



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, December 10, 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/ Jose A. Guzman, Director of Planning and Zoning

AVISO DE JUNTA REGULAR DE LA COMISIÓN DE PLANEACIÓN Y ZONIFICACIÓN

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 Zonificación y al público en general que la Comisión de Planeación y Zonificación de San Luis, Arizona, tendrán una junta regular a las 7:00 p.m., el día Martes, 10 de Diciembre 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/ Jose A. Guzman, Director de Planeación y Zonificación



AGENDA
Planning & Zoning Commission
Regular Meeting
San Luis Council Chambers
1090 E. Union Street
San Luis, AZ 85349
Tuesday, December 10, 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 October 8, 2019.
-Special Planning and Zoning Commission meeting held October 15, 2019.

4. 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.

4. A. Discussion and possible action on any and all matters regarding Subdivision Case No. 2019-0668P. A request by Riedel Holdings LLC, on behalf of Border Ranches LLC, property owner, for the preliminary plat approval for Santa Cecilia No. 4 Subdivision. The property is located on the northeast corner of Aracely Street and 20th Avenue, Assessor's Parcel No. 227-10-013, San Luis, Arizona.

A. Staff presentation
B. Action on Subdivision Case No. 2019-0668P

4. B. Discussion and possible action on any and all matters regarding Subdivision Case No. 2019-0669F. A request by Riedel Holdings LLC, on behalf of Border Ranches LLC, property owner, for the final plat approval for Santa Cecilia No. 4 Subdivision. The property is located on the northeast corner of Aracely Street and 20th Avenue, Assessor's Parcel No. 227-10-013, San Luis, Arizona.

A. Staff presentation
B. Action on Subdivision Case No. 2019-0669F

5. **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.

6. **ADJOURNMENT**



AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting

3. A.

Meeting Date: 12/10/2019

Summary

APPROVAL OF MINUTES

- Regular Planning and Zoning Commission meeting held October 8, 2019.
 - Special Planning and Zoning Commission meeting held October 15, 2019.
-

Attachments

Minutes October 8, 2019

Minutes October 15, 2019

MINUTES

REGULAR MEETING
PLANNING AND ZONING COMMISSION
SAN LUIS COUNCIL CHAMBERS
1090 E. UNION STREET
OCTOBER 8, 2019
7:00 PM

1. CALL TO THE ORDER /ROLL CALL: The meeting was called to order at 7:10 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
Commission Member Daniel Bazua
Commission Member Javier Barraza
Commission Member Hugo Garcia
Commission Member Guillermina Fuentes
Commission Member Veronica Zavala

ABSENT:

Staff Present:

Jose A. Guzman, Director of Planning and Zoning
Roman Pacheco, Planning Technician
Kay Macuil, City Attorney
America Cano, Administrative Coordinator
Eulogio Vera, Public Works Director

Others Present:

Buna George, Greater Yuma Port Authority
Christian Cuevas, Interpreter
Elizabeth Carpenter
Frank Rascon, Industrial Park Association
Gary Magrino, Greater Yuma Port Authority
Gloria Torres, Council Member
Joe Harper, Resident
Mario Jauregui, San Luis Industrial Park
Mark Concha, Riedel Holdings, AZ, LLC.
Najeh K. Edais, Edais Engineering, Inc.
Nieves Riedel, Riedel Holdings AZ, LLC.
Olivia Jenkins, Riedel Holdings AZ, LLC.
Peter Gill, Yuma Resident
Russel L. Jones, RL Jones
Susan K. Thorpe, Yuma County Administrator
Vianey Vega, Vega & Vega Engineering

3. CONSENT AGENDA

3. A. APPROVAL OF MINUTES

-Regular Planning and Zoning Commission meeting held September 10, 2019.

MOTION: Vice Chairman Daniel Bazua/ Commission Member Hugo Garcia to approve the consent agenda as presented. The motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice-Chairman Daniel Bazua	Aye

Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Veronica Zavala	Aye

4. 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.

4. A. Public hearing followed by discussion and possible action on any and all matters regarding Major General Plan Amendment Case No. 2019-0394. A request by Edais Engineering, Inc. on behalf of San Luis Port, LLC, to change the land use designation from Business and Industrial to Neighborhood for 164.76 acres located at the northeast corner of Avenue E and County 24th Street.

A. Open public hearing

MOTION: Commission Member Javier Barraza/Commission Member Veronica Zavala to open public hearing. The Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice-Chairman Daniel Bazua	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Veronica Zavala	Aye

1. Staff Presentation

Jose A. Guzman, Director of Planning and Zoning, summarized staff report recommending to CONTINUE public hearing regarding Major Amendment Case No. 2019-0394 to the Planning and Zoning Commission meeting of October 15, 2019.

Najeh Edais, Edais Engineering, San Luis running out of residential land. When we were considering this piece of property located north of 24th Street and this piece of property is far from border. The chance to ever developing for Industrial is very rare. Leaving this land vacant for a very long time is not beneficial to the City of San Luis and its citizens. This is good for us because there is a need for residential development and it is far from industrial activity and far from the border. As you see, we are not changing the business part for the commercial. The corridor along Avenue E it is going to remain as commercial. We think this is very viable for the city to have businesses such as gas stations, hotels and strip shopping centers to support traffic that goes back and forth into the port. Therefore, we are leaving corridor along Avenue E and along 24th street as commercial. Furthermore, Mr. Edais stated that they are working for what is best for that area.

Commission Member Guillermina Fuentes, asked what is the distance from the corridor from Avenue E and 24th Street. **Mr. Edais** responded about 1/8 of mile (660 ft.). Furthermore, Fuentes stated that the reason why she was asking that question is that because people starting asking how far or is this going to be right on Avenue E and County 24th Street. **Edais** responded that the area behind them is what they are suggesting to be residential.

Peter Gill, 1451 South Adams Street, Yuma, Arizona, Stated that his father-in-law is Stephen Shadle, the property owner. We been working for many years to do a development plan for this property, playing with medium density housing, low and high density. This is more of a combination of those efforts of those many years.

Russel Jones, 3644 West Brandi Lane, Yuma, AZ, representing RL Jones Properties a company that owns almost over half of Magrino Industrial area that has been developed so far. We already invested between ten to fifteen million dollars in improvements to that area and have plans to do other improvements so obviously what happen to the industrial properties there and its values are very important to us. This particular project is not within the normal distance to be considered so I am coming from a different perspective on this. When Charly Urtuzuastegui and myself signed the papers to apply to become a City of San Luis.

One of our first projects was the Industrial Park that is currently in the City of San Luis and that is because the original group felt that if we do not have meaningful jobs in San Luis is was going to hurt us because the way that taxes work in Arizona. Housing does not pay its full way, I am sure you all know that. The taxes and things that it pays at a state level do not cover the cost supervising public services the housing. Therefore, you need the commercial and industrial at the tax rate that they pay. In addition, the rate they pay for electricity and everything else which keeps everything else flowing. As you consider the different projects I would ask you to look at the requirements and let us not do as we did on Juan Sanchez/Cesar Chavez and have all these stop signs and stoplights, nothing is coordinating. Everybody in town tries their best to avoid Juan Sanchez/Cesar Chavez because of that, let us not do that to Avenue E, there has to be a balance.

Mario Jauregui, County Resident, stated that he is a long time resident of San Luis. He is been a member of this community since he was 11 years old. His business partner Henry Chavez and himself own a business here in San Luis were hundreds of trucks come in and out of our facility it is about 17 acres. We found ourselves that is not enough. Therefore, we purchase 13 acres of the Magrino Industrial Park. We are currently in the process of building 25,000 square feet new building (Phase 1). The Commercial Port of Entry is a huge asset that we have and we cannot jeopardized. This last year for the first year in ten years we have 28% growth in commercial import in this port and we foresee this increasing in the next 5 years. Right now as we may see 300 trucks on Avenue E, you are going to see 400 next year and 1,000 trucks on Avenue E within the next 4 years. Avenue E and Industrial Park are adjacent to Customs Commercial Port of Entry are such a critical part of this community. We are going to be employing a whole lot more people with long term and well-paying jobs. Most of you can picture where we are right now, surrounded by housing and how inconvenient it is for everybody. We do not want to see that happen be close to housing. That needs to be limited access it is going to be very dangerous. Growth excites me, I want to see more houses being built it is just a critical part.

Gary Magrino stated that he is one of the authorized funders of this. There is no industrial opportunities in South County. I am not connected with anybody here I am on the board of the Greater Yuma Port Authority and I can let all of you know that the Greater Yuma Port Authority has authorized me to say that they are very concerned about this action. I am a business director of the Cocopah Tribe who do own property in the Industrial Park. When we first came out here and found the old cattle crossing, we thought it would be an easy place to put a commercial port because there was already cattle going across. We found that there was still a five-year adventure with the presidential permit. When we put the Industrial Park in, if you think about it like a heart, it is the economic pump. In addition, the only thing that feeds the heart is Avenue E. The three spots, 25th, 24th and up to 23, limited access. When we put in the I95 going up to Yuma, limited access. We wanted to ensure the trucks coming from through San Luis would have a safe way to get across this property and an expeditious way to get to the freeway. **Mr. Magrino** furthermore, stated that another thing that really scared him is a school district on Avenue E.

Chairman Pinzon stated that the traffic would always be an issue. We hope that one day it is done in a good way for everyone, in a way there is not too much congestion.

MOTION: Commission Member Guillermina Fuentes/Commission Member Hugo Garcia to continue public hearing regarding Major General Plan Amendment Case No. 2019-0394 to the Planning and Zoning Commission meeting of October 15, 2019. The Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice-Chairman Daniel Bazua	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Veronica Zavala	Aye

4. B. Public hearing followed by discussion and possible action on any and all matters regarding Major General Plan Amendment Case No. 2019-0395. A request by Vega & Vega Engineering, PLC. on behalf of Sam Group Investment Company Partnership to change the land use designation from Business to Neighborhood for 18.44 acres located at the southeast corner of 20th Avenue and County 24th Street.

A. Open public hearing

MOTION: Commission Member Javier Barraza/Commission Member Veronica Zavala to open public hearing. The Motion passed unanimously

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice-Chairman Daniel Bazua	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Veronica Zavala	Aye

1. Staff Presentation

Jose A. Guzman, Director of Planning and Zoning, summarized staff report recommending to CONTINUE public hearing regarding Major Amendment Case No. 2019-0395 to the Planning and Zoning Commission meeting of October 15, 2019.

Vianey Vega, Vega and Vega Engineering, representing property owner for this case. This amendment is to complete second phase of Subdivision that they are going to start construction in the next couple of weeks. We are going to the final approval stages with the city to get first phase under construction. The project started trying to develop all 40 acres at one phase but because of the rezoning and amendments to the general plan we had to break the project into two phases. The first phase was rezone and it was design to residential R1-6 lots, we have about 90 lots that will be constructed in that phase. The requirement on the second phase was that we

needed to apply for a major amendment to change the land use designation to neighborhood and be able to rezone the property to develop the second phase of the residential area. The property would have residential to the west eventually all 40 acres would have residential to the north and right now to the east, we have that existing Industrial Park. A buffer has been created on the east side on the phase 1 to separate residential and industrial and we will do the same on this second phase.

Vice Chairman Bazua, asked if this property is to the west of Avenue E? Vega, responded that is correct. It is located south of County 24th Street, about ½ of mile up to the west property line.

Russell Jones, RL Jones, stated that the Medical Center Facility is kind of a stretch to call it industrial; it is a commercial application that is going to bring a lot of traffic to enclose proximity to Avenue E. My observation is we do already see traffic from the housing on Avenue F would come back if they are going to Yuma they would come down on County 24th or 23rd ½ and they will access Avenue E for stop sign and they will proceed down to get on 195 to go into Yuma. The medical facilities will bring additional traffic. I cannot urge you strongly enough in whatever you decide to do whatever you require the developer to do. When I added all up, we are looking 1,250 homes. We are talking 5 to 7 thousand people. Let make sure that the traffic it is on Avenue E and on County 25th, we maintain that. What happens on D and F Street it is a different story but let us keep E sacrosanct and preserve.

Commission Member Veronica Zavala asked what the hours of operation for the Port. **Jones** responded that we are from 7:00 a.m. to 7:00 p.m. and in the future, we will have Sunday hours and expand to 9:00 p.m. for trucks. **Zavala** asked Mr. Jones if he had a land available for industrial next to your building. **Jones** responded that he had two facilities built and has a great deal of demand that we might be starting a fourth one.

MOTION: Chairman Marco A. Pinzon/Vice Chairman Daniel Bazua to continue public hearing regarding Major General Plan Amendment Case No. 2019-0395 to the Planning and Zoning Commission meeting of October 15, 2019. The Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice-Chairman Daniel Bazua	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Veronica Zavala	Aye

4. C. Public hearing followed by discussion and possible action on any and all matters regarding Major General Plan Amendment Case No. 2019-0396. A request by Vega & Vega Engineering, PLC, to change the land use designation of 493 acres located at the southwest corner of County 24th Street and Avenue D.

A. Open public hearing

MOTION: Commission Member Guillermina Fuentes/Commission Member Veronica Zavala to open public hearing. The Motion passed unanimously

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice-Chairman Daniel Bazua	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Veronica Zavala	Aye

1. Staff Presentation

Jose A. Guzman, Director of Planning and Zoning, summarized staff report recommending to CONTINUE public hearing regarding Major Amendment Case No. 2019-0396 to the Planning and Zoning Commission meeting of October 15, 2019.

Vianey Vega, Vega and Vega Engineering, representing owners for this property. My clients owns 80 acres industrial subdivision just to the east of Avenue E, where that medical facility is under construction. The land where the medical facility is right now is always been commercial and that is the way is being develop it was never industrial. The remaining of the 80 acres is light industrial and my client owns it and it has been developed for the past 5 years. In addition, we have not had really a lot interest of the industrial area. With this 640 acres that we have, and seen the lack of residential of land in the City of San Luis. We are proposing to provide that land for residential. I do appreciate the public input they had good points as far as traffic and access point along the main corridor, which is Avenue E. the corridor will remain past proposed with the access point they are at this time. The city would not allow any additional access along that corridor and we are working around that. Therefore, we are planning an amendment around that, creating a commercial buffer along Avenue E., also we are providing 100 acres along Avenue E that will be dedicated for Commercial. There is a concern on County 25th where we are providing for a buffer, that is creating 100 acres along County 25th of industrial. Therefore, we are protecting the main corridors with the use that it was planned for that area Commercial and Industrial. For the interior, we are proposing to do the change to the neighborhood use to allow residential. There is a need for residential land in the City of San Luis and we feel that this is a good area. In addition, if there is a need for additional industrial land in the area my client is the owner of the 640 acres to the east on Avenue D where we can look into providing additional industrial if needed. We feel that this is a good plan that we are presenting that will come and create those buffers that are required.

Commission Member Barraza asked how many potential lots and trips per day. Mr. Vega responded between 6-8. **Barraza** mentioned that he sees the increase of traffic and that is a concern that we should look into it. **Vianey** stated that with growth comes challenges and with all this new propose developments of you will need new improvements, to mitigate all these growth. The city needs to grow and the improvements need to be in place to allow the growth.

Mario Jauregui stated that he was just recently in Salinas, California visiting a potential customer and as I was talking to him one of his main concern was getting trucks coming to San Luis that has been difficult for our customers. They come in to Yuma but to come down to San Luis it is been a struggle. We are doing our best to tell them we have a limited access highway, 20 to 25 minutes and you can be from I-8 to the Industrial Park. This is getting us nervous because we obviously do not want jeopardize that corridor. Therefore, whatever we do as a community we just need to make sure that is well protected.

Russel Jones – stated that he conditionally would of object to the rezoning for the following reasons: 1.) is 25th Street. When the Industrial Park was developed, the GYPA got a state grant. City of San Luis, Cocopah and everybody that collaborates. As wells as the initial tenants (Myself, Henry Chavez, Mario and Frank) we had to put considerable monies of our own, specially to finish 25th Street. Because the property owner that is been consider here, never contributed their share of 25th Street. My question to you is who is going to pay for D, who is going to pay for the overpass, how are we going to keep the integrity of E and 25th Street if we are going to add that many cars who trips 25th Street. We already paid our share in the Industrial Park and those property owners for what we have and for what we are doing. My questions is who is going to pay for the other entire infrastructure so that we can keep E and 25th flowing and not be dangerous? So that is why I said conditionally objected to this because until I see evidence that there is the funds for the infrastructure.

Frank Rascon stated one of his frank business has been here in Arizona since 1992 and before that my father had a shop here and has been for quite longer. We have some property there in the Industrial Park, we worked very hard along everybody else to develop that, and I personal feel that home development in the city is important and that needs to happen. We need to make sure that we consider a nice healthy solution for ingress and egress off Avenue E. What is been propose it sounds to me like four stops lights along the way in about a two mile run. It is what it is trucks slow down pick up speed, it get dangerous. We are promoting the Port and it is taking a long time to get it there but we are finally seem growth and it is going to get bigger. In addition, I am not against the houses just against the concepts that the houses causing dangerous to the public.

Elizabeth Carpenter, owner and representative of the partner that belongs to the group that owns the 640 acres that we have propose for major amendments. I have lived this project for the last 20 years. You can see over 20 years period how long it has taken to give as far as we have. It is a long time to hold on to a piece of property and not able to see some fruits of your labor. We put a lot of thought on what we want to do with this piece of property taking in consideration for the possibility for industrial and commercial in conjunction with residential. We understand the concerns of the traffic, we are mindful of what it can do to the area and what can enhance the area. First of all nobody thought about the schools for all of the residences that are in this area. We have committed to donate a minimum of 10 acres now to the Somerton School District. Most people do not know that this area is within the Somerton School District. What we planned to do with that area – the area we are donating is not on Avenue E. This area is located on County 24th east side, because that is where we have land available to do it. We planned for parks, stuff like this that will contribute to the life style in the community out there. We have almost 14 hundred acres out there, which we own. Therefore, there is plenty of land to go for industrial and residential and be a good mix. Along County 25th Street, it is Industrial, and along Avenue E, it is Commercial. We have no plans to petition to have other access roads other than what it is already designated. San Luis has no property taxes; the industrial development does not contribute anything because there is no property taxes that they have to pay to the City of San Luis. Sales tax however can come from the commercial I do not think Industrial pays any sales tax, so that does not contribute to anything to help for the well been of the city. Employment is great but it taken a long time to get this employment down here. I have traveled to countries that with different manufacture try to sell this area just as the Port Authority has done. In addition, everybody that has purchased property in there up to this time is local.

Susan Thorpe, Board Member of Greater Yuma Port Authority, stated that they have talked about this, have seen it and are very concerned about it. The Industrial Park is moving and I think with a little bit of patience we can all be very successful. Our Industrial Park is being sold to people outside of Yuma. I think the same thing will be happening with Industrial Park that is owned by the other facility. They just need to be patient and will see some results with their Industrial Park and not having

to go to a short term of trying to find residential because that is where the market is. I think that is a short-term solution that will have long-term economic development disaster consequences for the City of San Luis and the Port. And the Port is going to be the life flood for San Luis with jobs, transportation, traffic, and sales tax. I am very opposed to this; the Greater Yuma Port Authority authorized all of us members to talk about our opposition to this.

Buna George 2788 31st place, Yuma, Arizona Executive Director for Greater Yuma Port Authority, stated that currently we do not have develop land available, we have three new users coming into the park. We are currently working on our next phase and we already have one user that is already interested in about half of the phases that are coming into it. Phase No. 4 is going to be about 132 acres. Along with the establish users we have new users coming in, so we are seen again that activity. This was a topic of conversation in our last board meeting to where we really want to stress that Avenue E headed to SR195 cannot be restricted. Therefore, you have to understand that the passage serves as a main artery for the commercial trucks travel to and from the Port. We want to ensure that you should not encroach residences up to Avenue E, as it was design for heavy traffic. We see how San Luis 1 is backed all the way out San Luis and we are talking in the future if we are going to bring POV through that section portion exactly how is that going to turn out. We ask the city to protect original usage of this area and to take consideration the proposed changes to ensure that the decisions made prevent conflicts within the residential development and future industrial and economic activities.

Russell Jones furthermore stated that in the last year, they had a company that came to us wanting approximately 50 -1,000 thousand square feet of space. We did not have the space in our building and we said sorry. We put them in contact with old Meadowcraft building people so they move in there and are very happy. More recently, we had another for 100,000 square feet that they need it; we did not have it here available. We contact the owners of the Meadowcraft building, and they told us they were full, that they had no more room. Therefore, the 100,000 square feet is going to Calexico. We are a hot spot in this region.

MOTION: Chairman Marco A. Pinzon/Chairman Javier Barraza to continue public hearing regarding Major General Plan Amendment Case No. 2019-0396 to the Planning and Zoning Commission meeting of October 15, 2019. The Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice-Chairman Daniel Bazua	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Veronica Zavala	Aye

5. CALL TO THE PUBLIC.

There was no comment from the public.

6. ADJOURNMENT

MOTION: Commission Member Guillermina Fuentes/Commission Member Veronica Zavala to adjourn the meeting at 8:27 p.m. Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Commission Member Hugo Garcia	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Veronica Zavala	Aye

MINUTES

SPECIAL MEETING
PLANNING AND ZONING COMMISSION
SAN LUIS COUNCIL CHAMBERS
1090 E. UNION STREET
OCTOBER 15, 2019
7:00 PM

1. CALL TO THE ORDER /ROLL CALL: The meeting was called to order at 7:07 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
Commission Member Daniel Bazua
Commission Member Javier Barraza
Commission Member Hugo Garcia
Commission Member Guillermina Fuentes
Commission Member Veronica Zavala

ABSENT:

Staff Present:

Jose A. Guzman, Director of Planning and Zoning
Roman Pacheco, Planning Technician
Kay Macuil, City Attorney
America Cano, Administrative Coordinator
Eulogio Vera, Public Works Director
Jorge Mungaray, I.T. Department
Sonia Cornelio, City Clerk

Others Present:

Buna George, Greater Yuma Port Authority
Christian Cuevas, Interpreter
Elizabeth Carpenter
Frank Rascon, Industrial Park Association
Gloria Torres, Council Member
Joe Harper, Resident
Mario Jauregui, San Luis Industrial Park
Mark Concha, Riedel Holdings, AZ, LLC.
Matias Rosales, Council Member
Najeh K. Edais, Edais Engineering, Inc.
Olivia Jenkins, Riedel Holdings AZ, LLC.
Nieves Riedel, Riedel Holdings AZ, LLC.
Russel L. Jones, RL Jones
Susan K. Thorpe, Yuma County Administrator

3. 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.

3. A. Public hearing followed by discussion and possible action on any and all matters regarding Major General Plan Amendment Case No. 2019-0394. A request by Edais Engineering, Inc. on behalf of San Luis Port, LLC, to change the land use designation from Business and Industrial to Neighborhood for 164.76 acres located at the northeast corner of Avenue E and County 24th Street.

A. Continuation of public hearing

1. Staff Presentation

Jose A. Guzman, Director of Planning and Zoning, summarized staff report recommending to forward Major General Plan Amendment Case No. 2019-0394 to the City Council with recommendation of DENIAL.

Najeh Edais, Edais Engineering, stated that he is representing the owner of this item. I cannot attempt to agree with Mr. Jose Guzman analysis. However, I think his analysis does not apply to this piece of property. His analysis is good when you are talking about the industrial land that is surrounding the Port, that can develop in industrial and it is immediately next to the port. This property is about a mile ½ north of the Port (north of 24th Street). I think Mr. Guzman mentioned that there is already a 20-acre piece of residential that is on the north side. In addition, along the corridor off Avenue E and 24th Street that is commercial. Commercial is probably the best thing for the City of San Luis because this is something that would develop now. I envision that commercial, the minute this land gets change that you going to get up seen anything from gas stations, truck stops, hotels, and shopping centers that basically go to help the traffic that is on Avenue E (industrial traffic), the employees that will be working in this industrial area. In addition, anytime you have industrial you need places for people to live. In that area, although Mr. Guzman mentioned that we do have areas on the west side that is been filled, we need more. You need to support the industrial land that we have. We have on the south side one square mile and next to it another square mile, I would love to live and see that much industry in San Luis. The trucking that is coming from Mexico is not coming to San Luis is going to Calexico. You have to ask those people that are talking to you about this, why the trucks is not entering into the fancy state of the art Port that we have. There is many problems with that Port and trucking companies and the people that are going to come and speak behind me ask them that question. Calexico Port is a better port that they have lots of accommodation for the trucking. You people can continue to keep this land as Industrial, but that is not going to develop now. The industrial is going to start moving from the port and is going to start moving north. By the time, it gets to our piece of property that we have in this area we would all be gone. What we are trying to do is develop the commercial along Avenue E and County 24th Street and then develop the residential. The Magrino Park is been

sitting for how many years? How many people are there? Let us be realistic, if there are people that are interested in Industrial who are the people who are buying these lots. They like to tell you that there is people and leave this property available, for how many years? For the next 100 years we want to leave this piece of property sitting there waiting for industrial to come in. Furthermore, Mr. Edais explained that residential land bring lots of money to the City of San Luis. There is something called "Development Fees" and I think every time you develop a lot is over thirty-five hundred dollars per lot. And by the time you add all of the other monies that the City collect from water meters, sewer services and other fees it is an excess of five-thousand per lot that comes into the pocket of the City of San Luis to keep the city moving. Then on top of that, every time you sell a lot or build a house there is sales taxes that the City of San Luis harvest that sales tax. That money keeps all of the services in the City of San Luis moving. The residential traffic, that contribute to the HURF funds, every time somebody filled with gas monies comes in to the city, to improve and maintain the streets, to spend monies on Public Works Projects. How about the employment? Every time you build a subdivision, how many people actually have been employ in those subdivisions? The pavement crew, concrete crew, water and sewer crew. On top of that, you have hundred people in San Luis. City of San Luis has the best labor force for construction they are very busy doing framing, pouring concrete, electrical and mechanical work, which is all-good for the City of San Luis. You have a decision to make; you can either have somebody read from the book that the person from Scottsdale wrote for us. Nevertheless, what it is reality, go ahead and deny it the City of San Luis will stay poor, go ahead and approve it a dust will go all over the place, you will have people working and building. You have two choices you either you read from a book or look at reality of things. What is better for the City of San Luis today? We need the money today, we need the people today, and we do not need them 100 years from now. For the people who are supporting the port and what industrial for the port. I got nothing against that, please bring people in, we want those people but you got hundreds of acres that you can go all the way to Avenue B with industrial. Do not focus on a small piece of property over there, when you have thousands of acres that can be utilize?

Chairman Marco A. Pinzon, asked how long have you been part of this project? Edais responded for the past six months. **Pinzon** asked what you people thought or feel that you are going build next to a detention center. **Edais** stated that when we are planning that we would have to create some type of a buffer between the detention center, the wastewater treatment plant and the subdivision such as a landscape area. **Pinzon** responded that he has a concern with that, and that there were some good points and it is growing slowly but the whole purpose was to move all the industrial from one area to another because there was chaos. There still a little bit of chaos because we still have drivers that do not pay attention when coming to town. We are not ready, we might be broke but not ready and we do not have the tools ready and development. **Edais** mentioned that the following question has always been ask. What comes first? The improvements? You improve the roads. Alternatively, you do the developments. Once you develop, the development improves the roads, water systems, and sewer systems. If you do nothing, nothing is improved because the city does not have the money to improve the roads. So who improves the roads? In any development that you look at, you will see the entire infrastructure around the development, which gets to be built by the developer. Whether that developer is X, Y, or Z. Again, if you do nothing, you do not have nothing. Furthermore, Edais mentioned investing in a roadway plan is good for the city. If it were not for the Detention Center the east, San Luis Water Treatment Plant would have never happened. If it were not for the subdivisions like the Bienestar 8B and 9B, we would not need a water treatment plant over there.

Commission Member Veronica Zavala, asked is the detention center is land leased. **Kay Macuil** responded that the Municipal Corporation of the City owns it.

Commission Member Barraza clarifies that the commission does recommendation and not approve or deny items. **Barraza** asked how many lots you think you can accommodate there. **Edais**, responded probably may 700 lots. **Barraza** then ask how many trips are there per day. **Edais** responded 6 to 10 and this project would take about 10 years to complete.

Commission Member Hugo Garcia, asked would you consider reducing that space, further away from the Detention Center? **Mr. Gill** responded that would probably be part of the planning process and more than likely you might want to design in a park or something to give a healthy buffer between housing and the Detention Center.

Barraza asked where those rezoning cases back in 2010, 2011, 2012 and 2013 where they denied? **Guzman** responded that they were approved with a development agreement. The Development Agreement specifically allow the 20 acres for residential for high density. If they were to do single residence houses you have to be at least 8,000 square feet and the houses had to be 1,750 feet the actual construction.

Kay Macuil informed that the detention facility is mostly minimum security it is rated medium security and the US Marshalls can bring a few high security inmates.

Jose A. Guzman, Director of Planning and Zoning, informed the following comment for the record, that at the last public hearing we received several comments from the public. There are not part of the report but will be as part when it goes to City Council. Most of the comments were concern with the impact of Avenue E. **Mr. Guzman** furthermore stated he wanted to clarify that development fees are onetime payment to the city to alleviate the impact of the construction of the subdivision for the house. In addition, the distance that the applicant is mentioning between residential and industrial it is also designated as industrial in the general plan. Both the business and industrial designation allow for industrial zoning.

Mario Jauregui, Yuma County Resident, stated that he owns and operate a business here in San Luis for the past 30 years. A lot of information is being presented to you and it is important that we make sure that the information being presented is as accurate as it can be, so you can make a wise and educated decision. The Port is alive and vibrant it is not a dying Port. It is underutilized

because it was built knowing that it was going to grow. In addition, that it was going to grow in years to come, and that it was not built with the idea it was going to be an overnight success. I was talking to a local investor and he was telling me that he travels the completely southern border from Tijuana all the way to Matamoros and he said he kept coming back to San Luis with an investment he wanted to do. He then came back to San Luis and build a plant right across the border for about 40 million dollars. He was also one of those people that was involved in the building of another plan in Algodones; this one is about over 100 million dollars of investment. Both of whom are going to be use the Port of San Luis for probably 80 percent of their crossings. One already is 100 percent and the other one is 80 percent. This is translating to about 28 percent of an increase in crossings through the Port of San Luis. This means that the economic impact is just tremendous. The Port has become very attractive; we knew that it was going to take time. My colleague Russ Jones invested over 8 million dollars. I invested about 5 million, and the lots that can be used, have been sold already or are in the process to be sold. As far as the effect is commercial traffic, right now you have 120 trucks crossing the border northbound, which means we have another 120 trucks crossing southbound, so all together we have close to 300 trucks every day. Coming winter, you're going to see 250 coming north, and 250 going south, 500 trucks loads on Avenue E every single day. **Mr. Jauregui** furthermore, stated what is it that we want to see in that area. What we have right now is an Industrial Park that is surrounded by houses. Do we want to see an area that is vibrant with business. The minute that we bring in housing and with housing comes schools, and Taquerias this is not a good mix. Jauregui furthermore stated that he hopes that the commission make the right recommendation.

Commission Member Zavala asked if San Luis Cooling is still operating in town. How long to start building on the Industrial site? **Jauregui** responded that it took them 3 years to purchase the land. In addition, it is going to take us about a year and half to build the building we are going to have. The 25,000 square foot building we are not moving, instead we are expanding. **Zavala** are you not in favor to be open to the pedestrian or private vehicles. **Jauregui** responded that he hopes that it does happen very similar to Calxico east.

Commission Member Garcia asked how many people are employ in your industrial area. **Jauregui** responded 60 full-time employees. How many of the trucks that use Avenue E they come to San Luis and gas up here? **Jauregui** responded the local trucking about 80 percent. **Garcia** furthermore asked are guys thinking about building another road in there, because a least fifteen days ago cops had to show up to that street because it is always packed with trucks. **Jauregui** responded that this would be alleviated once we move the whole Industrial Park to the new one. What we have propose is that we connect our industrial park to 24th and all the way to the new industrial park, and get trucks out of the neighborhood as fast as we can.

Dr. Laura Noel, Somerton School District, Superintendent, stated that several times schools have been mentioned and I feel that I need to make sure I step up and allow you to ask questions if you have some. My concerns range, I found interesting people working in the commercial centers and industrial areas were not very important but people living in the area were very important. Therefore, if there were a chemical spill, I would think that the furniture factory employing fifteen hundred people would be a dangerous place to be just as much as a house would be. So, I am thinking that, I really do not think that is the issue at all, I think that the Commercial Port of Entry is a good business center and that the good planning that the City of San Luis can do for that area and infrastructure can protect all the people with all the various interest. Mr. Jones has mentioned the idea of protecting Avenue E as maybe having one stop light in all of Avenue E and have it be the corridor for trucks and maybe Avenue D and Avenue F are routes that residential customers take to US-95. It seems to me a toss-up between having fifteen hundred people driving into the area, parking in there to go to their work and going to lunch and then leaving from their work as to having people living in the area, they leave to go to work and then they come back at the end of the day. I was thinking if I was a city planner, I would be worried about where do I get the money to do this with roads. However, it seems like if you have developers, who would actually begin to put in some housing, protecting some of those corridors that you think in the future you going to need for the transportation. Then you would have a tax base to help pay for that function.

I know that someone had mentioned creating a special district for the taxes that will be needed to provide the infrastructure to ongoing to construct and building. I can see a great master plan develop in that way, but I think by allowing the construction that is ready to go to get started you actually begin to build that tax base. Our Somerton School District goes all the way down from Somerton all the way to the border. There are 380 to 400 students right now in Bienestar Estates. About 300 of them are going into Gadsden School District under open enrollment, about 80 we bus to Orange Grove School. It supposed to be the taxpayers who live in those houses in Bienestar Estates. Their tax money goes to support Somerton School District. Gadsden gets the per pupil amount from those students who attend their school. The school facility boards realize because the list of open enrollment students coming to Gadsden them applying for new schools for enrollment they realize this problem that you have a tax base supporting Somerton School District and the Arizona School Facility Board been asked to build schools for kids that are not in that district. We qualify for a large school in Somerton to be added. We ask the School Facility Board how about we build a small school in Somerton, and we build a small school in east San Luis where we have land donated. You do not have to worry about the cost of the land and so they allow us to do that. So we have the funding, we have 3.3 million dollars to build a small school in east San Luis. If this goes through and everything goes alright, we can be built within two years. Our expectation is that with the growth the additional housing that is opening up next to Bienestar that already exists as the housing opening up; we are seen growth in many students. Our expectations is that we are going to bus those students. We are required to provide busing for students outside of a mile from the school which most of Bienestar Estates is over a mile from where the school is going to be built. We can also say that Avenue E would be a dangerous barrier to their access to school. The land was donated to us and we are happy to have received it and use it to the benefit of the students. When we look at growth we are responding to the growth that exists if we open that small school of 250 kids it will probably filled immediately because it will be so close to the housing that exist there. Then we will qualify immediately to be able to expand that school

because the numbers will be there from the School Facility Board. Right now, we already been given approval from Arizona School Facility Board. We are in architectural drawings, we began doing surveys and we are getting things set up for actual build. I would like to say that for a school district we really need you to work on infrastructure things. There needs to be a solution to how all of us are going to contribute, to whom is in the area, residential, industrial, commercial whatever is you decide on the zoning. All of us are going to need to contribute to make the pathways that are needed. In addition, if Avenues D and F are going to be the main thoroughfare to S95 then all builders who went to build residential homes, will they need to know where the traffic flow needs to go. And the earlier that you set that in play, then the better everything could be designed to work around that and keep it available for the trucking traffic. You can make sure that other residential streets do not come out on E. When I was looking at the pattern where you have the space between where the neighborhood needs to be built and that area on the map and that supposed to be commercial/Industrial I couldn't help to think, there is a McDonalds there you are going to have people coming in and out of McDonalds onto Avenue E. And I don't know how you going control for that, but I don't think a house is going to be more traffic than your industrial or commercial sites that you making available there. If you have the companies that are employing large numbers of people, they are going to want to go and have lunch somewhere. Moreover, if they are going to have lunch in that area along Avenue E, that is going to be a problem. Therefore, I think as you are doing your master planning that might be helpful to get all that in order.

Pinzon asked Mrs. Noel if it does not bother you that is too close to the Detention Facility Center and to the State Correction Facility. **Noel** responded no it does not; we are a half of mile away. **Pinzon** reminded Dr. Noel that two years ago, there was chaos in the State Correction Facility and it was bad management. **Noel** stated that they would have security of their own, we are careful about how we construct the school. In our architectural designs, nowadays when you build a school you build it so you can protect, so we are not concern about the Detention Facility, which will be a half of mile away from us.

Commission Member Guillermina Fuentes stated that the General Plan was meant exactly as veronica stated to do good planning and to be able to determine which area was designated for industrial and commercial and do we want San Luis to grow. There are plenty of areas out there that there are not develop, why developers do not buy those areas that are categories residential. They want to go up there and finished our industrial commercial that we have. Because some people has the money to buy land and then sell for double the amount, that is ok they come here to make money. However, we are here to protect he citizens of the city. If we have a general plan, we should stick to that because hundreds of people work in that for the benefit of people. If they have their land, they should use their land as it is. **Dr. Laura Noel** furthermore stated that she appreciates the work that went into creating the original general plan. I also at 59 years old have had times when something I decided 20 years ago change and later I needed to make a small adjustment. I get it both ways, and I appreciate and respect your opinion.

Russel Jones, 3644 West Brandi Lane, Yuma, AZ, stated that his family has been in business since 1951 and I been in business since 1974. I remember as a small boy and the payment stop at the Port of Entry and there was no payment in San Luis Rio Colorado and no other paved street. I am not against growth, schools or houses. Modern urban planning provides for housing and other amenities for the work force but they also respect the integrity and the type of transportation requirements that heavy industry and trucks require. Mixing trucks that need one thousand feet to stop with school buses, privately owned vehicles or pedestrians, they are always a dangerous situation. What I am opposed to is I don't believe unplanned development without providing for the future, not really thinking ahead or what the impacts are. There are many things said here tonight that I do not agree with. I was in the state legislature for nearly 8 years and I know how the tax structure works. Houses do not pay for themselves; we do not have a property tax in which was sadly defeated by the citizens of San Luis. Houses do not pay for ongoing fire protection, police, and other types of services. They do pay fees for water, sewer, and such, but they do not pay their own way. That is just like commercial and industrial properties pay much higher taxes because they are require to pay their way unlike residential, which is set in State

Statutes is the way that works. So that is not true, when you are talking about cleaning the dust, what happens when the dust settles? When the workers have built houses and then go away? Their impact fees? you spend it. Therefore, who pays for 5 or 15 years unless you build more houses? Unless you can keep building more houses, you cannot pay for what you got, which means you have to build more houses until you stop and think about how we grow, where we want to be, that is why we have a general plan. Why do we build San Luis east? Because of the trucks, we did not have enough trucks crossing 20 years ago to justify a new Port of Entry. It was because we were mixing truck, cars and people and it was a huge problem and the solution was to move the trucks out so we can just deal with the cars and the people. We still have not figure out the cars and people so now we have to build San Luis I over again so we can separate the cars and the people let alone the trucks. Therefore, what we are proposing up here is history repeating itself. Is anyone here happy with the transportation works in San Luis on Juan Sanchez, how much money do we have spent to fix Archibald, Main Street, and First Street to make kind of work. Are we doomed to repeat ourselves every so many years and make the same mistakes all over again? We do need housing out here; I understand the dilemma that the Somerton School District has. If you build all these homes out here it would not be Somerton School District it will be the San Luis District #2 because there will be more residents and voters in San Luis than in Somerton, we really need to plan this well. As an investor in the area the development is going, I had people try to buy my land that I bought for my own self because there is no more land out there that is develop that has water and sewer. I am planning a second 50,000 square feet building as we speak because I am out of room. **Mr. Jauregui** is building his facility and others; this is a great thing for San Luis. What we really need to do, is good planning so we protect the integrity of 25th Street, which is the primary industrial area. In addition, the reason it was not develop further is that they did not have the money to build a bridge so you had access to the industrial park. Because people like myself, Frank Rascon, Mario Jauregui, Henry Chavez and others contributed funds along with the Greater Yuma Port Authority, which you all belong to and are beneficiary of and we put that money together to build the infrastructure and get that bridge across so we can build the land and move out there. We put out money, no development fees, we put it out of our pocket, we

put it in the project, and we build it. What we want to do is keep it protected so it continues to do what it is supposed to do. I am glad I do not have your job or the council is like the vision of the baby. The question is how wide you open and the can all the parties in all these three projects and the ones that already there, can we all sit down and figure out a way to build infrastructure that is necessary. Because the impact fees are not going to pay for D, they are not going to pay for overpasses and all the other things we will need to protect Avenue E and 25th Street. Where is the money coming from, I do not see the money.

Pinzon asked do you own the property on Cesar Chavez. **Jones** responded no that is all State Land on a 75-year lease. **Pinzon** also asked Jones would it be costly to move out. Jones responded no, the RL Jones the custom brokerage, freight and transportation has all moved out and all that piece of property has been release to other businesses, so it is been used.

Gary Magrino stated that when they did the general plan, a group of San Luis got together and said how far out do we have to go. We need to go east. Everyone say let go out up to Avenue E there is a dirt road, 24th was beat up asphalt, dirt all the way cattle crossing where there literally three stand of barbed wire and that was Avenue E. during the same period the Resolution Trust Authority took a bankrupt property in that area and sold it off. The other thing that occur was the Nedbank it was not necessary anybody, put the bridge in from San Luis Mexico, North American Development Authority did that. In addition, they had to make sure that bridge was paid for itself which it did not do, it went bankrupt so they had renegotiate that. While all these was going, we did not have any money to put in the infrastructure on E. So where did that come from. It came from the four participants, I remember standing in the same podium and the City of San Luis co-signed the note with Wells Fargo Bank so we can put the lift Station and pump the sewer water up from that area. That was all done,same period when all the developer out there standing watching. So it is somewhat ironic to me that we are going to be building houses which are your one time shots. You do not get any revenue, other than initial bill and sale. In addition, here it is the Port Authority Commercial people put in all the sewer, water, and roads. Now, the

Commercial Port is been encumbered upon. I am asking all of you to reconsider; I do not want to hurt Mr. Shadle, Mr. Loo and any of those folks. In addition, they said why it took so long to develop. I was the main cause of that because when I first took this job as Chairman of the Port of Authority way back in the beginning. I made a commitment to the elected officials of the City of San Luis not to allow any private vehicles through this port; it would all be commercial because they did not want to hurt the retail down in San Luis.

Bazua asked were you part of the selection part that selected where the commercial port was going to be. **Magrino** responded that is correct, this was where the cattle crossing was. This was the best selection. They had to negotiate to get it. The general plan was designed to protect this area.

Chairman Pinzon thanked all of them for the comments. Furthermore, Pinzon explained that as his colleague mentioned they stick to the general plan and the commission gives a recommendation. He understands the parties their concern is a slow growth and they want to see a different way out because of different reasons. However, we cannot repeat history and make the same mistakes.

Mr. Guzman stated that staff is currently working on the update of the General Plan, the new one will be adopted November of next year and this is a good time for the stakeholders to attend the meetings and participate.

B. Action on public hearing

MOTION: Commission Member Guillermina Fuentes / Vice Chairman Daniel Bazua to close public hearing regarding Major General Plan Amendment Case No. 2019-0394 to the Planning and Zoning Commission meeting of October 15, 2019. The Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice-Chairman Daniel Bazua	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Veronica Zavala	Aye

C. Action on Major General Plan Amendment Case No. 2019-0394

MOTION: Commission Member Guillermina Fuentes / Vice Chairman Daniel Bazua to forward Major General Plan Amendment Case No. 2019-0394 to the City Council with recommendation of DENIAL. The Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice-Chairman Daniel Bazua	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Veronica Zavala	Aye

3. B. Public hearing followed by discussion and possible action on any and all matters regarding Major General Plan Amendment Case No. 2019-0395. A request by Vega & Vega Engineering, PLC. on behalf of Sam Group Investment Company Partnership to change the land use designation from Business to Neighborhood for 18.44 acres located at the southeast corner of 20th Avenue and County 24th Street.

A. Continuation of public hearing

1. Staff Presentation

Jose A. Guzman, Director of Planning and Zoning, summarized staff report recommending APPROVAL of Major General Plan Amendment Case No. 2019-0395.

Vianey Vega, Vega and Vega Engineering, representing the developer and owner for this case. This is infill project for us, we were here beginning of the year with the rezoning of the first 20 acres, the north half of this property. We rezoned the property and subdivided into 90 lots, project is already been approved by the City Council. We are in the process of beginning construction of the first phase. We are just following the process of coming in front of the commission board and requesting this amendment to the general plan to complete the original plan of developing the other 20 acres of the project. As staff mentioned the project is surrounded by north side and west side by residential and we have the industrial to the east side. There is a buffer created between the industrial and residential that is required by code. To elaborate on the location of the Medical Plaza as shown on the screen it is lot #1. That is where the medical plaza is under construction, then we have the road and lots on the west side and then the buffer is it under the Industrial Park side that creates the separation of between the residential and industrial.

Commission Member Fuentes asked how many lots are in the second phase. **Vega** responded there are going to be 90 lots, as in phase 1.

Russ Jones stated that was the original Pandora's box we open that is creating the pressure to think about the future planning. The first 90 lots and the second 90 lots on phase two. If you see the other maps, is there a phase 3 or phase 4? So how many homes is that? What streets are they going to access?

Vianey Vega explained that the city has already a plan already (traffic light) on Avenue E and 24th. This development is contributing to that traffic light. There is a per acre cost that has been asses to the project in phase 1 and there will be per acre cost asses to phase two.

Kay Macuil, City Attorney, stated that the City will be paying half and developers in the area have already started will not be paying. It was estimated that it would cost \$510 per acre, and negotiated down to \$260 per acre. Therefore, the city will be picking up the remaining cost.

Elizabeth Carpenter, representing the developer, stated that the traffic light, when we got the approval for the first subdivision, that was told to us at the eleventh hour, so we did have to continued that discussion on the final approval for Belleza. Our request was not to negotiate down the amount we have no problem contributing to the traffic light. What we were concerned about was the area that was going to pay for the traffic light. We felt that the area should be larger and should include more land on the east and to the south, which would be benefiting from the traffic light. Therefore, it would include more of our land from the east and more of the land from the west, more land to the north and south that was our objection. Furthermore, Carpenter stated that she wants to clarify that we did not negotiate down - they offered it to us.

Chairman Marco Pinzon, asked does 24th Street goes all the way to F? **Guzman** responded yes and it is plan to go all the way to 10th Avenue. In addition, the City is going to be doing a traffic analysis on the area next year.

B. Action on public hearing

MOTION: Commission Member Guillermina Fuentes/Commission Member Veronica Zavala to close public hearing regarding Major General Plan Amendment Case No. 2019-0395. The Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice-Chairman Daniel Bazua	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Veronica Zavala	Aye

C. Action on Major General Plan Amendment Case No. 2019-0395

MOTION: Commission Member Javier Barraza / Commission Member Guillermina Fuentes to forward Major General Plan Amendment Case No. 2019-0395 to the City Council with APPROVAL recommendation. The Motion passed unanimously.

Chairman Marco A. Pinzon requested a roll call vote.

The vote was as follows:

Chairman Marco A. Pinzon	Nay
Vice-Chairman Daniel Bazua	Nay
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Veronica Zavala	Aye

4. C. Public hearing followed by discussion and possible action on any and all matters regarding Major General Plan Amendment Case No. 2019-0396. A request by Vega & Vega Engineering, PLC, to change the land use designation of 493 acres located at the southwest corner of County 24th Street and Avenue D.

A. Continuation of public hearing

MOTION: Commission Member Guillermina Fuentes/Commission Member Veronica Zavala to open public hearing. The Motion passed unanimously

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice-Chairman Daniel Bazua	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye

Commission Member Guillermina Fuentes	Aye
Commission Member Veronica Zavala	Aye

1. Staff Presentation

Jose A. Guzman, Director of Planning and Zoning, summarized staff report recommending to forward Major Amendment Case No. 2019-0396 to the City Council with recommendation of DENIAL.

Elizabeth Carpenter, owner and representative of the development, stated that they have been working on this development for over 20 years that we have own this property since 1994. Carpenter presented a power point presentation to the Commission regarding this project. The power point presentation contains the following information:

1. History of project & Industrial Area Map
2. Magrino Industrial Park
3. Efforts to Create Industrial Demand
4. Letter of Support from GYEDC
5. General Plan Amendment
6. Potential Revenue Generated
7. Impact to San Luis without Major Amendment
8. Major Amendment Map
9. Conclusion

Mr. Richard Ortiz, business partner with Eddie Loo, stated that he has been an investor with the Loo family starting in 2001 -2002 on this specific project. I have been involved in the development in the project. We have funded it, continue to support it and we have brought the best in class industrial developers and industrial feasibility studies to develop this land. He agrees and respects the General Plan. They are not asking to throw away the General Plan. Nevertheless, we do understand that when you are doing this kind of development there are several pieces that need to be incorporated into this successful development plan. Plans need to be revised subject to the economics on what is happening in the macro market that we want to leave. What we are saying is that needs to be a

consideration, that a piece of this that can bring over ten millions of dollars of impact fees at least initially enough to mentioned jobs and commercial development that is going to come out right along with it. What we envision here is an integration and master plan development that has residential, industrial, and commercial. Most of the land will remain industrial.

Russ Jones stated that he has property within the 600 feet of this project unlike the other two projects that you are considering this evening. As a property owner, I own 30 acres and have an option on another 10 acres in the undeveloped portion of the Magrino Industrial Park. My initial investment so far has been fifteen million dollars in those projects. I have another building under construction; the Piana Building (old Meadowcraft Building) is now full. In fact, I had a client needing a 100,000 square feet, I did not had the space and when I try to find space in the old Meadowcraft Building as in totally rented out. The client is going either Mexicali, Calexico, or El Paso because we do not have the space. Another reason we delay getting that project going because putting the money together for the improvements on 25th Street and Mr. Loo was supposed to be involved in that but at the eleventh hour he pulled out, as of this day he has not put any money on the 25th Street which borders on his proposal. So I would a lest hope if you approve this, that he will reimburse the Greater Yuma Port Authority for his half off 25th Street. If you do not approve this project, you do not need a school where it is proposed, because the Yuma Greater Yuma Port Authority acquire right of way and property on the east side of D. That is because there is proposed gas lines and some point they talk about a rail corridor. In addition, GYPA purchase enough property to the east of D, to accommodate if there is an opportunity to put rail through San Luis so it meets up with the industrial areas with the Mexican side. I do not know how compatible a school would be with rail, gas lines, and other things.

Eddie Loo, Sam Group Investment Company, stated that he was not planning to talk today because of his voice. However, since Mr. Jones said I owe him money I have to stand here to defend myself. Talking about 25th Street, they got the grant to pay for 25th street and then they come to me for me to put the water on 25th street, I said fine, I will do that. However, the problem is this; we were

negotiating with a potential user on our 80 acres and I find out from a potential buyer that the Jones people offer them seven-thousand dollars cheaper than my land. I got upset, went to the person of the association I said, I do not want deal with you people. You people got a grant and you have the City and money. That is the reason why I did not do the water and not because I pulled back. It was because they crossed the line on me. Another thing about traffic, Nogales from the port to the freeway it takes six light stops. On Avenue E and 24th, it is only three stops until the next city. They are using 2,000 truck a day and the city is using maybe 160 truck a day.

Buna George, Executive Director for the Greater Yuma Port Authority, stated that with growth comes change, that is inevitable but the city has to ensure that the changes are maintains the integrity of the city but the designated land uses. Furthermore, George asked the commissioners to protect their current users and investors here in the city. We do not want to hinder the trade that is going between Sonora and Arizona.

B. Action on public hearing

MOTION: Commission Member Guillermina Fuentes/Commission Hugo Garcia to close public hearing regarding Major General Plan Amendment Case No. 2019-0396. The Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice-Chairman Daniel Bazua	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Veronica Zavala	Aye

C. Action on Major General Plan Amendment Case No. 2019-0396

MOTION: Vice Chairman Daniel Bazua / Commission Member Javier Barraza to forward Major General Plan Amendment Case No. 2019-0396 to the City Council with recommendation of DENIAL. The Motion passed unanimously.

Chairman Marco A. Pinzon requested a roll call vote.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice-Chairman Daniel Bazua	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Veronica Zavala	Nay

5. CALL TO THE PUBLIC.

There was no comment from the public.

6. ADJOURNMENT

MOTION: Vice Chairman Daniel Bazua/Commission Member Guillermina Fuentes to adjourn the meeting at 9:50 p.m. Motion passed unanimously.

The vote was as follows:

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



PLANNING & ZONING AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting

4. A.

Meeting Date: 12/10/2019

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

ITEM:

Discussion and possible action on any and all matters regarding Subdivision Case No. 2019-0668P. A request by Riedel Holdings LLC, on behalf of Border Ranches LLC, property owner, for the preliminary plat approval for Santa Cecilia No. 4 Subdivision. The property is located on the northeast corner of Aracely Street and 20th Avenue, Assessor's Parcel No. 227-10-013, San Luis, Arizona.

A. Staff presentation

B. Action on Subdivision Case No. 2019-0668P

BACKGROUND:

This is a request by Riedel Holding LLC, on behalf of Border Ranches LLC, owner, for the approval of the preliminary plat for Santa Cecilia No. 4 Subdivision. The subject property is located in the east mesa of the City of San Luis; east side of 20th Avenue between San Luis Lane and Aracely Street, Assessor's Parcel No. 227-10-013.

Bienestar 9A Phase 2 Subdivision is located to the west and zoned Medium Density Residential (R1-6). The east property is zoned as Medium-High Density Residential (R-2) and is undeveloped land. Future Santa Cecilia 3 Subdivision is under construction and will be located to the south and is zoned as Medium Density Residential (R1-6). Property to the north is part of Yuma County and is undeveloped land.

GENERAL PLAN:

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

ANALYSIS:

In 2007, the Arizona Legislature adopted legislation that required municipalities to certify that all new subdivision 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.

As an effort to alleviate the demand for bigger houses the City Council approved Ordinance No. 347, an ordinance to set up the minimum lot size to 6,000 square feet. After this ordinance was adopted single detached dwellings are no longer allowed in Medium-High Density Residential (R-2) zoning district. This property was rezoned from Medium-High Density (R-2) to Medium Density Residential (R1-6) in order to allow the construction of the proposed subdivision (Rezoning Case No. 2019-0405).

The rezoning was approved with the following conditions:

1. That any development of the property, or portion thereof, and/or the approval of any subdivision

plat, be conditioned upon payment to the city the sum of \$260.00 per acre, or any portion of an acre, as a proportionate contribution for a traffic signal at the intersection of County 24th Street and Avenue E. The city will initiate a regional circulation study in east San Luis within the next 12 months to establish the need for the traffic signals on Avenues F and E along County 24th Street. The study will provide an estimated time as to when the traffic signals will need to be installed.

2. A traffic study is required and the construction of any and all improvements as recommended by the said study, including but not limited to, possible construction of street and/or signalization improvements along the County 23 ½ Street alignment. Such improvements to include the acquisition of any rights of way if needed, so as to be able to develop and construct improvements as may be recommended.

The proposed subdivision consist of approximately 37 acres to be divided into 173 lots and 1 tract for a retention basin. The lots will range in size from 6,000 square feet to 12,000 square feet.

SUMMARY:

Staff recommends approval of Subdivision Case No. 2019-0668P for the preliminary plat of Santa Cecilia No. 4 Subdivision with the condition that the applicant addresses all comments on letter dated November 21, 2019.

RECOMMENDED MOTION:

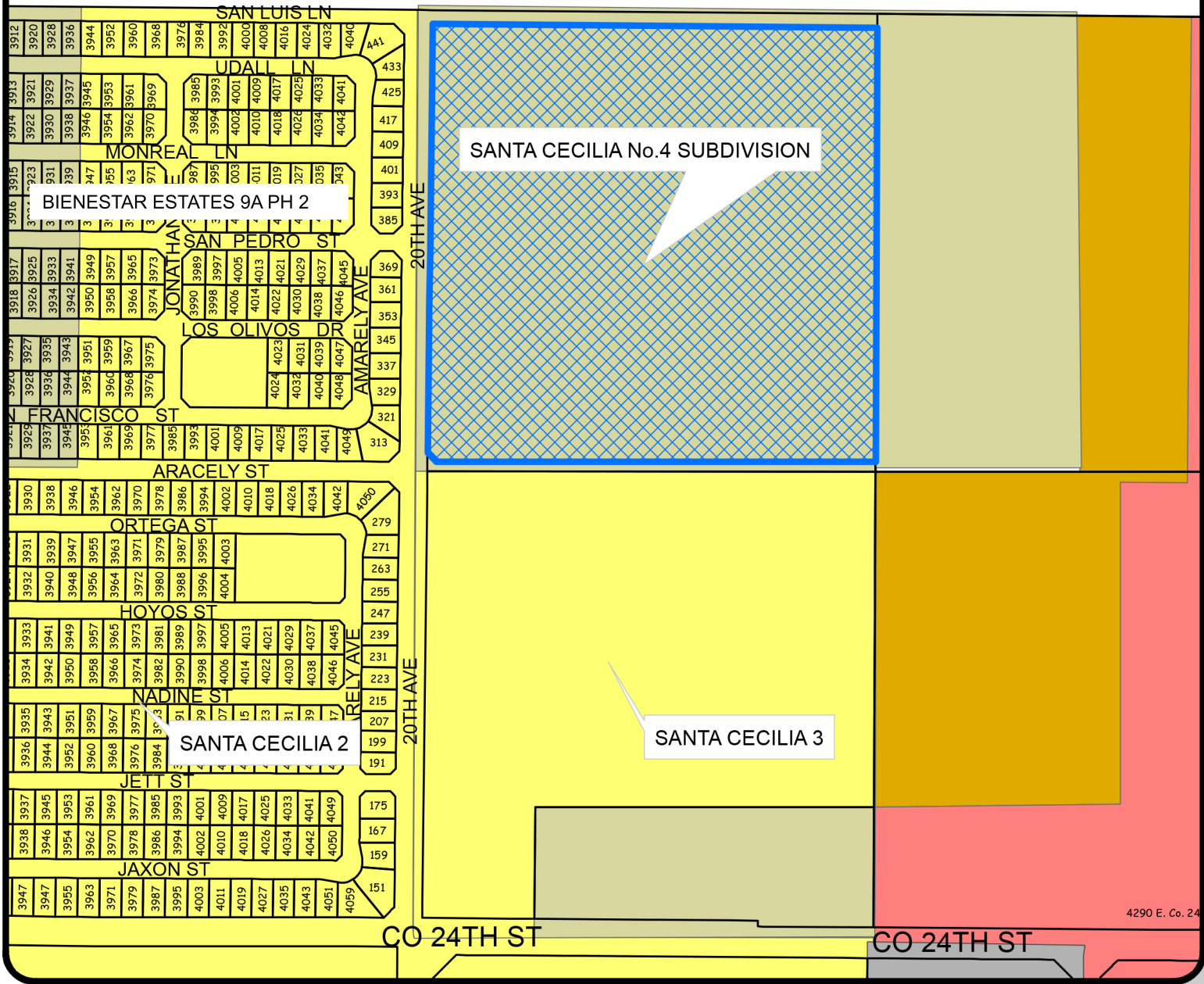
I MOVE TO APPROVE SUBDIVISION CASE NO. 2019-0668P WITH THE CONDITION THAT THE APPLICANT ADDRESSES ALL COMMENTS ON LETTER DATED NOVEMBER 21, 2019.

Attachments

Location Map

Letter dated November 21, 2019

Preliminary Plat



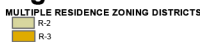








LOCATION OF SUBJECT PROPERTY

 SANTA CECILIA No.4 SUBDIVISION
Assessor's Parcel No:22710013

Location Map

SUBDIVISION SANTA CECILIA 4

Zoning

-  MULTIPLE RESIDENCE ZONING DISTRICTS
-  R-2
-  R-3
-  INDUSTRIAL ZONING DISTRICTS
-  I-1
-  COMMERCIAL ZONING DISTRICTS
-  C-2
-  SINGLE RESIDENCE ZONING DISTRICTS
-  R1-E

Date:
10/30/2019

Checked By:
ROMAN PACHECO

PLANNING & ZONING



40th
Anniversary
1979-2019

GIS

Prepared By:
ISAAC GUTIERREZ

APPROVED BY:
JOSE A. GUZMAN

Case No.
2019-0668P



City of San Luis

Planning and Zoning Department

November 21, 2019

Nieves Riedel
PO Box 1649
San Luis, Arizona

Re: Subdivision Case No. 2019-0668P / Santa Cecilia No. 4

Ms. Riedel,

City staff has reviewed the preliminary plat submitted regarding Santa Cecilia No. 4, below are the City of San Luis comments:

Planning and Zoning Department:

1. Under DEDICATION, please change the language so that Tract "A" is dedicated to the City of San Luis instead of to the Public.
2. Under DEDICATION, subdivision and legal description is referenced as Santa Cecilia No. 3.
3. Current zoning must be shown.
4. Minimum lot size is 6,000 sq. ft.
5. Driveway must be shown for Lot 505, 504, 490, 489, 488, 487.
6. Applicant must submit signed petitions for the creation of Improvement Districts as per Subdivision Regulations §3.17-5 to §3.17-7
7. As per Section 4.3.30, owner's name and assessor's number of adjoining parcels must be shown.
8. As per Subdivision Regulations Section 5.3.11, current zoning of all adjacent property must be shown.

9. Protective Fence between the retention basin and lot 584 and 567 must comply with the height requirements within the front setbacks as per City Code §152.219.
10. 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%. Please provide calculation of open space provided.
11. As per City Code Section 152.297(A)(1), required landscaping for a subdivision development shall include... the adjacent public right-of-way as required in Section 152.298 of the City Code. Landscape plans for the adjacent right-of-way shall be submitted in accordance with City Code Section 152.300.
12. Comply with Subdivision Regulations Section 5.3.12
13. Bonds or Assurances shall be submitted in accordance with Subdivision Regulations Section 6.2
14. Submit Evidence of Title as per Section 5.1.8.D of the Subdivision Regulations.
15. Comply with Subdivision Ordinance Section 5.1.8.A- protective covenants.

City Engineer:

1. Show zoning of the property.
2. Show recording information and zoning for Santa Cecilia No. 3 subdivision to the south.
3. Property is zoned R-1-6, make sure all lots are over 6000 square feet in area.
4. Under "Legend" add a note [2] for the Border Ranches Subdivision Plat and change existing right-of-ways along 20th Avenue and San Luis Lane from note [1] to note [2].
5. Show 1' non-access easement as a dashed line. Show setback lines as darker lines.
6. Under Keynotes, Note 3 appear to be the 20' front yard setback. Note 7 does not appear to be used. Note 8 does not appear to be used either (perhaps not needed as 8' Utility and CATV was abandoned per the Santa Cecilia Lot Split.)
7. Some minor lot dimensioning problems – the centerline bearings for Udall Lane and San Luis Lane are identical but the north-south dimensions of lots 503 through 491 vary from 99.98 feet to 100.00 feet. Similarly, the centerlines for Aracely Street and San Francisco Streets are not parallel but the dimension of lots 522 to 536 are all 100.00 feet (perhaps there should be a few hundredths differences.)
8. Provide street name for street that intersects San Luis Lane between lots 496 and 497.

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 comment 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.

Thank you,

Jose A. Guzman
Director of Planning and Zoning

SANTA CECILIA No. 4 SUBDIVISION

A SUBDIVISION OF LOT 3A OF SANTA CECILIA LOT TIE/LOT SPLIT AS RECORDED IN BOOK 30 OF PLATS,
 PAGE 98, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA
 AND A PORTION OF THE NW1/4 SE1/4 OF SECTION 10, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.
 DATE OF PREPARATION: AUGUST 2018 NUMBER OF LOTS: 173 ACREAGE: 36.79 ACRES



BOOK _____ OF PLATS,
 PAGE _____

PRELIMINARY PLAT

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 "F"), AS SHOWN ON BORDER RANGES SUBDIVISION, AS
 RECORDED IN BOOK 27 OF PLATS, PAGES 9&10, YUMA COUNTY
 RECORDERS OFFICE, YUMA COUNTY, ARIZONA,
 BEARING N00°02'42"W

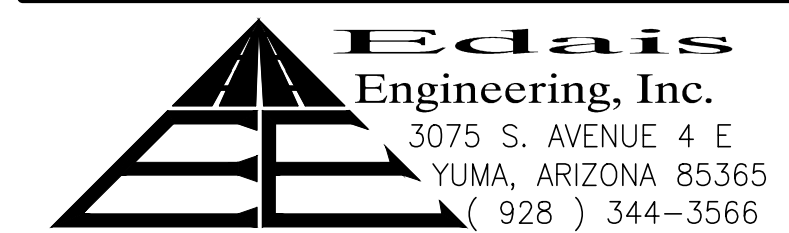
RESTRICTIVE COVENANTS

HAVE BEEN RECORDED CONCURRENTLY AND ARE A PART OF THIS PLAT

SUBDIVIDER/OWNER

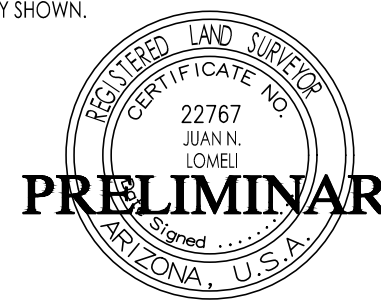
RIEDEL HOLDINGS, LLC
 1910 JUAN SANCHEZ BLVD
 P.O. BOX 1649
 SAN LUIS, AZ 85349
 (928) 627-8593

PREPARED BY:



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



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

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 1/4 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 PUBLIC 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

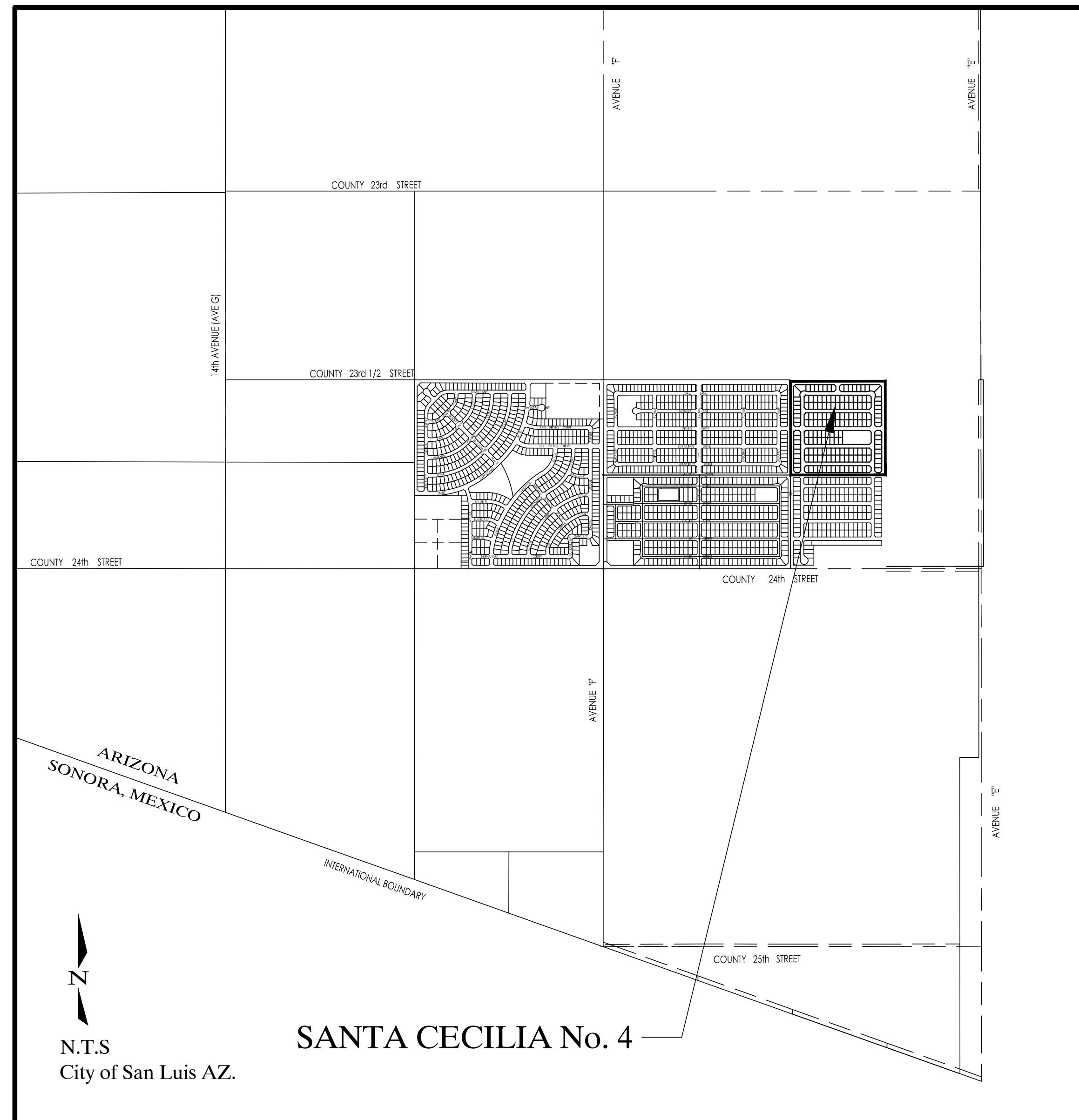
STATE OF ARIZONA)
 >SS
 COUNTY OF YUMA)

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: _____



VICINITY MAP

N.T.S
 City of San Luis AZ.

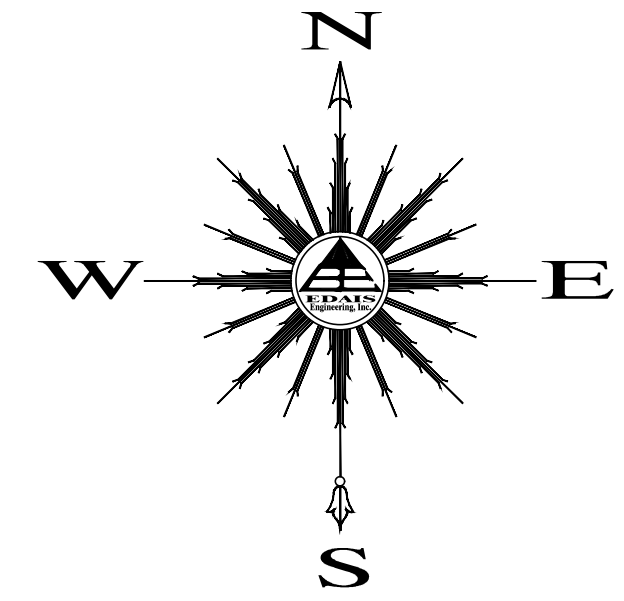
SANTA CECILIA No. 4

SANTA CECILIA No. 4 SUBDIVISION

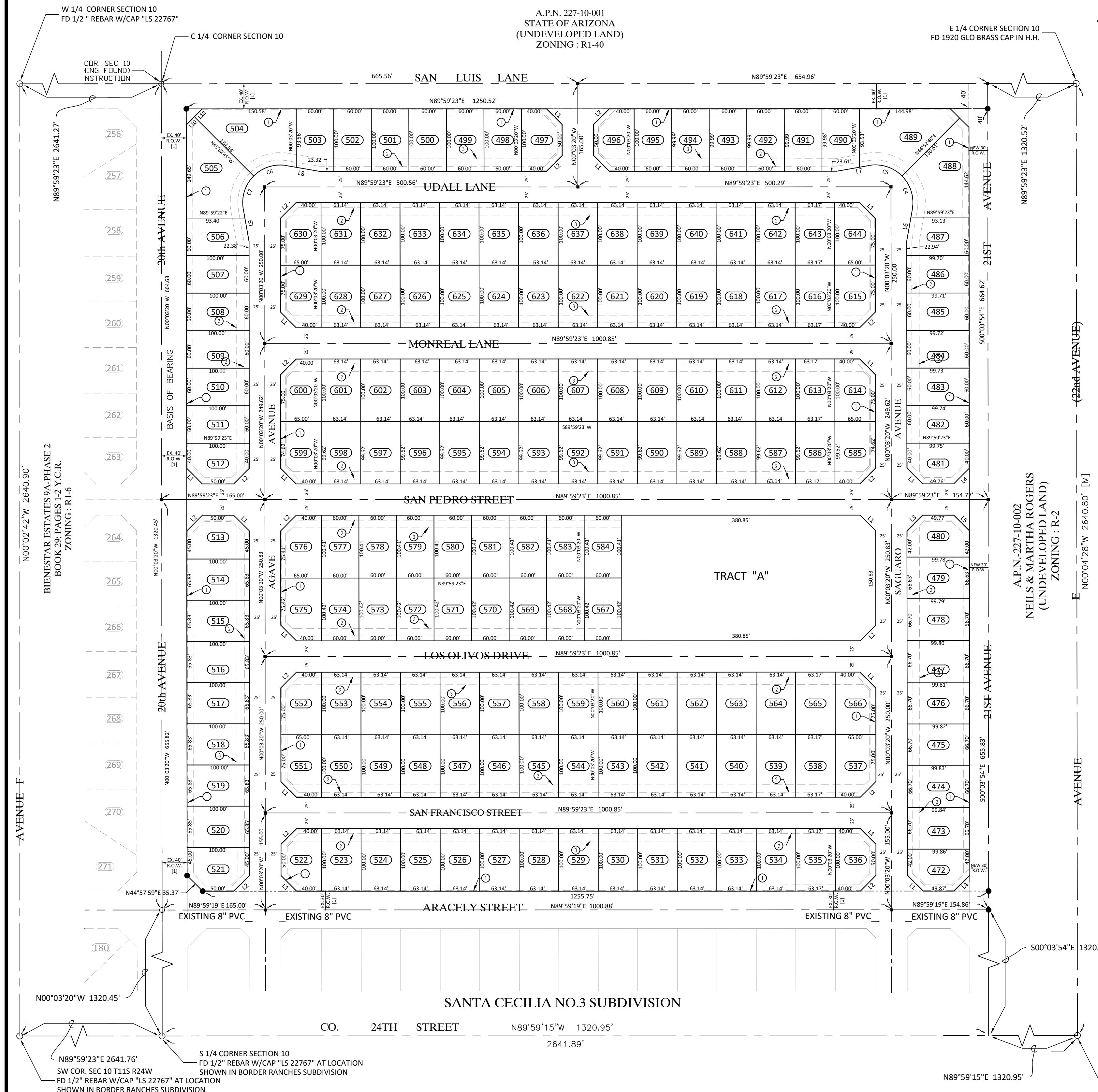
A SUBDIVISION OF LOT 3A OF SANTA CECILIA LOT TIE/LOT SPLIT AS RECORDED IN BOOK 30 OF PLATS,
PAGE 98, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA
AND A PORTION OF THE NW1/4 SE1/4 OF SECTION 10, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.

DATE OF PREPARATION: AUGUST 2018 NUMBER OF LOTS: 173 ACREAGE: 36.79 ACRES

PRELIMINARY PLAT



SCALE: 1" = 100'



CURVE DATA

CURVE	DELTA	CHORD DIRECTION	CHORD	TANGENT	RADIUS	LENGTH
C4	034°37'24"	N07°19'19"W	35.71'	18.70'	60.00'	36.26'
C5	034°37'28"	N82°44'36"W	35.71'	18.70'	60.00'	36.26'
C6	034°37'58"	S82°39'03"W	35.71'	18.70'	59.98'	36.26'
C7	034°37'58"	S07°17'00"W	151.43'	18.70'	59.98'	36.26'

LINE DATA

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	35.37	N45°01'59"W	L6	52.06	S09°59'23"W
L2	35.34	N44°58'01"E	L7	52.06	S79°56'40"W
L3	35.37	N45°02'15"W	L8	52.62	S80°03'20"E
L4	35.34	N44°57'45"E	L9	52.62	S10°00'37"E
L5	35.37	S45°02'15"W	L10	17.68	S44°59'51"W

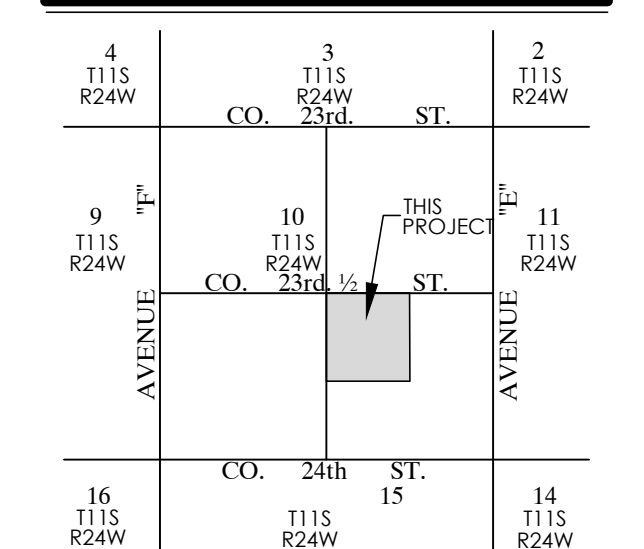
AREAS

LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA		
472	6065.70 SF	497	5875.00 SF	522	5875.00 SF	547	6314.00 SF	572	6025.20 SF	597	6290.07 SF	622	6314.00 SF
473	6660.01 SF	498	6000.00 SF	523	6314.00 SF	548	6314.00 SF	573	6025.20 SF	598	6290.06 SF	623	6314.00 SF
474	6659.29 SF	499	6000.00 SF	524	6314.00 SF	549	6314.00 SF	574	6025.20 SF	599	6162.86 SF	624	6314.00 SF
475	6658.56 SF	500	6000.00 SF	525	6314.00 SF	550	6314.00 SF	575	6214.80 SF	600	6187.50 SF	625	6314.00 SF
476	6657.83 SF	501	6000.00 SF	526	6314.00 SF	551	6187.50 SF	576	6214.15 SF	601	6314.00 SF	626	6314.00 SF
477	6657.10 SF	502	6000.00 SF	527	6314.00 SF	552	6187.50 SF	577	6024.60 SF	602	6314.00 SF	627	6314.00 SF
478	6656.37 SF	503	5881.88 SF	528	6314.00 SF	553	6314.00 SF	578	6024.60 SF	603	6314.00 SF	628	6314.00 SF
479	6648.66 SF	504	12014.87 SF	529	6314.00 SF	554	6314.00 SF	579	6024.60 SF	604	6314.00 SF	629	6187.50 SF
480	6059.78 SF	505	11932.67 SF	530	6314.00 SF	555	6314.00 SF	580	6024.60 SF	605	6314.00 SF	630	6187.50 SF
481	5859.07 SF	506	5875.81 SF	531	6314.00 SF	556	6314.00 SF	581	6024.60 SF	606	6314.00 SF	631	6314.00 SF
482	5984.68 SF	507	6000.00 SF	532	6314.00 SF	557	6314.00 SF	582	6024.60 SF	607	6314.00 SF	632	6314.00 SF
483	5984.09 SF	508	6000.00 SF	533	6314.00 SF	558	6314.00 SF	583	6024.60 SF	608	6314.00 SF	633	6314.00 SF
484	5983.50 SF	509	6000.00 SF	534	6314.00 SF	559	6314.00 SF	584	6024.60 SF	609	6314.00 SF	634	6314.00 SF
485	5982.91 SF	510	6000.00 SF	535	6317.00 SF	560	6314.00 SF	585	6162.90 SF	610	6314.00 SF	635	6314.00 SF
486	5982.32 SF	511	6000.00 SF	536	5875.00 SF	561	6314.00 SF	586	6293.09 SF	611	6314.00 SF	636	6314.00 SF
487	5860.07 SF	512	5875.00 SF	537	6186.50 SF	562	6314.00 SF	587	6290.10 SF	612	6314.00 SF	637	6314.00 SF
488	11822.79 SF	513	6375.00 SF	538	6315.43 SF	563	6314.00 SF	588	6290.10 SF	613	6317.00 SF	638	6314.00 SF
489	11901.28 SF	514	6583.00 SF	539	6312.43 SF	564	6314.00 SF	589	6290.09 SF	614	6187.51 SF	639	6314.00 SF
490	5881.56 SF	515	6583.00 SF	540	6312.43 SF	565	6317.00 SF	590	6290.09 SF	615	6187.50 SF	640	6314.00 SF
491	5999.03 SF	516	6583.00 SF	541	6314.00 SF	566	6187.50 SF	591	6290.09 SF	616	6317.00 SF	641	6314.00 SF
492	5999.22 SF	517	6583.00 SF	542	6314.00 SF	567	6025.20 SF	592	6290.08 SF	617	6314.00 SF	642	6314.00 SF
493	5999.40 SF	518	6583.00 SF	543	6314.00 SF	568	6025.20 SF	593	6290.08 SF	618	6314.00 SF	643	6317.00 SF
494	5999.59 SF	519	6583.00 SF	544	6314.00 SF	569	6025.20 SF	594	6290.08 SF	619	6314.00 SF	644	6187.50 SF
495	5999.78 SF	520	6585.00 SF	545	6314.00 SF	570	6025.20 SF	595	6290.07 SF	620	6314.00 SF		
496	5874.96 SF	521	6375.00 SF	546	6314.00 SF	571	6025.20 SF	596	6290.07 SF	621	6314.00 SF		

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. 04-030
- EXISTING MONUMENT (TYPE AS SHOWN)
- (170) NEW LOT NUMBER
- (47) 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 30, PAGE 98, Y.C.R.

LOCATION MAP



OWNER

RIEDEL HOLDINGS, LLC
P.O. BOX 1649
SAN LUIS, AZ 85349
(928) 627-8593

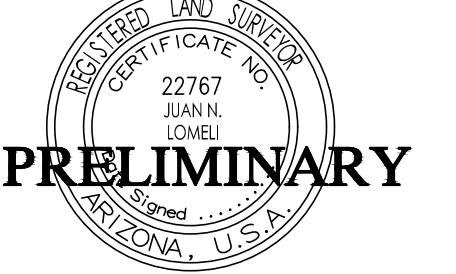
TRACT AREAS

TRACT	AREA
"A"	1.85 ACRES

SURVEYOR'S CERTIFICATE

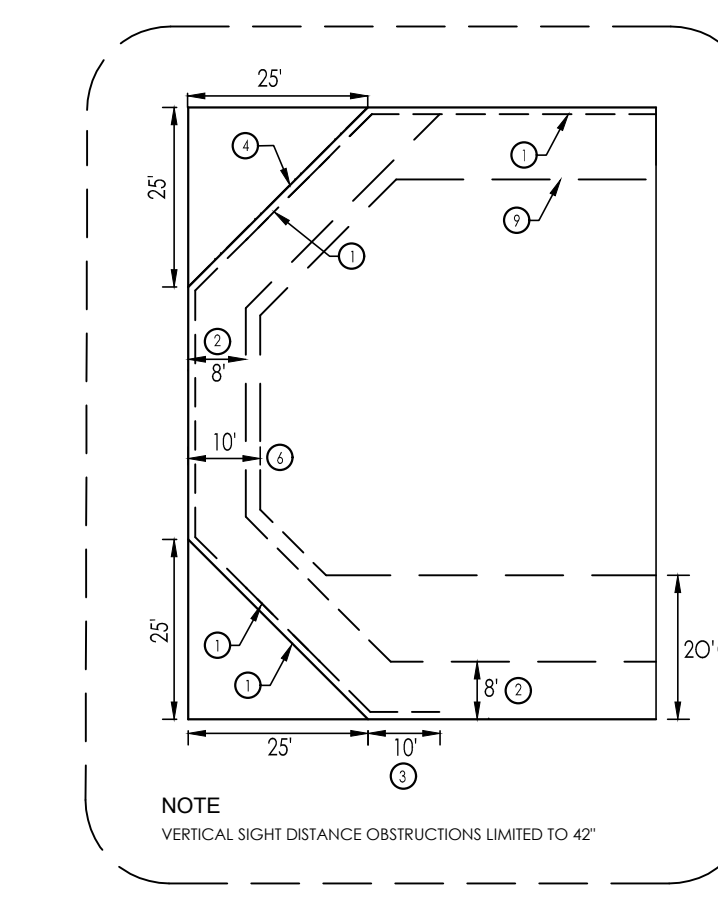
I HEREBY CERTIFY THAT I AM A LAND SURVEYOR LISTED ON THE ROSTER OF ACTIVE REGISTRANTS BY THE STATE BOARD OF TECHNICAL REGISTRATION OF ARIZONA AND THAT THIS MAP CONSISTING OF TWO (2) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN.

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



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 EXISTING 8' UTILITY & CATV EASEMENT TO BE ABANDONED HEREWITH
- 9 NEW 10' REAR SETBACK LINE.



TYPICAL CORNER LOT DETAIL



PLANNING & ZONING AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting

4. B.

Meeting Date: 12/10/2019

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

ITEM:

Discussion and possible action on any and all matters regarding Subdivision Case No. 2019-0669F. A request by Riedel Holdings LLC, on behalf of Border Ranches LLC, property owner, for the final plat approval for Santa Cecilia No. 4 Subdivision. The property is located on the northeast corner of Aracely Street and 20th Avenue, Assessor's Parcel No. 227-10-013, San Luis, Arizona.

A. Staff presentation

B. Action on Subdivision Case No. 2019-0669F

BACKGROUND:

This is a request by Riedel Holding LLC, on behalf of Border Ranches LLC, owner, for the approval of the final plat for Santa Cecilia No. 4 Subdivision. The subject property is located in the east mesa of the City of San Luis; east side of 20th Avenue between San Luis Lane and Aracely Street, Assessor's Parcel No. 227-10-013.

Bienestar 9A Phase 2 Subdivision is located to the west and zoned Medium Density Residential (R1-6). The east property is zoned as Medium-High Density Residential (R-2) and is undeveloped land. Future Santa Cecilia 3 Subdivision is under construction and will be located to the south and is zoned as Medium Density Residential (R1-6). Property to the north is part of Yuma County and is undeveloped land.

GENERAL PLAN:

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

ANALYSIS:

In 2007, the Arizona Legislature adopted legislation that required municipalities to certify that all new subdivision 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.

As an effort to alleviate the demand for bigger houses the City Council approved Ordinance No. 347, an ordinance to set up the minimum lot size to 6,000 square feet. After this ordinance was adopted single detached dwellings are no longer allowed in Medium-High Density Residential (R-2) zoning district. This property was rezoned from Medium-High Density (R-2) to Medium Density Residential (R1-6) in order to allow the construction of the proposed subdivision (Rezoning Case No. 2019-0405).

The rezoning was approved with the following conditions:

1. That any development of the property, or portion thereof, and/or the approval of any subdivision

plat, be conditioned upon payment to the city the sum of \$260.00 per acre, or any portion of an acre, as a proportionate contribution for a traffic signal at the intersection of County 24th Street and Avenue E. The city will initiate a regional circulation study in east San Luis within the next 12 months to establish the need for the traffic signals on Avenues F and E along County 24th Street. The study will provide an estimated time as to when the traffic signals will need to be installed.

2. A traffic study is required and the construction of any and all improvements as recommended by the said study, including but not limited to, possible construction of street and/or signalization improvements along the County 23 ½ Street alignment. Such improvements to include the acquisition of any rights of way if needed, so as to be able to develop and construct improvements as may be recommended.

The proposed subdivision consist of approximately 37 acres to be divided into 173 lots and 1 tract for a retention basin. The lots will range in size from 6,000 square feet to 12,000 square feet.

SUMMARY:

Staff recommends approval of Subdivision Case No. 2019-0669F with the condition that the applicant addresses review comments letter dated November 21, 2019 prior to scheduling the Final Plat to be presented to City Council. Deadline to schedule an item to the City Council meeting is 2 weeks prior to the meeting.

RECOMMENDED MOTION:

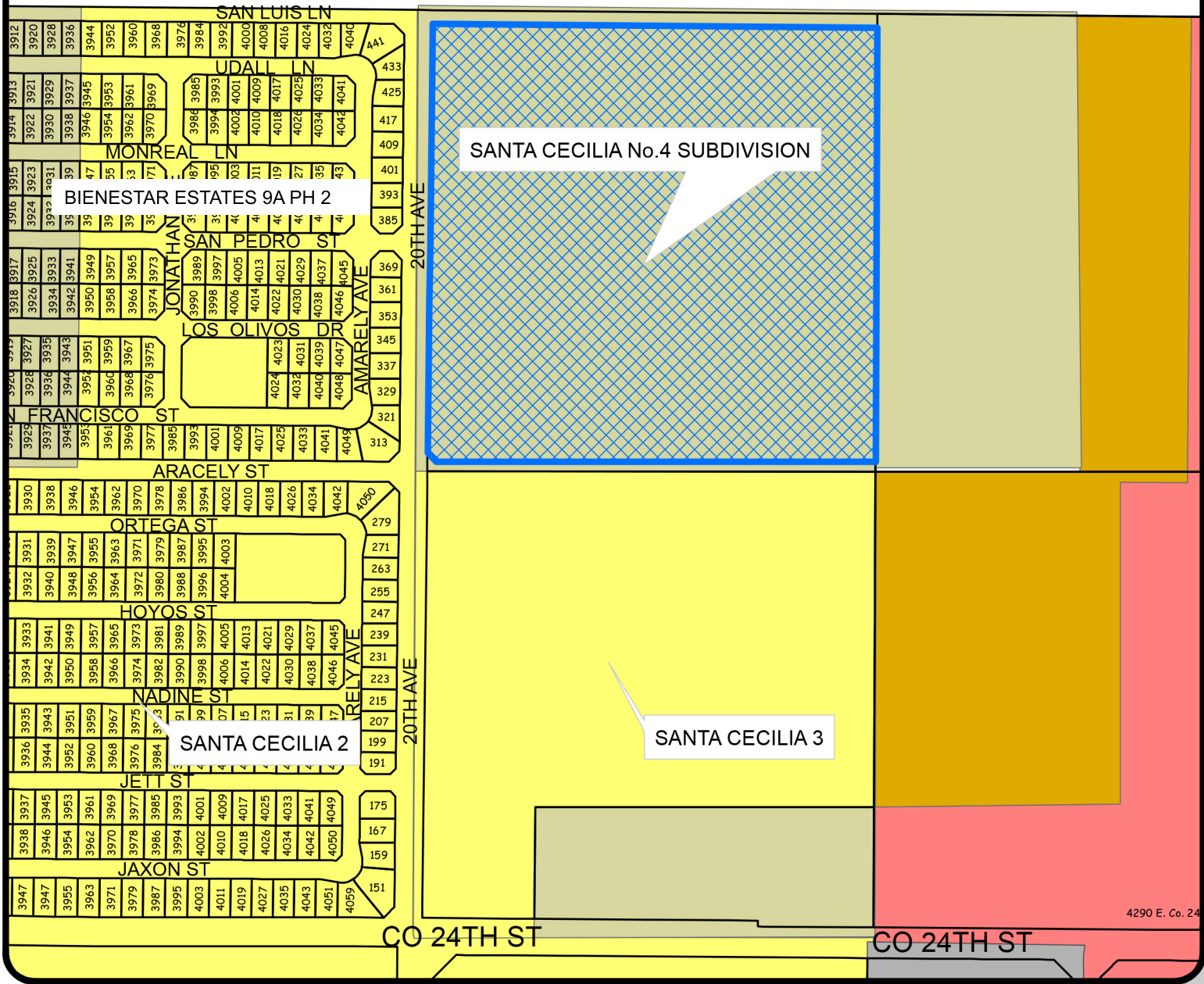
I MOVE TO FORWARD SUBDIVISION CASE NO. 2019-0669F TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL SUBJECT TO THE APPLICANT ADDRESSING REVIEW COMMENTS LETTER DATED NOVEMBER 21, 2019 BEFORE SCHEDULING THIS ITEM TO BE PRESENTED TO CITY COUNCIL.

Attachments

Location Map

Letter dated November 21, 2019

Final Plat












LOCATION OF SUBJECT PROPERTY

 SANTA CECILIA No.4 SUBDIVISION
Assessor's Parcel No:22710013

Location Map

SUBDIVISION SANTA CECILIA 4

Zoning

-  MULTIPLE RESIDENCE ZONING DISTRICTS
-  R-2
-  R-3
-  INDUSTRIAL ZONING DISTRICTS
-  I-1
-  COMMERCIAL ZONING DISTRICTS
-  C-2
-  SINGLE RESIDENCE ZONING DISTRICTS
-  R1-E

Date:

10/30/2019

PLANNING & ZONING



GIS

Prepared By:

ISAAC GUTIERREZ

Case No.

2019-0669F

Checked By:

ROMAN PACHECO

APPROVED BY:

JOSE A. GUZMAN



City of San Luis

Planning and Zoning Department

November 21, 2019

Nieves Riedel
PO Box 1649
San Luis, Arizona

Re: Subdivision Case No. 2019-0669F / Santa Cecilia No. 4

Ms. Riedel,

City staff has reviewed the final plat submitted regarding Santa Cecilia No. 4, below are the City of San Luis comments:

Planning and Zoning Department:

1. Under DEDICATION, please change the language so that Tract "A" is dedicated to the City of San Luis instead of to the Public.
2. Under DEDICATION, subdivision and legal description is referenced as Santa Cecilia No. 3.
3. Current zoning must be shown.
4. Minimum lot size is 6,000 sq. ft.
5. Driveway must be shown for Lot 505, 504, 490, 489, 488, 487.
6. Applicant must submit signed petitions for the creation of Improvement Districts as per Subdivision Regulations §3.17-5 to §3.17-7
7. As per Section 4.3.30, owner's name and assessor's number of adjoining parcels must be shown.
8. As per Subdivision Regulations Section 5.3.11, current zoning of all adjacent property must be shown.
9. Protective Fence between the retention basin and lot 584 and 567 must comply with the height requirements within the front setbacks as per City Code §152.219.

10. 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%. Please provide calculation of open space provided.
11. As per City Code Section 152.297(A)(1), required landscaping for a subdivision development shall include... the adjacent public right-of-way as required in Section 152.298 of the City Code. Landscape plans for the adjacent right-of-way shall be submitted in accordance with City Code Section 152.300.
12. Comply with Subdivision Regulations Section 5.3.12
13. Bonds or Assurances shall be submitted in accordance with Subdivision Regulations Section 6.2
14. Submit Evidence of Title as per Section 5.1.8.D of the Subdivision Regulations.
15. Comply with Subdivision Ordinance Section 5.1.8.A- protective covenants.

City Engineer:

1. Show zoning of the property.
2. Show recording information and zoning for Santa Cecilia No. 3 subdivision to the south.
3. Property is zoned R-1-6, make sure all lots are over 6000 square feet in area.
4. Under "Legend" add a note [2] for the Border Ranches Subdivision Plat and change existing right-of-ways along 20th Avenue and San Luis Lane from note [1] to note [2].
5. Show 1' non-access easement as a dashed line. Show setback lines as darker lines.
6. Under Keynotes, Note 3 appear to be the 20' front yard setback. Note 7 does not appear to be used. Note 8 does not appear to be used either (perhaps not needed as 8' Utility and CATV was abandoned per the Santa Cecilia Lot Split.)
7. Some minor lot dimensioning problems – the centerline bearings for Udall Lane and San Luis Lane are identical but the north-south dimensions of lots 503 through 491 vary from 99.98 feet to 100.00 feet. Similarly, the centerlines for Aracely Street and San Francisco Streets are not parallel but the dimension of lots 522 to 536 are all 100.00 feet (perhaps there should be a few hundredths differences.)
8. Provide street name for street that intersects San Luis Lane between lots 496 and 497.

Improvement Plans –

1. Submit Drainage Report.
2. Submit ADEQ Approval.
3. Submit Title Report and CC&R's.

4. Submit traffic study. Traffic Study will be conducted. NEI will submit quote tomorrow or Monday at the latest.
5. Paving and Grading Plans - Sheets 1, 2 and 3
 1. Check roadway grade near Lot 520 (C157.72/G157.22 – too high.)
 2. Provide street sign/stop sign at 21st Avenue and San Pedro Street and at San Luis Lane and unnamed street.
 3. Check grades in retention basin. Storm drain pipes enter at an elevation 1 foot below bottom of basin.
 4. Provide streetlights along San Luis Lane and the north part of 21st Lane. Check to see if additional streetlights are needed along Aracely Street and 20th Avenue, where street lights exist along the existing street sections.
 5. Storm drains and retention basin will be reviewed after receipt of drainage report.
 6. Show spillway widths on the plans.
6. Water and Sewer Plans – Sheets 4 through 8
 1. Note that Keynotes and Material List is on sheet 4 instead of sheet 3 (sheets 3 and 5-8)
 2. Keynote 6 should perhaps be '10" x 8" tapping sleeve...'
 3. Keynote 18 not found ('10" x 8" PVC crossing?')

Public Works:


1. Plan wall improvements to provide adequate sight distance per City of Yuma Standard 3-400.
2. Use blue and white colors on a 6" wide sheet for street name signs.
3. Include rip-rap pad dimensions on Detail I. Use MAG spec 530 for paint or approved equal.
4. On retention basin, will coordinate with parks for backflow location and verify if they need utilities for future restrooms.
5. Final street lighting design to be reviewed with APS.
6. Include all street names to sheet 1.
7. Storm drain on Agave Avenue needs to move east further away from future walls and out of the valley gutter on Los Olivos Drive.
8. Include full signing and marking plans for the project.
9. Include concrete cap thickness over storm drain pipe. Is storm drain pipe capable of being loaded by the concrete cap and sides?

Parks and Recreation Department:

1. Add Sprinkler head to northwest corner for water coverage.
2. Show on plan: power location for irrigation.
3. Irrigation Question #5: Who is providing power (installation and connection) APS Pedestal/Solar?
4. Recommend adj A Port manifold (Orbit) for irrigation system.
5. Recommend Hunter Pro-C Irrigation Controller for system.

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 comment 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.

Thank you,



Jose A. Guzman
Director of Planning and Zoning

SANTA CECILIA No. 4 SUBDIVISION

A SUBDIVISION OF LOT 3A OF SANTA CECILIA LOT TIE/LOT SPLIT AS RECORDED IN BOOK 30 OF PLATS,
 PAGE 98, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA
 AND A PORTION OF THE NW1/4 SE1/4 OF SECTION 10, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.
 DATE OF PREPARATION: AUGUST 2018 NUMBER OF LOTS: 173 ACREAGE: 36.79 ACRES



BOOK _____ OF PLATS,
 PAGE _____

FINAL PLAT

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 "F"), AS SHOWN ON BORDER RANGES SUBDIVISION, AS
 RECORDED IN BOOK 27 OF PLATS, PAGES 9&10, YUMA COUNTY
 RECORDERS OFFICE, YUMA COUNTY, ARIZONA,
 BEARING N00°02'42"W

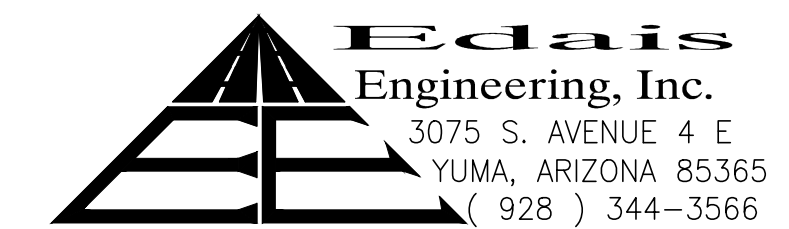
RESTRICTIVE COVENANTS

HAVE BEEN RECORDED CONCURRENTLY AND ARE A PART OF THIS PLAT

SUBDIVIDER/OWNER

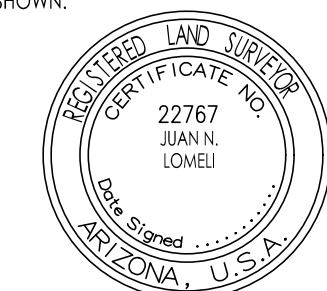
RIEDEL HOLDINGS, LLC
 1910 JUAN SANCHEZ BLVD
 P.O. BOX 1649
 SAN LUIS, AZ 85349
 (928) 627-8593

PREPARED BY:



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



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

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 1/4 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 PUBLIC 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

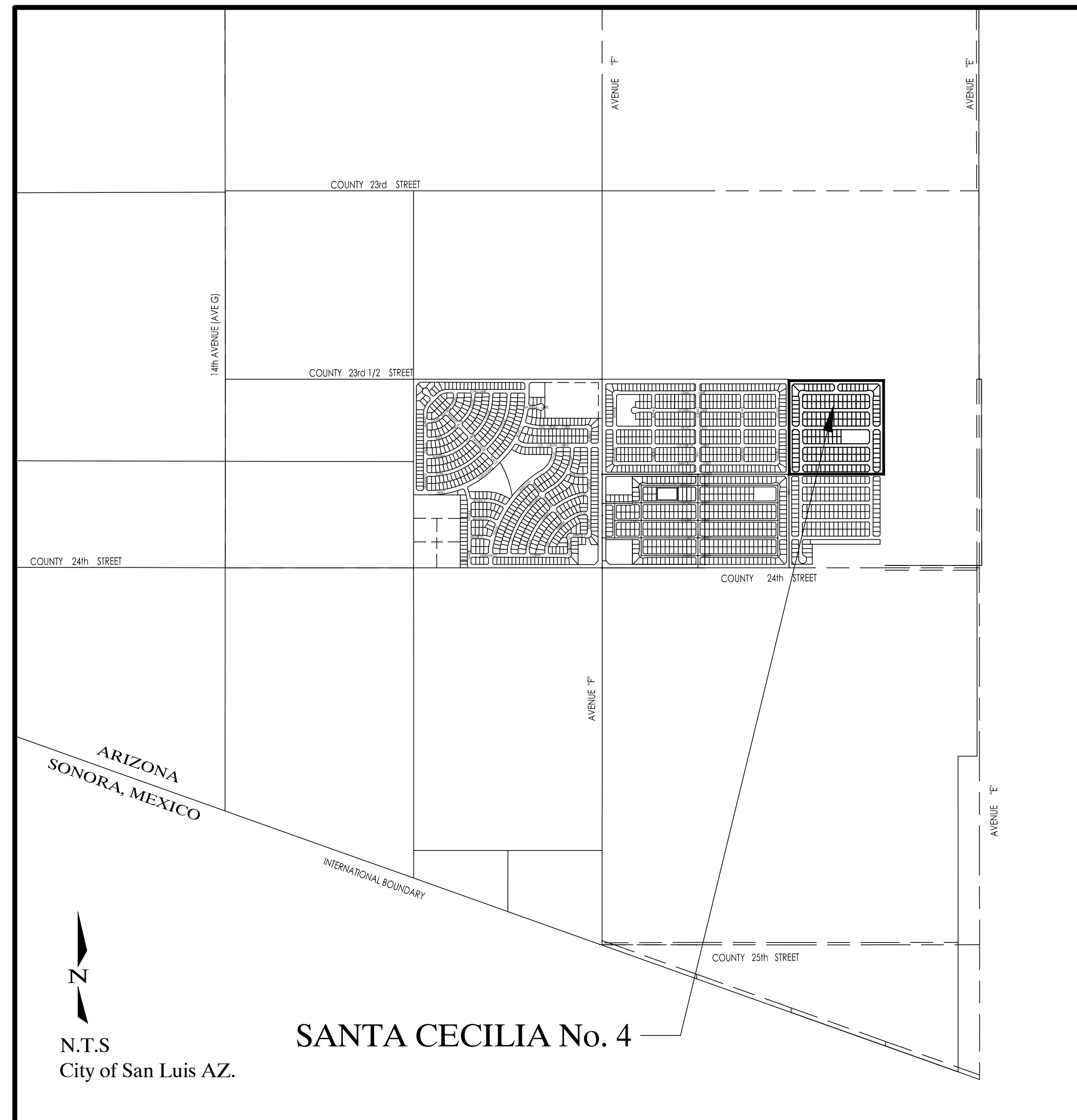
STATE OF ARIZONA)
) ss
 COUNTY OF YUMA)

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: _____



VICINITY MAP

N.T.S
 City of San Luis AZ.

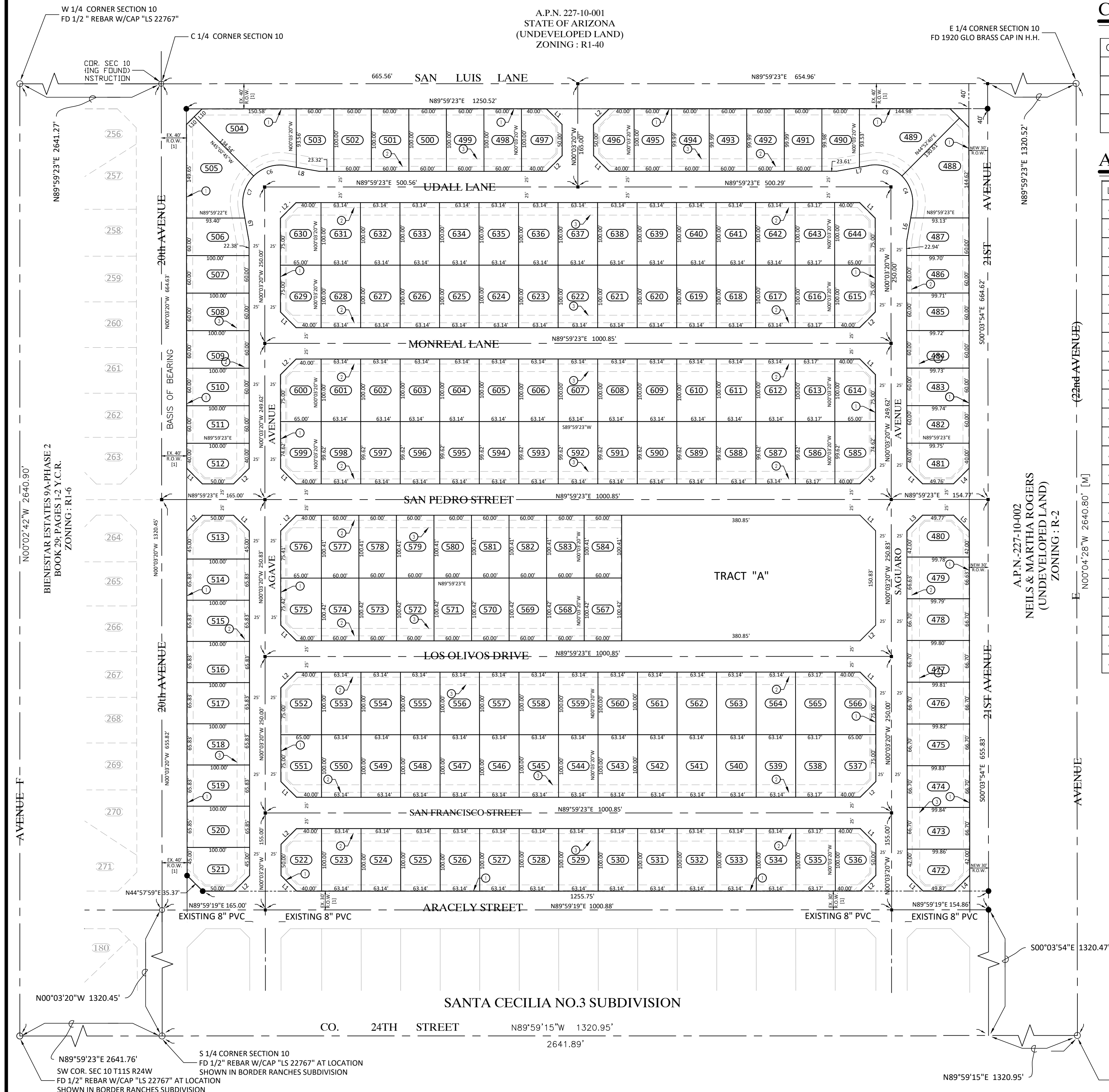
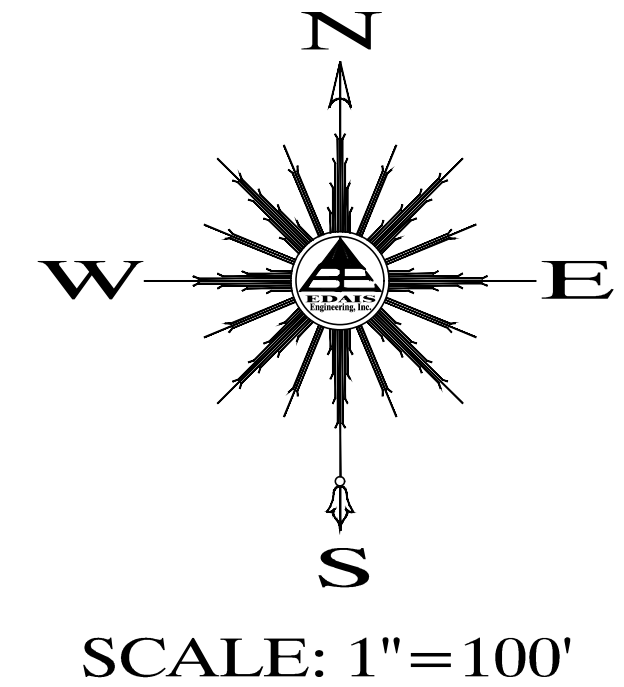
SANTA CECILIA No. 4

SANTA CECILIA No. 4 SUBDIVISION

A SUBDIVISION OF LOT 3A OF SANTA CECILIA LOT TIE/LOT SPLIT AS RECORDED IN BOOK 30 OF PLATS,
PAGE 98, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA
AND A PORTION OF THE NW1/4 SE1/4 OF SECTION 10, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.

DATE OF PREPARATION: AUGUST 2018 NUMBER OF LOTS: 173 ACREAGE: 36.79 ACRES

FINAL PLAT



CURVE DATA

CURVE	DELTA	CHORD DIRECTION	CHORD	TANGENT	RADIUS	LENGTH
C4	034°37'24"	N07°19'19"W	35.71'	18.70'	60.00'	36.26'
C5	034°37'28"	N82°44'36"W	35.71'	18.70'	60.00'	36.26'
C6	034°37'58"	S82°39'03"W	35.71'	18.70'	59.98'	36.26'
C7	034°37'58"	S07°17'00"W	151.43'	18.70'	59.98'	36.26'

LINE DATA

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	35.37	N45°01'59"W	L6	52.06	S09°59'23"W
L2	35.34	N44°58'01"E	L7	52.06	S79°56'40"W
L3	35.37	N45°02'15"W	L8	52.62	S80°03'20"E
L4	35.34	N44°57'45"E	L9	52.62	S10°00'37"E
L5	35.37	S45°02'15"W	L10	17.68	S44°59'51"W

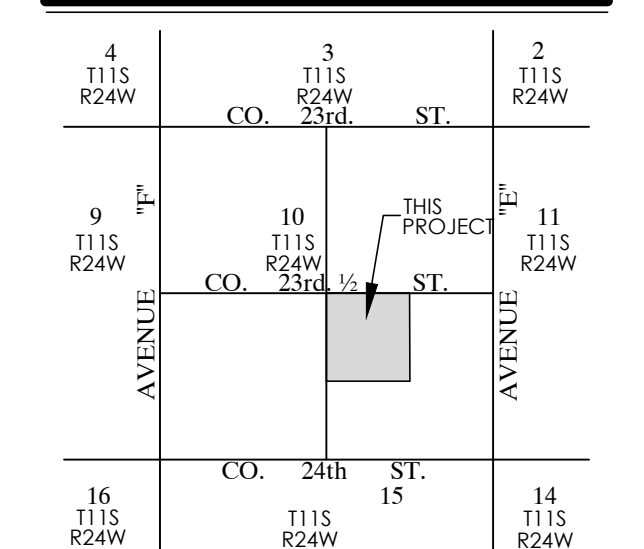
AREAS

LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA		
472	6065.70 SF	497	5875.00 SF	522	5875.00 SF	547	6314.00 SF	572	6025.20 SF	597	6290.07 SF	622	6314.00 SF
473	6660.01 SF	498	6000.00 SF	523	6314.00 SF	548	6314.00 SF	573	6025.20 SF	598	6290.06 SF	623	6314.00 SF
474	6659.29 SF	499	6000.00 SF	524	6314.00 SF	549	6314.00 SF	574	6025.20 SF	599	6162.86 SF	624	6314.00 SF
475	6658.56 SF	500	6000.00 SF	525	6314.00 SF	550	6314.00 SF	575	6214.80 SF	600	6187.50 SF	625	6314.00 SF
476	6657.83 SF	501	6000.00 SF	526	6314.00 SF	551	6187.50 SF	576	6214.15 SF	601	6314.00 SF	626	6314.00 SF
477	6657.10 SF	502	6000.00 SF	527	6314.00 SF	552	6187.50 SF	577	6024.60 SF	602	6314.00 SF	627	6314.00 SF
478	6656.37 SF	503	5881.88 SF	528	6314.00 SF	553	6314.00 SF	578	6024.60 SF	603	6314.00 SF	628	6314.00 SF
479	6648.66 SF	504	12014.87 SF	529	6314.00 SF	554	6314.00 SF	579	6024.60 SF	604	6314.00 SF	629	6187.50 SF
480	6059.78 SF	505	11932.67 SF	530	6314.00 SF	555	6314.00 SF	580	6024.60 SF	605	6314.00 SF	630	6187.50 SF
481	5859.07 SF	506	5875.81 SF	531	6314.00 SF	556	6314.00 SF	581	6024.60 SF	606	6314.00 SF	631	6314.00 SF
482	5984.68 SF	507	6000.00 SF	532	6314.00 SF	557	6314.00 SF	582	6024.60 SF	607	6314.00 SF	632	6314.00 SF
483	5984.09 SF	508	6000.00 SF	533	6314.00 SF	558	6314.00 SF	583	6024.60 SF	608	6314.00 SF	633	6314.00 SF
484	5983.50 SF	509	6000.00 SF	534	6314.00 SF	559	6314.00 SF	584	6024.60 SF	609	6314.00 SF	634	6314.00 SF
485	5982.91 SF	510	6000.00 SF	535	6317.00 SF	560	6314.00 SF	585	6162.90 SF	610	6314.00 SF	635	6314.00 SF
486	5982.32 SF	511	6000.00 SF	536	5875.00 SF	561	6314.00 SF	586	6293.09 SF	611	6314.00 SF	636	6314.00 SF
487	5860.07 SF	512	5875.00 SF	537	6186.50 SF	562	6314.00 SF	587	6290.10 SF	612	6314.00 SF	637	6314.00 SF
488	11822.79 SF	513	6375.00 SF	538	6315.43 SF	563	6314.00 SF	588	6290.10 SF	613	6317.00 SF	638	6314.00 SF
489	11901.28 SF	514	6583.00 SF	539	6312.43 SF	564	6314.00 SF	589	6290.09 SF	614	6187.51 SF	639	6314.00 SF
490	5881.56 SF	515	6583.00 SF	540	6312.43 SF	565	6317.00 SF	590	6290.09 SF	615	6187.50 SF	640	6314.00 SF
491	5999.03 SF	516	6583.00 SF	541	6314.00 SF	566	6187.50 SF	591	6290.09 SF	616	6317.00 SF	641	6314.00 SF
492	5999.22 SF	517	6583.00 SF	542	6314.00 SF	567	6025.20 SF	592	6290.08 SF	617	6314.00 SF	642	6314.00 SF
493	5999.40 SF	518	6583.00 SF	543	6314.00 SF	568	6025.20 SF	593	6290.08 SF	618	6314.00 SF	643	6317.00 SF
494	5999.59 SF	519	6583.00 SF	544	6314.00 SF	569	6025.20 SF	594	6290.08 SF	619	6314.00 SF	644	6187.50 SF
495	5999.78 SF	520	6585.00 SF	545	6314.00 SF	570	6025.20 SF	595	6290.07 SF	620	6314.00 SF		
496	5874.96 SF	521	6375.00 SF	546	6314.00 SF	571	6025.20 SF	596	6290.07 SF	621	6314.00 SF		

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. 04-030
- EXISTING MONUMENT (TYPE AS SHOWN)
- (170) NEW LOT NUMBER
- (47) 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 30, PAGE 98, Y.C.R.

LOCATION MAP



OWNER

RIEDEL HOLDINGS, LLC
P.O. BOX 1649
SAN LUIS, AZ 85349
(928) 627-8593

TRACT AREAS

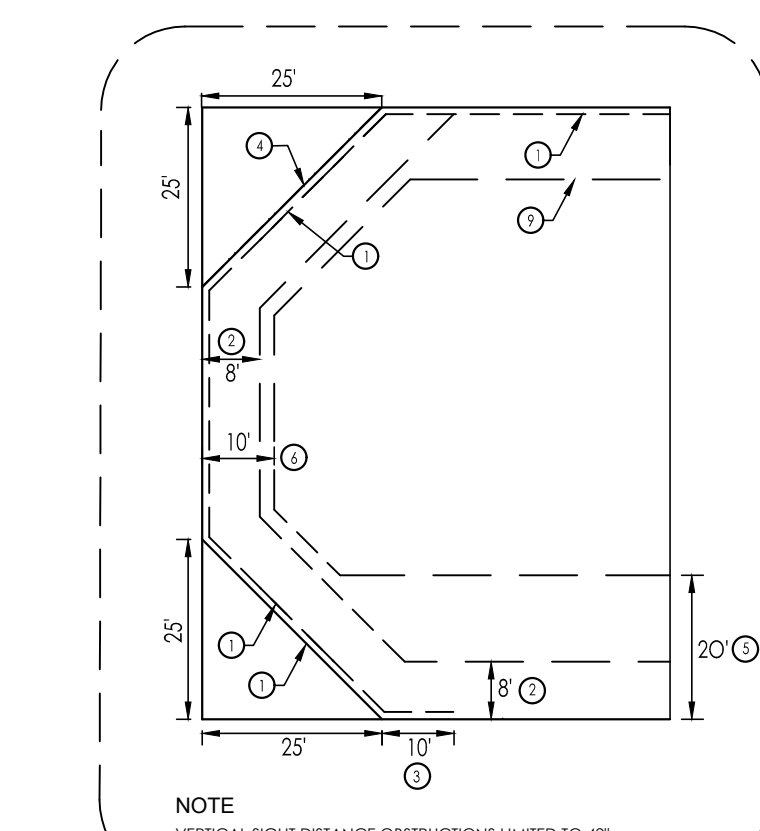
TRACT	AREA
"A"	1.85 ACRES

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



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



NOTE: VERTICAL SIGHT DISTANCE OBSTRUCTIONS LIMITED TO 4'

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 EXISTING 8' UTILITY & CATV EASEMENT TO BE ABANDONED HEREWITH
- 9 NEW 10' REAR SETBACK LINE.

PREPARED BY:

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