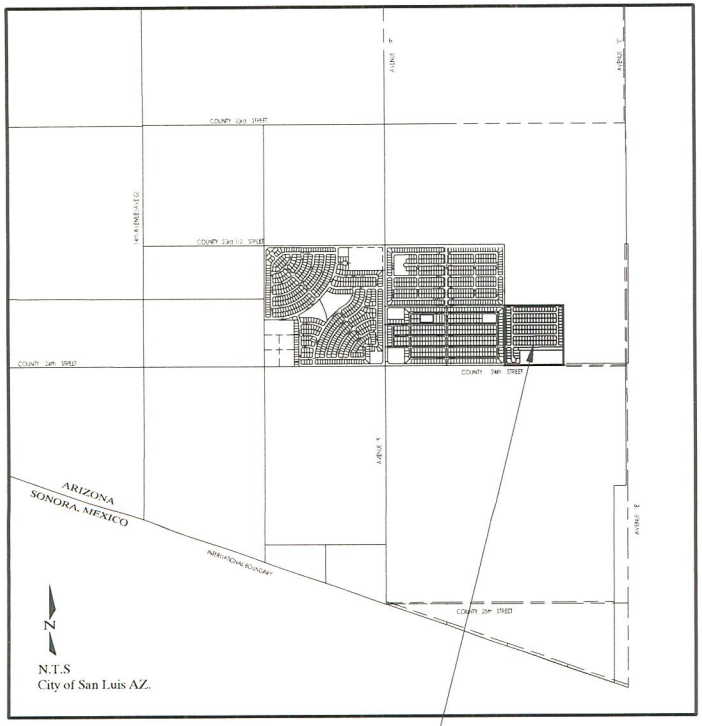
A SUBDIVISION OF LOT 3B OF SANTA CECILIA LOT TIE/LOT SPLIT AS RECORDED IN BOOK __ OF PLATS, PAGES ___, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA
AND A PORTION OF THE SW1/4 SE1/4 OF SECTION 10, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.

DATE OF PREPARATION: APRIL 2019 NUMBER OF LOTS: 140 ACREAGE: 30.91 ACRES

OFFICE OF YUMA COUNTY RECORDER

BOOK _____ OF PLATS,
PAGE _____

FINAL PLAT



SANTA CECILIA No. 3

VICINITY MAP

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_____ 2019, CAUSED A PORTION OF THE SW OF THE SWQ OF SECTION 10, T11S, R24W, G. & S. R. B. & M. YUMA COUNTY, ARIZONA, AS PLATTED HEREON, TO BE SUBDIVIDED INTO LOTS, TRACT & STREETS UNDER THE NAME OF "SANTA CECILIA No. 3 SUBDIVISION" AND HEREBY DECLARES THAT THE ACCOMPANYING PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND STREETS, CONSTITUTING SAID "SANTA CECILIA No. 3 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 CITY OF SAN LUIS FOR ITS USE AND BENEFIT, AND THAT THE EASEMENTS ARE DEDICATED FOR THE USES SHOWN AND DEFINED ON SAID PLAT AND AS SET FORTH IN THE DECLARATION OF RESERVATIONS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED CONCURRENTLY HEREWITH. TRACT "A" IS DEDICATED TO THE PUBLIC FOR USE AS STORM WATER RETENTION BASIN AND COMPATIBLE RECREATIONAL USES. THE EASEMENTS ARE DEDICATED FOR THE PURPOSE SHOWN HEREON. A THREE FOOT NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT FROM THE FURTHER PROJECTION ON ANY SIDE OF ALL FIRE HYDRANTS; A TWELVE INCH NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT AROUND WATER METERS; AND 24 INCH NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT FOR STREET LIGHTS IS HEREBY GRANTED.

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 NIEVES GARCIA RIEDEL, AS MEMBER, THEREUNTO DULY AUTHORIZED ON THIS THE _____ DAY OF_____2019.

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

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
COUNTY OF YUMA)

ON THIS THE _____DAY OF _____, 2019 BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED, NIEVES 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.

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

APPROVED

STATE OF ARIZONA)
) SS
CITY OF SAN LUIS)

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

_____ DATE
MAYOR

_____ DATE
CITY MANAGER

_____ DATE
DIRECTOR OF PLANNING AND ZONING DEPARTMENT

_____ DATE
CITY ENGINEER

_____ DATE
CITY PUBLIC WORKS DIRECTOR

BASIS OF BEARING

THE WEST LINE OF THE SW 1/4 OF SECTION 10, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA (BEING THE CENTERLINE OF AVENUE "F"), AS SHOWN ON BORDER RANCHES SUBDIVISION, AS RECORDED IN BOOK 27 OF PLATS, PAGES 9&10, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA,
BEARING N00°02'42"W

RESTRICTIVE COVENANTS

HAVE BEEN RECORDED CONCURRENTLY AND ARE A PART OF THIS PLAT

SUBDIVIDER/OWNER

RIEDEL HOLDINGS, LLC
1910 JUAN SANCHEZ BLVD
P.O. BOX 1649
SAN LUIS, AZ. 85349
(928) 627-8693

PREPARED BY:

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

SURVEYOR'S CERTIFICATE

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JUAN N. LOMELI
ARIZONA, U.S.A.

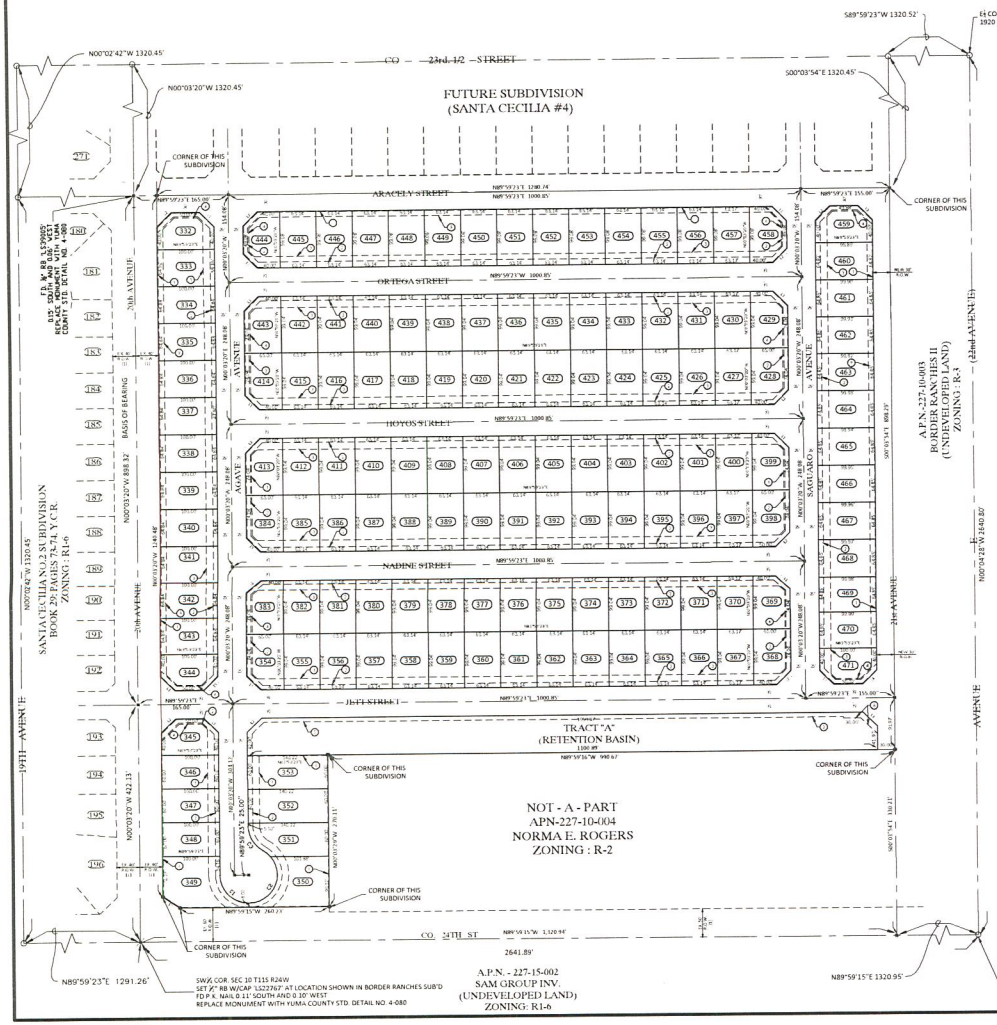
_____ _____
JUAN N. LOMELI R.L.S. No. 22767

SANTA CECILIA No. 3 SUBDIVISION

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DATE OF PREPARATION: APRIL 2019 NUMBER OF LOTS: 140 ACREAGE: 30.91 ACRES

FINAL PLAT



LINE DATA

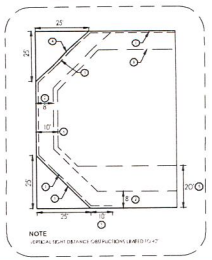
LINE	LENGHT	BEARING
L1	35.37	N45°01'59"W
L2	35.34	N44°58'01"E
L3	35.37	N45°02'15"W
L4	35.34	N44°57'45"E
L5	42.44	S45°02'03"E

CURVE DATA

CURVE	DELTA	CHORD DIRECTION	CHORD	TANGENT	RADIUS	LENGTH
C1	239°59'44"	N59°56'23"E	86.60'	-86.61'	50.00'	209.44'
C2	239°59'44"	N59°56'23"E	86.60'	-86.61'	50.00'	209.44'
C3	059°59'59"	N30°03'19"W	50.00'	28.87'	50.00'	52.36'

AREAS

LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA
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335	6484.00 SF	355	6253.39 SF	375	6253.39 SF	395	6253.39 SF	415	6253.39 SF	435	6253.34 SF	455	6255.90 SF
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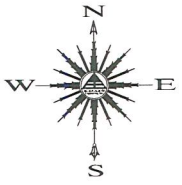
OWNER

RIEDEL HOLDINGS, LLC

P.O. BOX 1449
SAN LUIS, AZ 85349
(928) 627-9383

PREPARED BY:

Pdais Engineering, Inc.
3075 S. AVENUE 4 E
YUMA, ARIZONA 85365
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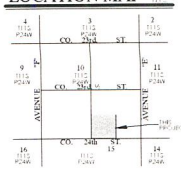


SCALE: 1"=100'

LEGEND

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LOCATION MAP



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JUAN N. LOMELI R.L.S. No. 22767

AGENDA ITEM REVIEW FORM

Special City Council Meeting **3. C.**

Meeting Date: 09/17/2019

Department Head: Jose A. Guzman, Director of Planning & Zoning, Planning & Zoning Department

Submitted By: Jose A. Guzman, Director of Planning & Zoning, Planning & Zoning Department

Action Requested: Motion
Resolution

ITEM:

Discussion and possible action on any and all matters regarding Resolution No. 2092. A resolution of the Mayor and City Council of the City of San Luis, Arizona declaring its intention of operating, maintaining and repairing certain landscape improvements included within, near and adjacent to the retention and detention basins and parking and parkways and related facilities together with appurtenant structures within the area described as Santa Cecilia No. 3 Subdivision, San Luis, Arizona. **(Jose A. Guzman, Director of Planning & Zoning)**

SUMMARY:

As a requirement of the City of San Luis Subdivision Regulations, all developers are responsible to completely landscape their development projects according to the approved plans. In particular, subdivisions are required to provide landscaping along certain arterial and collector streets, in retention basins, and other locations as provided in city regulations. In addition, developers may provide paths, trails, and other amenities in the common open space areas adjacent to arterial and collector streets. Neighborhood landscape amenities add value to properties, enhance walkability, and improve community aesthetics.

The state legislature permits the creation of Municipal Improvement Districts for cities and towns to provide a dedicated funding stream for maintenance, repair, and improvements of pedestrian malls, off-street parking facilities, retention basins, and parking and parkways. This Improvement District will be utilized for landscape maintenance within Santa Cecilia No. 3 Subdivision. Residents within the Improvement District will pay a special assessment on their property tax bill.

This resolution authorizes the creation of Santa Cecilia No. 3 Landscape Improvement District to serve Santa Cecilia No. 3 Subdivision. After approval of this resolution, a second resolution ordering the improvements is needed to finalize the formation of the Improvement District process.

RECOMMENDATION / SUGGESTED MOTION:

I MOVE TO APPROVE AND ADOPT RESOLUTION NO. 2092.

N/A

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM:	N/A
CITY/STATE/FEDERAL FUNDS:	N/A
TOTAL:	N/A

BUDGETED AMOUNT: N/A

AVAILABLE AMOUNT TO TRANSFER: N/A

ACCT NAME & GL#/REMAINING BALANCE BEFORE PURCHASE: N/A

FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):

N/A

Attachments

Resolution No. 2092

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

Resolution

No. 2092

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 MAINTAINING AND REPAIRING CERTAIN LANDSCAPE IMPROVEMENTS INCLUDED WITHIN, NEAR AND ADJACENT TO THE RETENTION BASINS AND PARKING AND PARKWAYS AND RELATED FACILITIES TOGETHER WITH APPURTENANT STRUCTURES WITHIN THE AREA DESCRIBED AS SANTA CECILIA NO. 3 LANDSCAPE IMPROVEMENT DISTRICT, SAN LUIS, ARIZONA.

WHEREAS, pursuant to Title 48, Chapter 4, Article 2, Arizona Revised Statutes, a Municipal Improvement District (MID) may be formed for the sole purpose of the operation maintenance, repair and improvements of pedestrian malls, off-street parking facilities, retention and detention basins, and parkings and parkways;

WHEREAS, a petition has been received by Mayor and City Council of the City of San Luis to form a MID to provide operation, maintenance and repair of the landscape improvements within, near and adjacent to the retention and detention basins and the parkings and parkways and related improvements in the Santa Cecilia No. 3;

WHEREAS, the formation of a MID for the operation, maintenance and repair of the landscape improvements within, near, and adjacent to retention and detention basins and the parkings and parkways and related improvements serving Santa Cecilia No. 3 will provide a dedicated stream of funding for the maintenance of those improvements and will provide neighborhood decisions on those improvements, and will privatize the maintenance of those improvements;

WHEREAS, the Mayor and City Council of the City of San Luis, Arizona, find and declare that the formation of the MID to provide the operation, maintenance and repair of the landscape improvements within, near, and adjacent to the retention and detention basins and the parkings and parkways and related improvements in the Santa Cecilia No. 3 to be of more than local or ordinary public benefit, and not a general public benefit, and further that the expenses of said operation, maintenance, and repair shall be Santa Cecilia No. 3 District;

WHEREAS, the Mayor and City Council of the City of San Luis, Arizona, find and declare that the operation, maintenance, and repair of landscaping improvements in the retention and detention basins and the parkings and parkways and related

improvements in the District is incidental to the maintenance and preservation of the retention and detention basins and the parkings and parkways and related improvements, has aesthetic value, and maintains and increases the value of property within the District;

WHEREAS, the Mayor and City Council of the City of San Luis, Arizona find and declare that the operation, maintenance, and repair of landscaping improvements within, near or adjacent to the retention and detention basins and the parkings and parkways and related improvements in the MID preserves and promotes the health, safety, and welfare of those citizens living within the District as well as preservation of the streets and parkways in the District which may be adversely impacted by drainage; and,

WHEREAS, the Mayor and City Council of the City of San Luis, Arizona find and declare that the operation, maintenance, and repair of a landscaped buffer between a parkway and the adjacent developments reduces the visual and other impact of light, air, and noise pollution and tends to increase personal and vehicular safety on the parkway and decreases the likelihood vehicular accidents will harm adjacent developments in furtherance of the health, safety and welfare of those citizens living within the District.

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

SECTION 1: The petition to form a MID for Santa Cecilia No. 3 purporting to be signed by all of the real property owners within the proposed District attached as Exhibit "A" is hereby accepted as provided in A.R.S. § 48-574(C).

SECTION 2: Santa Cecilia No. 3 Landscape, serving Santa Cecilia No. 3 to operate, maintain and repair landscaping improvements included within, near, and adjacent to the retention and detention basins and parkings and parkways and related facilities together with appurtenant structures of Santa Cecilia No. 3, is hereby created.

SECTION 3: The expenses of Santa Cecilia No. 3 Landscape shall be assessed to the several properties within the MID as provided for in A.R.S. § 48-574 et seq.

SECTION 4: No sooner than fifteen (15) calendar days after this Resolution is adopted, City staff shall present a legal description of the boundary for Santa Cecilia No. 3 Landscape and a diagram for Santa Cecilia No. 3 Landscape to Mayor and City Council for consideration to declare an intention to order improvements to Santa Cecilia No. 3 Landscape as provided in A.R.S. § 48-576.

[Remainder of page left intentionally blank. Signature page follows.]

PASSED AND ADOPTED by the Mayor and City Council of the City of San Luis, Arizona, this _____ day of _____, 2019.

_____

Gerardo Sanchez, Mayor

ATTEST:

_____

Sonia Cornelio, City Clerk

APPROVED AS TO FORM:

_____

Kay Marion Macuil, City Attorney

PETITION, WAIVER AND CONSENT TO FORMATION OF A MUNICIPAL IMPROVEMENT DISTRICT BY THE CITY OF SAN LUIS NEW SUBDIVISION, SANTA CECILIA NO. 3 (OWNER: RIEDEL HOLDINGS, LLC)

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

Pursuant to Arizona Revised Statutes ("A.R.S.") §48-574, the undersigned property owner respectfully petitions the Mayor and City Council of the City of San Luis, Arizona (the "City Council") to order the formation of a Municipal Improvement District (the "District") under A.R.S., Title 48, Chapter 4, Article 2. In support of this petition, the undersigned agrees to waive certain rights under 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/diagram and by a legal description on "Exhibit A" that is attached hereto and incorporated herein by reference. The proposed District consists of 30.30 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 pedestrian malls, off-street parking faciliites, retention and detention basins and parkings and parkways adjacent to designated public roadways within the proposed District.

4. Public Convenience and Necessity. The necessity for the proposed District is for the operation, maintenance, repair and improvements of landscape, irrigation, and hardscape in parkways and parkings adjacent to designated public roadways 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 the 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 pursuant to A.R.S §48-578.

   (c) All rights to petition to dissolve the district pursuant to A.R.S. §48-574(N).

(d) All protest rights whatsoever under A.R.S. §48-579(A) and (B) as amended, which provide for protests against the work; and

(e) All objections to the filing of and legislative adoption by the City Council 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, and not a general public benefit.

In Witness whereof the parties have executed this Petition and waiver agreement as of the 31 day of July 20 19.

PROPERTY OWNER NAME, ADDRESS AND SIGNATURE	DATE	PROPERTY (Tax Parcel Nos.)
Riedel Holdings, LLC P.O Box 1649 San Luis, AZ 85349 By: _____ Nieves Riedel, Owner	_____	**PORTION OF APN 227-10-009**

STATE OF ARIZONA)
)ss.
County of Yuma)

The foregoing acknowledged before me this 31 day of July 20 19 by Nieves Riedel, Owner of Riedel Holdings, an Arizona Corporation, on behalf of said Corporation.

04/26/2021
My Commission Expires

_____
Notary Public

Nydia E. Mendenhall
Notary Public - Arizona
Yuma County
My Commission Expires
April 26, 2021

ACCEPTED AND APPROVED BY:

CITY OF SAN LUIS, ARIZONA AN ARIZONA PRIVATE CORPORATION

By_____
Gerardo Sanchez, Mayor

ATTEST:

_____
Sonia Cornelio, City Clerk

APPROVED AS TO FORM:

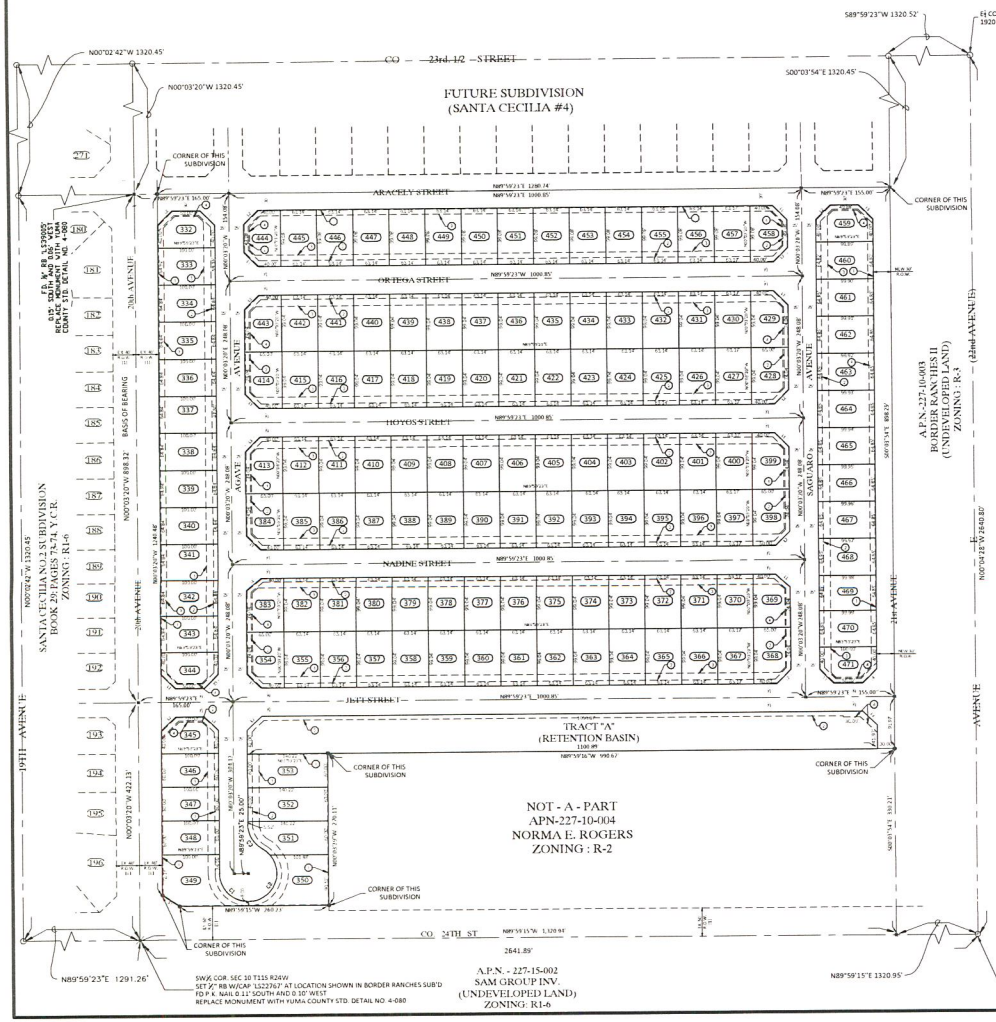
_____
Kay Marion Macuil, City Attorney

SANTA CECILIA No. 3 SUBDIVISION

A SUBDIVISION OF LOT 3B OF SANTA CECILIA LOT TIE/LOT SPLIT AS RECORDED IN BOOK __ OF PLATS, PAGES ___, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA
AND A PORTION OF THE SW1/4 SE1/4 OF SECTION 10, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.

DATE OF PREPARATION: APRIL 2019 NUMBER OF LOTS: 140 ACREAGE: 30.91 ACRES

FINAL PLAT



LINE DATA

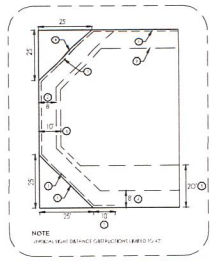
LINE	LENGHT	BEARING
L1	35.37	N45°01'59"W
L2	35.34	N44°58'01"E
L3	35.37	N45°02'15"W
L4	35.34	N44°57'45"E
L5	42.44	S45°02'03"E

CURVE DATA

CURVE	DELTA	CHORD DIRECTION	CHORD	TANGENT	RADIUS	LENGTH
C1	239°59'44"	N59°56'23"E	86.60'	-86.61'	50.00'	209.44'
C2	239°59'44"	N59°56'23"E	86.60'	-86.61'	50.00'	209.44'
C3	059°59'59"	N30°03'19"W	50.00'	28.87'	50.00'	52.36'

AREAS

LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA
332	5875.00 SF	352	8413.19 SF	372	6253.39 SF	392	6253.39 SF	412	6253.39 SF	432	6253.37 SF	452	6255.90 SF
333	6491.98 SF	353	8413.03 SF	373	6253.39 SF	393	6253.39 SF	413	6125.10 SF	433	6253.36 SF	453	6255.90 SF
334	6484.00 SF	354	6125.10 SF	374	6253.39 SF	394	6253.39 SF	414	6125.10 SF	434	6253.35 SF	454	6255.90 SF
335	6484.00 SF	355	6253.39 SF	375	6253.39 SF	395	6253.39 SF	415	6253.39 SF	435	6252.34 SF	455	6255.90 SF
336	6484.00 SF	356	6253.39 SF	376	6253.39 SF	396	6253.39 SF	416	6253.39 SF	436	6253.33 SF	456	6255.90 SF
337	6484.00 SF	357	6253.39 SF	377	6253.39 SF	397	6256.36 SF	417	6253.39 SF	437	6253.33 SF	457	6258.87 SF
338	6484.00 SF	358	6253.39 SF	378	6253.39 SF	398	6125.07 SF	418	6253.39 SF	438	6253.32 SF	458	5815.19 SF
339	6484.00 SF	359	6253.39 SF	379	6253.39 SF	399	6125.01 SF	419	6253.39 SF	439	6253.31 SF	459	5867.28 SF
340	6484.00 SF	360	6253.39 SF	380	6253.39 SF	400	6256.36 SF	420	6253.39 SF	440	6253.30 SF	460	6475.01 SF
341	6484.00 SF	361	6253.39 SF	381	6253.39 SF	401	6253.39 SF	421	6253.39 SF	441	6252.29 SF	461	6478.72 SF
342	6484.00 SF	362	6253.38 SF	382	6253.39 SF	402	6253.39 SF	422	6253.39 SF	442	6252.28 SF	462	6479.41 SF
343	6484.00 SF	363	6253.38 SF	383	6125.10 SF	403	6253.39 SF	423	6253.39 SF	443	6125.03 SF	463	6480.09 SF
344	5875.00 SF	364	6253.38 SF	384	6125.10 SF	404	6253.39 SF	424	6253.39 SF	444	5815.19 SF	464	6480.78 SF
345	5875.00 SF	365	6253.38 SF	385	6253.39 SF	405	6253.39 SF	425	6253.39 SF	445	6255.90 SF	465	6481.47 SF
346	6000.00 SF	366	6253.38 SF	386	6253.39 SF	406	6253.39 SF	426	6253.39 SF	446	6255.90 SF	466	6482.16 SF
347	5999.98 SF	367	6256.35 SF	387	6253.39 SF	407	6253.39 SF	427	6256.36 SF	447	6255.90 SF	467	6482.85 SF
348	5999.98 SF	368	6125.10 SF	388	6253.39 SF	408	6253.39 SF	428	6125.10 SF	448	6255.90 SF	468	6483.54 SF
349	9847.08 SF	369	6125.11 SF	389	6253.39 SF	409	6253.39 SF	429	6125.10 SF	449	6255.90 SF	469	6484.22 SF
350	9187.56 SF	370	6256.36 SF	390	6253.39 SF	410	6253.39 SF	430	6256.35 SF	450	6255.90 SF	470	6484.91 SF
351	7735.22 SF	371	6253.39 SF	391	6253.39 SF	411	6253.39 SF	431	6253.38 SF	451	6255.90 SF	471	5875.69 SF



TYPICAL CORNER LOT DETAIL

KEYNOTES

1. NEW 1' NON-ACCESS EASEMENT
2. NEW 8' UTILITY & CATV EASEMENT
3. INDICATES 1' NON-ACCESS EASEMENT
4. 25' VISIBILITY TRIANGLE SEE TYPICAL CORNER LOT DETAIL.
5. NEW 20' FRONT YARD SETBACK LINE.
6. NEW 10' SIDE YARD SETBACK LINE.
7. 40' R.O.W. DEDICATED TO CITY OF SAN LUIS ON BOOK 27 PG. 9-10 OF PLATS, BORDER RANCHES SUBDIVISION.
8. NEW 10' UTILITY EASEMENT
9. NEW 10' REAR SETBACK LINE.

TRACT AREAS

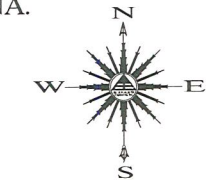
TRACT	AREA
"A"	1.68 ACRES

OWNER

RIEDEL HOLDINGS, LLC
P.O. BOX 1649
SAN LUIS, AZ 85349
(928) 627-4285

PREPARED BY:

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



SCALE: 1"=100'

LEGEND

- CENTERLINE
- RIGHT OF WAY (ROW) LINE
- NEW PROPERTY LINE
- EASEMENT (TYPE AS NOTED)
- BOUNDARY LINE
- NEW STREET MONUMENT AS PER YUMA COUNTY STD. DETAIL No. 4-080
- NEW SUBDIVISION BOUNDARY MONUMENT AS PER YUMA COUNTY STD. DETAIL No. 04 010
- EXISTING MONUMENT (TYPE AS SHOWN)
- (10) NEW LOT NUMBER
- (427) EXISTING LOT NUMBER
- A.P.N. ASSESSOR PARCEL NUMBER
- B.C. BRASS CAP
- H.H. HAND HOLE
- Y.C.R. YUMA COUNTY RECORDS
- G.&S.R.B.&M. GILA AND SALT RIVER BASE AND MERIDIAN
- [1] EXISTING R.O.W. PER SANTA CECILIA LOT TIE/LOT SPLIT AS RECORDED IN BOOK __, PAGES ___, Y.C.R.

LOCATION MAP



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 (2) SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION. THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN.

JUAN N. LOMELI R.L.S. No. 22767

SANTA CECILIA No. 3 SUBDIVISION

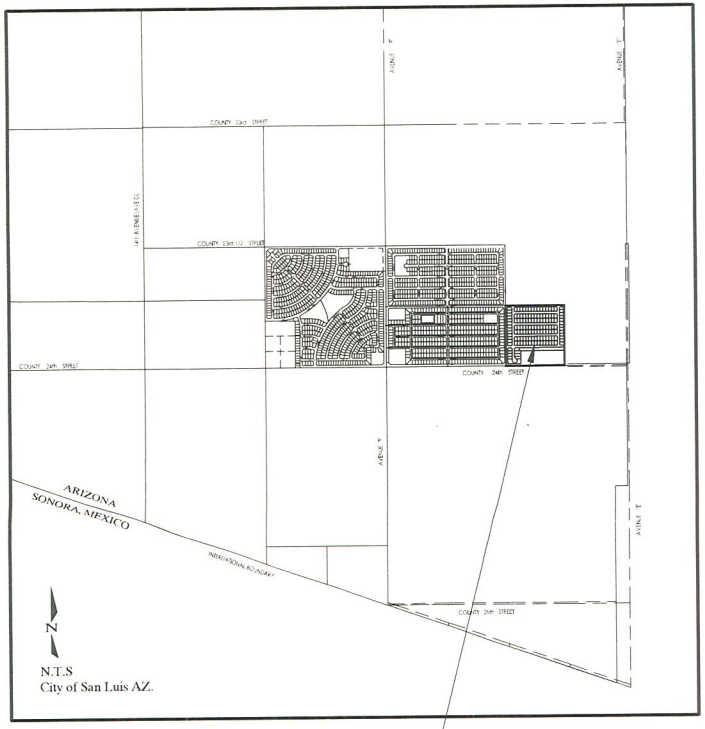
A SUBDIVISION OF LOT 3B OF SANTA CECILIA LOT TIE/LOT SPLIT AS RECORDED IN BOOK __ OF PLATS, PAGES ___, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA
AND A PORTION OF THE SW1/4 SE1/4 OF SECTION 10, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.

DATE OF PREPARATION: APRIL 2019 NUMBER OF LOTS: 140 ACREAGE: 30.91 ACRES

FINAL PLAT

OFFICE OF YUMA COUNTY RECORDER

BOOK _____ OF PLATS,
PAGE _____



SANTA CECILIA No. 3

VICINITY MAP

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 _____ 2019, CAUSED A PORTION OF THE S½ OF THE SW¼ OF SECTION 10, T11S, R24W, G. & S. R. B. & M., YUMA COUNTY, ARIZONA, AS PLATTED HEREON, TO BE SUBDIVIDED INTO LOTS, TRACT & STREETS UNDER THE NAME OF "SANTA CECILIA No. 3 SUBDIVISION" AND HEREBY DECLARES THAT THE ACCOMPANYING PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND STREETS, CONSTITUTING SAID "SANTA CECILIA No. 3 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 CITY OF SAN LUIS FOR ITS USE AND BENEFIT, AND THAT THE EASEMENTS ARE DEDICATED FOR THE USES SHOWN AND DEFINED ON SAID PLAT AND AS SET FORTH IN THE DECLARATION OF RESERVATIONS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED CONCURRENTLY HEREWITH. TRACT "A" IS DEDICATED TO THE PUBLIC FOR USE AS STORM WATER RETENTION BASIN AND COMPATIBLE RECREATIONAL USES. THE EASEMENTS ARE DEDICATED FOR THE PURPOSE SHOWN HEREON, A THREE FOOT NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT FROM THE FURTHER PROJECTION ON ANY SIDE OF ALL FIRE HYDRANTS; A TWELVE INCH NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT AROUND WATER METERS; AND 24 INCH NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT FOR STREET LIGHTS IS HEREBY GRANTED.

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 NIEVES GARCIA RIEDEL, AS MEMBER, THEREUNTO DULY AUTHORIZED ON THIS THE _____ DAY OF_____2019.

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

ACKNOWLEDGMENT

STATE OF ARIZONA)
) ss
COUNTY OF YUMA)

ON THIS THE _____ DAY OF _____ 2019 BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED, NIEVES 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.

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

APPROVED

STATE OF ARIZONA)
) ss
CITY OF SAN LUIS)

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

MAYOR _____ DATE _____

CITY MANAGER _____ DATE _____

DIRECTOR OF PLANNING AND ZONING DEPARTMENT _____ DATE _____

CITY ENGINEER _____ DATE _____

CITY PUBLIC WORKS DIRECTOR _____ DATE _____

BASIS OF BEARING

THE WEST LINE OF THE SW 1/4 OF SECTION 10, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA (BEING THE CENTERLINE OF AVENUE "7"), AS SHOWN ON BORDER RANCHES SUBDIVISION, AS RECORDED IN BOOK 27 OF PLATS, PAGES 9&10, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA,
BEARING N00°02'42"W

RESTRICTIVE COVENANTS

HAVE BEEN RECORDED CONCURRENTLY AND ARE A PART OF THIS PLAT

SUBDIVIDER/OWNER

RIEDEL HOLDINGS, LLC
1910 JUAN SANCHEZ BLVD
P.O. BOX 1669
SAN LUIS, AZ 85349
(928) 627-8693

PREPARED BY:

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

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A LAND SURVEYOR LISTED ON THE ROSTER OF ACTIVE REGISTRANTS WITH THE STATE BOARD OF TECHNICAL REGISTRATION OF ARIZONA AND THAT THE MAP CONSISTING OF ONE (1) SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN.

JUAN N. LOMELI R.L.S. NO. 22767

AGENDA ITEM REVIEW FORM

Special City Council Meeting **3. D.**

Meeting Date: 09/17/2019

Department Head: Jose A. Guzman, Director of Planning & Zoning, Planning & Zoning Department

Submitted By: Jose A. Guzman, Director of Planning & Zoning, Planning & Zoning Department

Action Requested: Motion
Resolution

ITEM:

Discussion and possible action on any and all matters regarding Resolution No. 2093. A resolution of the Mayor and City Council of the City of San Luis, Arizona, authorizing and directing the city engineer to order the purchase of electricity and to order the maintenance of poles, luminaries and underground conduit incident to the installation of street lights for lighting public streets within the area described as Santa Cecilia No. 3 Subdivision, San Luis, Arizona. **(Jose A. Guzman, Director of Planning & Zoning)**

SUMMARY:

Once a resolution creating a Street Lighting Improvement District is approved, a resolution authorizing work and approving the implementation of the district is required. This is the resolution implementing Santa Cecilia No. 3 Street Lighting Improvement District.

RECOMMENDATION / SUGGESTED MOTION:

I MOVE TO APPROVE AND ADOPT RESOLUTION NO. 2093.

N/A

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM:	N/A
CITY/STATE/FEDERAL FUNDS:	N/A
TOTAL:	N/A
BUDGETED AMOUNT:	N/A
AVAILABLE AMOUNT TO TRANSFER:	N/A
ACCT NAME & GL#/REMAINING BALANCE BEFORE PURCHASE:	N/A

FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):

N/A

Attachments

Resolution No. 2093

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

Resolution

No. 2093

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, AUTHORIZING AND DIRECTING THE CITY ENGINEER TO ORDER THE PURCHASE OF ELECTRICITY AND TO ORDER THE MAINTENANCE OF POLES, LUMINARIES AND UNDERGROUND CONDUIT INCIDENT TO THE INSTALLATION OF STREET LIGHTS FOR LIGHTING PUBLIC STREETS WITHIN THE AREA DESCRIBED AS SANTA CECILIA NO. 3 SUBDIVISION, SAN LUIS, ARIZONA.

WHEREAS, the Mayor and City Council did pass Resolution of Intention No. 2090 for Santa Cecilia No. 3 Street Lighting Improvement District declaring the intention of the City to purchase electricity including a charge for the use of lighting facilities; and

WHEREAS, the cost of lighting is to be assessed on certain district known as Santa Cecilia No. 3 Street Lighting Improvement District; and

WHEREAS, the petition for street lighting improvement district which was used to create Santa Cecilia No. 3 Street Lighting Improvement District was signed by all of the real property owners within said district and A.R.S § 48-617.A authorizes the immediate jurisdiction to adopt a resolution ordering the improvements, pursuant to the provisions of A.R.S. S 48-581, without the necessity of publication and posting of the resolution of intention provided for in A.R.S § 48-578.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of San Luis, Arizona, that the City Engineer be empowered and directed to proceed with the improvement of Santa Cecilia No. 3 Street Lighting Improvement District.

[Remainder of page left intentionally blank, signature page follows.]

PASSED AND ADOPTED by the Mayor and City Council of the City of San Luis, Arizona, this _____ day of _____, 2019.

_____
Gerardo Sanchez, Mayor

ATTEST:

_____
Sonia Cornelio, City Clerk

APPROVED AS TO FORM:

_____
Kay Marion Macuil, City Attorney

AGENDA ITEM REVIEW FORM

Special City Council Meeting **3. E.**

Meeting Date: 09/17/2019

Department Head: Jose A. Guzman, Director of Planning & Zoning, Planning & Zoning Department

Submitted By: Jose A. Guzman, Director of Planning & Zoning, Planning & Zoning Department

Action Requested: Motion
Resolution

ITEM:

Discussion and possible action on any and all matters regarding Resolution No. 2094. A resolution of the Mayor and City Council of the City of San Luis Arizona, authorizing and directing the city engineer to order the operation and maintenance of certain retention basins for the area described as Santa Cecilia No. 3 Subdivision, San Luis, Arizona. **(Jose A. Guzman, Director of Planning & Zoning)**

SUMMARY:

Once a resolution creating an Enhanced Municipal Services Improvement District is approved, a resolution authorizing work and approving the implementation of the district is required. This is the resolution implementing Santa Cecilia No. 3 Enhanced Municipal Improvement District.

RECOMMENDATION / SUGGESTED MOTION:

I MOVE TO APPROVE AND ADOPT RESOLUTION NO. 2094

N/A

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM:	N/A
CITY/STATE/FEDERAL FUNDS:	N/A
TOTAL:	N/A
BUDGETED AMOUNT:	N/A
AVAILABLE AMOUNT TO TRANSFER:	N/A
ACCT NAME & GL#/REMAINING BALANCE BEFORE PURCHASE:	N/A

FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):

N/A

Attachments

Resolution No. 2094

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

Resolution

No. 2094

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, AUTHORIZING AND DIRECTING THE CITY ENGINEER TO ORDER THE OPERATION AND MAINTENANCE OF CERTAIN RETENTION BASINS FOR THE AREA DESCRIBED AS SANTA CECILIA NO. 3 SUBDIVISION, SAN LUIS, ARIZONA.

WHEREAS, the Mayor and City Council did pass Resolution of Intention No. 2091 for Santa Cecilia No. 3 Municipal Services Improvement District declaring the intention of the City to operate and maintain certain retention basins for an area described as Santa Cecilia No. 3 Subdivision, San Luis, Arizona; and

WHEREAS, the cost of operating and maintaining said retention basins is to be assessed on a certain district known as Santa Cecilia No. 3 Municipal Services Improvement District; and

WHEREAS, the petition for enhanced municipal services improvement district which was used to create the Santa Cecilia No. 3 Municipal Services Improvement District was signed by all of the real property owners within said district and A.R.S. § 48-575 C. authorized the immediate jurisdiction to adopt a resolution ordering the improvements, pursuant to the provision of A.R.S. § 48-581, without the necessity of publication and posting of the resolution of intention provided for in A.R.S § 48-578.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of San Luis, Arizona, that the City Engineer be empowered and directed to proceed with the enhanced municipal services of the improvement of Santa Cecilia No. 3 Municipal Services Improvement District.

[Remainder of page left intentionally blank. Signature page follows.]

PASSED AND ADOPTED by the Mayor and City Council of the City of San Luis, Arizona, this _____ day of _____, 2019.

_____

Gerardo Sanchez, Mayor

ATTEST:

_____

Sonia Cornelio, City Clerk

APPROVED AS TO FORM:

_____

Kay Marion Macuil, City Attorney

AGENDA ITEM REVIEW FORM

Special City Council Meeting **3. F.**

Meeting Date: 09/17/2019

Department Head: Jose A. Guzman, Director of Planning & Zoning, Planning & Zoning Department

Submitted By: Jose A. Guzman, Director of Planning & Zoning, Planning & Zoning Department

Action Requested: Motion
Resolution

ITEM:

Discussion and possible action on any and all matters regarding Resolution No. 2095. A resolution of the Mayor and City Council of the City of San Luis, Arizona, authorizing and ordering the operation, maintenance and repair of certain landscape improvements included within, near and adjacent to the retention and detention basins and parkings and parkways and related facilities together with appurtenant structures for the area described as Santa Cecilia No. 3 Subdivision, San Luis, Arizona.
(Jose A. Guzman, Director of Planning & Zoning)

SUMMARY:

Once a resolution creating a Municipal Improvement District is approved, a resolution authorizing work and approving the implementation of the district is required. This is the resolution implementing the Santa Cecilia No. 3 Landscape Improvement District.

RECOMMENDATION / SUGGESTED MOTION:

I MOVE TO APPROVE AND ADOPT RESOLUTION NO. 2095.

N/A

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM:	N/A
CITY/STATE/FEDERAL FUNDS:	N/A
TOTAL:	N/A
BUDGETED AMOUNT:	N/A
AVAILABLE AMOUNT TO TRANSFER:	N/A
ACCT NAME & GL#/REMAINING BALANCE BEFORE PURCHASE:	N/A

FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):

N/A

Attachments

Resolution No. 2095

Resolution

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

NO. 2095

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, ORDERING IMPROVEMENTS FOR THE MUNICIPAL IMPROVEMENT DISTRICT, SERVING SANTA CECILIA NO. 3, TO OPERATE, MAINTAIN AND REPAIR LANDSCAPING IMPROVEMENTS INCLUDED WITHIN, NEAR AND ADJACENT TO THE RETENTION AND DETENTION BASINS AND PARKINGS AND PARKWAYS AND RELATED FACILITIES TOGETHER WITH THE APPURTENANT STRUCTURES OF SANTA CECILIA NO. 3 LANDSCAPE IMPROVEMENT DISTRICT.

WHEREAS, the Mayor and City Council did pass Resolution of intention No. 2092 declaring the intention to create Santa Cecilia No. 3 Landscape Improvement District to operate, maintain, and repair certain landscape improvements within, near, and adjacent to the retention and detention basins and the parkings and parkways and related improvements (Landscape Improvements) in the Santa Cecilia No. 3 Subdivision;

WHEREAS, the petition to form Santa Cecilia No. 3 Landscape Improvement District was signed by all of the real property owners within the proposed District and A.R.S. § 574(C) authorizes City Council to adopt the resolution ordering the improvements, pursuant to the provision of A.R.S. § 48-581, without the necessity of publication and positing of the resolution of intention provided for in A.R.S. § 48-578.

WHEREAS, a legal description of the boundary for Santa Cecilia No. 3 Landscape Improvement District and a diagram for Santa Cecilia No. 3 Landscape Improvement District has been presented to City Council for consideration in this declaration of intention to order Santa Cecilia No. 3 Landscape Improvement District as provided in A.R.S. § 48-576.

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

SECTION 1: City Council orders Landscape Improvements for Santa Cecilia No. 3 Landscape Improvement District serving Santa Cecilia No. 3 Subdivision. Once the Landscape Improvements are approved and constructed by the developer, the estimate of the cost and expenses shall be placed on file with the City Clerk and presented to City Council in accordance with the provisions of A.R.S. § 48- 574.

SECTION 2: City Council finds the Landscape Improvements for Santa Cecilia No. 3 Landscape Improvement District are of more than local or ordinary public benefit, and are of special benefit to the respective lots, parcels and pieces of land within the described real property of Santa Cecilia No. 3 Landscape Improvement District. City Council orders the cost and expense for the Landscape Improvements of Santa Cecilia No. 3 Landscape Improvement District be chargeable upon the real and personal property within Santa Cecilia No. 3 Landscape Improvement District, as described in Exhibits A and B attached. City Council declares that Santa Cecilia No. 3 Landscape Improvement District is benefited by the Landscape Improvements and the real and personal properties within Santa Cecilia No. 3 Landscape Improvement District are to be assessed the proportional share of the costs and expenses of the Landscape Improvements.

SECTION 3: All proceedings concerning the Landscape Improvements for Santa Cecilia No. 3 Landscape Improvement District, including the calculations for the costs and expenses and all assessments to pay the costs and expenses of the Landscape Improvements, shall be made in accordance with the provisions of Title 48, Chapter 4, Article 2 of the A.R.S., as amended.

SECTION 4: Any public street or alley within the boundaries of Santa Cecilia No. 3 Landscape Improvement District are omitted from the real and personal property of Santa Cecilia No. 3 Landscape Improvement District and shall not be included in the assessment.

SECTION 5: In no event will the City of San Luis or any officer thereof be liable for any portion of the cost of said Improvement District nor any delinquency of persons or property assessed.

SECTION 6: City Council shall make annual statements and estimates of the expenses of the District which shall be provided for by the levy and collection of ad valorem taxes upon the assessed value of all real and personal property within Santa Cecilia No. 3 Landscape Improvement District as provided in A.R.S. § 48- 574, as amended.

[Remainder of page left intentionally blank. Signature page follows.]

PASSED AND ADOPTED by the Mayor and City Council of the City of San Luis, Arizona, this _____ day of _____, 2019.

_____

Gerardo Sanchez, Mayor

ATTEST:

_____

Sonia Cornelio, City Clerk

APPROVED AS TO FORM:

_____

Kay Marion Macuil, City Attorney

AGENDA ITEM REVIEW FORM

Special City Council Meeting **3. G.**

Meeting Date: 09/17/2019

Department Head: Jose A. Guzman, Director of Planning & Zoning, Planning & Zoning Department

Submitted By: Jose A. Guzman, Director of Planning & Zoning, Planning & Zoning Department

Action Requested: Motion
Resolution

ITEM:

Discussion and possible action on any and all matters regarding Resolution No. 2096. A resolution of the Mayor and City Council of the City of San Luis, Arizona, creating a Street Lighting Improvement District and declaring its intention to purchase electricity, and maintain poles, luminaries, and underground conduit, together with a charge for the use of lighting facilities, for lighting public streets within the area described as Belleza Del Desierto Phase 1 Subdivision, San Luis, Arizona. **(Jose A. Guzman, Director of Planning & Zoning)**

SUMMARY:

As a requirement of the City of San Luis Subdivision Regulations, a Street Lighting Improvement District is required for new subdivisions. The city has received a petition to form a Street Lighting Improvement District for Belleza Del Desierto Phase 1 Subdivision. This is the resolution of intention to create Belleza Del Desierto Phase 1 Street Lighting Improvement District.

RECOMMENDATION / SUGGESTED MOTION:

I MOVE TO APPROVE AND ADOPT RESOLUTION NO. 2096.

N/A

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM:	N/A
CITY/STATE/FEDERAL FUNDS:	N/A
TOTAL:	N/A
BUDGETED AMOUNT:	N/A
AVAILABLE AMOUNT TO TRANSFER:	N/A
ACCT NAME & GL#/REMAINING BALANCE BEFORE PURCHASE:	N/A

FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):

N/A

Attachments

Resolution No. 2096

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

Resolution

No. 2096

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, CREATING A STREET LIGHTING IMPROVEMENT DISTRICT AND DECLARING ITS INTENTION TO PURCHASE ELECTRICITY, AND MAINTAIN POLES, LUMINARIES, AND UNDERGROUND CONDUIT, TOGETHER WITH A CHARGE FOR USE OF LIGHTING FACILITIES, FOR LIGHTING PUBLIC STREETS WITHIN THE AREA DESCRIBED AS BELLEZA DEL DESIERTO PHASE 1 SUBDIVISION, SAN LUIS, ARIZONA.

WHEREAS, a petition for the street lighting improvement district 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 a street lighting improvement district to be tentatively known as Belleza Del Desierto Phase 1 Street Lighting Improvement District for the area described as Belleza Del Desierto Phase 1 Subdivision, San Luis, Arizona, and as further shown on 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 order the purchase of electricity which includes a charge for the maintenance and use of the lighting facilities. That the maintenance and purchase of electricity is of more than local or ordinary public benefit, and the cost is hereby made chargeable upon the District, and the District benefited by said streetlights is legally described as set forth in Section 1 hereinabove.

Section 3: That the cost of the electricity shall be the established rate of Arizona Public Service for street lighting service.

Section 4: That the lighting of the streets in the area described shall be in accordance with the lighting location plan hereby 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 Street Lighting Improvement District.

Section 5: In no event will the City of San Luis or any officer thereof be liable for any portion of the cost of supplying electricity to said Improvement District, no

assessment for district purposes against the property within such district exceeds the maximum contained in A.R.S. § 48-616.D, in which event the City of San Luis shall be liable for the cost of supplying electricity in excess of said statutory maximums.

Section 6: The City Council shall make an annual statement of the expenses relative to the District which shall be provided for 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:

_____

Sonia Cornelio, City Clerk

APPROVED AS TO FORM:

_____

Kay Marion Macuil, City Attorney

PETITION, WAIVER AND CONSENT TO FORMATION OF A STREET LIGHTING 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. §48-572(A)(7), §48-616 and §48-617 the undersigned property owner respectfully petitions the City Council of the City of San Luis, Arizona ("City Council") to order the formation of Street Lighting Improvement District ("District") under Arizona Revised Statutes, Title 48 Chapter 4, Article 2. In support of this petition, the undersigned agree 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 installation of light poles and luminaries together with purchasing the electricity for lighting of public streets within Belleza Del Desierto Phase 1 Subdivision.

4. Public Convenience and Necessity. The necessity for the proposed District is for the installation of light poles and luminaries with purchasing the electricity for lighting public streets within the proposed District by the levying of special assessments in the proposed District.

5. Wavier 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 the 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; and

(d) All rights to petition to dissolve the district pursuant to A.R.S. §48-574(N);

(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.

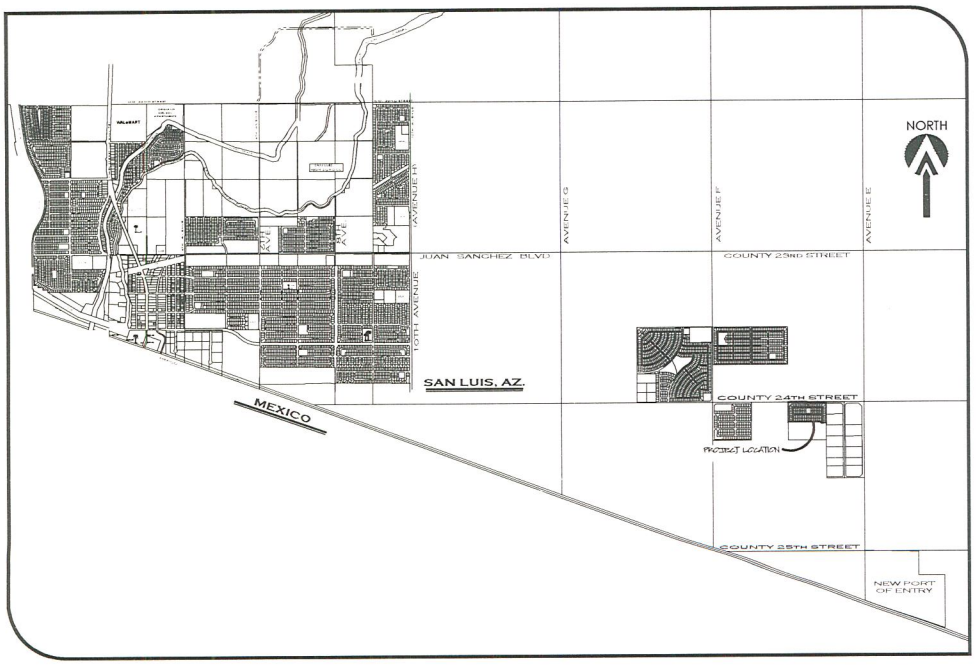
My Commission Expires _____
Notary Public

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



VICINITY MAP

SCALE: 1"=2000'

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)
>SS
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)
>SS
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, OR WILL BE IN PLACE WITHIN ONE YEAR FROM RECORDATION OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS PARTS.

BY: _____ R.L.S. No. 16528
JOHN C. ENGLEBY

ELABORATED BY:

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

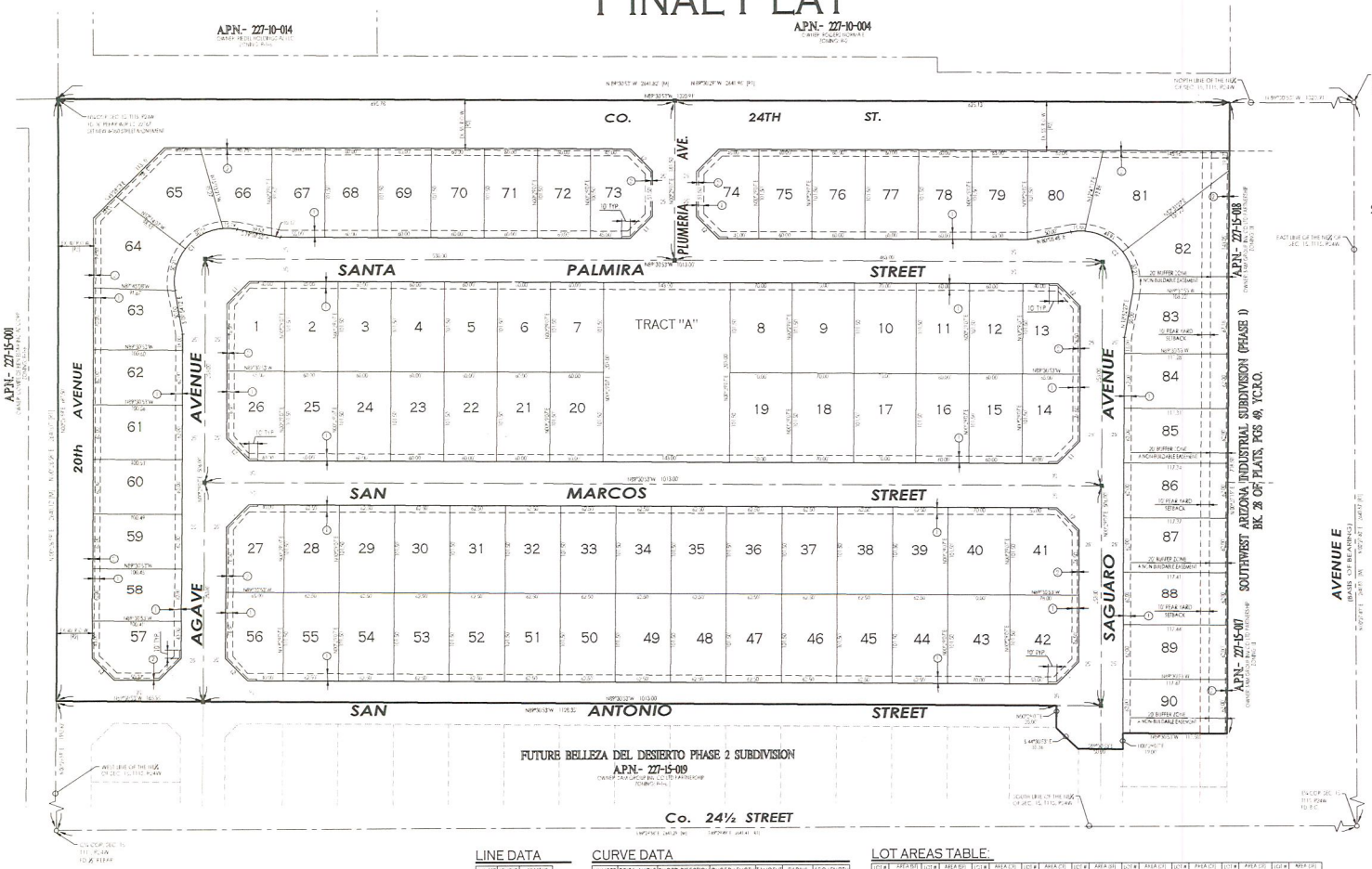
SHEET: 1 OF 2

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

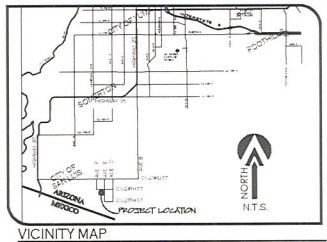
SEPTEMBER OF 2019 ACREAGE: 18.69 AC

FINAL PLAT



NORTH

SCALE: 1"=60'



VICINITY MAP

OWNER OF RECORD:

SAN GROUP INVESTMENTS CO. LIMITED PARTNERSHIP
1565 S. CANYON DEL SOL
YUMA, AZ. 85367

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 15, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA (BEING THE LINE THE CENTERLINE OF AVENUE E) AS SHOWN ON YUMA AREA SERVICE HIGHWAY RESULTS OF SURVEY, AS RECORDED IN BOOK 3 OF SURVEY, PAGE 44, YUMA COUNTY RECORDERS OFFICE.

BEARING N 00°27'40" E

KEYNOTES

1. NEW 8' UTILITY EASEMENT
2. NEW 1' VEHICULAR NON-ACCESS EASEMENT

NOTE

- PROPERTY CORNERS TO BE MARKED BY ½" DIAMETER REBAR 14" LONG WITH CAP LS 16528
- PROJECT ZONING: R-1-6

ELABORATED BY:

VNV16-350

VEGA & VEGA ENGINEERING, PLLC
1846 S. 8th Avenue 928-329-0060 Tel
Yuma, AZ. 85364 928-247-6232 Fax
www.vegaNvega.com

LEGEND

———	INDICATES BOUNDARY LINE
— · —	INDICATES CENTERLINE
- - -	INDICATES EASEMENT LINE
11	NEW LOT NUMBER
●	SET PROPERTY CORNERS TO BE MARKED BY ½"DIA. REBAR TAGGED WITH CAP LS 16528 UNLESS NOTED OTHERWISE
■	NEW YUMA COUNTY STD. DETAIL No. 6-20 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
(P1)	DATA REFERS TO YUMA AREA SERVICE HIGHWAY RESULTS OF SURVEY, AS RECORDED IN BOOK 3 OF SURVEY, PAGE 44, YUMA COUNTY RECORDERS OFFICE.
(P2)	DATA REFERS TO SOUTHWEST ARIZONA INDUSTRIAL SUBDIVISION (PHASE 1) AS RECORDED IN BOOK 28 OF PLATS, PAGES 49, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, AZ

LAND SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM A LAND SURVEYOR DULY ORGANIZED ON THE HOLDER OF ACTIVE PEGER MANNER BY THE STATE BOARD OF TECHNICAL REGISTRATION OF ARIZONA AND THAT THE MAP CONSISTING OF TWO SHEETS (2) SHEET 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, OR WILL BE IN PLACE WITHIN ONE YEAR FROM RECORDATION OF THE 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. ENGLEBY R.L.S. No. 16528

LINE DATA

NUMBER	LENGTH	BEARING
L1	10.36	N 89°32'20" W
L2	10.36	S 89°32'20" E
L3	10.31	N 89°51'51" W

CURVE DATA

NUMBER	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH	TANGENT	RADIUS	ARC LENGTH
C1	117°46'43"	S 43°27'17" W	98.76	84.94	60.00	116.01
C2	117°46'43"	S 44°50'53" E	98.76	84.94	60.00	116.01

LOT AREAS TABLE:

LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)
1	7,425.00 SF	11	6,090.00 SF	21	6,090.00 SF	31	6,345.75 SF	41	7,664.62 SF	51	6,345.75 SF	61	6,345.75 SF	71	6,090.00 SF	81	11,489.00 SF
2	6,090.00 SF	12	6,090.00 SF	22	6,090.00 SF	32	6,345.75 SF	42	7,664.62 SF	52	6,345.75 SF	62	6,274.18 SF	72	6,090.00 SF	82	10,611.00 SF
3	6,090.00 SF	13	6,280.00 SF	23	6,090.00 SF	33	6,345.75 SF	43	100.00 SF	53	6,345.75 SF	63	6,446.39 SF	73	6,345.00 SF	83	7,865.76 SF
4	6,090.00 SF	14	6,280.00 SF	24	6,090.00 SF	34	6,345.75 SF	44	6,345.75 SF	54	6,345.75 SF	64	7,825.72 SF	74	6,850.00 SF	84	7,272.14 SF
5	6,090.00 SF	15	6,090.00 SF	25	6,090.00 SF	35	6,345.75 SF	45	6,345.75 SF	55	6,345.75 SF	65	6,174.42 SF	75	6,090.00 SF	85	7,274.15 SF
6	6,090.00 SF	16	6,090.00 SF	26	6,251.00 SF	36	6,345.75 SF	46	6,345.75 SF	56	6,345.75 SF	66	6,175.42 SF	76	6,090.00 SF	86	7,274.17 SF
7	6,090.00 SF	17	100.00 SF	27	6,250.00 SF	37	6,345.75 SF	47	6,345.75 SF	57	6,251.61 SF	67	6,090.00 SF	77	6,090.00 SF	87	7,276.18 SF
8	7,150.00 SF	18	6,150.00 SF	28	6,345.75 SF	38	6,345.75 SF	48	6,345.75 SF	58	6,324.59 SF	68	6,090.00 SF	78	6,090.00 SF	88	7,240.20 SF
9	7,150.00 SF	19	6,150.00 SF	29	6,345.75 SF	39	6,345.75 SF	49	6,345.75 SF	59	6,324.59 SF	69	6,090.00 SF	79	6,090.00 SF	89	7,225.21 SF
10	7,150.00 SF	20	6,090.00 SF	30	6,345.75 SF	40	100.00 SF	50	6,345.75 SF	60	7,161.61 SF	70	6,090.00 SF	80	7,164.61 SF	90	7,234.22 SF
																BALANCE	20,830.00 SF

AGENDA ITEM REVIEW FORM

Special City Council Meeting **3. H.**

Meeting Date: 09/17/2019

Department Head: Jose A. Guzman, Director of Planning & Zoning, Planning & Zoning Department

Submitted By: Jose A. Guzman, Director of Planning & Zoning, Planning & Zoning Department

Action Requested: Motion
Resolution

ITEM:

Discussion and possible action on any and all matters regarding Resolution 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 Services of operating and maintaining certain retention basins within the area described as Belleza Del Desierto Phase 1 Subdivision, San Luis, Arizona. **(Jose A. Guzman, Director of Planning & Zoning)**

SUMMARY:

As a requirement of the City of San Luis Subdivision Regulations, an Enhanced Municipal Services Improvement District is required for new subdivisions. The city has received a petition to form an Enhanced Municipal Services Improvement District for operating and maintaining certain retention basins within the area described as Belleza Del Desierto Phase 1 Subdivision. This is the resolution to create that district.

RECOMMENDATION / SUGGESTED MOTION:

I MOVE TO APPROVE AND ADOPT RESOLUTION NO. 2097.

N/A

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM:	N/A
CITY/STATE/FEDERAL FUNDS:	N/A
TOTAL:	N/A
BUDGETED AMOUNT:	N/A
AVAILABLE AMOUNT TO TRANSFER:	N/A
ACCT NAME & GL#/REMAINING BALANCE BEFORE PURCHASE:	N/A

FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):

N/A

Attachments

Resolution No. 2097

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:

_____

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 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: _____ Eddie Loo, Owner	_____	**PORTION OF APN 227-15-019**

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

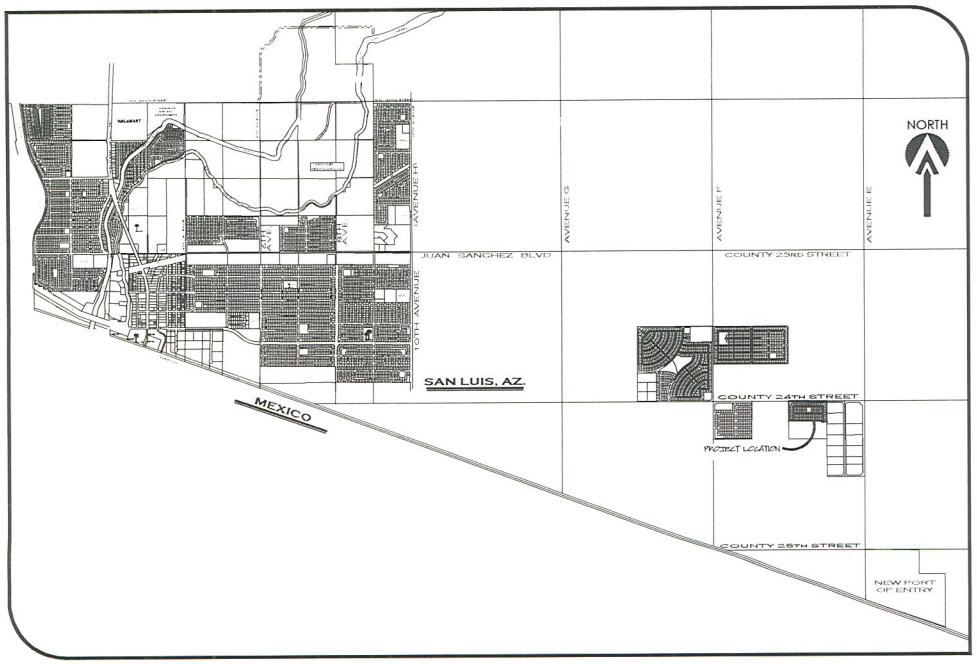
_____
Notary Public

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



VICINITY MAP

SCALE: 1"=2000'

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)
>SS
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)
>SS
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, OR WILL BE IN PLACE WITHIN ONE YEAR FROM RECORDATION OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS PARTS

BY: _____ R.L.S. No. 76528
JOHN C. ENGLISH

ELABORATED BY:

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

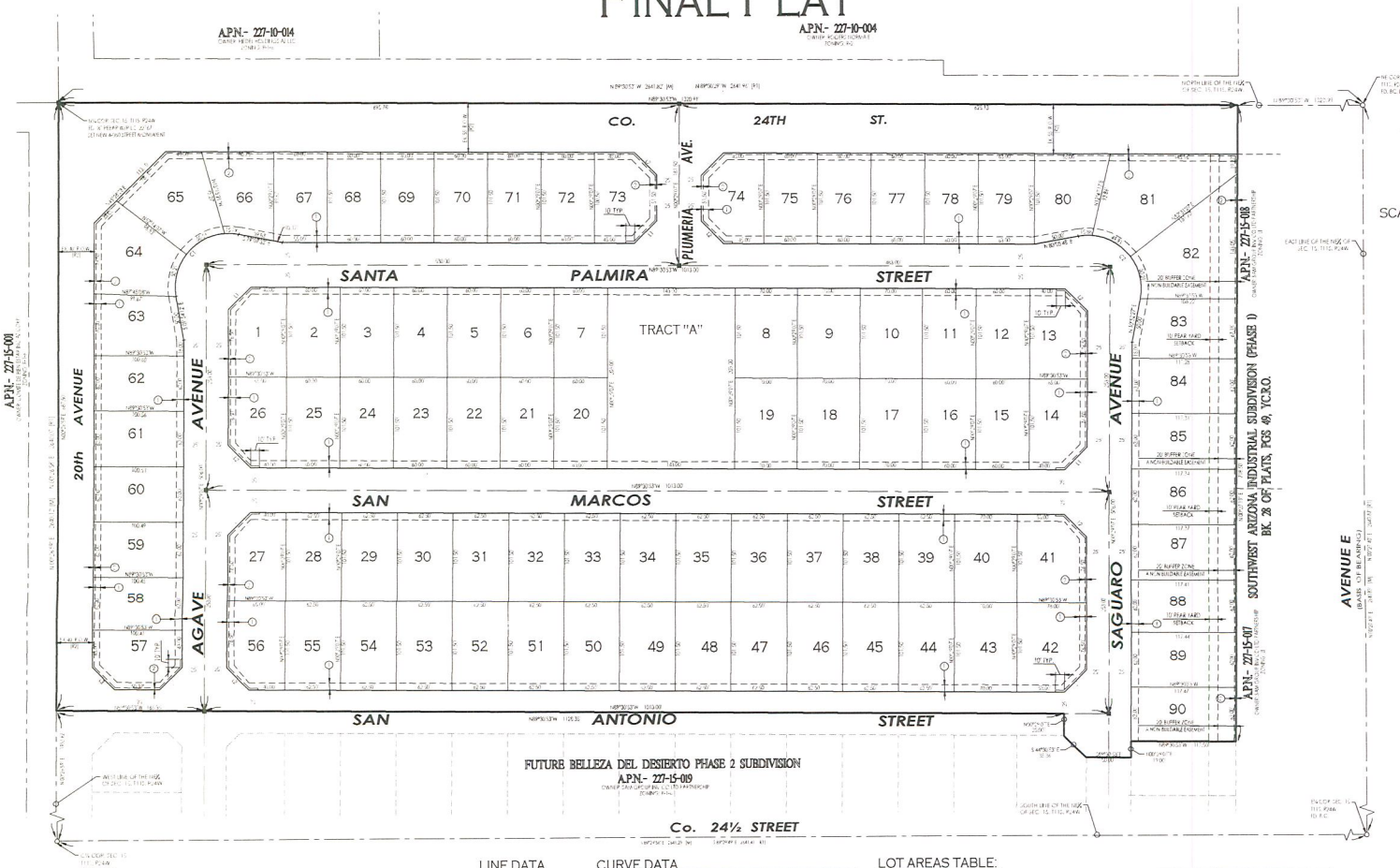
SHEET: 1 OF 2

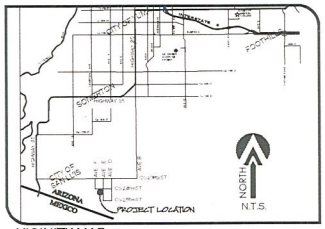
BELLEZA DEL DESIERTO PHASE 1 SUBDIVISION

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





VICINITY MAP

OWNER OF RECORD:

BAM GROUP INVESTMENTS CO. LIMITED PARTNERSHIP
1960 S. CANTALOUPE DR.
YUMA, AZ. 85367

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 15, T11S, R24W, G.&S.R. B.&M., YUMA COUNTY, ARIZONA (BEING ENDLINE THE CENTERLINE OF AVENUE B) AS SHOWN ON YUMA AREA SERVICE HIGHWAY RESULTS OF SURVEY, AS RECORDED IN BOOK 3 OF SURVEYS, PAGE 44, YUMA COUNTY RECORDERS OFFICE.

BEARING N 00°27'40" E

KEYNOTES

1. VIEW 8' UTILITY EASEMENT
2. VIEW 1' VEHICULAR ACCESS EASEMENT

NOTE

- PROPERTY CORNERS TO BE MARKED, 5/8" X 12" DIA., REBAR TAGGED WITH CAP L.S. 16528 (UNLESS NOTED OTHERWISE).
- PROJECT CONTROL POINTS

ELABORATED BY:

VNV16-350

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
11	NEW LOT NUMBER
●	SET PROPERTY CORNERS TO BE MARKED, 5/8" X 12" DIA., REBAR TAGGED WITH CAP L.S. 16528 (UNLESS NOTED OTHERWISE)
■	NEW YUMA COUNTY STD. DETAIL No. 440 STREET MONUMENT
○	EXISTING MONUMENT (AS NOTED)
B.C.	INDICATES BRASS CAP
Y.C.R.	INDICATES YUMA COUNTY RECORDERS
G.L.O.	INDICATES GENERAL LAND OFFICE
V.A.E.	INDICATES VEHICULAR ACCESS EASEMENT
(M)	INDICATES MEASURED DATA
(P1)	DATA PER RS YUMA AREA SERVICE HIGHWAY RESULTS OF SURVEY, AS RECORDED IN BOOK 3 OF SURVEYS, PAGE 44, YUMA COUNTY RECORDERS OFFICE.
(P2)	DATA PER RS SOUTHWEST ARIZONA INDUSTRIAL SUBDIVISION (PHASE 1), AS RECORDED IN BOOK 28 OF PLATS, PAGES 49, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, AZ.

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 THE MAP CONSISTING OF TWO SHEETS (2) SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING JUNE OF 2019 THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN ONE YEAR FROM RECORDATION OF THE 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 THEREOF.

JOHN C. ENGLISH
REGISTERED
JOHN C. ENGLISH II
16528
ARIZONA
U.S.A.

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

LINE DATA

NUMBER	LENGTH	BEARING
L1	30.36	N 89°57'57" E
L2	30.36	S 89°57'57" W
L3	30.01	N 89°31'16" W

CURVE DATA

NUMBER	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH	TANGENT	RADIUS	ARC LENGTH
C1	113°48'40"	S43°29'37" W	98.76	86.94	60.00	119.01
C2	113°48'40"	N44°30'03" E	98.76	86.94	60.00	119.01

LOT AREAS TABLE:

LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)
1	6,790.00 SF	11	6,790.00 SF	21	6,790.00 SF	31	6,345.15 SF	41	7,828.50 SF	51	6,345.15 SF	61	6,790.00 SF	71	11,695.05 SF
2	6,790.00 SF	12	6,790.00 SF	22	6,790.00 SF	32	6,345.15 SF	42	7,606.06 SF	52	6,345.15 SF	62	6,790.00 SF	72	7,900.15 SF
3	6,790.00 SF	13	6,295.00 SF	23	6,790.00 SF	33	6,345.15 SF	43	7,155.00 SF	53	6,345.15 SF	63	6,661.39 SF	73	7,655.75 SF
4	6,790.00 SF	14	6,295.00 SF	24	6,790.00 SF	34	6,345.15 SF	44	6,345.15 SF	54	7,825.12 SF	64	6,790.00 SF	74	7,757.14 SF
5	6,790.00 SF	15	6,790.00 SF	25	6,790.00 SF	35	6,345.15 SF	45	6,345.15 SF	55	6,345.15 SF	65	6,717.62 SF	75	7,748.05 SF
6	6,790.00 SF	16	6,790.00 SF	26	6,295.00 SF	36	6,345.15 SF	46	6,345.15 SF	56	6,295.00 SF	66	6,371.62 SF	76	6,690.00 SF
7	6,790.00 SF	17	7,150.00 SF	27	6,295.00 SF	37	6,345.15 SF	47	6,345.15 SF	57	6,295.00 SF	67	6,371.62 SF	77	6,690.00 SF
8	7,150.00 SF	18	7,150.00 SF	28	6,345.15 SF	38	6,345.15 SF	48	6,345.15 SF	58	6,295.00 SF	68	6,690.00 SF	78	6,690.00 SF
9	7,150.00 SF	19	7,150.00 SF	29	6,345.15 SF	39	6,345.15 SF	49	6,345.15 SF	59	6,295.00 SF	69	6,690.00 SF	79	6,690.00 SF
10	7,150.00 SF	20	6,790.00 SF	30	6,345.15 SF	40	7,150.00 SF	50	6,345.15 SF	60	7,191.00 SF	70	6,790.00 SF	80	7,191.00 SF

TRACT "A"	29,626.00 SF

AGENDA ITEM REVIEW FORM

Special City Council Meeting **3. I.**

Meeting Date: 09/17/2019

Department Head: Jose A. Guzman, Director of Planning & Zoning, Planning & Zoning Department

Submitted By: Jose A. Guzman, Director of Planning & Zoning, Planning & Zoning Department

Action Requested: Motion
Resolution

ITEM:

Discussion and possible action on any and all matters regarding Resolution No. 2098. A resolution of the Mayor and City Council of the City of San Luis, Arizona declaring its intention of operating, maintaining and repairing certain landscape improvements included within, near and adjacent to the retention and detention basins and parking and parkways and related facilities together with appurtenant structures within the area described as Belleza Del Desierto Phase 1 Subdivision, San Luis, Arizona. **(Jose A. Guzman, Director of Planning & Zoning)**

SUMMARY:

As a requirement of the City of San Luis Subdivision Regulations, all developers are responsible to completely landscape their development projects according to the approved plans. In particular, subdivisions are required to provide landscaping along certain arterial and collector streets, in retention basins, and in other locations as provided in city regulations. In addition, developers may provide paths, trails, and other amenities in the common open space areas adjacent to arterial and collector streets. Neighborhood landscape amenities add value to properties, enhance walkability, and improve community aesthetics.

The state legislature permits the creation of Municipal Improvement Districts for cities and towns to provide a dedicated funding stream for maintenance, repair and improvements of pedestrian malls, off-street parking facilities, retention basins, and parking and parkways. This Improvement District will be utilized for landscape maintenance within Belleza Del Desierto Phase 1 Subdivision. Residents within the Improvement District will pay a special assessment on their property tax bill.

This resolution authorizes the creation of Belleza Del Desierto Phase 1 Landscape Improvement District to serve Belleza Del Desierto Phase 1 Subdivision. After approval of this resolution, a second resolution ordering the improvements is needed to finalize the formation of the Improvement District process.

RECOMMENDATION / SUGGESTED MOTION:

I MOVE TO APPROVE AND ADOPT RESOLUTION NO. 2098.

N/A

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM:	N/A
CITY/STATE/FEDERAL FUNDS:	N/A
TOTAL:	N/A

BUDGETED AMOUNT: N/A

AVAILABLE AMOUNT TO TRANSFER: N/A

ACCT NAME & GL#/REMAINING BALANCE BEFORE PURCHASE: N/A

FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):

N/A

Attachments

Resolution No. 2098

Resolution

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

No. 2098

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 MAINTAINING AND REPAIRING CERTAIN LANDSCAPE IMPROVEMENTS INCLUDED WITHIN, NEAR AND ADJACENT TO THE RETENTION BASINS AND PARKING AND PARKWAYS AND RELATED FACILITIES TOGETHER WITH APPURTENANT STRUCTURES WITHIN THE AREA DESCRIBED AS BELLEZA DEL DESIERTO PHASE 1 LANDSCAPE IMPROVEMENT DISTRICT, SAN LUIS, ARIZONA.

WHEREAS, pursuant to Title 48, Chapter 4, Article 2, Arizona Revised Statutes, a Municipal Improvement District (MID) may be formed for the sole purpose of the operation maintenance, repair and improvements of pedestrian malls, off-street parking facilities, retention and detention basins, and parkings and parkways;

WHEREAS, a petition has been received by Mayor and City Council of the City of San Luis to form a MID to provide operation, maintenance and repair of the landscape improvements within, near and adjacent to the retention and detention basins and the parkings and parkways and related improvements in the Belleza Del Desierto Phase 1;

WHEREAS, the formation of a MID for the operation, maintenance and repair of the landscape improvements within, near, and adjacent to retention and detention basins and the parkings and parkways and related improvements serving Belleza Del Desierto Phase 1 will provide a dedicated stream of funding for the maintenance of those improvements and will provide neighborhood decisions on those improvements, and will privatize the maintenance of those improvements;

WHEREAS, the Mayor and City Council of the City of San Luis, Arizona, find and declare that the formation of the MID to provide the operation, maintenance and repair of the landscape improvements within, near, and adjacent to the retention and detention basins and the parkings and parkways and related improvements in the Belleza Del Desierto Phase 1 to be of more than local or ordinary public benefit, and not a general public benefit, and further that the expenses of said operation, maintenance, and repair shall be Belleza Del Desierto Phase 1 District;

WHEREAS, the Mayor and City Council of the City of San Luis, Arizona, find and declare that the operation, maintenance, and repair of landscaping improvements in the

retention and detention basins and the parkings and parkways and related improvements in the District is incidental to the maintenance and preservation of the retention and detention basins and the parkings and parkways and related improvements, has aesthetic value, and maintains and increases the value of property within the District;

WHEREAS, the Mayor and City Council of the City of San Luis, Arizona find and declare that the operation, maintenance, and repair of landscaping improvements within, near or adjacent to the retention and detention basins and the parkings and parkways and related improvements in the MID preserves and promotes the health, safety, and welfare of those citizens living within the District as well as preservation of the streets and parkways in the District which may be adversely impacted by drainage; and,

WHEREAS, the Mayor and City Council of the City of San Luis, Arizona find and declare that the operation, maintenance, and repair of a landscaped buffer between a parkway and the adjacent developments reduces the visual and other impact of light, air, and noise pollution and tends to increase personal and vehicular safety on the parkway and decreases the likelihood vehicular accidents will harm adjacent developments in furtherance of the health, safety and welfare of those citizens living within the District.

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

SECTION 1: The petition to form a MID for Belleza Del Desierto Phase 1 purporting to be signed by all of the real property owners within the proposed District attached as Exhibit "A" is hereby accepted as provided in A.R.S. § 48-574(C).

SECTION 2: Belleza Del Desierto Phase 1 Landscape, serving Belleza Del Desierto Phase 1 to operate, maintain and repair landscaping improvements included within, near, and adjacent to the retention and detention basins and parkings and parkways and related facilities together with appurtenant structures of Belleza Del Desierto Phase 1, is hereby created.

SECTION 3: The expenses of Belleza Del Desierto Phase 1 Landscape shall be assessed to the several properties within the MID as provided for in A.R.S. § 48-574 et seq.

SECTION 4: No sooner than fifteen (15) calendar days after this Resolution is adopted, City staff shall present a legal description of the boundary for Belleza Del Desierto Phase 1 Landscape and a diagram for Belleza Del Desierto Phase 1 Landscape to Mayor and City Council for consideration to declare an intention to order improvements to Belleza Del Desierto Phase 1 Landscape as provided in A.R.S. § 48-576.

PASSED AND ADOPTED by the Mayor and City Council of the City of San Luis, Arizona, this _____ day of _____, 2019.

_____

Gerardo Sanchez, Mayor

ATTEST:

_____

Sonia Cornelio, City Clerk

APPROVED AS TO FORM:

_____

Kay Marion Macuil, City Attorney

PETITION, WAIVER AND CONSENT TO FORMATION OF A MUNICIPAL 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 ("A.R.S.") §48-574, the undersigned property owner respectfully petitions the Mayor and City Council of the City of San Luis, Arizona (the "City Council") to order the formation of a Municipal Improvement District (the "District") under A.R.S., Title 48, Chapter 4, Article 2. In support of this petition, the undersigned agrees to waive certain rights under 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/diagram and by a legal description on "Exhibit A" that is attached hereto and incorporated herein by reference. The proposed District consists of 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 pedestrian malls, off-street parking faciliites, retention and detention basins and parkings and parkways adjacent to designated public roadways within the proposed District.

4. Public Convenience and Necessity. The necessity for the proposed District is for the operation, maintenance, repair and improvements of landscape, irrigation, and hardscape in parkways and parkings adjacent to designated public roadways 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 the 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 pursuant to A.R.S §48-578.

   (c) All rights to petition to dissolve the district pursuant to A.R.S. §48-574(N).

(d) All protest rights whatsoever under A.R.S. §48-579(A) and (B) as amended, which provide for protests against the work; and

(e) All objections to the filing of and legislative adoption by the City Council 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, and not a general 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

ACCEPTED AND APPROVED BY:

CITY OF SAN LUIS, ARIZONA AN ARIZONA PRIVATE CORPORATION

By_____
Gerardo Sanchez, Mayor

ATTEST:

_____
Sonia Cornelio, City Clerk

APPROVED AS TO FORM:

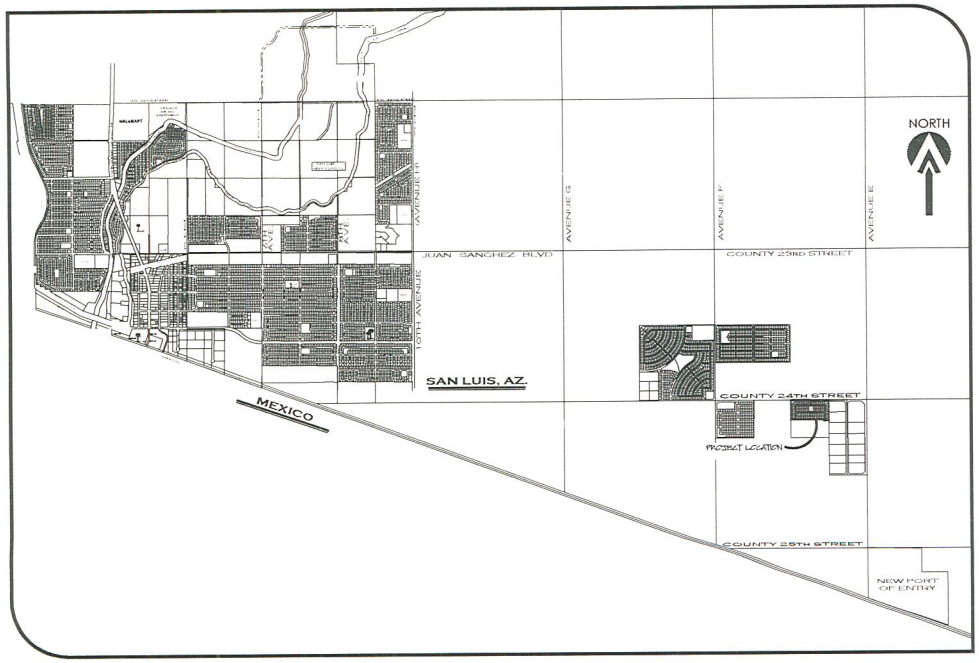
_____
Kay Marion Macuil, City Attorney

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



VICINITY MAP

SCALE: 1"=2000'

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)
)SS
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)
)SS
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, OR WILL BE IN PLACE WITHIN ONE YEAR FROM RECORDATION OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS PARTS.

BY: _____ R.L.S. No. 16528
JOHN C. ENGLEBY

ELABORATED BY:

VEGA & VEGA
ENGINEERING

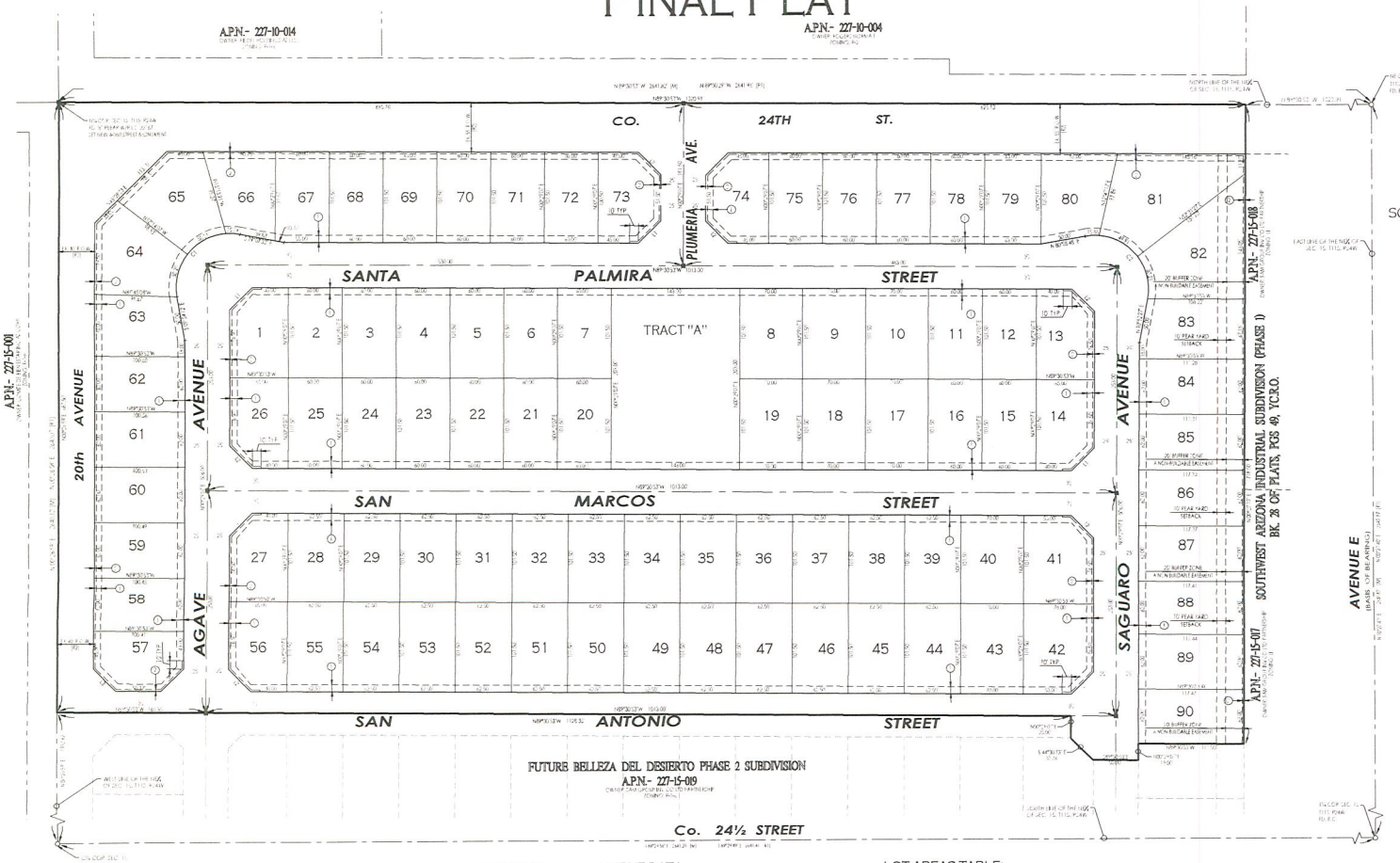
1846 S. 8th Avenue 928-329-0000 Tel
Yuma, Az. 85364 928-247-6232 Fax
www.vegaNvega.com

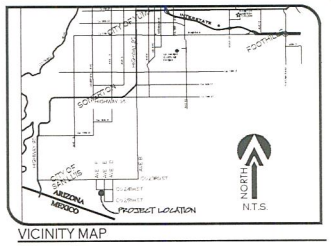
BELLEZA DEL DESIERTO PHASE 1 SUBDIVISION

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





VICINITY MAP

OWNER OF RECORD:

SIAN GROUP INVESTMENTS C/O LIMITED PARTNERSHIP
1760 S. CAMINO DEL SOL
YUMA, AZ. 85367

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 15 T11S, R24W, G.&S.R. B&M., YUMA COUNTY, ARIZONA BEING THIS LINE, THE CENTERLINE OF AVENUE E AS SHOWN ON YUMA AREA SERVICE HIGHWAY RESULTS OF SURVEY, AS RECORDED IN BOOK 3 OF SURVEYS, PAGE 44, YUMA COUNTY RECORDERS OFFICE.

BEARING N 00°27'40" E

KEYNOTES

1. VIEW 4' UTILITY EASEMENT
2. VIEW 1' HIGH ACCESS EASEMENT

NOTE

- PROPERTY CORNERS TO BE MARKED BY ½" DIAM. REBAR TAGGED WITH CAP L.S. 16528
- PROJECT ZONING R-1-6

ELABORATED BY:

VNV16-350

VEGA & VEGA ENGINEERING, P.C.
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
11	NEW LOT NUMBER
●	SET PROPERTY CORNERS TO BE MARKED BY ½" DIAM. REBAR TAGGED WITH CAP L.S. 16528 (UNLESS NOTED OTHERWISE)
■	NEW YUMA COUNTY STD. DETAIL No. 4-090 STREET MONUMENT
○	EXISTING MONUMENT (TYP.) 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
[P1]	DATA REFERS TO YUMA AREA SERVICE HIGHWAY RESULTS OF SURVEY, AS RECORDED IN BOOK 3 OF SURVEYS, PAGE 44, YUMA COUNTY RECORDERS OFFICE.
[P2]	DATA REFERS TO SOUTHWEST ARIZONA INDUSTRIAL SUBDIVISION (PHASE I), AS RECORDED IN BOOK 28 OF PLATS, PAGES 49, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, AZ

LAND SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM A LAND SURVEYOR LICENSED BY THE STATE BOARD OF ACTIVE REGISTERED BY THE STATE BOARD OF TECHNICAL REGISTRATION OF ARIZONA AND THAT THE MAP CONSISTING OF TWO SHEETS (2) SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING JUNE OF 2019 THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE PLACED WITHIN ONE YEAR FROM RECORDATION OF THE 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. ENGLE R.L.S. No. 16528

JOHN C. ENGLE II — 16528 — REGISTERED LAND SURVEYOR — EXPIRES 9/30/2020

LINE DATA

LINE NUMBER	LENGTH	BEARING
L1	16.00	S 14°07'06" E
L2	7.36	S 43°08'06" E
L3	7.36	S 43°08'06" W

CURVE DATA

NUMBER	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH	RADIUS	ARC LENGTH
C1	117°49'42"	S 45°29'57" W	98.76	60.00	116.01
C2	117°49'42"	S 44°30'03" E	98.76	60.00	116.01

LOT AREAS TABLE:

LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)
1	7,760.00 SF	21	6,790.00 SF	41	6,790.00 SF	61	6,345.75 SF	81	7,924.00 SF	101	6,345.75 SF	121	6,235.18 SF	141	6,079.00 SF
2	6,790.00 SF	22	6,790.00 SF	42	6,790.00 SF	62	6,345.75 SF	82	7,924.00 SF	102	6,345.75 SF	122	6,276.18 SF	142	6,079.00 SF
3	6,790.00 SF	23	6,790.00 SF	43	6,790.00 SF	63	6,345.75 SF	83	7,924.00 SF	103	6,345.75 SF	123	6,316.39 SF	143	6,460.00 SF
4	6,790.00 SF	24	6,790.00 SF	44	6,790.00 SF	64	6,345.75 SF	84	7,924.00 SF	104	6,345.75 SF	124	7,825.12 SF	144	6,460.00 SF
5	6,790.00 SF	25	6,790.00 SF	45	6,790.00 SF	65	6,345.75 SF	85	7,924.00 SF	105	6,345.75 SF	125	6,179.42 SF	145	6,079.00 SF
6	6,790.00 SF	26	6,790.00 SF	46	6,790.00 SF	66	6,345.75 SF	86	7,924.00 SF	106	6,345.75 SF	126	6,293.00 SF	146	6,377.62 SF
7	6,790.00 SF	27	6,790.00 SF	47	6,790.00 SF	67	6,345.75 SF	87	7,924.00 SF	107	6,345.75 SF	127	6,293.00 SF	147	6,079.00 SF
8	6,790.00 SF	28	6,790.00 SF	48	6,790.00 SF	68	6,345.75 SF	88	7,924.00 SF	108	6,345.75 SF	128	6,293.00 SF	148	6,079.00 SF
9	6,790.00 SF	29	6,790.00 SF	49	6,790.00 SF	69	6,345.75 SF	89	7,924.00 SF	109	6,345.75 SF	129	6,293.00 SF	149	6,079.00 SF
10	6,790.00 SF	30	6,790.00 SF	50	6,790.00 SF	70	6,345.75 SF	90	7,924.00 SF	110	6,345.75 SF	130	6,293.00 SF	150	6,079.00 SF
11	6,790.00 SF	31	6,790.00 SF	51	6,790.00 SF	71	6,345.75 SF	91	7,924.00 SF	111	6,345.75 SF	131	6,293.00 SF	151	6,079.00 SF
12	6,790.00 SF	32	6,790.00 SF	52	6,790.00 SF	72	6,345.75 SF	92	7,924.00 SF	112	6,345.75 SF	132	6,293.00 SF	152	6,079.00 SF
13	6,790.00 SF	33	6,790.00 SF	53	6,790.00 SF	73	6,345.75 SF	93	7,924.00 SF	113	6,345.75 SF	133	6,293.00 SF	153	6,079.00 SF
14	6,790.00 SF	34	6,790.00 SF	54	6,790.00 SF	74	6,345.75 SF	94	7,924.00 SF	114	6,345.75 SF	134	6,293.00 SF	154	6,079.00 SF
15	6,790.00 SF	35	6,790.00 SF	55	6,790.00 SF	75	6,345.75 SF	95	7,924.00 SF	115	6,345.75 SF	135	6,293.00 SF	155	6,079.00 SF
16	6,790.00 SF	36	6,790.00 SF	56	6,790.00 SF	76	6,345.75 SF	96	7,924.00 SF	116	6,345.75 SF	136	6,293.00 SF	156	6,079.00 SF
17	6,790.00 SF	37	6,790.00 SF	57	6,790.00 SF	77	6,345.75 SF	97	7,924.00 SF	117	6,345.75 SF	137	6,293.00 SF	157	6,079.00 SF
18	6,790.00 SF	38	6,790.00 SF	58	6,790.00 SF	78	6,345.75 SF	98	7,924.00 SF	118	6,345.75 SF	138	6,293.00 SF	158	6,079.00 SF
19	6,790.00 SF	39	6,790.00 SF	59	6,790.00 SF	79	6,345.75 SF	99	7,924.00 SF	119	6,345.75 SF	139	6,293.00 SF	159	6,079.00 SF
20	6,790.00 SF	40	6,790.00 SF	60	6,790.00 SF	80	6,345.75 SF	100	7,924.00 SF	120	6,345.75 SF	140	6,293.00 SF	160	6,079.00 SF

TRACT "A" 814,000.00 SF

AGENDA ITEM REVIEW FORM

Special City Council Meeting **3. J.**

Meeting Date: 09/17/2019

Department Head: Jose A. Guzman, Director of Planning & Zoning, Planning & Zoning Department

Submitted By: Jose A. Guzman, Director of Planning & Zoning, Planning & Zoning Department

Action Requested: Motion
Resolution

ITEM:

Discussion and possible action on any and all matters regarding Resolution No. 2099. A resolution of the Mayor and City Council of the City of San Luis, Arizona, authorizing and directing the city engineer to order the purchase of electricity and to order the maintenance of poles, luminaries and underground conduit incident to the installation of street lights for lighting public streets within the area described as Belleza Del Desierto Phase 1 Subdivision, San Luis, Arizona. **(Jose A. Guzman, Director of Planning & Zoning)**

SUMMARY:

Once a resolution creating a Street Lighting Improvement District is approved, a resolution authorizing work and approving the implementation of the district is required. This is the resolution implementing Belleza Del Desierto Phase 1 Street Lighting Improvement District.

RECOMMENDATION / SUGGESTED MOTION:

I MOVE TO APPROVE AND ADOPT RESOLUTION NO. 2099.

N/A

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM:	N/A
CITY/STATE/FEDERAL FUNDS:	N/A
TOTAL:	N/A
BUDGETED AMOUNT:	N/A
AVAILABLE AMOUNT TO TRANSFER:	N/A
ACCT NAME & GL#/REMAINING BALANCE BEFORE PURCHASE:	N/A

FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):

N/A

Attachments

Resolution No. 2099

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

Resolution

No. 2099

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, AUTHORIZING AND DIRECTING THE CITY ENGINEER TO ORDER THE PURCHASE OF ELECTRICITY AND TO ORDER THE MAINTENANCE OF POLES, LUMINARIES AND UNDERGROUND CONDUIT INCIDENT TO THE INSTALLATION OF STREET LIGHTS FOR LIGHTING PUBLIC STREETS WITHIN THE AREA DESCRIBED AS BELLEZA DEL DESIERTO PHASE 1 SUBDIVISION, SAN LUIS, ARIZONA.

WHEREAS, the Mayor and City Council did pass Resolution of Intention No. 2096 for Belleza Del Desierto Phase 1 Street Lighting Improvement District declaring the intention of the City to purchase electricity including a charge for the use of lighting facilities; and

WHEREAS, the cost of lighting is to be assessed on certain district known as Belleza Del Desierto Phase 1 Street Lighting Improvement District; and

WHEREAS, the petition for street lighting improvement district which was used to create Belleza Del Desierto Phase 1 Street Lighting Improvement District was signed by all of the real property owners within said district and A.R.S § 48-617.A authorizes the immediate jurisdiction to adopt a resolution ordering the improvements, pursuant to the provisions of A.R.S. S 48-581, without the necessity of publication and posting of the resolution of intention provided for in A.R.S § 48-578.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of San Luis, Arizona, that the City Engineer be empowered and directed to proceed with the improvement of Belleza Del Desierto Phase 1 Street Lighting Improvement District.

[Remainder of page left intentionally blank, signature page follows.]

PASSED AND ADOPTED by the Mayor and City Council of the City of San Luis, Arizona, this _____ day of _____, 2019.

_____
Gerardo Sanchez, Mayor

ATTEST:

_____
Sonia Cornelio, City Clerk

APPROVED AS TO FORM:

_____
Kay Marion Macuil, City Attorney

AGENDA ITEM REVIEW FORM

Special City Council Meeting **3. K.**

Meeting Date: 09/17/2019

Department Head: Jose A. Guzman, Director of Planning & Zoning, Planning & Zoning Department

Submitted By: Jose A. Guzman, Director of Planning & Zoning, Planning & Zoning Department

Action Requested: Motion
Resolution

ITEM:

Discussion and possible action on any and all matters regarding Resolution No. 2100. A resolution of the Mayor and City Council of the City of San Luis Arizona, authorizing and directing the city engineer to order the operation and maintenance of certain retention basins for the area described as Belleza Del Desierto Phase 1 Subdivision, San Luis, Arizona. **(Jose A. Guzman, Director of Planning & Zoning)**

SUMMARY:

Once a resolution creating an Enhanced Municipal Services Improvement District is approved, a resolution authorizing work and approving the implementation of the district is required. This is the resolution implementing Belleza Del Desierto Phase 1 Enhanced Municipal Improvement District.

RECOMMENDATION / SUGGESTED MOTION:

I MOVE TO APPROVE AND ADOPT RESOLUTION NO. 2100.

N/A

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM:	N/A
CITY/STATE/FEDERAL FUNDS:	N/A
TOTAL:	N/A
BUDGETED AMOUNT:	N/A
AVAILABLE AMOUNT TO TRANSFER:	N/A
ACCT NAME & GL#/REMAINING BALANCE BEFORE PURCHASE:	N/A

FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):

N/A

Attachments

Resolution No. 2100

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

Resolution

No. 2100

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, AUTHORIZING AND DIRECTING THE CITY ENGINEER TO ORDER THE OPERATION AND MAINTENANCE OF CERTAIN RETENTION BASINS FOR THE AREA DESCRIBED AS BELLEZA DEL DESIERTO PHASE 1 SUBDIVISION, SAN LUIS, ARIZONA.

WHEREAS, the Mayor and City Council did pass Resolution of Intention No. 2097 for Belleza Del Desierto Phase 1 Municipal Services Improvement District declaring the intention of the City to operate and maintain certain retention basins for an area described as Belleza Del Desierto Phase 1 Subdivision, San Luis, Arizona; and

WHEREAS, the cost of operating and maintaining said retention basins is to be assessed on a certain district known as Belleza Del Desierto Phase 1 Municipal Services Improvement District; and

WHEREAS, the petition for enhanced municipal services improvement district which was used to create the Belleza Del Desierto Phase 1 Municipal Services Improvement District was signed by all of the real property owners within said district and A.R.S. § 48-575 C. authorized the immediate jurisdiction to adopt a resolution ordering the improvements, pursuant to the provision of A.R.S. § 48-581, without the necessity of publication and posting of the resolution of intention provided for in A.R.S § 48-578.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of San Luis, Arizona, that the City Engineer be empowered and directed to proceed with the enhanced municipal services of the improvement of Belleza Del Desierto Phase 1 Municipal Services Improvement District.

[Remainder of page left intentionally blank. Signature page follows.]

PASSED AND ADOPTED by the Mayor and City Council of the City of San Luis, Arizona, this _____ day of _____, 2019.

_____

Gerardo Sanchez, Mayor

ATTEST:

_____

Sonia Cornelio, City Clerk

APPROVED AS TO FORM:

_____

Kay Marion Macuil, City Attorney

AGENDA ITEM REVIEW FORM

Special City Council Meeting **3. L.**

Meeting Date: 09/17/2019

Department Head: Jose A. Guzman, Director of Planning & Zoning, Planning & Zoning Department

Submitted By: Jose A. Guzman, Director of Planning & Zoning, Planning & Zoning Department

Action Requested: Motion
Resolution

ITEM:

Discussion and possible action on any and all matters regarding Resolution No. 2101. A resolution of the Mayor and City Council of the City of San Luis, Arizona, authorizing and ordering the operation, maintenance and repair of certain landscape improvements included within, near and adjacent to the retention and detention basins and parkings and parkways and related facilities together with appurtenant structures for the area described as Belleza Del Desierto Phase 1 Subdivision, San Luis, Arizona. **(Jose A. Guzman, Director of Planning & Zoning)**

SUMMARY:

Once a resolution creating a Municipal Improvement District is approved, a resolution authorizing work and approving the implementation of the district is required. This is the resolution implementing the Belleza Del Desierto Phase 1 Landscape Improvement District.

RECOMMENDATION / SUGGESTED MOTION:

I MOVE TO APPROVE AND ADOPT RESOLUTION NO. 2101.

N/A

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM:	N/A
CITY/STATE/FEDERAL FUNDS:	N/A
TOTAL:	N/A
BUDGETED AMOUNT:	N/A
AVAILABLE AMOUNT TO TRANSFER:	N/A
ACCT NAME & GL#/REMAINING BALANCE BEFORE PURCHASE:	N/A

FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):

N/A

Attachments

Resolution No. 2101

Resolution

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

No. 2101

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, ORDERING IMPROVEMENTS FOR THE MUNICIPAL IMPROVEMENT DISTRICT, SERVING BELLEZA DEL DESIERTO PHASE 1, TO OPERATE, MAINTAIN AND REPAIR LANDSCAPING IMPROVEMENTS INCLUDED WITHIN, NEAR AND ADJACENT TO THE RETENTION AND DETENTION BASINS AND PARKINGS AND PARKWAYS AND RELATED FACILITIES TOGETHER WITH THE APPURTENANT STRUCTURES OF BELLEZA DEL DESIERTO PHASE 1 LANDSCAPE IMPROVEMENT DISTRICT.

WHEREAS, the Mayor and City Council did pass Resolution of intention No. 2098 declaring the intention to create Belleza Del Desierto Phase 1 Landscape Improvement District to operate, maintain, and repair certain landscape improvements within, near, and adjacent to the retention and detention basins and the parkings and parkways and related improvements (Landscape Improvements) in the Belleza Del Desierto Phase 1 Subdivision;

WHEREAS, the petition to form Belleza Del Desierto Phase 1 Landscape Improvement District was signed by all of the real property owners within the proposed District and A.R.S. § 574(C) authorizes City Council to adopt the resolution ordering the improvements, pursuant to the provision of A.R.S. § 48-581, without the necessity of publication and positing of the resolution of intention provided for in A.R.S. § 48-578.

WHEREAS, a legal description of the boundary for Belleza Del Desierto Phase 1 Landscape Improvement District and a diagram for Belleza Del Desierto Phase 1 Landscape Improvement District has been presented to City Council for consideration in this declaration of intention to order Belleza Del Desierto Phase 1 Landscape Improvement District as provided in A.R.S. § 48-576.

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

SECTION 1: City Council orders Landscape Improvements for Belleza Del Desierto Phase 1 Landscape Improvement District serving Belleza Del Desierto Phase 1 Subdivision. Once the Landscape Improvements are approved and constructed by the developer, the estimate of the cost and expenses shall be placed on file with the City

Clerk and presented to City Council in accordance with the provisions of A.R.S. § 48-574.

SECTION 2: City Council finds the Landscape Improvements for Belleza Del Desierto Phase 1 Landscape Improvement District are of more than local or ordinary public benefit, and are of special benefit to the respective lots, parcels and pieces of land within the described real property of Belleza Del Desierto Phase 1 Landscape Improvement District. City Council orders the cost and expense for the Landscape Improvements of Belleza Del Desierto Phase 1 Landscape Improvement District be chargeable upon the real and personal property within Belleza Del Desierto Phase 1 Landscape Improvement District, as described in Exhibits A and B attached. City Council declares that Belleza Del Desierto Phase 1 Landscape Improvement District is benefited by the Landscape Improvements and the real and personal properties within Belleza Del Desierto Phase 1 Landscape Improvement District are to be assessed the proportional share of the costs and expenses of the Landscape Improvements.

SECTION 3: All proceedings concerning the Landscape Improvements for Belleza Del Desierto Phase 1 Landscape Improvement District, including the calculations for the costs and expenses and all assessments to pay the costs and expenses of the Landscape Improvements, shall be made in accordance with the provisions of Title 48, Chapter 4, Article 2 of the A.R.S., as amended.

SECTION 4: Any public street or alley within the boundaries of Belleza Del Desierto Phase 1 Landscape Improvement District are omitted from the real and personal property of Belleza Del Desierto Phase 1 Landscape Improvement District and shall not be included in the assessment.

SECTION 5: In no event will the City of San Luis or any officer thereof be liable for any portion of the cost of said Improvement District nor any delinquency of persons or property assessed.

SECTION 6: City Council shall make annual statements and estimates of the expenses of the District which shall be provided for by the levy and collection of ad valorem taxes upon the assessed value of all real and personal property within Belleza Del Desierto Phase 1 Landscape Improvement District as provided in A.R.S. § 48- 574, as amended.

[Remainder of page left intentionally blank. Signature page follows.]

PASSED AND ADOPTED by the Mayor and City Council of the City of San Luis, Arizona, this _____ day of _____, 2019.

_____

Gerardo Sanchez, Mayor

ATTEST:

_____

Sonia Cornelio, City Clerk

APPROVED AS TO FORM:

_____

Kay Marion Macuil, City Attorney

AGENDA ITEM REVIEW FORM

Special City Council Meeting **3. M.**
Meeting Date: 09/17/2019
Department Head: Jose A. Guzman, Director of Planning & Zoning, Planning & Zoning Department
Submitted By: Jose A. Guzman, Director of Planning & Zoning, Planning & Zoning Department
Action Requested: Motion

ITEM:
Discussion and possible action on any and all matters regarding Subdivision Case No. 2019-0271F. A request by Vega and Vega Engineering, PLC, on behalf of Sam Group Investment Company Limited Partnership, property owner, for the final plat approval for Belleza Del Desierto Phase 1 Subdivision. The property is located at the southeast corner of County 24th Street and 20th Avenue. **(Jose A. Guzman, Director of Planning and Zoning)**

A. Staff presentation
B. Action on Subdivision Case No. 2019-0271F

SUMMARY:
This is a request by Vega & Vega Engineering, PLC, on behalf of Sam Group Investment Company Limited Partnership, property owner, for the final plat approval of a residential subdivision to be called Belleza Del Desierto Phase 1 Subdivision.

The property is located in the vicinity of the southeast corner of County 24th Street and 20th Avenue (County Avenue E1/2). The properties to the north and west are zoned Medium-High Density (R-2) and are vacant land. The property to the south is zoned Light Industrial (L-I) and is vacant land. On the east, Southwest Arizona Industrial Subdivision is located with industrial vacant lots and one commercial lot where a future 75,000 square feet medical mall is currently under construction.

This subdivision will consist of approximately 18.69 acres and is proposed to be divided into 90 lots and one tract for stormwater retention. The minimum lot size allowed within this subdivision is 6,000 square feet.

GENERAL PLAN:
This area was originally designated as Business in the City of San Luis 2020 General Plan and was zoned as Light Industrial (L-I). The owner wanted to change the zoning to Medium-High Density Residential (R1-6) for the construction of a residential subdivision. In order to do the zoning change, the land use designation had to be compatible with the proposed zoning district. On their regular meeting of January 23, 2019, City Council approved Resolution No. 2063 changing the land designation of this property to Neighborhood.

The intent of Neighborhood land designation is to focus on the primary living areas in the community and allow all residential zoning districts. After the land designation was changed, City Council approved Ordinance No. 387 changing the zoning of this property from Light Industrial (L-I) to Medium Density Residential (R1-6).

AGENCY REVIEW:

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

1. San Luis Fire Department (5-29-19)
2. Yuma County Airport Authority (5-29-19)
3. Arizona Game and Fish Department (6-5-19)

The City has not received any other significant concerns or objections from the various review agencies.

ANALYSIS:
In 2007, the Arizona Legislature adopted legislation that required municipalities to certify that all new subdivisions had an assured 100-year water supply. On February 11, 2011, the City of San Luis was designated by the Arizona Department of Water Resources (ADWR) as having a 100-year adequate water supply. Consequently, individual subdivisions do not have to submit additional certification.

PLANNING AND ZONING COMMISSION MEETING:
This item was presented to the Planning and Zoning Commission meeting during a special meeting held June 18, 2019. The Commission recommended approval of the request with the condition that the applicant had to address all comments pending before scheduling this item to be presented to City Council.

Staff received resubmittal and sent out a comments letter to the applicant on July 26, 2019. The applicant submitted revised plans on September 4, 2019, and are under review by staff.

STAFF RECOMMENDATION:
Staff recommends approval of Subdivision Case No. 2019-0271F with the following conditions:

1. The applicant must address review comments letter dated July 26, 2019 and the minor comments on the September 5, 2019 resubmittal before the recordation of the plat.
2. If the applicant does not construct the improvements adjacent to the subidvision on County 24th Street within six months of the approval of the this final plat, then the applicant shall participate in any pay-back agreement for its construction or post assurances whichever comes first.
3. The applicant must coordinate the pavement marking and striping of County 24th Street with other developers along said street.

RECOMMENDATION / SUGGESTED MOTION:

I MOVE TO APPROVE SUBDIVISION CASE NO. 2019-0271F WITH CONDITIONS AS PRESENTED BY STAFF.

N/A

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM:	N/A
CITY/STATE/FEDERAL FUNDS:	N/A
TOTAL:	N/A
BUDGETED AMOUNT:	N/A
AVAILABLE AMOUNT TO TRANSFER:	N/A
ACCT NAME & GL#/REMAINING BALANCE BEFORE PURCHASE:	N/A

FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):

N/A

Attachments

Review Comments Letter Dated July 26, 2019
Location Map
Aerial Picture
Final Plat
San Luis Fire Department Comments (5-29-19)
Yuma County Airport Authority Comments (5-29-19)
Arizona Game and Fish Department Comments (6-5-19)

City of San Luis
Planning & Zoning Department
Development Services • GIS • Building Safety • Code Enforcement

July 26, 2019

Vianey R. Vega, P. E.
Vega and Vega Engineer, PLC
1846 S. 8th Avenue
Yuma, AZ 85364

Re: Subdivision Case No. 2019-0271F- Belleza Del Desierto Phase 1

City staff has reviewed the resubmittal of final plat for Belleza Del Desierto Phase 1 and have the following comments:

City Engineer:

-Paving and Grading Plans

Sheet 1

1. Provide deed for portion of San Antonio St. to be constructed outside of the subdivision boundary. (A warranty deed or other acceptable form of dedication is needed for that portion of San Antonio Street that will be improved and is outside of the subdivision boundary.)

Sheet 1a

2. 20th Avenue profile shows centerline grade extending into Co. 24th Street and with about a 6%+ pavement cross slope. Instead, Co. 24th St. should have a uniform 2% cross slope and 20th Ave. should match that cross slope at the south edge of Co. 24th St., possibly requiring a cross gutter. Max. cross slope of 4%. (Additional intersection grades needed.)

Sheet 1b

3. For 20th Avenue south of the intersection with Co. 24th Street, provide a full width north bound turn lane (for a 12' RT lane, 12' NB Thru Lane, 12' LT lane and 12' SB Thru Lane.)
4. Delete cross striping at the northwest corner of 20th Ave. and 24th St.
5. Add the following to the Dedication:
   "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 all streetlights is hereby granted."

- Submit ADEQ Permits and Title Report

Public Works Department:

- Final striping to be coordinated with development to the north. Once coordinated resubmit final striping plans for approval.

Planning and Zoning Department:

1. We currently have two subdivisions in the review process, Belleza del Desierto and Santa Cecilia 3. There are two street alignments with different names. Agave Ave aligns with Leon Ave and Saguaro Ave aligns with Walshe Ave. As per Section 2.4 of our Roadway Naming and Addressing Policy newly developed roadways shall assume the name of the one with which it aligns. Taking into consideration application submittal, we received Belleza del Desierto first. Therefore, we must adjust street names in Santa Cecilia to match those in alignment with Belleza Del Desierto Subdivision. Another option is for developers to come to a mutual agreement and submit changes to our Planning & Zoning Department.

Parks and Recreation Department:

- **Irrigation System**

1. Provide APS electric power 120 VAC. 100 Amp Pedestal
2. Hunter PRO-C Control (Timer)
3. Water Backflow need to be a copper Risers instead of Ga. lines to meet the City of san Luis water standards
4. Provide Orbit adjust Manifold (8/4 Port) for dripping system
5. Install sprinklers 1 foot away from curbing, sidewalk and walls.

- **Trees and Shrubs**

1. Eliminate trees away from spillways (15 feet)
2. Substitute trees (Eucalyptus/Sisso) (alternate)
3. Remove sisso trees on ROW (to close to the Sidewalk/Wall fence)
4. Plant Sisso tree 15 ft. (minimum) from sidewalks curbing and block wall fence.
5. Alternate bushes and plant them 15 feet apart (alternate the variety of shrubs)
6. Plant the lantana between the bushes or shrubs
7. Replace lantana as specified on plan on each corner (can replace with orange bell or redbird)
8. Remove Oleanders bushes replace it for Nettle Plant or yellow bell
9. Dedicate an entrance for Maintenance Purpose at least 4 Ft. wide to the grass area

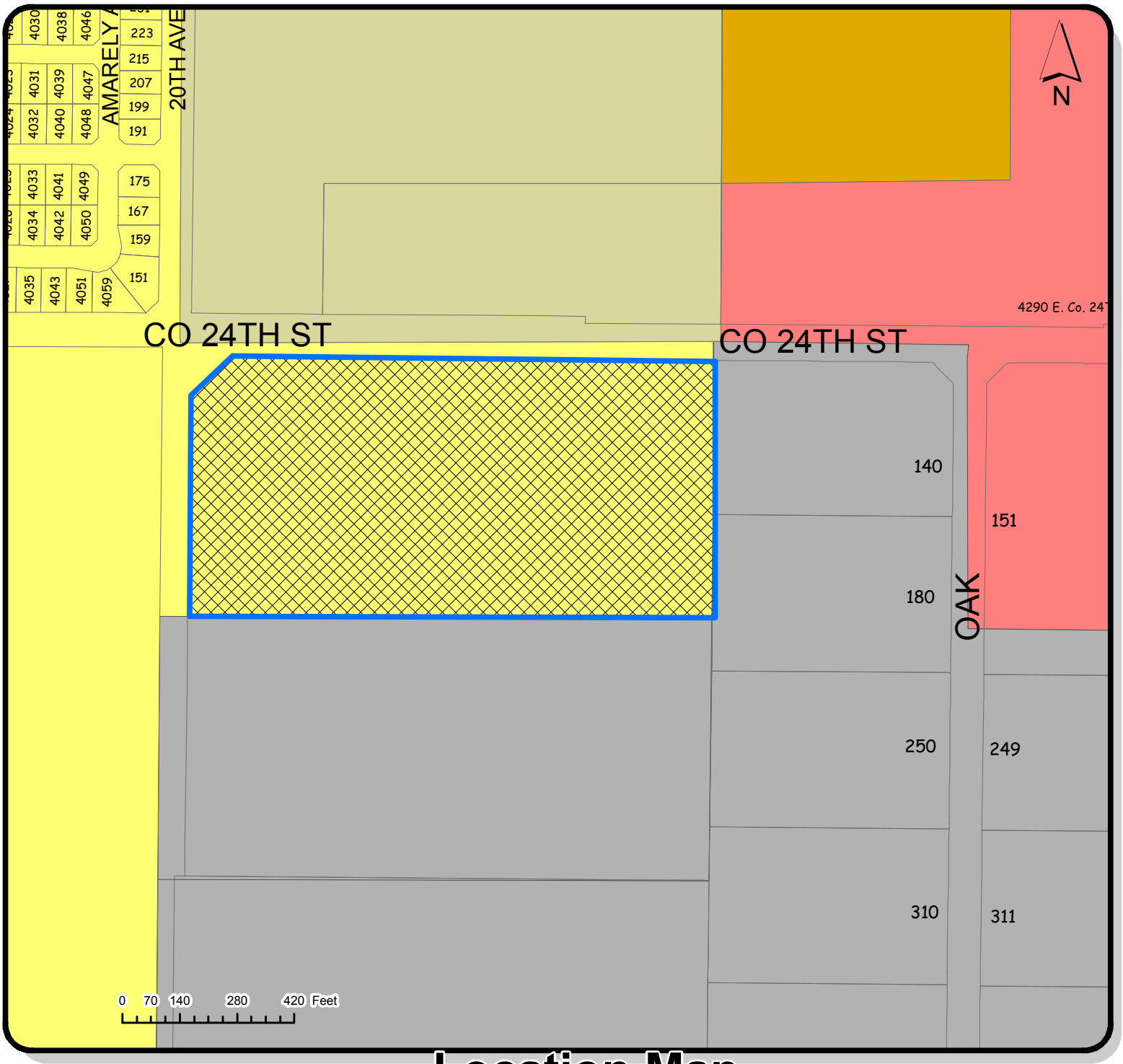
Please be advised that the comments made here are tentative in nature. Until all documentation, information, and drawings are submitted and approved in final form, and all permits for construction are approved and issued, the City of San Luis reserves the right to make further comments or require further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

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

Thank you,



Joaquin Campa
Building Official



Location Map

LOCATION OF SUBJECT PROPERTY

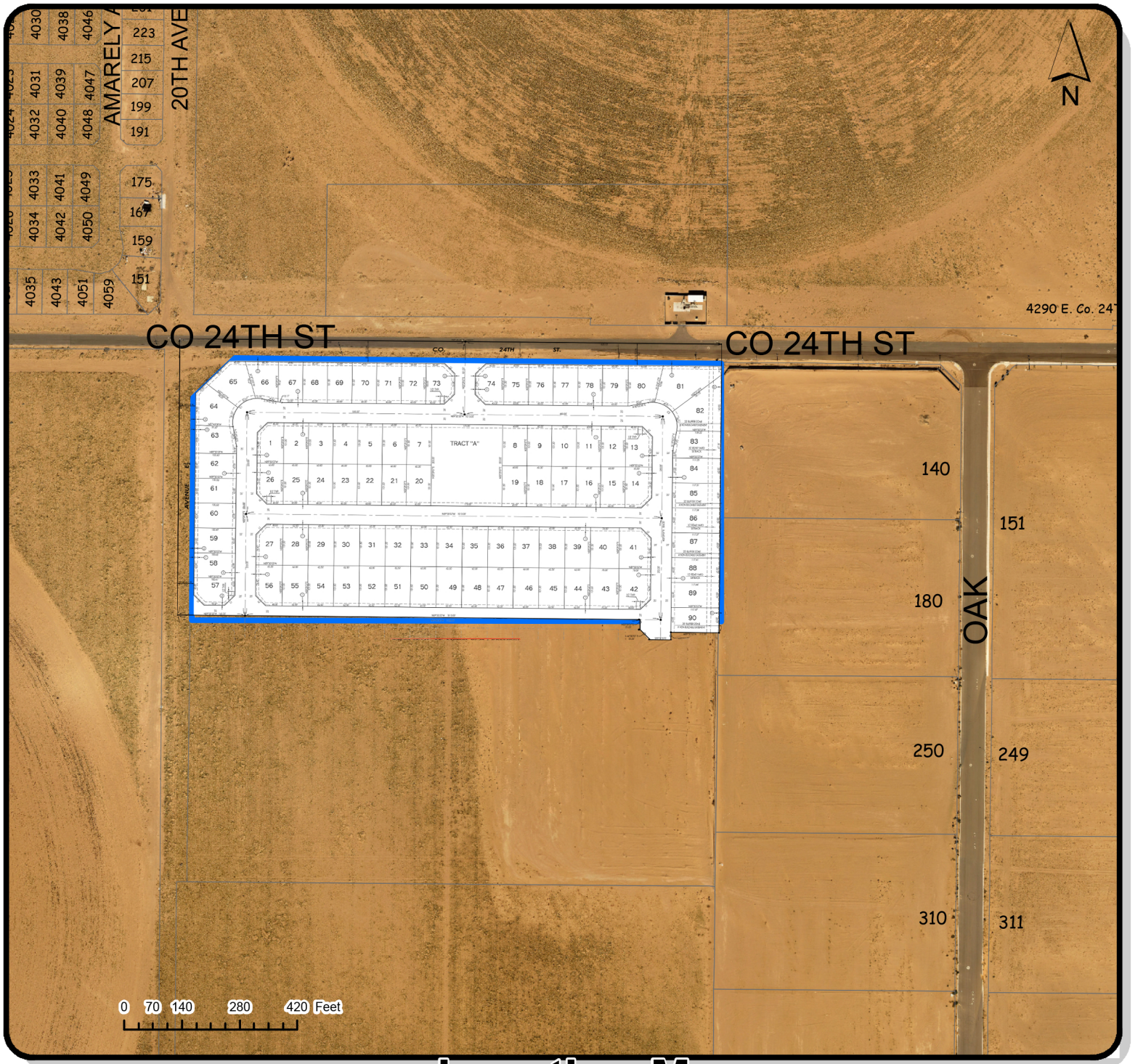
Southeast of intersection of Avenue E1/2 and County 24th Street, San Luis, AZ; A Subdivision of a portion of lot #14 of southwest Arizona industrial subdivision Phase 1 Assessor's Parcel No. 227-15-019

SUBDIVISION

Zoning

MULTIPLE RESIDENCE ZONING DISTRICTS
R-2
INDUSTRIAL ZONING DISTRICTS
I-I
COMMERCIAL ZONING DISTRICTS
C-2
C-1
SINGLE RESIDENCE ZONING DISTRICTS
R1-8

Date: 5/15/2019	PLANNING & ZONING	**Prepared By:** ISAAC GUTIERREZ	**Case No.** 2019-0271F
Checked By: ROMAN PACHECO	GIS	**APPROVED BY:** JOSE A. GUZMAN	



Location Map

LOCATION OF SUBJECT PROPERTY

Southeast of intersection of Avenue E1/2 and County 24th Street, San Luis, AZ; A Subdivision of a portion of lot #14 of southwest Arizona industrial subdivision Phase 1 Assessor's Parcel No. 227-15-019

SUBDIVISION

Zoning

MULTIPLE RESIDENCE ZONING DISTRICTS
R-2
INDUSTRIAL ZONING DISTRICTS
LI
COMMERCIAL ZONING DISTRICTS
C-2
C-1
SINGLE RESIDENCE ZONING DISTRICTS
R1-8

Date: 5/15/2019	PLANNING & ZONING	**Prepared By:** ISAAC GUTIERREZ	**Case No.** 2019-0271F
Checked By: ROMAN PACHECO	GIS	**APPROVED BY:** JOSE A. GUZMAN	

BELLEZA DEL DESIERTO PHASE 1 SUBDIVISION

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GENERAL CONSTRUCTION NOTES:

1. THE LOCATION OF UTILITIES IS APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. UTILITIES SHOWN HERE ARE FOR THE PURPOSE OF ASSISTING THE CONTRACTOR IN LOCATING SAID UTILITIES. THE CONTRACTOR IN ACCORDANCE WITH ARIZONA STATUTES SHALL CONTACT THE ARIZONA BLUE STAKE CENTER (1-800-782-5348S) 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 CURRENT CITY OF SAN LUIS 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.
11. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL, LOCAL, STATE, AND FEDERAL SWPPP REQUIREMENTS AND BMPs.

OWNER OF RECORD:

SAM GROUP INVESTMENTS CO. LIMITED PARTNERSHIP
10602 S. CAMINO DEL SOL
YUMA, AZ. 85367

BENCHMARK

TOP OF BRASSCAP LOCATED AT THE INTERSECTION OF AVENUE 'E' AND Co. 24th ½ STREET. THIS POINT ALSO BEING THE E 1/4 CORNER OF SECTION 15, T11S, R24W, G.&S.R. B.&M.

ELEVATION: 159.50 FEET

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 15, T11S, R24W, G.&S.R. B.&M., YUMA COUNTY, ARIZONA (BEING THIS LINE THE CENTERLINE OF AVENUE E), AS SHOWN ON YUMA AREA SERVICE HIGHWAY RUSULTS OF SURVEY, AS RECORDED IN BOOK 3 OF SURVEYS, PAGE 44, YUMA COUNTY RECORDERS OFFICE.

BEARING N 00°27'40" E

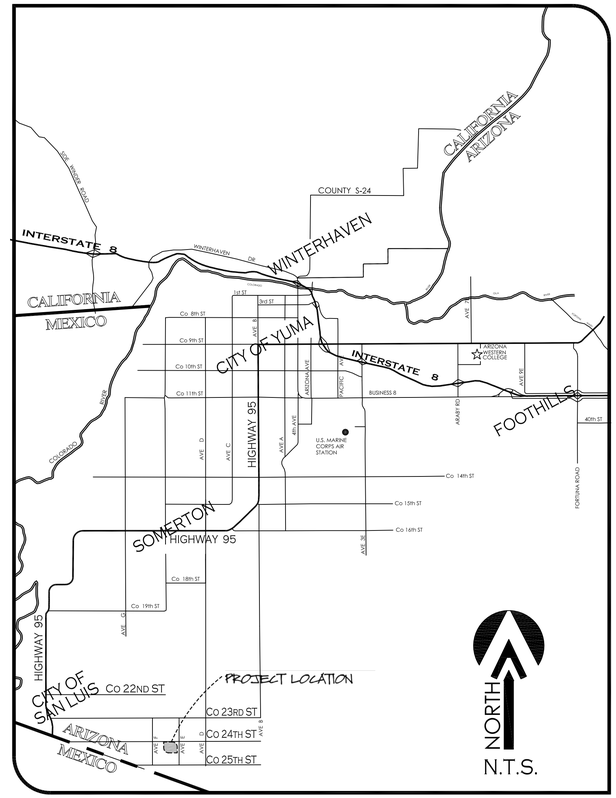
ENGINEER:

VnV18-950

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

LEGEND

	INDICATES EX. ASPHALT PAVEMENT
	INDICATES EX. CONCRETE
	INDICATES BOUNDARY LINE
	INDICATES CENTERLINE
	INDICATES RIGHT-OF-WAY LINE
	INDICATES EX. CMU WALL
-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
163	INDICATES EX. CONTOURS 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
	FIRE LINE W/ END PLUG AND THRUST BLOCK
	NEW WATER VALVE
	NEW FIRE HYDRANT
	NEW TEMPORARY BLOWOFF VALVE
55	INDICATES LOT NUMBERS
	NEW YUMA COUNTY STD. DETAIL No. 4-040 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
GP	INDICATES EXISTING GAS PADDLE
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
C-161.02	INDICATES NEW CURB ELEVATION
G-161.02	INDICATES NEW GUTTER ELEVATION
250	INDICATES LOT NUMBERS



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

BELLEZA DEL DESIERTO SUBDIVISION

CERTIFICATE NO. 50476
Vianey R. Vega
Date Signed 07-09-19
Arizona, U.S.A.
EXPIRES 12-31-21

Notes:

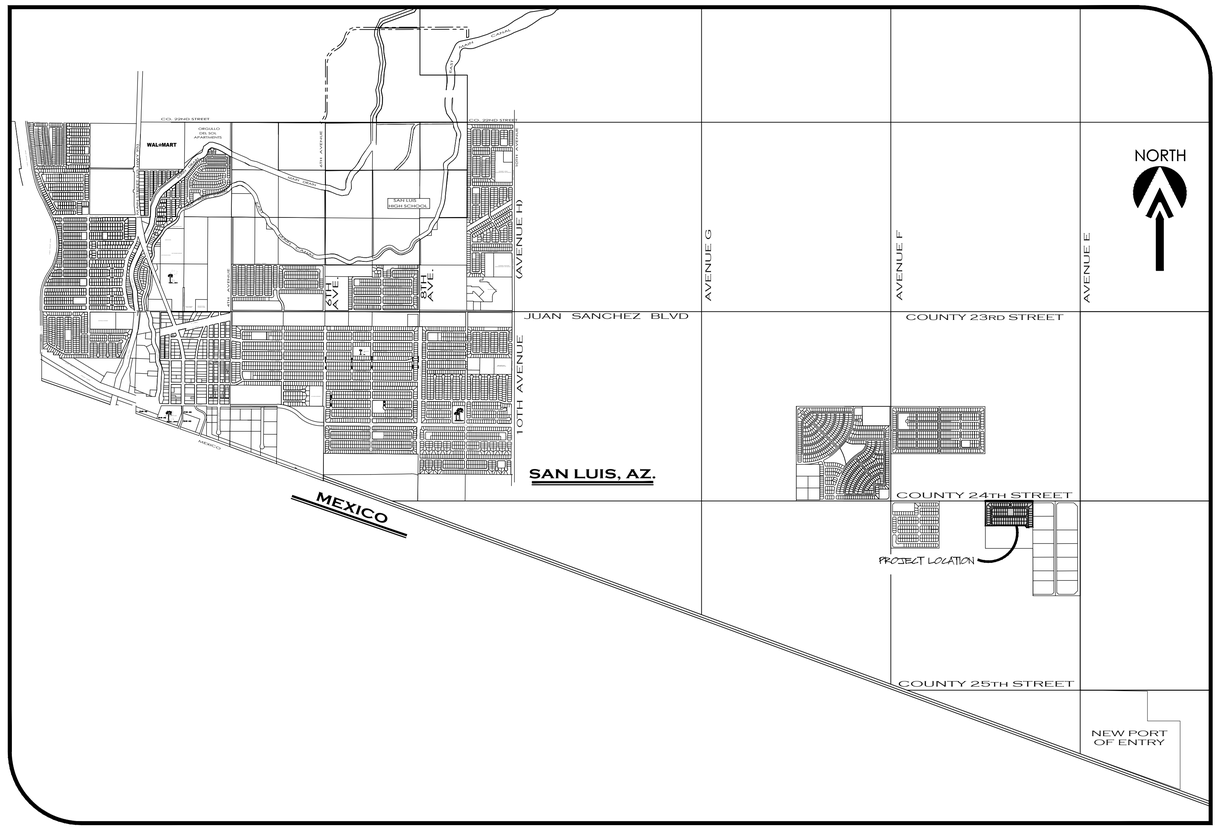
Scale: N.T.S. | Date: JULY 2019
Drawn: Staff | Job #: VnV18-950
Checked: Vna

Sheet 0

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



VICINITY MAP
SCALE: 1"=2000'

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 }
} SS
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 }
} SS
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, OR WILL BE IN PLACE WITHIN ONE YEAR FROM RECORDATION OF THIS MAP, THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS PARTS.



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

ELABORATED BY:

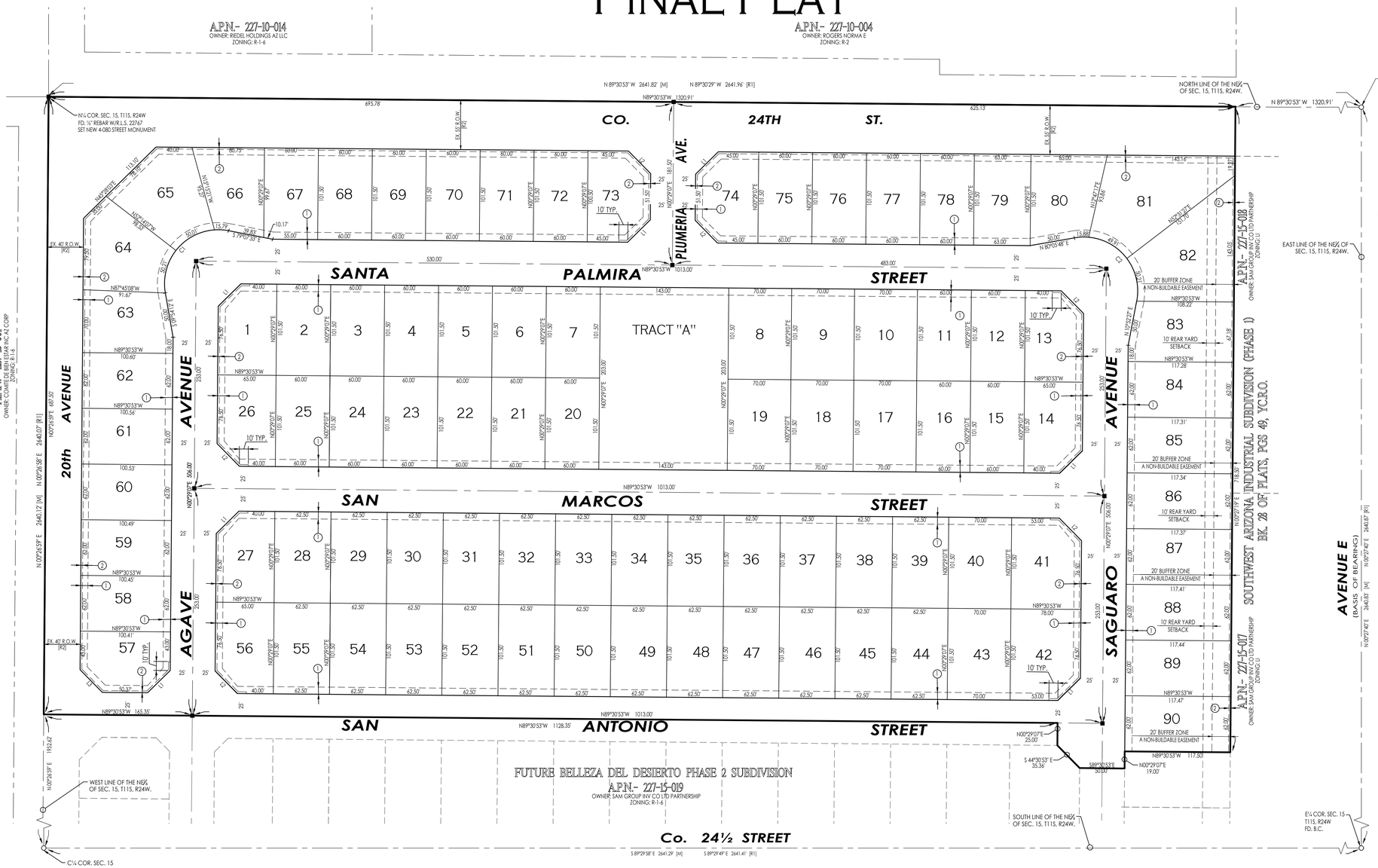
VEGA & VEGA ENGINEERING, PLLC
1846 S. 8th Avenue 928-329-0000 Tel
Yuma, Az. 85364 928-247-6232 Fax
www.vegaNvega.com

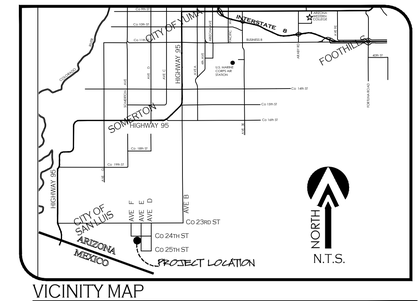
BELLEZA DEL DESIERTO PHASE 1 SUBDIVISION

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





VICINITY MAP

OWNER OF RECORD:

SAM GROUP INVESTMENTS CO. LIMITED PARTNERSHIP
10602 S. CAMINO DEL SOL
YUMA, AZ. 85367

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 15, T11S, R24W, G.&S.R. B.&M., YUMA COUNTY, ARIZONA (BEING THIS LINE THE CENTERLINE OF AVENUE E), AS SHOWN ON YUMA AREA SERVICE HIGHWAY RUSULTS OF SURVEY, AS RECORDED IN BOOK 3 OF SURVEYS, PAGE 44, YUMA COUNTY RECORDERS OFFICE.

BEARING N 00°27'40" E

KEYNOTES

1. NEW 8' UTILITY EASEMENT
2. NEW 1' NON-ACCESS EASEMENT

NOTE

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

ELABORATED BY:

VNV18-350

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
11	NEW LOT NUMBER
●	SET PROPERTY CORNERS TO BE MARKED BY 1/2" DIA. REBAR TAGGED WITH CAP L.S. 16528 (UNLESS NOTED OTHERWISE)
■	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 YUMA AREA SERVICE HIGHWAY RUSULTS OF SURVEY, AS RECORDED IN BOOK 3 OF SURVEYS, PAGE 44, YUMA COUNTY RECORDERS OFFICE.
[R2]	DATA REFERS TO SOUTHWEST ARIZONA INDUSTRIAL SUBDIVISION (PHASE 1). AS RECORDED IN BOOK 28 OF PLATS, PAGES 49, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, AZ

LAND SURVEYOR'S CERTIFICATE:

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16528 JOHN C. ENGLISH II 09-04-2019 REGISTERED LAND SURVEYOR ARIZONA U.S.A. EXPIRES 9/30/20

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

LINE DATA

NUMBER	LENGHT	BEARING
L1	35.36'	N 45°29'07" E
L2	35.36'	S 44°30'53" E
L3	35.37'	N44°31'57"W

CURVE DATA

NUMBER	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH	TANGENT	RADIUS	ARC LENGTH
C1	110°46'40"	S45°29'07"W	98.76'	86.94'	60.00'	116.01'
C2	110°46'40"	S44°30'53"E	98.76'	86.94'	60.00'	116.01'

LOT AREAS TABLE:

LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)
1	6,285.00 SF.	11	6,090.00 SF.	21	6,090.00 SF.	31	6,343.75 SF.	41	7,604.50 SF.	51	6,343.75 SF.	61	6,233.78 SF.	71	6,090.00 SF.	81	11,478.07 SF.
2	6,090.00 SF.	12	6,090.00 SF.	22	6,090.00 SF.	32	6,343.75 SF.	42	7,604.50 SF.	52	6,343.75 SF.	62	6,236.18 SF.	72	6,090.00 SF.	82	10,813.53 SF.
3	6,090.00 SF.	13	6,285.00 SF.	23	6,090.00 SF.	33	6,343.75 SF.	43	7,105.00 SF.	53	6,343.75 SF.	63	6,667.39 SF.	73	6,480.00 SF.	83	7,655.76 SF.
4	6,090.00 SF.	14	6,285.00 SF.	24	6,090.00 SF.	34	6,343.75 SF.	44	6,343.75 SF.	54	6,343.75 SF.	64	7,825.12 SF.	74	6,480.00 SF.	84	7,272.14 SF.
5	6,090.00 SF.	15	6,090.00 SF.	25	6,090.00 SF.	35	6,343.75 SF.	45	6,343.75 SF.	55	6,343.75 SF.	65	8,199.42 SF.	75	6,090.00 SF.	85	7,274.15 SF.
6	6,090.00 SF.	16	6,090.00 SF.	26	6,285.00 SF.	36	6,343.75 SF.	46	6,343.75 SF.	56	6,285.00 SF.	66	6,391.62 SF.	76	6,090.00 SF.	86	7,276.17 SF.
7	6,090.00 SF.	17	7,105.00 SF.	27	6,285.00 SF.	37	6,343.75 SF.	47	6,343.75 SF.	57	6,201.41 SF.	67	6,080.83 SF.	77	6,090.00 SF.	87	7,278.18 SF.
8	7,105.00 SF.	18	7,105.00 SF.	28	6,343.75 SF.	38	6,343.75 SF.	48	6,343.75 SF.	58	6,226.59 SF.	68	6,090.00 SF.	78	6,090.00 SF.	88	7,280.20 SF.
9	7,105.00 SF.	19	7,105.00 SF.	29	6,343.75 SF.	39	6,343.75 SF.	49	6,343.75 SF.	59	6,228.99 SF.	69	6,090.00 SF.	79	6,394.50 SF.	89	7,282.21 SF.
10	7,105.00 SF.	20	6,090.00 SF.	30	6,343.75 SF.	40	7,105.00 SF.	50	6,343.75 SF.	60	6,231.39 SF.	70	6,090.00 SF.	80	7,138.56 SF.	90	7,284.22 SF.
																TRACT "A"	29,029.00 SF.

May 29, 2019

SUBDIVISION CASE NUMBER: 2019-0271F

CASE SUMMARY: A request by Vega and Vega Engineering, P.L.C., on behalf of Sam Group Investments Co. Limited Partnership, property owner, for the final plat approval for Belleza Del Desierto Phase 1 Subdivision. This subdivision will contain approximately 18.69 acres and is proposed to be divided into 90 lots and 1 track. The lots ranging in size from approximately 6,080 square feet to 11,478.07 square feet. Assessor's Parcel No. 227-15-019 located southeast of intersection of Avenue E1/2 and County 24th Street, San Luis, Arizona.

PUBLIC MEETING: June 11, 2019

COMMENTS DUE: June 4, 2019

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 the Planning and Zoning Department at (928) 341-8563 or at P&Z@cityofsanluis.org.

Thank you,

Jose A. Guzman
Director of Planning and Zoning
Attachment: Location Map, & Preliminary Plat

☑ 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:
05/29/19

Agency:
The City of San Luis Fire Department

Phone:
928/341-8550

Return to: P&Z@cityofsanluis.org

May 29, 2019

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Thank you,

Jose A. Guzman
Director of Planning and Zoning
Attachment: Location Map, & Preliminary Plat

☑ COMMENTS ☐ NO COMMENTS

Enter Comments *below*:

The property is located near Rolle Airfield where aviation activity is expected to increase in the future. According to the Rolle Field Airport Master Plan it is recommended to submit an Avigation Easement Disclosure Statement. The disclosure statement shall serve as notice of the fact that the property is within an Airport Overlay Area and that the property therein is subject to potential noise, vibration, and impacts from the Rolle Field. When a subdivision plat or parcel split is required the following notice shall be placed on the plat and/or recorded with the title: "These properties, due to their proximity to the Rolle Field, are likely to experience aircraft over flights, which could generate noise levels which may be of concern to some individuals. The City, public and airport shall be held harmless from any damages caused by noise, vibration, fumes, dust, fuel, fuel particles, or other effects that may be caused by the operation of aircraft taking off, landing, or operating on or near the airport, not including the physical impact of aircraft or parts thereof." Noise Attenuation: The construction, alteration, moving, partial demolition, repair and use of any building or structure within the Airport Overlay Area shall comply with the Sound Attenuation Standards in order to achieve an exterior to interior Noise

Level Reduction (NLR) of 25 decibels. Certification of such NLR measures, by a Registered Engineer or a Registered Architect, shall be required to be submitted along with the application for a building permit.

Date:
5/29/19

Agency:
Yuma County Airport Authority

Phone:
928-726-5882

Return to: **P&Z@cityofsanluis.org**

May 29, 2019

SUBDIVISION CASE NUMBER: 2019-0271F

CASE SUMMARY: A request by Vega and Vega Engineering, P.L.C., on behalf of Sam Group Investments Co. Limited Partnership, property owner, for the final plat approval for Belleza Del Desierto Phase 1 Subdivision. This subdivision will contain approximately 18.69 acres and is proposed to be divided into 90 lots and 1 track. The lots ranging in size from approximately 6,080 square feet to 11,478.07 square feet. Assessor's Parcel No. 227-15-019 located southeast of intersection of Avenue E1/2 and County 24th Street, San Luis, Arizona.

PUBLIC MEETING: June 11, 2019

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Thank you,

Jose A. Guzman
Director of Planning and Zoning
Attachment: Location Map, & Preliminary Plat

☑ COMMENTS ☐ NO COMMENTS

Enter Comments *below*:
Area is potential habitat for flat-tailed horned lizards (Phrynosoma mccallii) which is listed as a Species of Greatest Conservation Need in Arizona.

Date:
06/05/2019

Agency:
Arizona Game and Fish Department

Phone:
(928) 341-4069

Return to: P&Z@cityofsanluis.org