



## **NOTICE OF REGULAR PLANNING AND ZONING COMMISSION MEETING**

In accordance with Section 38-431.01 of the Arizona Revised Statutes of the State of Arizona, notice is hereby given to the Members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission of the City of San Luis, Arizona will hold a Regular Planning & Zoning Commission Meeting at 7:00 p.m., Tuesday, April 9, 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 East Union Street, San Luis, Arizona 85349; (928) 341-8520.

Notice is hereby given that pursuant to A.R.S. §1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the City Council are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recordings. Parents in order to exercise their rights may either file written consent with the City Clerk to such recordings, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the City will assume that the rights afforded parents pursuant to A.R.S. §1-602.A.9 have been waived.

THIS NOTICE IS GIVEN BY:

/s/ Roman Pacheco, Planning Technician

## **AVISO DE JUNTA REGULAR DE LA COMISIÓN DE PLANEACIÓN Y ZONAMIENTO**

De acuerdo a la Sección 38-431.01 de los Estatutos Revisados del Estado de Arizona, se les informa a los Miembros de la Comisión de Planeación y Zonamiento y al público en general que la Comisión de Planeación y Zonamiento de San Luis, Arizona, tendrán una junta regular a las 7:00 p.m., el día Martes 9 de Abril del 2019. La junta se llevará a cabo en la Cámara del Consejo de la ciudad, ubicado en el 1090 East Union Street, San Luis, Arizona, 85349. El público esta cordialmente invitado.

De acuerdo con el Acta de Americanos con Discapacidades y la Sección 504 del Acta de Rehabilitación de 1973, la Ciudad de San Luis no discrimina por causa de discapacidad la admisión y acceso a sus programas, actividades, servicios o en el trato en cuanto a empleo. Para más información referente a derechos y provisiones del Acta de Americanos con Discapacidades o Sección 504, o para solicitar adaptaciones que sean razonables para la participación en programas, actividades o servicios de la ciudad, contactar a: Coordinador del Acta de Americanos con Discapacidades/Sección 504, Departamento de Recursos Humanos de la Ciudad de San Luis, 1090 Este Calle Unión, San Luis, Arizona, 85349; (928) 341-8520.

Por medio de éste aviso y de acuerdo con los Estatutos Revisados del Estado de Arizona, sujeto a ciertas excepciones reglamentarias, los padres de familia tienen el derecho de dar o no dar el consentimiento ante el Estado o alguna subdivisión política grabe a un menor de edad, ya sea en audio o video. Las juntas del Concilio se graban en audio y/o video y como resultado, el hecho de que haya menores presentes puede ser sujeto a que sean grabados. Para que los padres de familia puedan ejercer sus derechos pueden solicitar por escrito a la Secretaria de la Ciudad dicha grabación, o tomar acción personal para asegurarse que su hijo/hija menor no esté presente cuando la grabación se lleve a cabo. Si un menor de edad está presente en el momento de la grabación, la Ciudad asumirá que los padres de familia están cediendo los derechos sobre una posible grabación de acuerdo con el Estatuto Revisado del Estado de Arizona §1-602.A.9.

ESTE AVISO ES DADO POR:

/f/ Roman Pacheco, Técnico en Planeación



**AGENDA**  
**Planning & Zoning Commission**  
**Regular Meeting**  
**San Luis Council Chambers**  
**1090 E. Union Street**  
**San Luis, AZ 85349**  
**Tuesday, April 9, 2019**  
**7:00 P.M.**

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

**1. CALL TO ORDER/ROLL CALL**

**2. PLEDGE OF ALLEGIANCE**

**3. CONSENT AGENDA**

All matters are considered to be routine by the Planning & Zoning Commission and will be enacted by one motion. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

**3. A. APPROVAL OF MINUTES**

-Regular Planning and Zoning Commission meeting held March 12, 2019

**4. PUBLIC HEARINGS** – the Planning & Zoning Commission will be considering a vote or action on the following cases. Any vote or action will be considered separately for each case.

**4. A.** Public hearing followed by discussion and possible action on any and all matters regarding Conditional Use Permit Case No. 2019-067. A request by Glen T. Curtis on behalf of MJS Properties, L.T.D., property owner, for a Conditional Use Permit to allow the establishment of a religious institution to be located on the northeast corner of 5th Avenue and Union Street.

A. Open public hearing

1. Staff presentation

2. Call to the Public on this item

B. Close public hearing

C. Action on Conditional Use Permit Case No. 2019-067

**5. ITEMS REQUIRING DISCUSSION AND/OR ACTION** – the Planning & Zoning Commission will be considering a vote or action on the following cases. Any vote or action will be considered separately for each case.

- 5. A.** Discussion and possible action on any and all matters regarding Subdivision Case No. 2019-0115P. A request by Vega and Vega Engineering, PLC, on behalf of Sam Group Investment Company LTD Partnership, property owner, for the preliminary plat approval for Belleza Del Desierto Phase 1 Subdivision. The property is located at the southeast corner of Avenue E1/2 and County 24th Street.

A. Staff presentation

B. Action on Subdivision Case No. 2019-0115P

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

- 7.** **ADJOURNMENT**



## AGENDA ITEM REVIEW FORM

### Planning & Zoning Commission Meeting

3.A.

Meeting Date: 04/09/2019

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#### Summary

#### **APPROVAL OF MINUTES**

-Regular Planning and Zoning Commission meeting held March 12, 2019

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#### Attachments

Minutes March 12, 2019

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Draft

## MINUTES

REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
SAN LUIS COUNCIL CHAMBERS  
1090 E. UNION STREET  
MARCH 12, 2019  
7:00 PM

**1. CALL TO THE ORDER /ROL CALL:** The meeting was called to order at approximately 7:04 PM, by Chairman Marco A. Pinzon.

**2. PLEDGE OF ALLEGIANCE:** Pledge of Allegiance was led by Chairman Marco A. Pinzon.

**PRESENT:**

Chairman Marco A. Pinzon  
Vice Chairman Daniel Bazua  
Commission Member Javier Barraza  
Commission Member Hugo Garcia  
Commission Member Guillermina Fuentes  
Commission Member Veronica Zavala  
Commission Member Concepcion R. Ulloa

**Others Present:**

Jose A. Guzman, Director of Planning and Zoning  
Roman Pacheco, Planning Technician  
Kay Macuil, City Attorney  
Ric Bauermann, Fire Department  
Elizabeth Carpenter, Long Realty-Yuma  
Christopher Thompson, Thompson Design Architects

**Draft**

### **3. CONSENT AGENDA**

#### **3. A. APPROVAL OF MINUTES**

-Regular Planning and Zoning Commission meeting held February 12, 2019

**MOTION: Commission Member Javier Barraza second by Commission Member Hugo Garcia** to approve the consent agenda as presented. Motion carried by the following vote: Aye: 7- Chairman Pinzon, Vice-Chairman Bazua; Commissioner Barraza, Commissioner Garcia, Commissioner Fuentes, Commissioner Zavala and Commissioner Ulloa.

**4. PUBLIC HEARINGS** – the Planning & Zoning Commission will be considering a vote or action on the following cases. Any vote or action will be considered separately for each case.

**4. A. Public hearing followed by discussion and possible action on any and all matters regarding Conditional Use Permit Case No. 2019-066. A request by Thompson Design Architects, on behalf of Regional Center for Border Health, owner, for a Conditional Use Permit to allow the construction of a 75,000 square feet medical office building to be located at 151 S. Oak Avenue, San Luis, Arizona.**

#### **A. Open public hearing**

**MOTION: Commission Member Hugo Garcia/Commission Member Concepcion R. Ulloa** to open public hearing. Motion carried by the following vote: Aye: 7- Chairman Pinzon, Vice-Chairman Bazua; Commissioner Barraza, Commissioner Garcia, Commissioner Fuentes, Commissioner Zavala and Commissioner Ulloa.

#### **1. Staff presentation**

**Mr. Jose A. Guzman, Director of Planning and Zoning,** stated that the purpose of the request is to allow a 75,000 square feet medical office building in a Community Commercial (C-2). The medical office building will be named “Regional Center for Border Health San Luis Medical Mall”, and will be located at

**Draft**

151 S. Oak Avenue. **Mr. Guzman** added that although medical buildings are allowed in C-2, the city code requires any building larger than 50,000 square feet require a conditional use permit. He further explained that because the building is 75,000 square feet, the request for the conditional use is not for the actual use of the building, but rather the size of it. Staff recommends approval of Conditional Use Permit Case No. 2019-066.

## **2. Call to the Public on this item**

**Ms. Elizabeth Carpenter, Long Realty-Yuma**, stated she was present in support of the project. She added she was very excited about it, and believes it will do great.

### **B. Close public hearing**

**MOTION: Commission Member Guillermina Fuentes/Commission Member Hugo Garcia** to close public hearing. Motion carried by the following vote: Aye: 7- Chairman Pinzon, Vice-Chairman Bazua; Commissioner Barraza, Commissioner Garcia, Commissioner Fuentes, Commissioner Zavala and Commissioner Ulloa.

### **C. Action on Conditional Use Permit Case No. 2019-066**

**MOTION: Commission Member Hugo Garcia/ Commission Member Concepcion R. Ulloa** to recommend approval of Conditional Use Permit Case No. 2019-066 to the City Council as presented by staff. Motion carried by the following vote: Aye: 7- Chairman Pinzon, Vice-Chairman Bazua; Commissioner Barraza, Commissioner Garcia, Commissioner Fuentes, Commissioner Zavala and Commissioner Ulloa.



## PLANNING & ZONING AGENDA ITEM REVIEW FORM

### Planning & Zoning Commission Meeting

4.A.

**Meeting Date:** 04/09/2019

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

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#### ITEM:

Public hearing followed by discussion and possible action on any and all matters regarding Conditional Use Permit Case No. 2019-067. A request by Glen T. Curtis on behalf of MJS Properties, L.T.D., property owner, for a Conditional Use Permit to allow the establishment of a religious institution to be located on the northeast corner of 5th Avenue and Union Street.

- A. Open public hearing
  - 1. Staff presentation
  - 2. Call to the Public on this item
- B. Close public hearing
- C. Action on Conditional Use Permit Case No. 2019-067

#### BACKGROUND:

The applicant is requesting a Conditional Use Permit to allow Iglesia Apostolica De La Fe En Cristo Jesus in the USA, a religious institution, to establish in a Medium-High Density Residential (R-2) zoning district. The proposed building is 8,843 square feet to be located in an approximately 2-acre lot within a portion of Assessor's Parcel ID Number 226-01-001.

Assessor's Parcel ID Number 226-01-001 is one parcel containing approximately 150 acres. Said parcel covers territory between the southeast corner of County 22nd Street and 4th Avenue and the northwest corner of Union Street and 6th Avenue. Although the land is physically separated by the East Main Canal and the Main Drain in different sections, it is only one parcel as per the Yuma County records. The map showing the complete parcel is attached to this report.

There are four zoning districts within Parcel 226-01-001, including Community Commercial (C-2), Medium Density Residential (R1-6), Medium-High Density Residential (R-2), and High Density Residential (R-3). There is an existing house in the property within the parcel but the majority of the property is being used for cultivation or is vacant land.

The 150-acre parcel is required to be divided into different parcels prior to any development taking place. This can be done through a lot split or subdivision plat process, whichever is applicable, in accordance with the City of San Luis Subdivision Regulations.

The owner submitted a lot split application for this project (Lot Split Case No. 2019-0155) and is currently under review by City staff. At the request of the applicant, the Conditional Use Permit is being processed before the Lot Split, therefore the approval of the Conditional Use Permit will be conditioned that it will become effective after the approval and recordation of the Lot Split.

The purpose of the proposed Lot Split is to divide the 150-acre parcel and create a 2-acre parcel for the establishment of Iglesia Apostolica De La Fe En Cristo Jesus in the USA, a Religious Institution. The new 2-acre parcel will be located on the northeast corner of Union Street and 5th Avenue, adjacent to

San Luis City Hall. Said parcel will be located within a Medium-High Density Residential (R-2) zoning district.

Religious Institutions are listed under Conditional Uses in the Medium-High Density Residential (R-2) zoning district. Conditional Use Permit Case No. 2019-067 is to allow a Religious Institution, Iglesia Apostolica De La Fe En Cristo Jesus in the USA, to be established in a Medium-High Density Residential (R-2) zoning district as required by City Code §152.091(C)(3).

**CITIZEN REVIEW MEETING:**

The Citizen Review Meeting was held on April 2, 2019 at City Hall Council Chamber at 6 p.m. The intent of this meeting was to allow the public to learn about the project, ask questions, and express any comments or concerns. There were no people from the public present.

**GENERAL PLAN:**

The area for the proposed church is designated as "Neighborhood" in the City of San Luis 2020 General Plan. The Neighborhood Land Use Designation includes all types of residential development, master planned communities, neighborhood and community scale commercial development and professional offices. The property is zoned as Medium-High Density Residential (R-2) which is one of the appropriate zoning districts in the "Neighborhood" category.

**AGENCY REVIEW:**

As part of the review process, all land use cases are reviewed by various City and outside agencies. As required by State Statute, staff sent notification letters to property owners within 300 feet of the proposed project (30 letters). The City has not received any significant concerns or objections from the various review agencies or adjacent property owners.

**SUMMARY:**

The applicant has provided the information and materials necessary for review of the Conditional Use Permit.

The Conditional Use Permit is to allow a Religious Institution on property located on the northeast corner of 5th Avenue and Union Street. It will still be required to comply with all applicable regulations adopted by the City.

Staff recommends approval of Conditional Use Permit Case No. 2019-067 subject to the following condition:

1. Conditional Use Permit will become effective only and after Lot Split Case No. 2019-0155 is approved and recorded.

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

**RECOMMENDED MOTION:**

**I MOVE TO FORWARD CONDITIONAL USE PERMIT CASE NO. 2019-067 TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL WITH CONDITIONS AS PRESENTED BY STAFF.**

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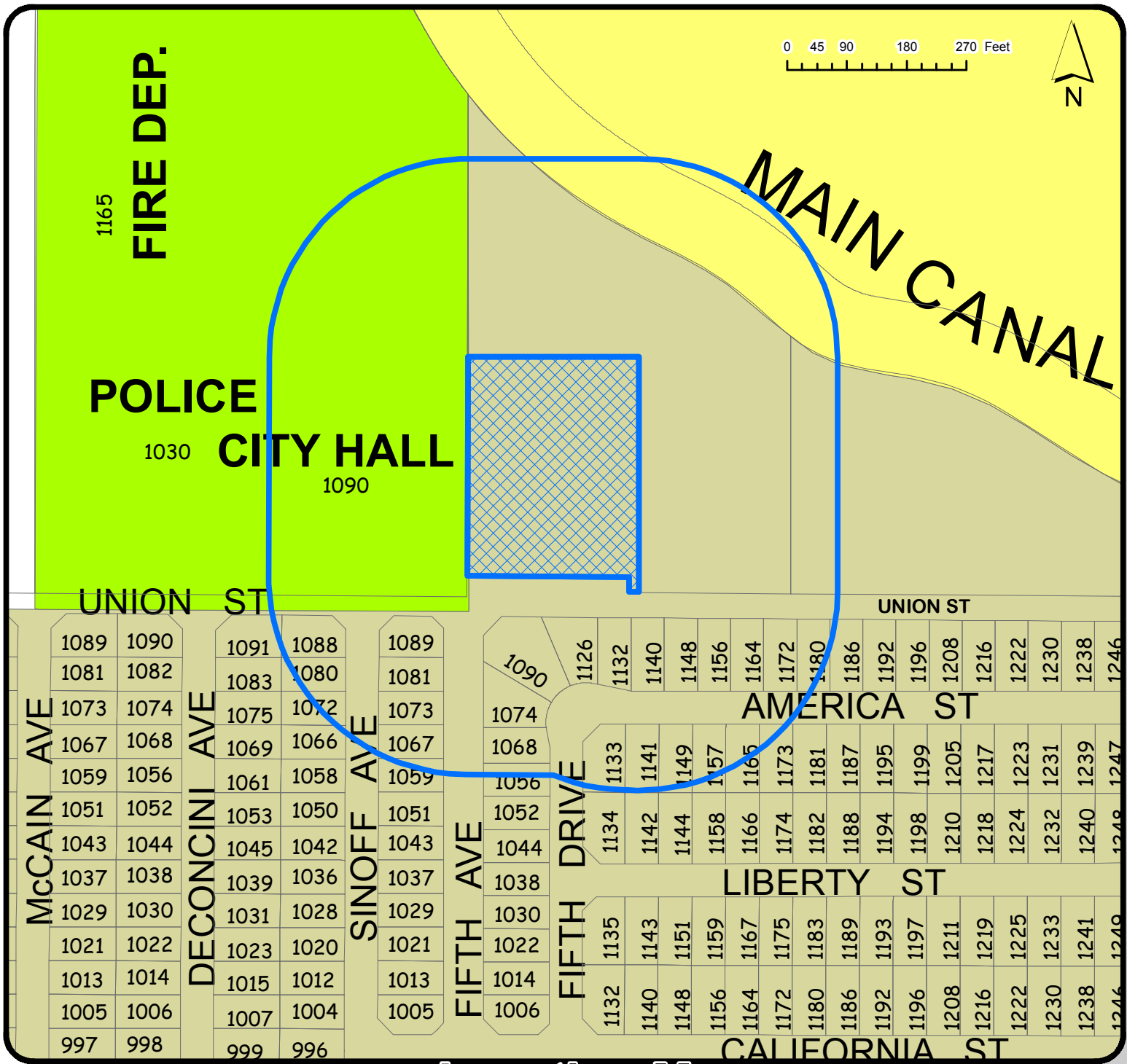
**Attachments**

Location Map

Site Plan

Assessor Parcel ID No. 22-01-001 Lot Split


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**LOCATION OF SUBJECT PROPERTY**




# Location Map

**CONDITIONAL USE PERMIT**

 Approximately 2 acres located on the north east corner of Union St and 5th Ave Intersection of Assessor's Parcel No. 226-01-001

 300ft Notification Area

**Zoning Legend**

- MULTIPLE RESIDENCE ZONING DISTRICTS
  -  R-2
- SINGLE RESIDENCE ZONING DISTRICTS
  -  RA-10
  -  R1-B

**Date:**  
3/19/2019

**Checked By:**  
ROMAN PACHECO

PLANNING & ZONING



GIS

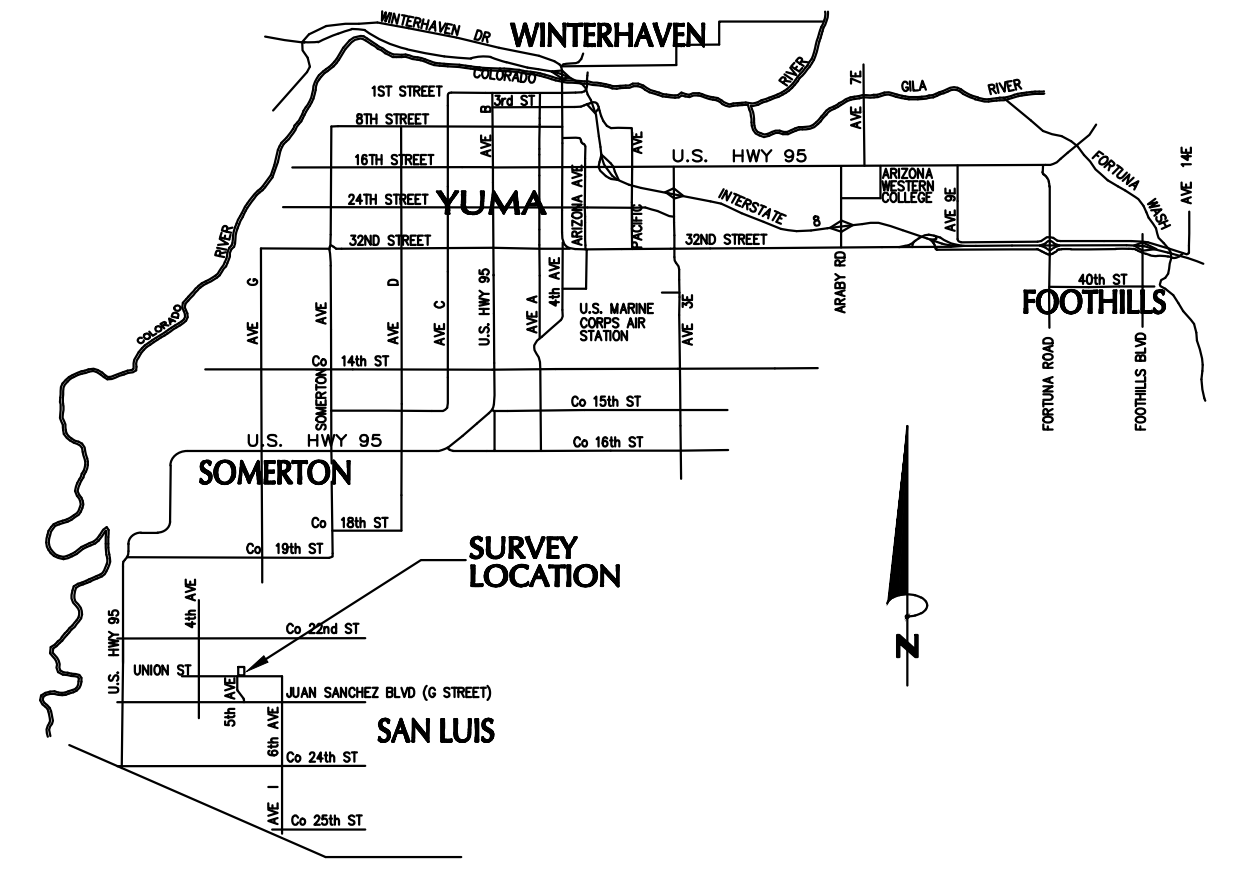
**Prepared By:**  
ISAAC GUTIERREZ

**APPROVED BY:**  
JOSE A. GUZMAN

**Case No.**  
  
2019-067

SE CORNER NE1/4 NE1/4 NW1/4 SE1/4 SECTION 1  
 FOUND 1972 BLM BRASS CAP  
 0.19' NORTH & 0.03' WEST

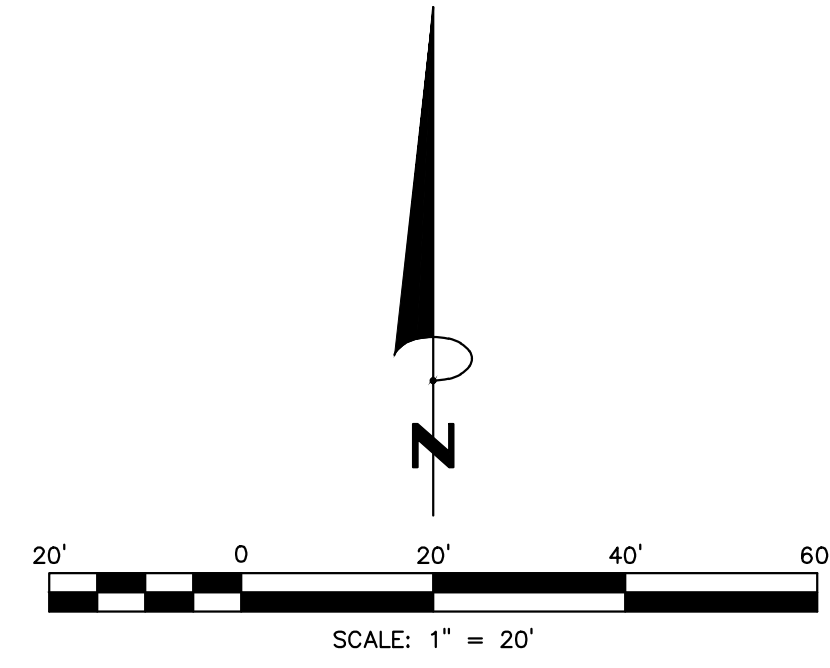
MJS PROPERTIES AZ LLC PART  
 NOT A PART  
 A.P.N. 226-01-001  
 ZONING: RA-10



**VICINITY MAP**

**NOTES**

- DIMENSIONS ARE FROM FACE OF CURB.
- REFER TO BUILDING FLOOR PLANS, FOUNDATION PLANS AND WALL SECTIONS FOR COMPLETE DIMENSIONS OF BUILDING.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN.
- CONTRACTOR TO OBTAIN ENCROACHMENT PERMIT FOR ALL WORK WITHIN CITY RIGHT-OF-WAY.
- CONTRACTOR SHALL MAINTAIN ACCESS AT ALL TIMES.
- CONTRACTOR TO PREPARE AND SUBMIT STORM WATER POLLUTION PREVENTION PLAN TO MEET EPA AND ADEQ SPECIFICATIONS. NOTICE OF INTENT SHALL BE SUBMITTED TO ADEQ 48 HOURS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION ACTIVITY.



**LEGEND**

- FOUND MONUMENT (TYPE AS NOTED)
- SET MONUMENT (TYPE AS NOTED)
- CENTER / SECTION LINE
- - - RIGHT-OF-WAY LINE
- - - EXISTING RIGHT-OF-WAY LINE
- PROPERTY LINE
- - - EASEMENT
- BK BOOK
- PG PAGE
- ROW RIGHT-OF-WAY
- Y.C.R. YUMA COUNTY RECORDS
- FD FOUND
- GLO GOVERNMENT LAND OFFICE
- HH HAND HOLE
- 000-00-000 ASSESSORS PARCEL NUMBER

**BASIS OF BEARINGS**

BEARINGS ARE RELATIVE TO 1983 NAD 83 ARIZONA WEST STATE PLANE COORDINATE SYSTEM AS MEASURED BY GPS KINEMATIC SURVEY.

**FLOOD ZONE DESIGNATION**

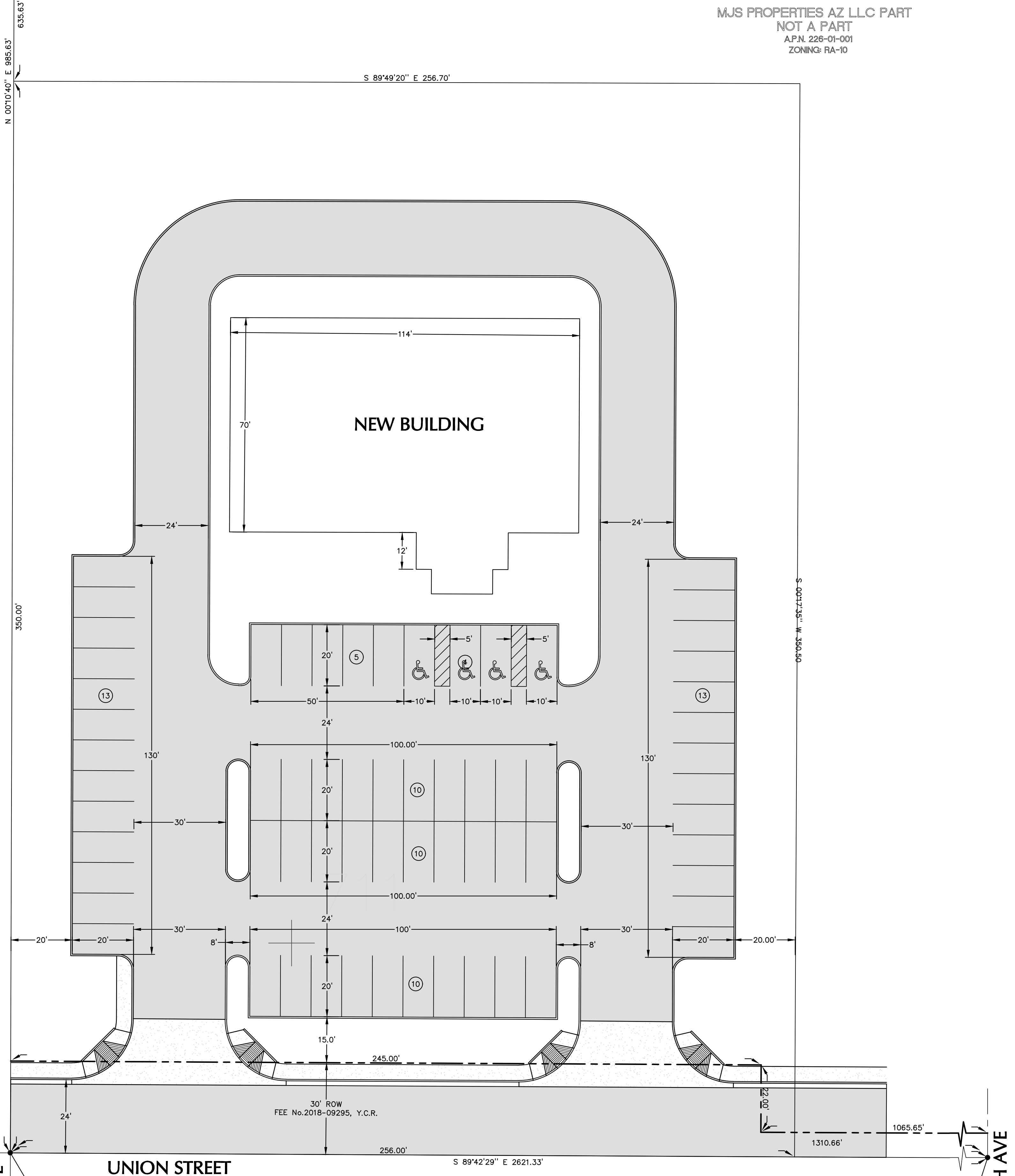
THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE X DESIGNATION.  
 ZONE X - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.  
 REFERENCE - FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 04027C2135F DATED JANUARY 16, 2014, WHICH IS THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THIS PROJECT IS SITUATED.

**PARKING PROVIDED**

SPACES PROVIDED:	
PARKING SPACES	= 61 SPACES
HANDICAP PARKING SPACES	= 4 SPACES
<b>TOTAL</b>	<b>= 65 SPACES</b>

**UTILITY DISCLAIMER**

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



5TH AVE

UNION STREET

6TH AVE

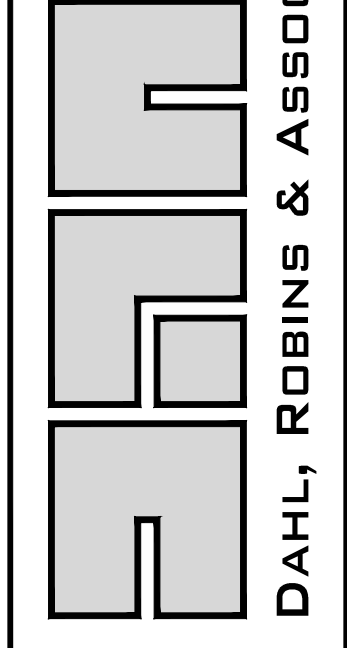
SW CORNER NE1/4 SE1/4 SECTION 1  
 FOUND SAN LUIS BRASS CAP IN HAND HOLE  
 STAMPED 'LS 18810'  
 0.24' NORTH & 0.22' EAST OF CORNER

SE CORNER NE1/4 SE1/4 SECTION 1  
 SET 1/2" REBAR W/ CAP 'LS 22767'  
 FOUND 1972 BLM BRASS CAP  
 0.55' EAST & 0.22' NORTH OF COR

SAN LUIS GOVERNMENT CENTER  
 NOT A PART  
 A.P.N. 226-01-004  
 ZONING: RA-10

DRAWINGS ISSUE RECORD:  
 DATE:

1660 S. 6th Avenue  
 Yuma, AZ 85364  
 Phone: (928) 819-0825  
 Fax: (928) 819-0826  
 www.dahlrobbins.com

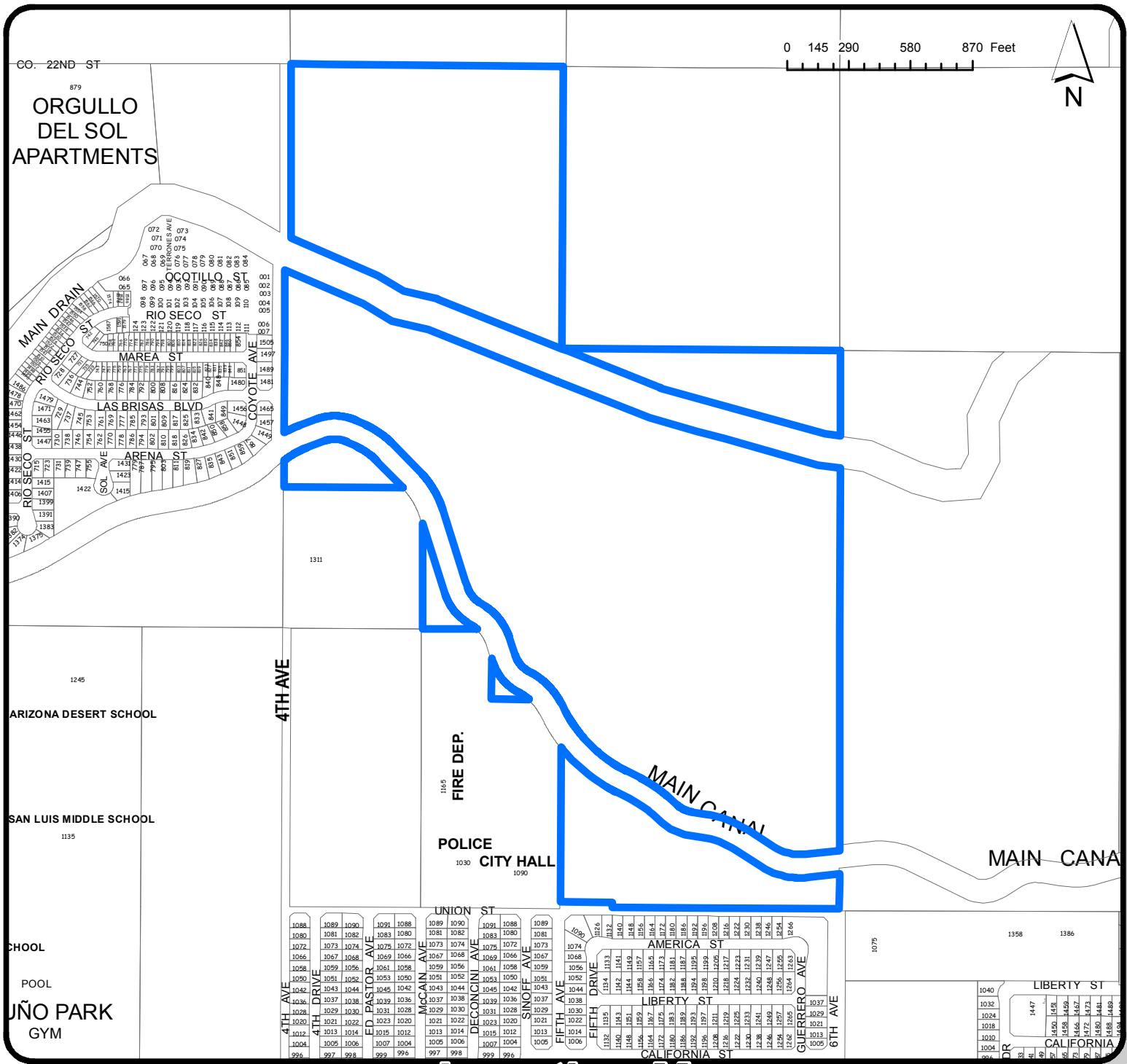


**DAHL, ROBBINS & ASSOCIATES, INC.**

**NEW BUILDING**  
 UNION STREET  
 SAN LUIS, AZ 85349  
**SITE PLAN**

**PRELIMINARY  
 NOT FOR CONSTRUCTION  
 OR RECORDATION**

DATE: JAN 2019  
 DESIGNED BY: DRA  
 DRAWN BY: J.D.L.  
 CHECKED BY: C.D.R.  
 SURVEYED BY: M.A.C.  
 PROJECT NO.: XXXX  
 SHEET 1 OF 1



LOCATION OF SUBJECT PROPERTY

# Location Map

LOT SPLIT

 Assessor's Parcel No. 226-01-001

**Date:**  
3/19/2019



**Prepared By:**  
ISAAC GUTIERREZ

**APPROVED BY:**  
JOSE A. GUZMAN

**Case No.**



## PLANNING & ZONING AGENDA ITEM REVIEW FORM

### Planning & Zoning Commission Meeting

5.A.

**Meeting Date:** 04/09/2019

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

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#### ITEM:

Discussion and possible action on any and all matters regarding Subdivision Case No. 2019-0115P. A request by Vega and Vega Engineering, PLC, on behalf of Sam Group Investment Company LTD Partnership, property owner, for the preliminary plat approval for Belleza Del Desierto Phase 1 Subdivision. The property is located at the southeast corner of Avenue E1/2 and County 24th Street.

A. Staff presentation

B. Action on Subdivision Case No. 2019-0115P

#### BACKGROUND:

This is a request by Vega & Vega Engineering, PLC, on behalf of Sam Group Investment Company LTD Partnership, property owner, for the preliminary 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 Avenue E1/2 and County 24th Street. 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 will be located.

This subdivision will consist of approximately 18.69 acres and is proposed to be divided into 90 lots and one tract for storm water 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 and outside agencies. We have received comments from the following agencies:

1. Arizona Game and Fish Department (3-20-19)

**SUMMARY:**

The applicant has provided the information and materials necessary for review of the preliminary plat for Belleza Del Desierto Phase 1 Subdivision.

Staff recommends conditional approval of preliminary plat for Subdivision Case No. 2019-0115P. Approval subject to the following condition:

1. Comments, on review letter dated April 4, 2019, must be addressed before submitting the final plat.

As per Section 4.10(3) of the Subdivision Regulations, "Conditional approval of a preliminary plat shall not constitute approval of the final plat. Rather, it shall be deemed an expression of approval to the layout submitted on the preliminary plat as a guide to the preparation of the final plat, which will be submitted for approval of the Commission and the City Council upon fulfillment of the requirements of these regulations (Subdivision Regulations) and the conditions of the conditional approval."

**RECOMMENDED MOTION:**

**I MOVE TO APPROVE PRELIMINARY PLAT SUBDIVISION CASE NO. 2019-0115P WITH CONDITIONS AS PRESENTED BY STAFF.**

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**Attachments**

Location Map

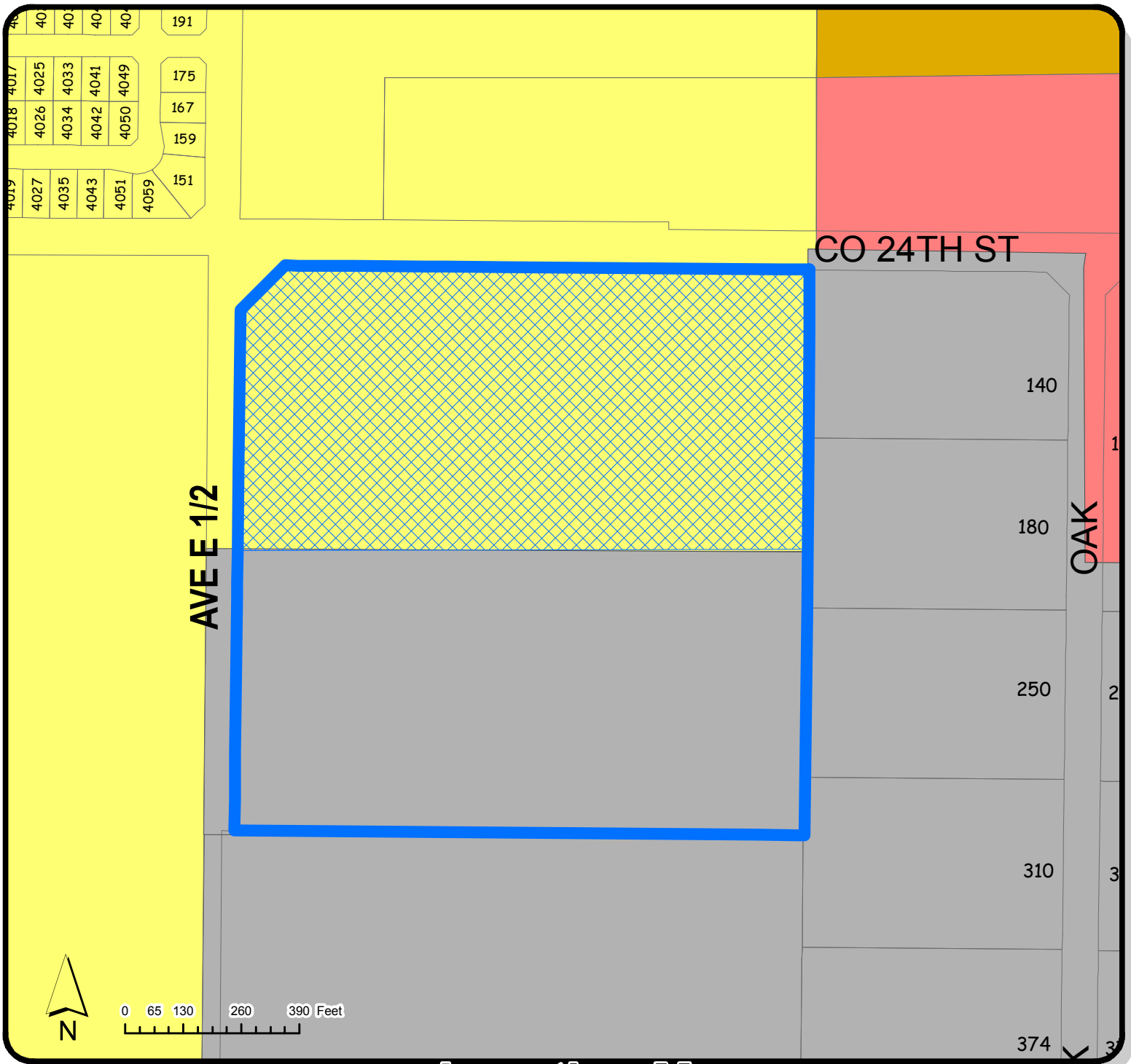
Aerial Picture

Preliminary Plat

Review Letter dated April 4, 2019

Arizona Game and Fish Department Comments (3-20-19)



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**LOCATION OF SUBJECT PROPERTY**

# Location Map

# SUBDIVISION

-  Southeast intersection of Avenue E1/2 and County 24th Street; Assessor's Parcel No. 227-15-019
-  BELLEZA DEL DESIERTO SUBDIVISION LOCATION

**Zoning Legend**  
 MULTIPLE RESIDENCE ZONING DISTRICTS  
 R2  
 INDUSTRIAL ZONING DISTRICTS  
 LI  
 COMMERCIAL ZONING DISTRICTS  
 C2  
 SINGLE RESIDENCE ZONING DISTRICTS  
 RI-8

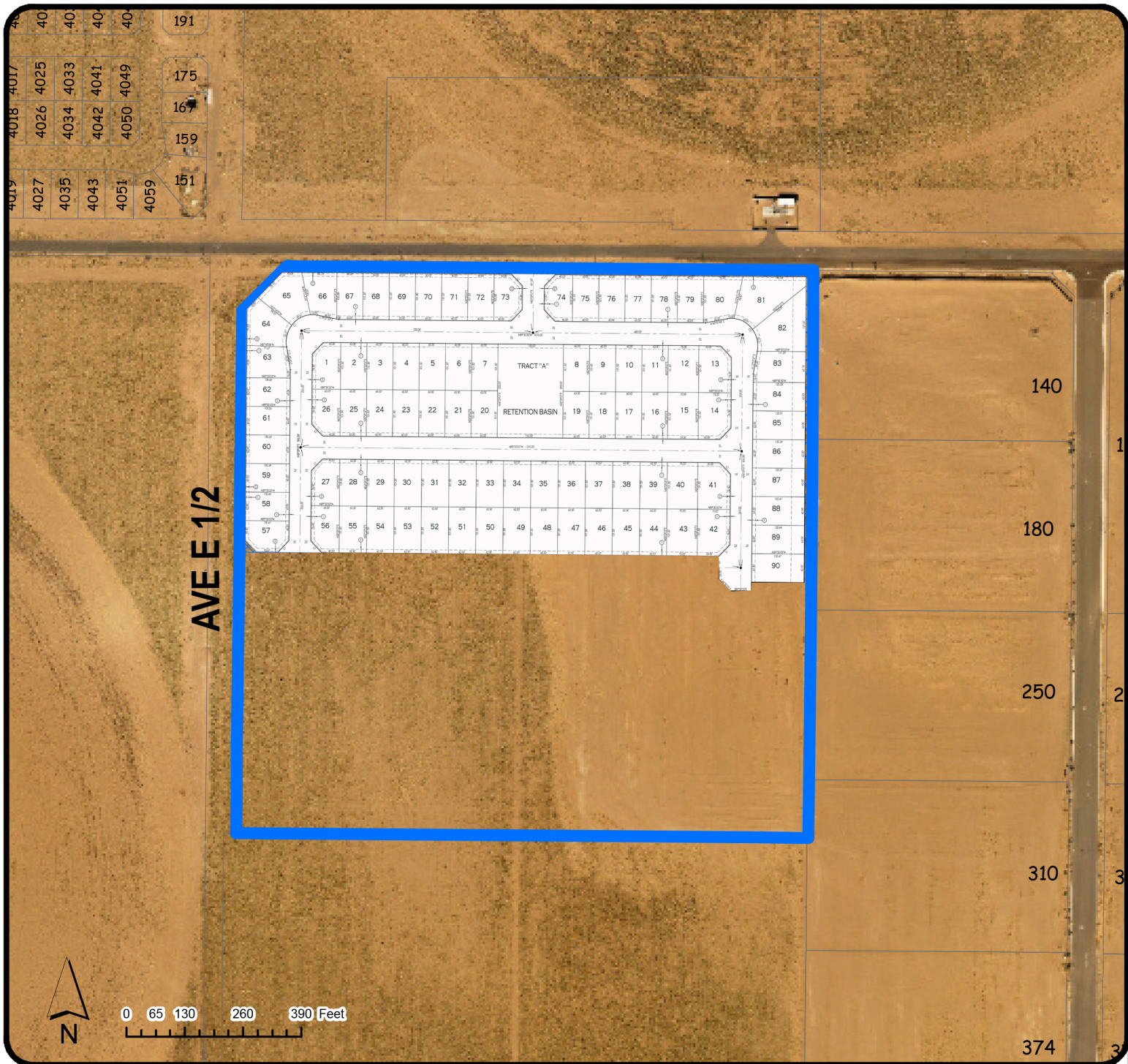
**Date:**  
 3/13/2019




**Prepared By:**  
 ISAAC GUTIERREZ

**APPROVED BY:**  
 JOSE A. GUZMAN

**Case No.**  
 2019-011P



**LOCATION OF SUBJECT PROPERTY**

 Southeast intersection of  
 Avenue E1/2 and County 24th Street;  
 Assessor's Parcel No. 227-15-019

# Location Map

## SUBDIVISION

**BELLEZA DEL DESIERTO SUBDIVISION LOCATION**

**Date:**

**3/13/2019**

**Checked By:**

**ROMAN PACHECO**

**PLANNING & ZONING**



**GIS**

**Prepared By:**

**ISAAC GUTIERREZ**

**APPROVED BY:**

**JOSE A. GUZMAN**

**Case No.**

**2019-011P**

# BELLEZA DEL DESIERTO SUBDIVISION

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Preliminary Water and Sewer Plan	-----2

## GENERAL CONSTRUCTION NOTES:

- 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 (1-800-762-5348) AT LEAST 48 HOURS MIN. PRIOR TO THE BEGINNING OF CONSTRUCTION AND OBTAIN ON-SITE UTILITIES LOCATIONS. CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND SHALL BE RESOLVED PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DAMAGED TO A UTILITY SHALL BE REPAIRED AT THE CONTRACTOR EXPENSE.
- ALL CITY REQUIRED COMPACTION AND LABORATORY TESTS SHALL BE FURNISHED BY THE CONTRACTOR TO THE CITY PRIOR TO ACCEPTANCE OF THE PROJECT.
- 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.
- 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.
- 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.
- REFER TO SHEETS 1 OF 1 OF FINAL PLAT FOR ALL CORRECT DIMENSIONS.
- SEE SUBDIVISION PLAT FOR ALL BOUNDARY INFORMATION AND DIMENSIONS; DO NOT SCALE.
- ALL MATERIALS AND CONSTRUCTION HEREON SHALL CONFORM TO YUMA COUNTY, AS ADOPTED BY THE CITY, STANDARD SPECIFICATIONS AND CONSTRUCTION STANDARDS UNLESS OTHERWISE SHOWN ON THESE PLANS.
- 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.
- NO STREET, WATER, SEWER AND IMPROVEMENTS TO BE ACCEPTED BY THE CITY OF SAN LUIS. FOR MAINTENANCE UNTIL "AS-BUILT", CERTIFIED, REPRODUCIBLE PLANS ARE FILED WITH AND ACCEPTED BY THE CITY OF SAN LUIS PUBLIC WORKS DEPARTMENT.

## 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 1/2 STREET. THIS POINT ALSO BEING THE E 1/4 CORNER OF SECTION 15, T11S, R24W, G.&S.R. 8.&M.  
ELEVATION: 159.50 FEET

## BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 15, T11S, R24W, G.&S.R. 8.&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 SURVEYS, PAGE 44, YUMA COUNTY RECORDERS OFFICE.

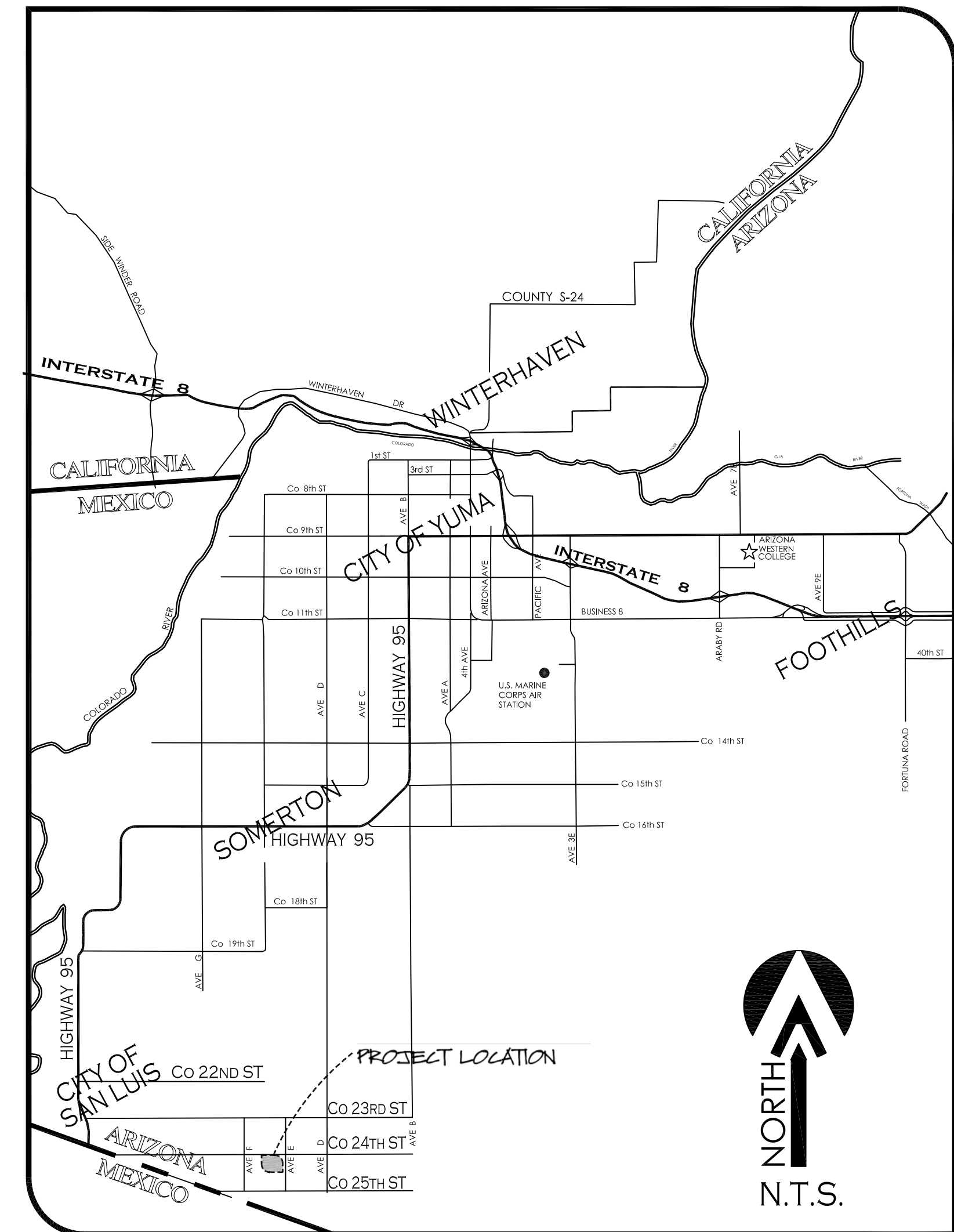
BEARING N 00°27'40" E

## ENGINEER:

Viv18-350  
  
1846 S. 8th Avenue 928-329-0000 Tel  
Yuma, Az. 85364 928-247-6232 Fax  
www.veganvega.com

## LEGEND

-----	INDICATES BOUNDARY LINE	-----	INDICATES NEW ASPHALT ELEVATION
-----	INDICATES CENTERLINE	NEW-PVC-S	INDICATES NEW SANITARY SEWER LINE
-----	INDICATES EASEMENT LINE	E	NEW SEWER STUB
-----	INDICATES RIGHT-OF-WAY LINE	O	NEW SEWER MANHOLE
5	NEW LOT NUMBER	NEW-PVC-W	INDICATES NEW WATER LINE
•	NEW YUMA COUNTY STD. DETAIL No. 4-030 SUB'D BOUNDARY MONUMENT	■	NEW SINGLE WATER SERVICE
■	NEW YUMA COUNTY STD. DETAIL No. 4-080 STREET MONUMENT	○	NEW WATER VALVE
○	EXISTING MONUMENT (TYPE AS SHOWN)	●	NEW FIRE HYDRANT
////	INDICATES EX. ASPHALT PAVEMENT	●	NEW TEMPORARY BLOWOFF VALVE
99	INDICATES EX. NATURAL SOIL ELEVATION		
100.21	INDICATES EX. ASPHALT PAVEMENT		
-----	INDICATES NEW SIDE WALK		
-----	INDICATES NEW ASPHALT PAVEMENT		



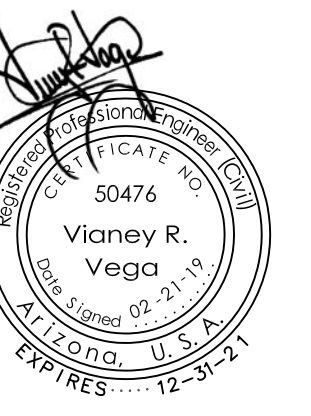
VICINITY MAP

N.T.S.

1846 S. 8th AVENUE 928-329-0000 TEL  
YUMA, AZ. 85364 928-247-6232 FAX  
VhV@veganvega.com



Cover Sheet  
BELLEZA DEL DESIERTO SUBDIVISION



Notes:  
Scale: N.T.S. | Date: FEB. 2019  
Drawn: Staff | Job #: Vrv18-850  
Checked: Vria

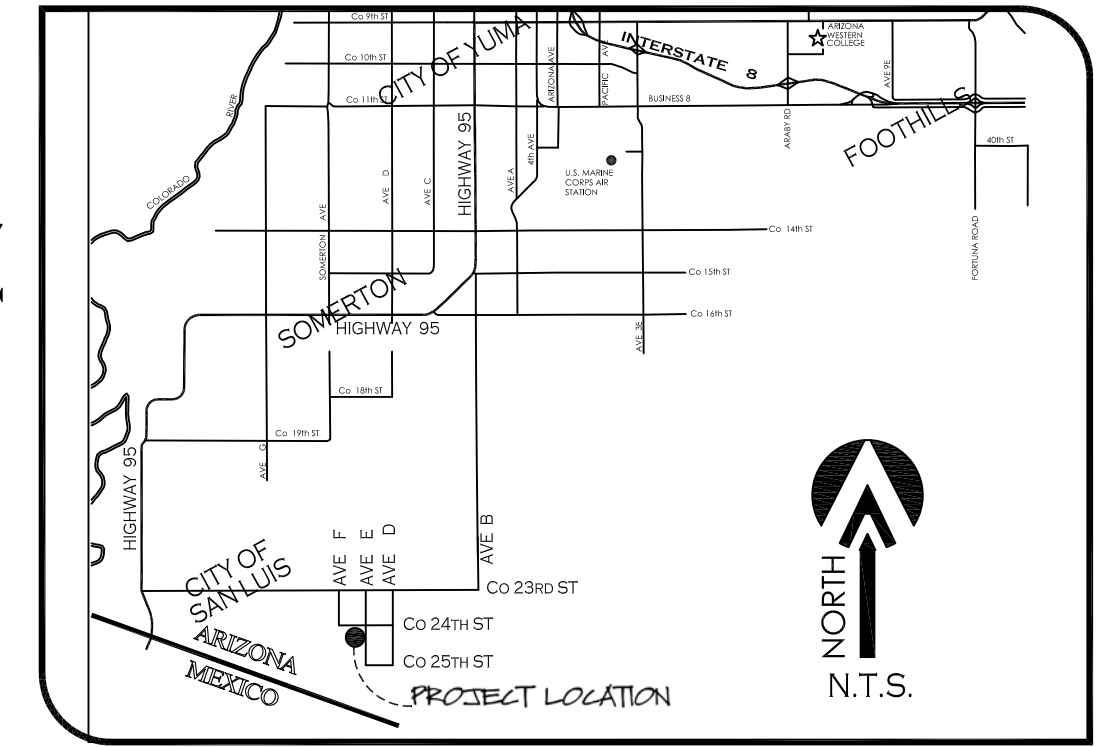
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CALL TWO WORKING DAYS BEFORE YOU DIG  
1-800-STAKE-IT

# BELLEZA DEL DESIERTO PHASE 1 SUBDIVISION

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 FEBRUARY OF 2019 ACREAGE: 18.69 AC

## PRELIMINARY 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.A.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 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 & PLLC  
1846 S. 8th Avenue 928-329-0000 Tel  
Yuma, Az. 85364 928-247-6232 Fax  
www.vegaandvega.com

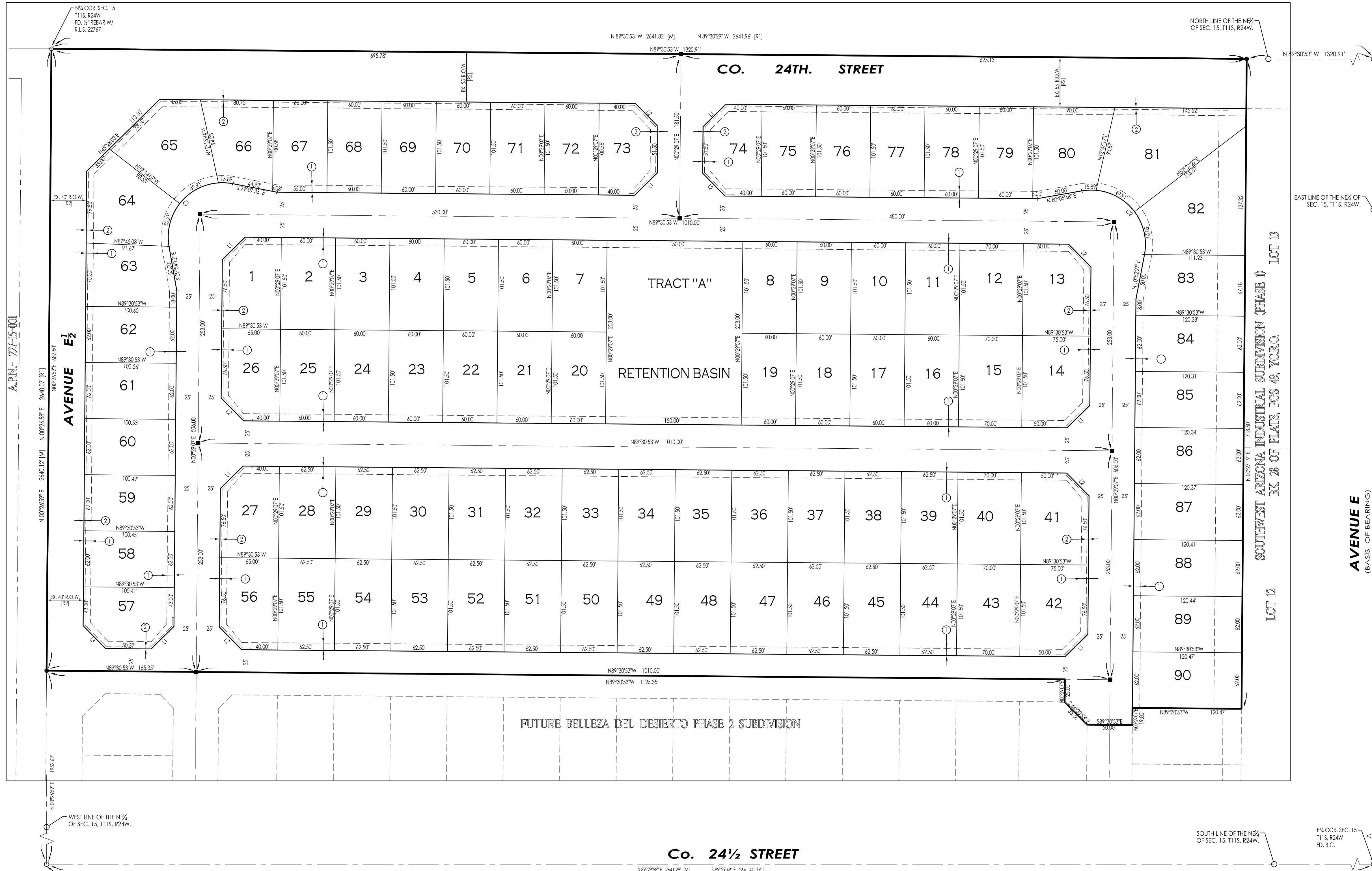
**LEGEND**

- 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 TO YUMA AREA SERVICE HIGHWAY RESULTS 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:**

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 ONE (1) SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH 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.

PRELIMINARY



**LINE DATA**

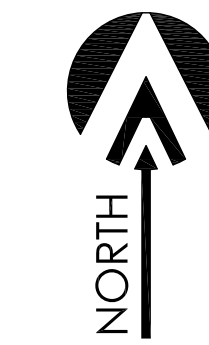
NUMBER	LENGTH	BEARING
L1	35.36'	N 45°29'07" E
L2	35.36'	S 44°30'53" E
L3	35.37'	N 44°31'57" W

**CURVE DATA**

NUMBER	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH	TANGENT	RADIUS	ARC LENGTH
C1	110°46'40"	S 45°29'07" W	98.76'	86.94'	60.00'	116.01'
C2	110°46'40"	S 44°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)
1	6,285.00	11	6,090.00	21	6,090.00	31	6,343.75	41	7,300.00	51	6,343.75	61	6,233.78	71	6,090.00
2	6,090.00	12	7,105.00	22	6,090.00	32	6,343.75	42	7,300.00	52	6,343.75	62	6,236.18	72	6,090.00
3	6,090.00	13	7,300.00	23	6,090.00	33	6,343.75	43	7,105.00	53	6,343.75	63	6,667.39	73	5,972.50
4	6,090.00	14	7,300.00	24	6,090.00	34	6,343.75	44	6,343.75	54	6,343.75	64	6,343.75	74	5,972.50
5	6,090.00	15	7,150.00	25	6,090.00	35	6,343.75	45	6,343.75	55	6,343.75	65	8,424.23	75	6,090.00
6	6,090.00	16	6,090.00	26	6,285.00	36	6,343.75	46	6,343.75	56	6,285.00	66	6,667.39	76	6,090.00
7	6,090.00	17	6,090.00	27	6,285.00	37	6,343.75	47	6,343.75	57	6,285.00	67	6,087.71	77	6,090.00
8	6,090.00	18	6,090.00	28	6,343.75	38	6,343.75	48	6,343.75	58	6,226.59	68	6,090.00	78	6,090.00
9	6,090.00	19	6,090.00	29	6,343.75	39	6,343.75	49	6,343.75	59	6,228.99	69	6,090.00	79	6,090.00
10	6,090.00	20	6,090.00	30	6,343.75	40	7,105.00	50	6,343.75	60	6,231.39	70	6,090.00	80	7,646.04
TRACT 130,450.00 SF															



SCALE: 1"=60'

**LEGEND**

- INDICATES EX. ASPHALT PAVEMENT
- INDICATES EX. CONCRETE
- INDICATES BOUNDARY LINE
- INDICATES CENTERLINE
- INDICATES RIGHT-OF-WAY LINE
- INDICATES EX. FENCE
- INDICATES EX. CMU WALL
- INDICATES EX. ELECTRICAL OVERHEAD LINE
- INDICATES EX. WATER LINE
- INDICATES EX. SEWER LINE
- INDICATES EX. GAS LINE
- INDICATES NEW ASPHALT PAVEMENT
- INDICATES NEW CONCRETE
- INDICATES NEW CMU WALL
- INDICATES EXISTING CMU WALL
- NEW YUMA COUNTY STD. DETAIL No. 4-030 SUBD BOUNDARY MONUMENT
- NEW YUMA COUNTY STD. DETAIL No. 4-080 STREET MONUMENT
- EXISTING MONUMENT (TYPE AS SHOWN)
- INDICATES BRASS CAP
- INDICATES YUMA COUNTY RECORDERS
- INDICATES EXISTING POWER POLE
- INDICATES CALCULATED DATA
- INDICATES MEASURED DATA
- INDICATES EXISTING ELECTRICAL BOX
- INDICATES EXISTING JUNCTION BOX
- INDICATES EXISTING TRANSFORMER
- INDICATES EXISTING POLE
- INDICATES EXISTING GAS METER
- INDICATES EXISTING POWER POLE
- INDICATES EXISTING GUY WIRE
- INDICATES EXISTING STREET SIGN
- INDICATES EXISTING MANHOLE
- INDICATES EXISTING FIRE HYDRANT
- INDICATES EXISTING WATER METER
- INDICATES EXISTING WATER VALVE
- INDICATES EX. CURB ELEVATION
- INDICATES EX. SIDEWALK ELEVATION
- INDICATES EX. ASPHALT ELEVATION
- INDICATES EX. NATURAL SOIL ELEVATION
- INDICATES NEW ASPHALT ELEVATION

**BENCHMARK**

TOP OF BRASSCAP LOCATED AT THE INTERSECTION OF AVENUE E AND CO. 24TH STREET. THIS POINT ALSO BEING THE E 1/4 CORNER OF SECTION 15, T11S, R24W, G.A.S.R. B. & M.  
ELEVATION: 159.50 FEET

**DRAINAGE REPORT**

1. DRAINAGE REPORT  
DRAINAGE AREA  
USING THE RATIONAL METHOD  
Q = CIA = PEAK RUNOFF (VOL.)  
(C) PEAK RATE RUNOFF = 0.43  
(I) INTENSITY OF RAINFALL = 1.22 IN / HR  
(A) DRAINAGE AREA = 21.01 AC  
Q = (0.43)(1.22)(21.01) = 11.02 CF  
TOTAL RUNOFF = 7200 (11.02) = 79,344 CF

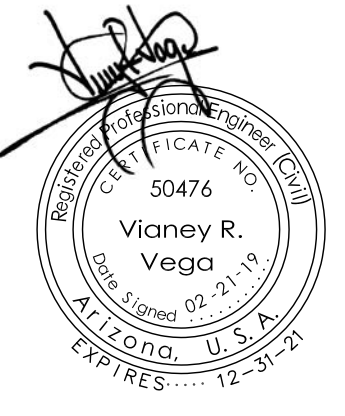
STORAGE VOLUME PROVIDED  
RETENTION BASIN 79,344 CF  
TOP AREA = 29,913 SF  
BOTTOM AREA = 20,108 SF  
DEPTH = 4 FT  
VOL. PROVIDED = (29,913 + 20,108) (4.0) = 100,042 CF

TOTAL VOL. PROVIDED = 100,042 CF  
FACTOR OF SAFETY = 100,042 CF / 79,344 CF = 1.26

2. NO OFFSITE STORMWATER WILL ENTER THE PROJECT SITE STORMWATER WILL BE RETAINED ON SITE.

3. THIS PROJECT SITE IS LOCATED IN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD MAPS

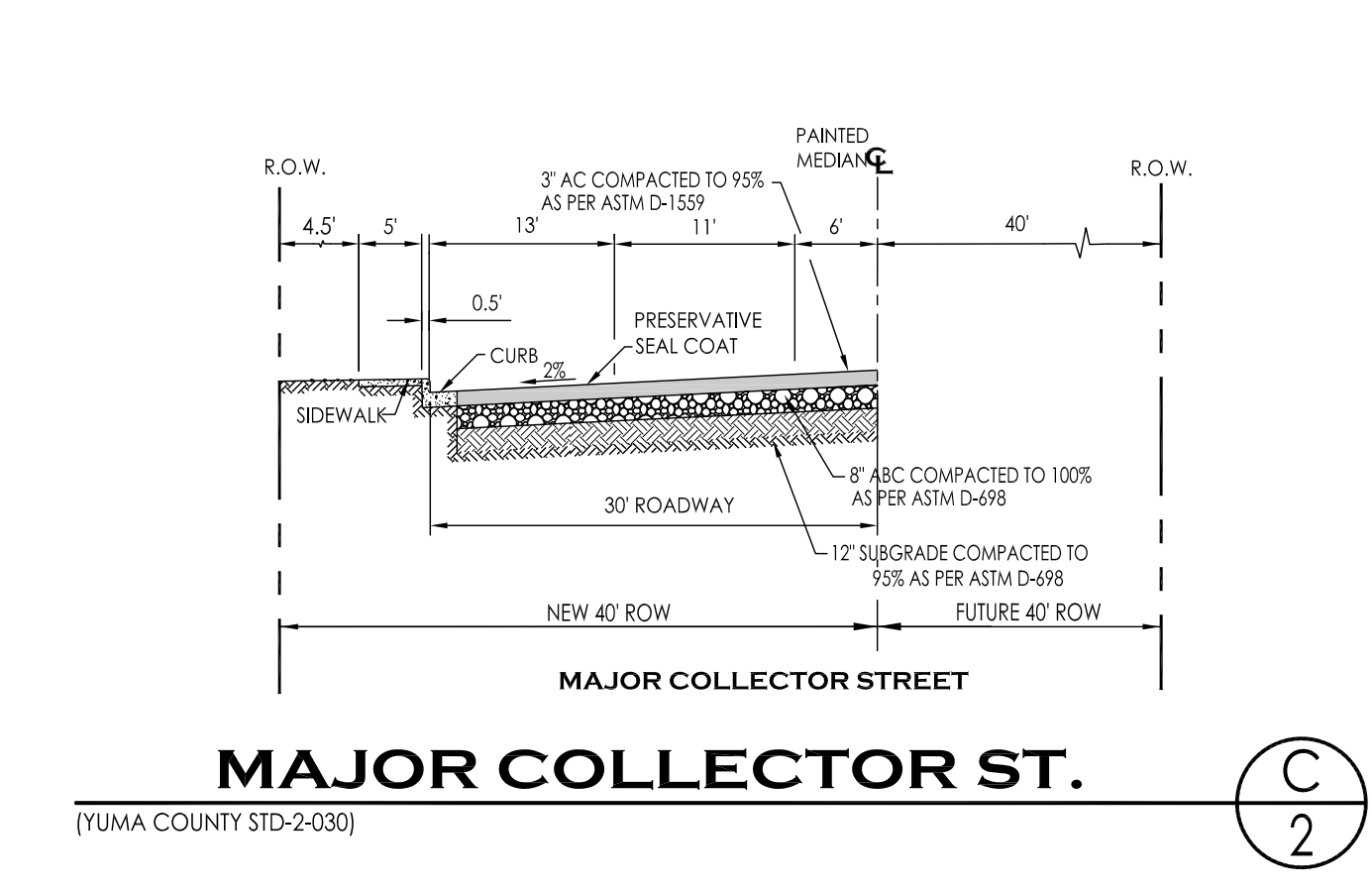
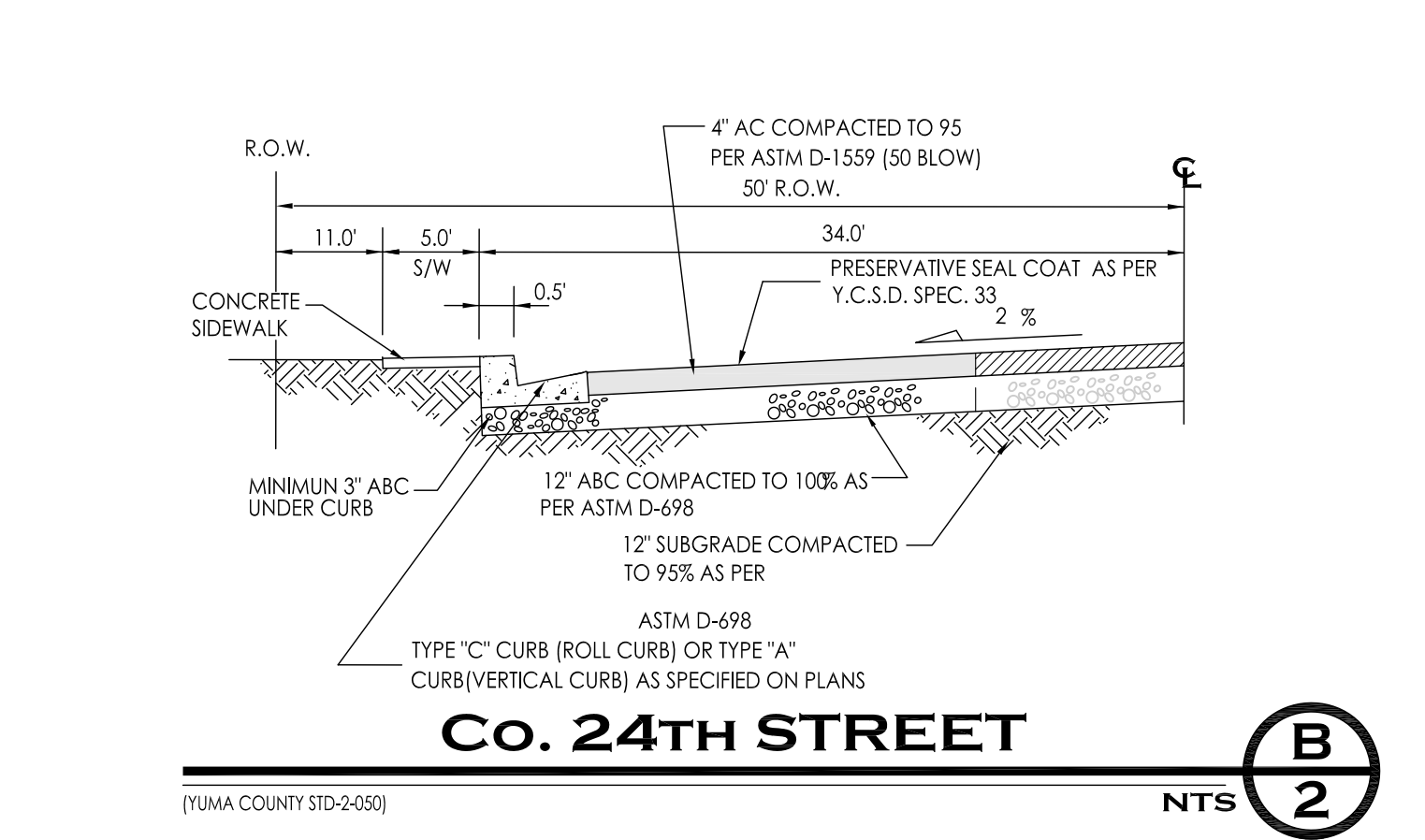
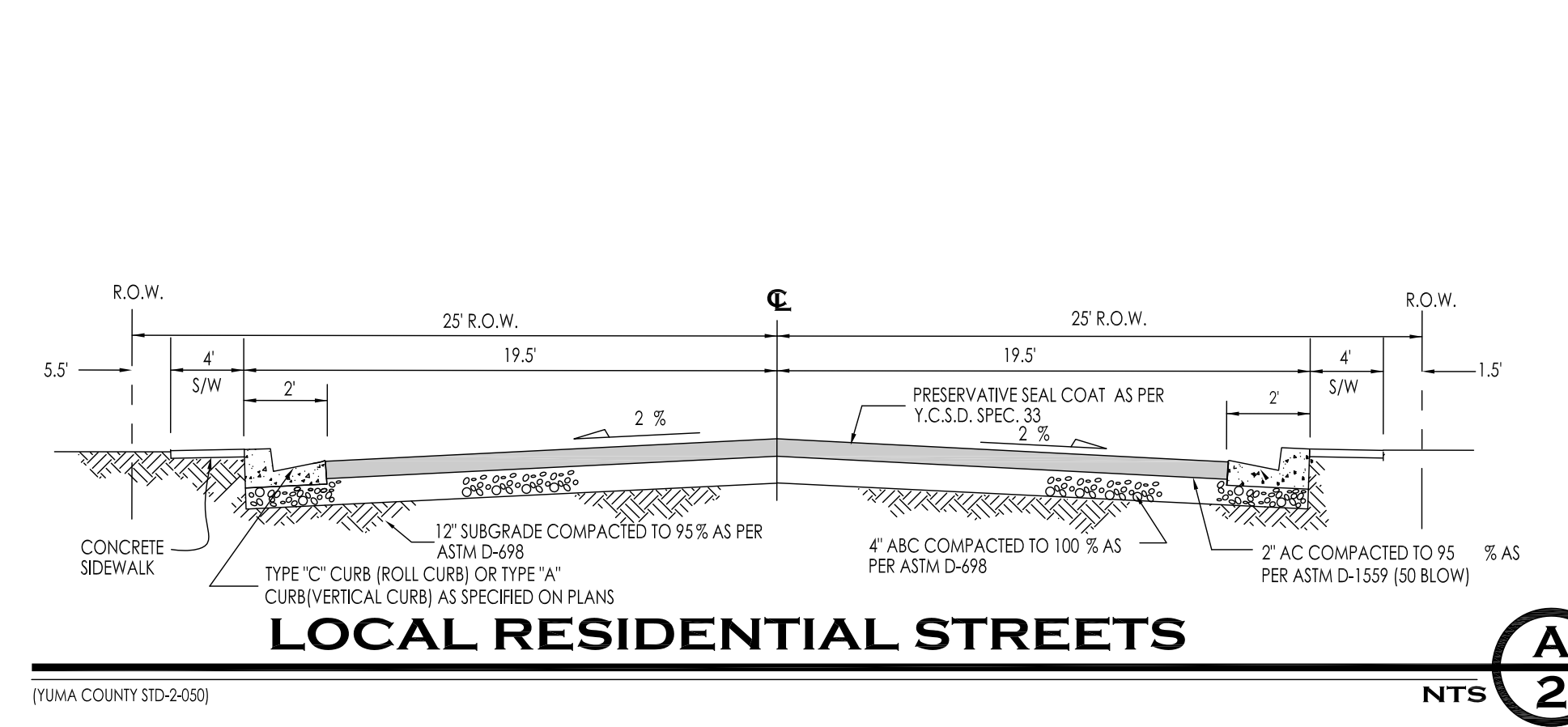
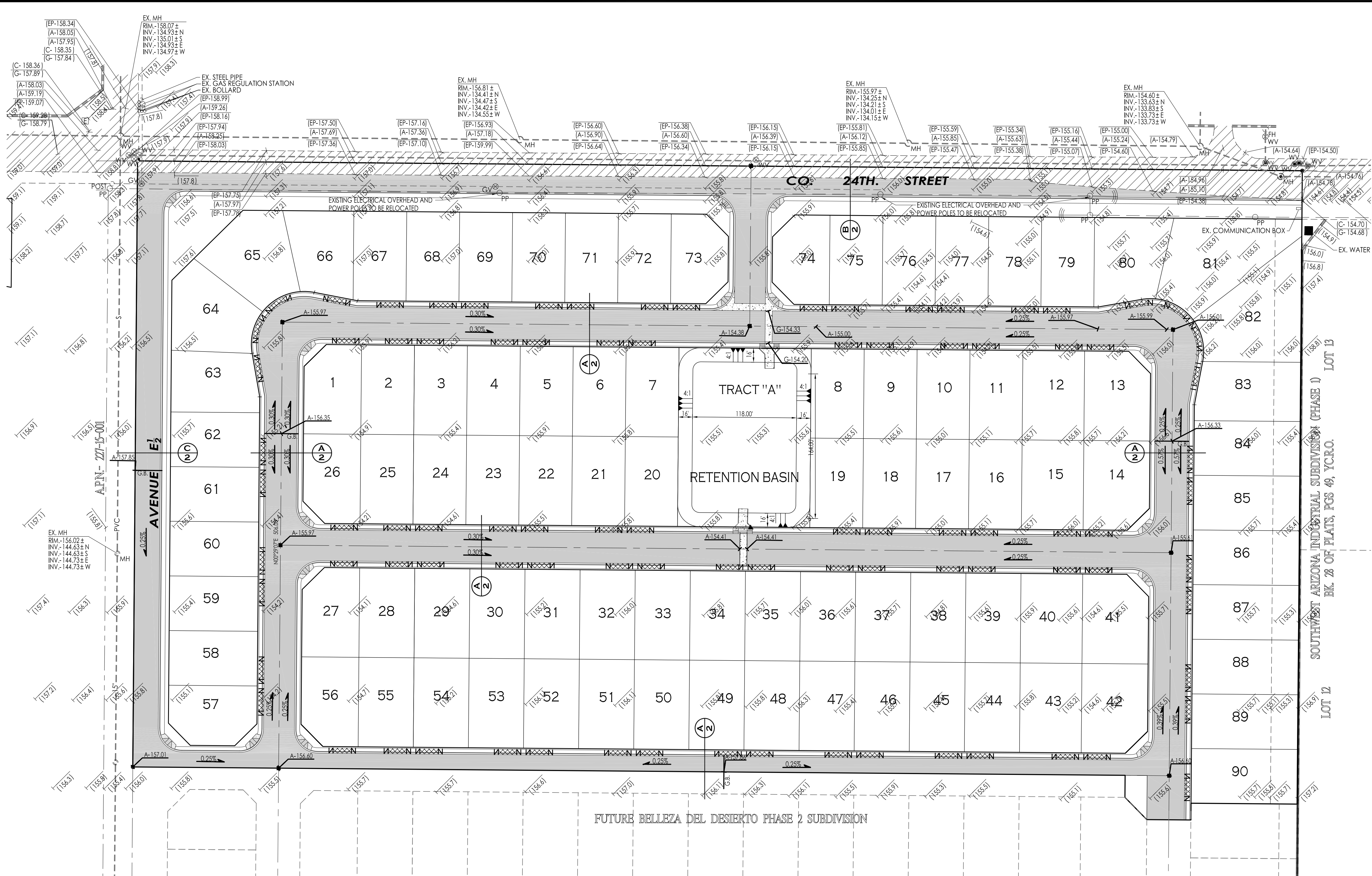
Preliminary Paving & Grading Plan  
BELLEZA DEL DESIERTO SUBDIVISION



Notes:

Scale: N.T.S. [Date: FEB. 2019]  
Drawn: staff [Job #: vnv18-850]  
Checked: vna

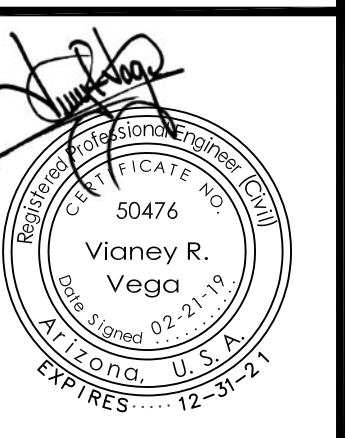
Sheet 1



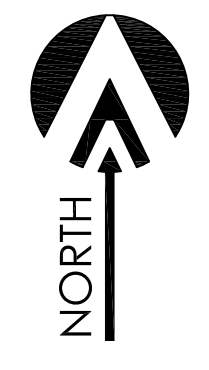
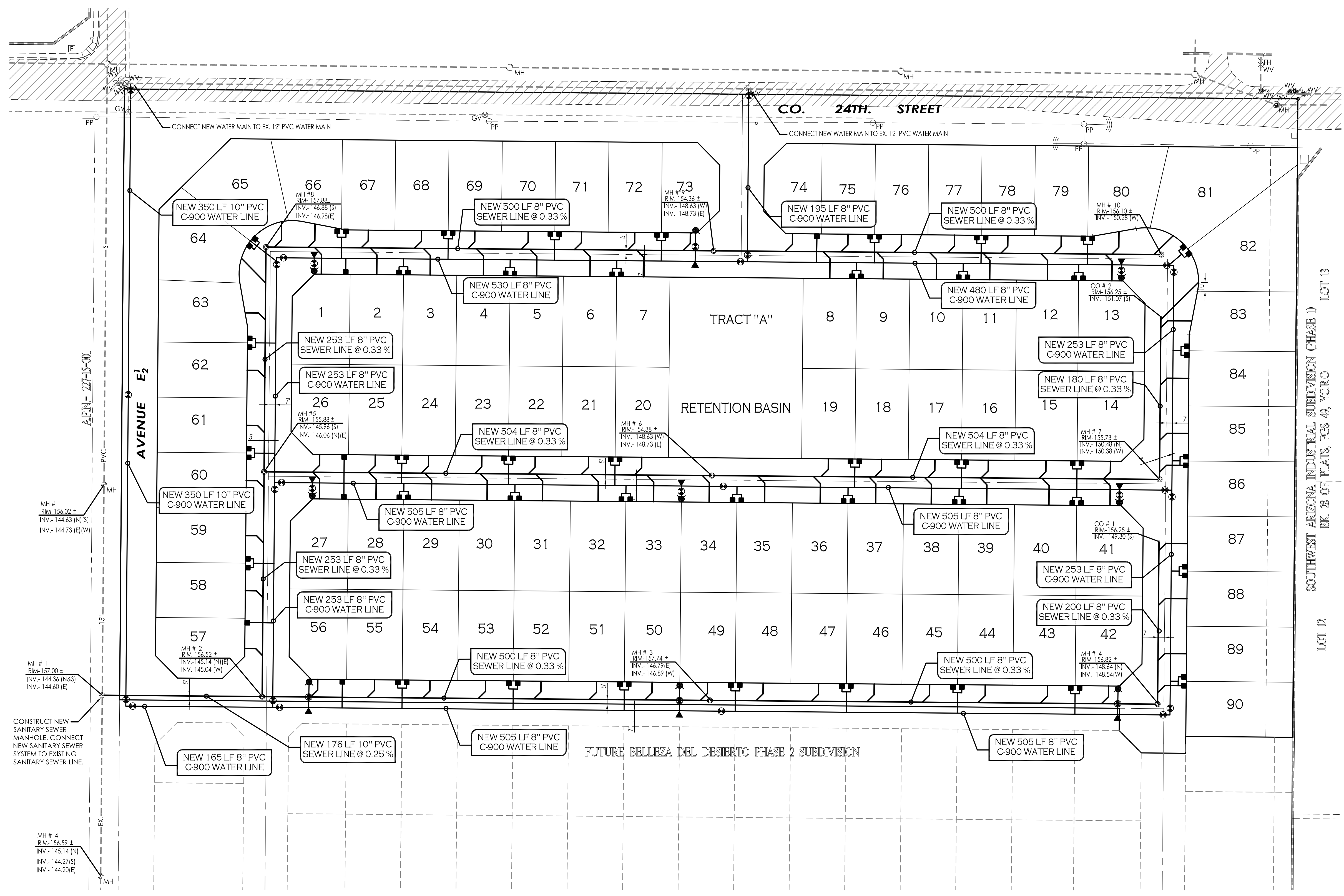
CALL TWO WORKING DAYS BEFORE YOU DIG  
1-800-STAKE-IT



Preliminary Water & Sewer Plan  
 BELLEZA DEL DESIERTO SUBDIVISION



Notes:  
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 Scale: N.T.S. [Date: FEB. 2019]  
 Drawn: staff Job #: vnv18-850  
 Checked: vna



SCALE: 1"=40'

LEGEND

- 163 INDICATES EX. CONTOURS ELEVATION
- EX-6"-PVC-W- INDICATES EX. WATER LINE
- EX-8"-PVC-S- INDICATES EX. SEWER LINE
- GAS- INDICATES EX. GAS LINE
- [E] INDICATES EXISTING ELECTRICAL BOX
- [GP] INDICATES EXISTING GAS PADDLE
- [MH] INDICATES EXISTING MANHOLE
- [FH] INDICATES EXISTING FIRE HYDRANT
- [WM] INDICATES EXISTING WATER METER
- [WV] INDICATES EXISTING WATER VALVE
- NEW-PVC-S- INDICATES NEW SANITARY SEWER LINE
- NEW SEWER STUB
- NEW SEWER MANHOLE
- NEW 4" PVC SEWER SERVICE
- NEW-PVC-W- INDICATES NEW WATER LINE
- NEW SINGLE WATER SERVICE
- FIRE LINE W/ END PLUG AND THRUST BLOCK
- NEW WATER VALVE
- NEW FIRE HYDRANT
- NEW TEMPORARY BLOWOFF VALVE
- INDICATES LOT NUMBERS

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



# City of San Luis

## Development Services

---

April 4, 2019

Vianey R. Vega, P.E.  
Vega and Vega Engineer, PLC  
1846 S. 8<sup>th</sup> Avenue  
Yuma, AZ 85365

Re: Subdivision Case No. 2019-0115P/Belleza Del Desierto Phase 1

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

**City Engineer:**

**Cover Sheet**

1. General Construction Note 8 needs to be revised to reference current City of San Luis standards (this can be deferred to the final plat stage.)

**Preliminary Plat –**

1. The parcel to be subdivided is a part of an about 160 acre parcel. Is a lot split or other action needed to create the parcel to be subdivided?  
(I see that for Bienestar 10 they did the lot split. For this property, there already is language on the Southwest Arizona Industrial Subdivision plat that Lot 14 restricting development without improvements. Perhaps some sort of development plan as required by Section 4.4 of the subdivision regulations could be submitted and then the Phase 2 property could be shown as a part of the final plat?)
2. Add street names.
3. The proposed south boundary of the subdivision will results in a 19' wide half street which too narrow for two lanes of traffic. Would it be better to add in another row of lots from the Phase 2 portion of the property such that a full street can be constructed?
4. Add a 1' non-access easement to the east side of lots 81-90 (there is a line on these lots about 20' from the east property line – was this intended to be the NAE?)

**Preliminary Paving and Grading Plan –**

1. See Preliminary Plat Comment #3 above – south street is too narrow for two way traffic.
2. Detailing of the County 24<sup>th</sup> Street and Avenue E-1/2 intersection such as to allow for traffic movements across the intersection will be required at the Final Plat stage.
3. Drainage of County 24<sup>th</sup> Street will need to be addressed at the Final Plat stage.
4. Street cross-section should be based on the adopted City of Yuma Standard Details.

**Public Works Department:**

**Improvement Plans**

1. Add street lighting to final plat plans
2. Plan wall improvements to provide adequate sight distance. Use City of Yuma Standard 3-400.

**Planning and Zoning Department:**

1. This is part of a parcel, show how this part will be divided. Either by lot split or showing the whole parcel as part of the plat.
2. Protective Fence as per §3.22 of the Subdivision Regulations and must comply with City Code §152.219-setback heights
3. Submit complete subdivision landscape plans (R.O.W. and Retention) at the same time as final plat- refer to City Code §152.295 through §152.300 for Landscape Regulations.
4. Subdivision development plan is required when the subdivision is developed in phases as per Subdivision Regulations §4.4(1)
5. Applicant must submit signed petitions for the creation of Improvement Districts as per Subdivision Regulations §3.17-5 to §3.17-7
6. Subdivision Regulations §4.3.10- street names must comply with the City of San Luis Roadway Naming and Addressing Policy.
7. It is recommended that retention basins be located in a centralized location to make it easily accessible within the neighborhood as recommended in the Open Space Element of the City of San Luis General Plan.
8. Subdivision Regulations §3.21.14 Size and number of retention.
9. Add legend for driveways
10. Subdivision Regulations §3.28- Lot size must comply with Zoning Regulations.
11. As per City Code §152.078(E)(7), all residential development, at the time of subdivision development... shall provide the minimum net acreage of open space. Open space required for this subdivision is 5%.
12. As per City Code §152.297(C)(3) a 20 feet landscaped buffer area is required between a residential and an industrial development.

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,

  
Jose A. Guzman  
Director of Planning and Zoning



March 14, 2019

**SUBDIVISION CASE NUMBER: 2019-0115P**

**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 preliminary 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 tracks. The lots ranging in size from approximately 6,090 square feet to 11,539.38 square feet. Assessor's Parcel No. 227-15-019 located southeast of intersection of Avenue E1/2 and County 24<sup>th</sup> Street, San Luis, Arizona.

**PUBLIC MEETING: April 9, 2019**

**COMMENTS DUE: March 21, 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](mailto: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 site and surrounding area is potential habitat for western burrowing owls (*Athene cunicularia*) and flat-tailed horned lizards (*Phrynosoma mcallii*). The Department recommends, if not already done so, using the free Environmental Review Tool found at <https://azhgis2.esri.com> as an aid in project planning for identifying potential impacts on resources of special concern which may be present in or near the project area.

**Date:**

03/20/2019

**Agency:**

Arizona Game and Fish Department

**Phone:**

(928) 341-4069

**Return to:** [P&Z@cityofsanluis.org](mailto:P&Z@cityofsanluis.org)