



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, January 14, 2020. 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, 14 de Enero del 2020. 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



AMENDED AGENDA

1/13/2020

AGENDA

**Planning & Zoning Commission
Regular Meeting
San Luis Council Chambers
1090 E. Union Street
San Luis, AZ 85349
Tuesday, January 14, 2020
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 December 10, 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. Presentation followed by discussion on any and all matters regarding the San Luis General Plan Update 2040.

4. B. Discussion and possible action on any and all matters regarding Subdivision Case No. 2019-0825P. A request by Core Engineering Group, PLLC, on behalf of Greater Yuma Port Authority, property owner, for the preliminary plat approval for Magrino Industrial Park Unit 3 Subdivision. The property is located east of the commercial port of entry and south of County 25th Street.

A. Staff presentation

B. Action on Subdivision Case No. 2019-0825P

4. C. Discussion and possible action on any and all matters regarding Subdivision Case No. 2019-0826F. A request by Core Engineering Group, PLLC, on behalf of Greater Yuma Port Authority, property owner, for the final plat approval for Magrino Industrial Park Unit 3 Subdivision. The property is located east of the commercial port of entry and south of County 25th Street.

A. Staff presentation

B. Action on Subdivision Case No. 2019-0826F

5. **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.

5. A. Public hearing followed by discussion and possible action on any and all matters regarding Conditional Use Permit Case No. 2019-0770. A request by Sebastian and Aurora G. Peña, owners, for a conditional use permit to allow outdoor live entertainment on property located at 780 N. Cesar Chavez Street, San Luis, Arizona.

A. Open public hearing

1. Staff presentation

2. Call to the Public on this item

B. Close public hearing

C. Action on Conditional Use Permit Case No. 2019-0770

5. B. Public hearing followed by discussion and possible action on any and all matters regarding Text Amendment Case No. 2019-0835. A request by the City of San Luis for a text amendment to the San Luis Code Chapter 152 Zoning Regulations §152.221, Home Occupations by adding language regarding number of taxicabs allowed per business in a residential district.

A. Open public hearing

1. Staff presentation

2. Call to the Public on this item

B. Close public hearing

C. Action on Text Amendment Case No. 2019-0835

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

7. **ADJOURNMENT**



AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting

3. A.

Meeting Date: 01/14/2020

Summary

APPROVAL OF MINUTES

-Regular Planning and Zoning Commission meeting held December 10, 2019

Attachments

Minutes December 10, 2019

MINUTES

REGULAR MEETING
PLANNING AND ZONING COMMISSION
SAN LUIS COUNCIL CHAMBERS
1090 E. UNION STREET
DECEMBER 10, 2019
7:00 PM

1. CALL TO THE ORDER /ROLL CALL: The meeting was called to order at 7:02 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
- Christopher Palmer, Associate Planner
- Kay Macuil, City Attorney

Others Present:

Najeh K. Edais, Edais Engineering, Inc.
Olivia Jenkins, Riedel Holdings AZ, LLC.
Nieves Riedel, Riedel Holdings AZ, LLC.

3. CONSENT AGENDA

3. A. APPROVAL OF MINUTES

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

MOTION: Vice Chairman Daniel Bazua / Commission Member Daniel Bazua 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 - 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 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

Jose A. Guzman, Director of Planning and Zoning, summarized staff report recommending approval of Subdivision Case No. 2019-0668P for the Preliminary Plat of Santa Cecilia No. 4 Subdivision with the correction that the applicant addresses all comments on letter dated November 21, 2019.

Chairman Marco A. Pinzon asked who is doing the traffic study. **Mr. Guzman** stated that Nicklaus Engineering was doing the study and that this item will not be presented to City Council until the traffic study is completed.

Commission Member Guillermina Fuentes asked when will the traffic study is going to be available. **Najeh Edais, Edais Engineering, Inc.** responded it would be within 1-2 weeks.

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

MOTION: Commission Member Hugo Garcia / Vice Chairman Daniel Bazua to approve Subdivision Case No. 2019-0668P with the condition that the applicant addresses all comments on letter dated November 21, 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. 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. Continuation of public hearing

1. Staff Presentation

Jose A. Guzman, Director of Planning and Zoning, summarized staff report recommending 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.

Chairman Marco A. Pinzon asked how are we doing with those recommendations on that? **Mr. Guzman** responded there are mostly done, I have received comments from other departments that their comments were addressed.

Commission Member Guillermina Fuentes asked did staff add the letter dated November 21, 2019 to the staff report, as I was unable to open the attachment. **Mr. Guzman** responded yes, there are different comments as I mentioned the preliminary plat is just the lay out of the subdivision and the final plat includes the improvement districts. On the comments for the final plat, for example, there are comments from Parks and Recreation regarding the landscape that are not part of the preliminary but I included the comments on the report.

B. Action on public hearing

MOTION: Chairman Marco A. Pinzon/Commission Member Hugo Garcia 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. 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.

Mr. Guzman introduced and welcomed Mr. Christopher Palmer, Associate Planner.

6. ADJOURNMENT

Chairman Marcos A. Pinzon called to adjourn the meeting at 7:13 p.m.



PLANNING & ZONING AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting

4. A.

Meeting Date: 01/14/2020

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

ITEM:

Presentation followed by discussion on any and all matters regarding the San Luis General Plan Update 2040.

SUMMARY:

The City of San Luis and Matrix Design Group, Inc. started the planning process for the general plan update required every 10 years.

A General Plan is a policy document that details the vision and goals for the City of San Luis and outlines the steps necessary to achieve that vision. This plan guides future decisions regarding physical, social, and economic character of the City.

RECOMMENDED MOTION:

Discussion item only, no action.

Attachments

Open House

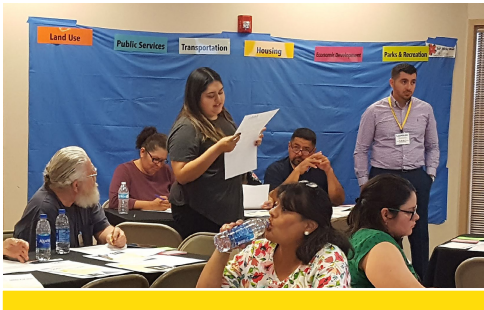
SAN LUIS 2040 GENERAL PLAN

The San Luis 2040 General Plan is the guiding document for future growth and development of the City and the surrounding area. The General Plan establishes goals and policies to achieve San Luis' long-range vision for the future.

PUBLIC ENGAGEMENT SUMMARY

Public engagement is one of the most important aspects of the update process. The San Luis 2040 General Plan is a community-based plan developed through consensus and support from the community. The project team engaged a steering committee made up of community leaders

and stakeholders to help guide the new plan. In addition, three workshops were held to gather community input as part of the planning process. The exercises used and the results are described in detail in reports available on the project website: www.sanluis2040.com. The summaries of each workshop are provided below.



COMMUNITY WORKSHOP #1

The first workshop, held on May 15th, 2019, was attended by 23 people. The workshop included a broad overview of the General Plan and the process being used for this update. The workshop featured four exercises to gather community input to help guide the General Plan update. Attendees were also asked to provide input that would help create the plan's Vision Statement.



COMMUNITY WORKSHOP #2

A total of 17 people attended the second workshop, held on June 4th, 2019. Attendees were presented with an update on the process of the General Plan, then split into groups to complete exercises focused on transportation infrastructure and future development. Attendees used markers, various colors of yarn and different colored toy building blocks to indicate on a map where they thought those future roadways and development should be located.



COMMUNITY WORKSHOP #3

The third workshop was held on September 18th, 2019 and was attended by 24 people. The workshop included a short presentation summarizing the results from the exercises conducted during Workshop #2. Attendees were then asked to participate in a Policy Alternatives Exercise, where they were asked to indicate their preferred priorities in a series of policies covering five broad General Plan topics, ranging from growth and public services to economy and cross-border issues.

VISION STATEMENT

A Vision Statement describes a future ideal state and articulates the shared aspirations of the community including residents, property owners, leadership, and other stakeholders. This vision statement serves as a source of inspiration and guidance for San Luis through 2040, containing the key values which all of the goals, policies and actions support. The Vision Statement developed for the San Luis 2040 General Plan is as follows:

In 2040, San Luis is a welcoming binational city that is built on agriculture, a distinct history, and collaboration. We pride ourselves on having quality neighborhoods, significant cultural resources, and outstanding schools while offering an innovative and forward-thinking community to live, work, and play, which will develop in a manner that ensures that new growth improves our community and retains our shared values.

THEMES The San Luis 2040 General Plan is organized into four broad themes. Each theme contains a group of interrelated elements that create the foundation for San Luis' policy guidance. Descriptions of each theme and the elements within are provided below.



ECONOMY

The Economy Theme includes the current economic baseline to understand the types and amount of economic growth and development that is occurring in San Luis. The theme focuses on current economic trends that could be indicators of future growth, including regional economic characteristics and economic conditions in San Luis.

- *Economic Development*
- *Community Preservation, Revitalization, & Redevelopment*
- *Arts and Culture*



GROWTH

The Growth Theme includes goals and policies that relate to future growth and development of San Luis, focusing on high quality and safe neighborhoods, vibrant shopping areas, and supporting employment uses. These topics contribute to a sense of place and the vision of how San Luis will look, feel, and function as it grows and develops into the future.

- *Land Use*
- *Cost of Development*
- *Growth*
- *Housing*



ENVIRONMENT

The Environment Theme includes four elements that integrate environmental protection with community growth. The Environmental Theme seeks to create compatibility between the built and natural environments. Long-range environmental planning considers the flexibility of development in changing environmental conditions, as well as the resiliency of the natural environment as new development occurs.

- *Environmental Planning*
- *Open Spaces*
- *Conservation*
- *Energy*



PUBLIC SERVICES

The Public Services Theme explores the primary infrastructure serving the City, including roads, water, wastewater, stormwater, bicycle and transit systems. This element also provides goals regarding core municipal services to the community such as police, fire, parks, library services, schools, and private utilities.

- *Public Services, Buildings, & Facilities*
- *Safety*
- *Education*
- *Water Resources*
- *Parks & Recreation*
- *Transportation & Bicycling*

FOR MORE INFORMATION CONTACT:



Jose A. Guzman, Project Manager
City of San Luis
928.341.8563
jaguzman@cityofsanluis.org





PLANNING & ZONING AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting

4. B.

Meeting Date: 01/14/2020

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. 2019-0825P. A request by Core Engineering Group, PLLC, on behalf of Greater Yuma Port Authority, property owner, for the preliminary plat approval for Magrino Industrial Park Unit 3 Subdivision. The property is located east of the commercial port of entry and south of County 25th Street.

A. Staff presentation

B. Action on Subdivision Case No. 2019-0825P

BACKGROUND:

The Magrino Industrial Park is located south of County 25th Street between Avenue E and Avenue D adjacent to the commercial port (San Luis II Port of Entry) and the ADOT (Arizona Department of Transportation) inspection Station. The property is portion of Parcel ID No. 227-23-032 and 227-23-033.

The Magrino Industrial Park is a project that is being done in phases, this is the 3rd phase. Phase No. 1 was approved by City Council on February 2012 and Phase No. 2 (Magrino Industrial Park Unit No. 2) was approved by City Council on December 9, 2014.

Magrino Industrial Park Unit No. 3 will consist of approximately 58.5 acres that is proposed to be divided into 1 tract and 13 lots, ranging in size from approximately 1 to 26 acres.

The area north of County 25th Street is currently undeveloped. It is zoned with a mixture of Light Industrial (L-I) and Community Commercial (C-2). Area to the east is zoned as Rural Area Residential (RA-10). Property to the west is zoned as Light Industrial (L-I) and is where Magrino Industrial Park Unit No. 2 is located.

GENERAL PLAN:

The Land Use Map in the 2020 City of San Luis General Plan designates this area as Business and Industrial. These categories includes all types of Commercial and Industrial Zoning Districts. The property is zoned as Light Industrial (L-I) which is one of the appropriate zoning districts in these land use categories.

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.

SUMMARY:

Staff recommends approval of Subdivision Case No. 2019-0825P with the condition that the applicant addresses review comments letter dated January 13, 2020.

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

RECOMMENDED MOTION:

I MOVE TO APPROVE SUBDIVISION CASE NO. 2019-0825P WITH THE CONDITION THAT THE APPLICANT ADDRESSES REVIEW COMMENTS LETTER DATED JANUARY 13, 2020.

Attachments

Review Comments Letter dated January 13, 2020

Location Map

Aerial Picture

Preliminary Plat



City of San Luis

Planning and Zoning Department

January 13, 2020

Core Engineering Group, PLLC
200 E. 16th Street, Suite 150
Yuma, Arizona 85364

Re: Subdivision Case No. 2019-0825P/ Magrino Industrial Park Unit No. 3

Kevin,

City staff has reviewed the preliminary plat submitted regarding Magrino Industrial Park Unit No. 3, below are the City of San Luis comments:

Planning and Zoning Department:

1. Label future units as one lot.
2. Provide purpose of Tract A.
3. Applicant must submit the pending application signatures and notarized waiver as per A.R.S. Section 12-1134.

City Engineer:

1. Revise the boundary of the subdivision to include the "Future Units" area. Label the "Future Units" as a parcel (noting that a different parcel was already named "Future Units" in Unit 2.)
2. Purpose for Tract A is not given.
3. A 'Tract A1' is shown on Sheet 1 and is labeled as 'Tract D' on Sheet 2.
4. Line for US/Mexico border is missing.
5. Label new right-of-way along Tract A (sheet 2)
6. Add callouts for right-of-way and easements along east side of Avenue D (sheet 2.)
7. Show existing and new right-of-way along Vaughn Street on north side of Lot 3 (per GYPA/Magrino Lot Tie and Lot Split dedications.)
8. Dedicate right-of-way and improve full street along the south side of Lot 2

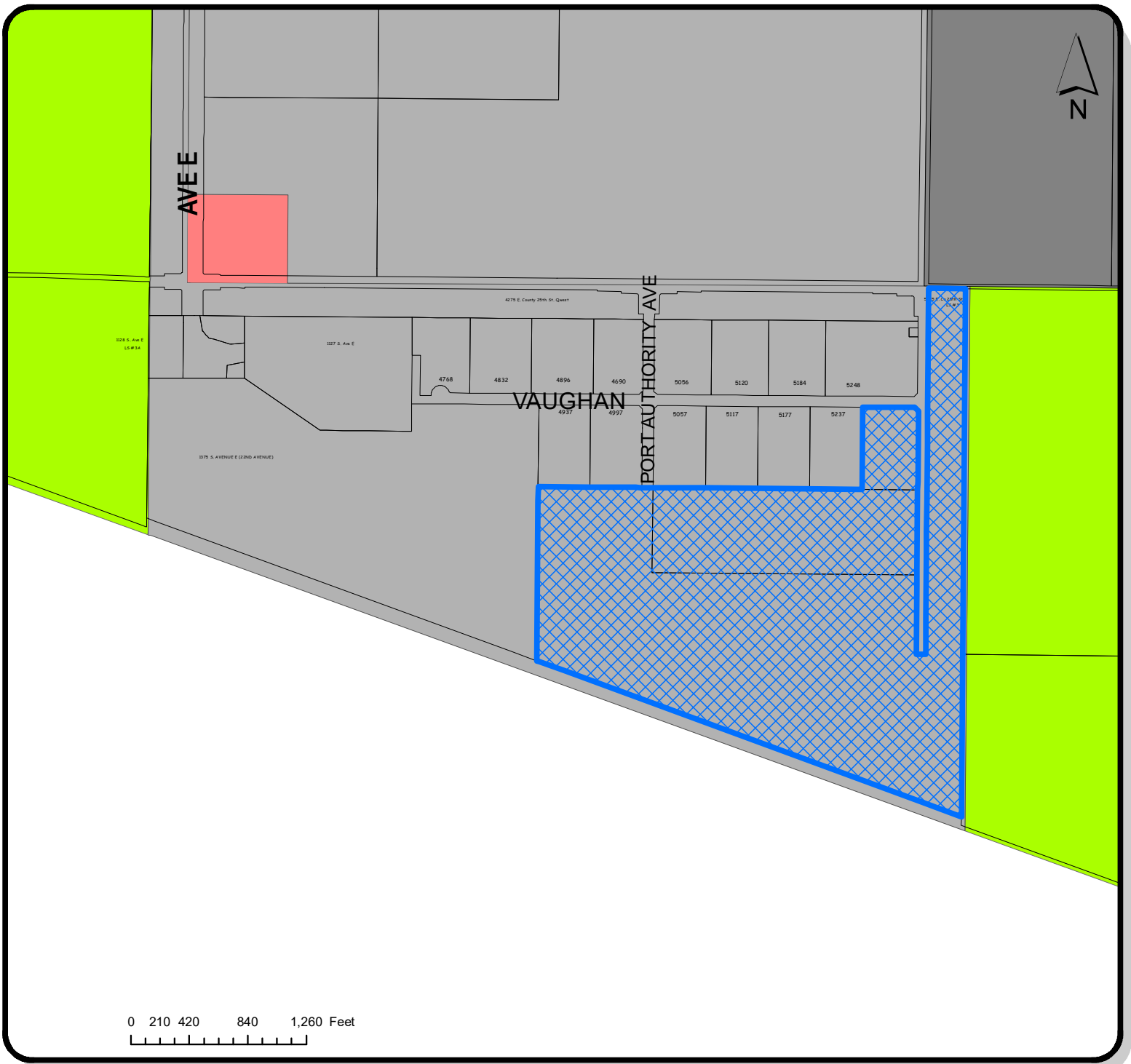
9. A temporary turnaround is shown on sheet 3 near the north end of Port Authority Avenue – improve entire length of Port Authority Avenue and install temporary turnaround to the south of Lots 1 and 2 (Only needed if comment No. 9 above goes away.)
10. Plat will need to be signed by all landowners (GYPA and Cocopah Indian Tribe.)

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



LOCATION OF SUBJECT PROPERTY

 MAGRINO INDUSTRIAL PARK UNIT NO. 3
 A PORTION OF ASSESSORS PARCEL NO.
 227-23-032 and 227-23-033

Location Map


SUBDIVISION

MAGRINO INDUSTRIAL PARK UNIT NO. 3

Date:
 1/13/2020

Checked By:
 ROMAN PACHECO

PLANNING & ZONING

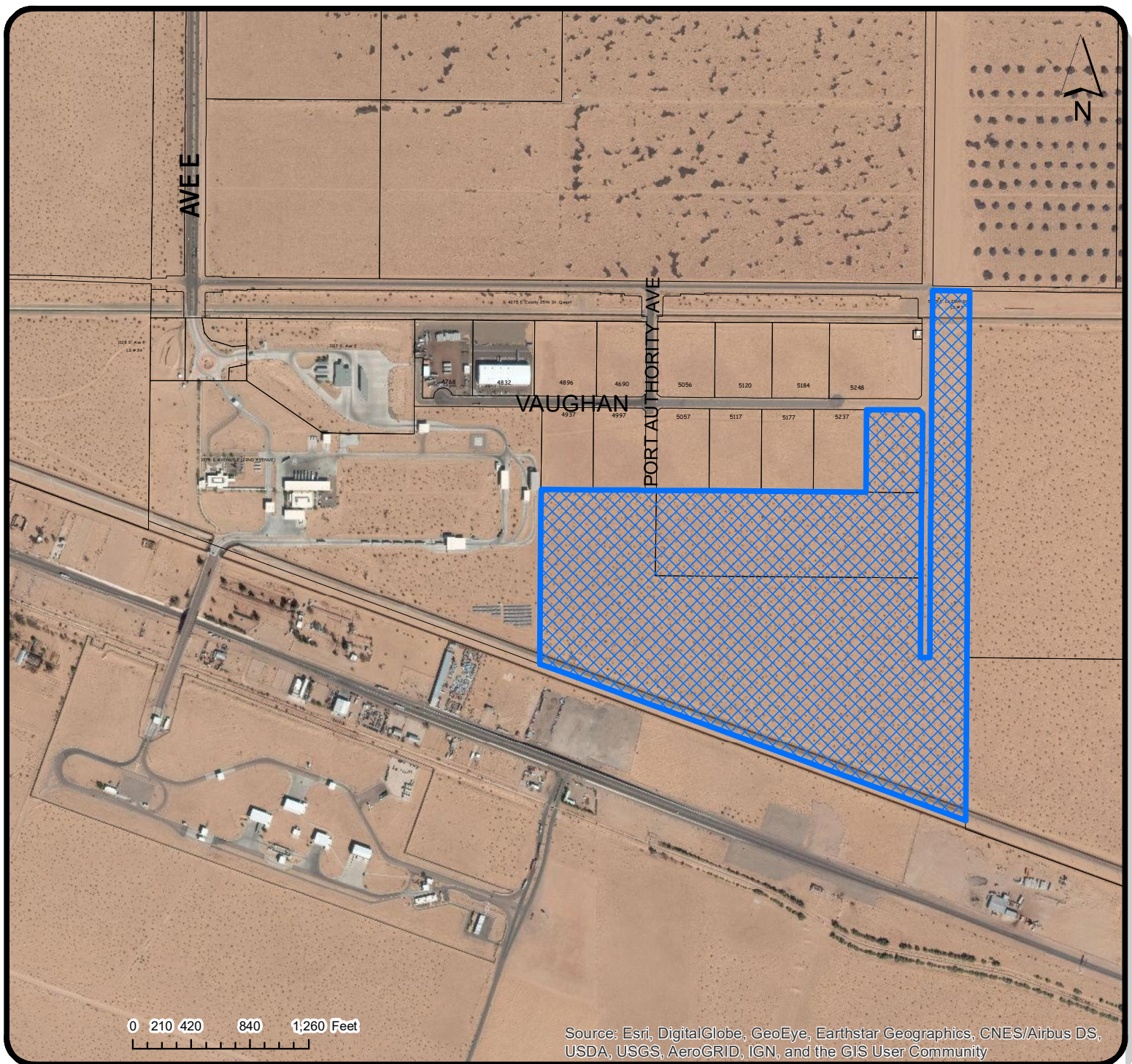


GIS

Prepared By:
 ISAAC GUTIERREZ

APPROVED BY:
 JOSE A. GUZMAN


Case No.:
 2019-0825P



Location Map

SUBDIVISION

LOCATION OF SUBJECT PROPERTY

 MAGRINO INDUSTRIAL PARK UNIT NO. 3
 A PORTION OF ASSESSORS PARCEL NO.
 227-23-032 and 227-23-033

MAGRINO INDUSTRIAL PARK UNIT NO. 3

Date:
 1/13/2020

Checked By:
 ROMAN PACHECO

PLANNING & ZONING



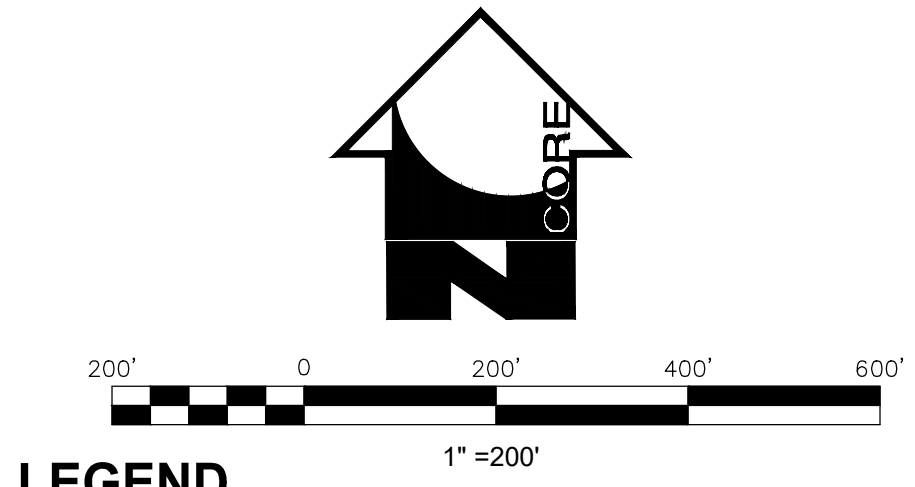
GIS

Prepared By:
 ISAAC GUTIERREZ

APPROVED BY:
 JOSE A. GUZMAN

Case No.:
 2019-0825P

PRELIMINARY PLAT MAGRINO INDUSTRIAL PARK UNIT NO. 3
A SUBDIVISION OF A PORTION OF FUTURE UNITS OF MAGRINO INDUSTRIAL PARK UNIT NO. 2 PER BOOK 27 OF PLATS, PAGES 82-84
IN PORTIONS OF SECTIONS 23 AND 24, TOWNSHIP 11 SOUTH, RANGE 24 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA.
NUMBER OF LOTS: 13 INDUSTRIAL LOTS + FUTURE UNITS



LEGEND

- SUBDIVISION BOUNDARY
- FOUND SURVEY MONUMENT AS NOTED
- NEW SURVEY MONUMENT PER YUMA COUNTY STANDARD 4-030
- NEW SURVEY MONUMENT PER YUMA COUNTY STANDARD 4-080
- CENTER / SECTIONAL LINE
- EXISTING LOT LINE
- NEW LOT LINE
- EXISTING RIGHT-OF-WAY LINE
- NEW RIGHT-OF-WAY LINE
- (M) MEASURED DATA
- (R1) RECORDED DATA PER BOOK 23 OF PLATS PAGES 57&58, Y.C.R.
- (R2) RECORDED DATA PER COUNTY ROAD MAP #3856
- (R3) RECORDED DATA PER CANAL RESERVATION RIGHT-OF-WAY PER SAME CHARACTER AND SCOPE AS ACT OF AUGUST 30, 1890 (26 STAT. 391, 43 U.S.C. 945) AS FORMALIZED PER MINUTE NO. 242 "PERMANENT AND DEFINITIVE SOLUTION TO INTERNATIONAL PROBLEM OF THE SALINITY OF THE COLORADO RIVER" DATED 8/30/1973.
- (R4) RECORDED DATA PER FEE #2012-29215
- (R5) RECORDED DATA PER FEE #2012-03856
- (R6) RECORDED DATA PER FEE #2015-12921
- (R7) RECORDED DATA PER FEE #2016-00806
- (R8) RECORDED DATA PER FEE #2018-11414
- (R9) RECORDED DATA PER FEE #2019-21087
- (C) CALCULATED DATA
- R/W RIGHT-OF-WAY
- Y.C.R. YUMA COUNTY RECORDS
- APN-000-00-000 ASSESSORS PARCEL NUMBER
- P.U.E. PUBLIC UTILITY EASEMENT
- ② NEW LOT NUMBER
- ①⑦ EXISTING LOT NUMBER
- NEW BUILDING SETBACK LINE AND DRAINAGE EASEMENT WHERE NOTED
- NEW EASEMENT

BASIS OF BEARING

THE SOUTH LINE OF SECTION 14, ALSO BEING THE NORTH LINE OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 24 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA, AS RECORDED IN FEE #2007-18783, BOOK 23 OF PLATS, PAGES 57&58, YUMA COUNTY RECORDER'S OFFICE.

NAMELY: S 89°32'34" E

BENCHMARK

FROM TOPOGRAPHIC SURVEY OF COUNTY 25TH STREET FROM AVENUE E TO AVENUE D PLANS BY VEGA & VEGA ENGINEERING, PLLC SEALED 3/3/2014. TOP OF FOUND BRASS CAP IN HEADWALL.

ELEVATION = 164.99

ZONING

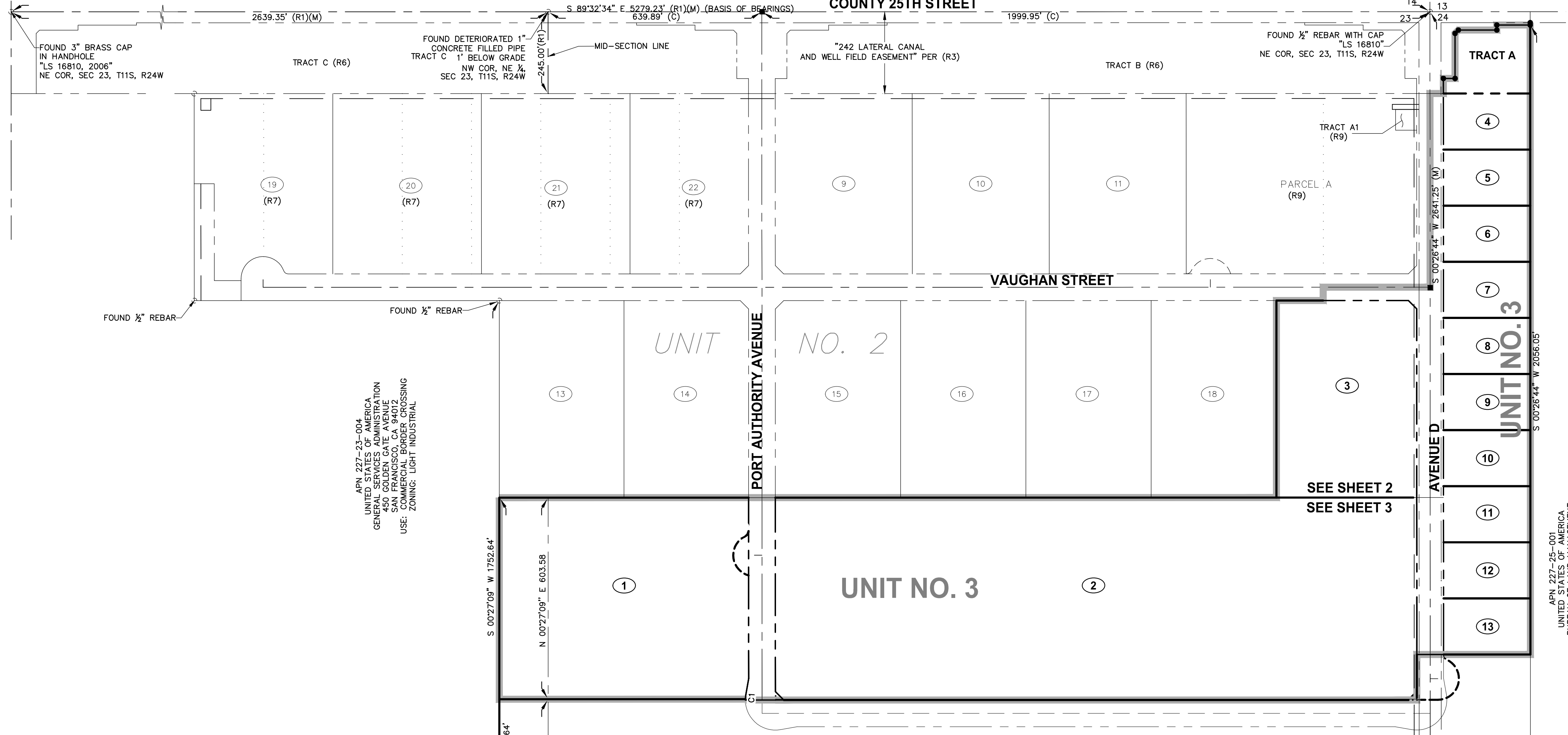
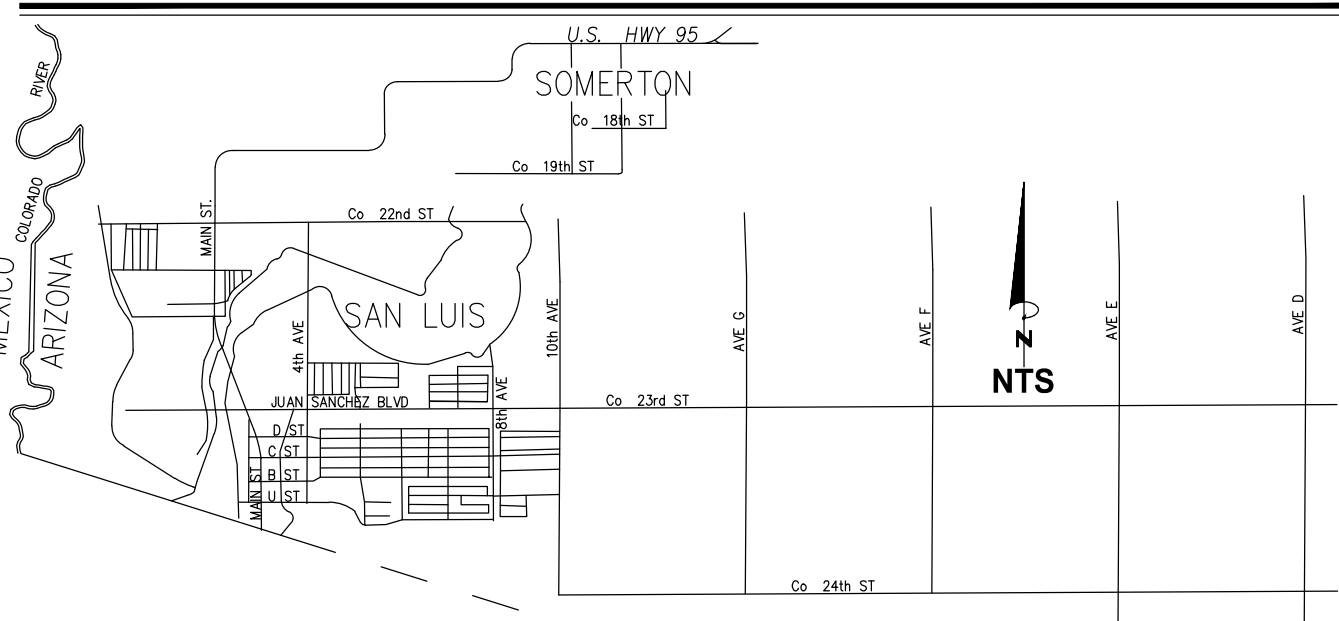
CURRENT CITY OF SAN LUIS ZONING: L-1 (LIGHT INDUSTRIAL)

BUILDING SETBACKS:
 15' FRONT
 5' SIDE
 10' STREET SIDE
 10' REAR

FLOOD ZONE DESIGNATION

PER FLOOD INSURANCE RATE MAP (PANEL NUMBER 04027C2155E), EFFECTIVE DATE AUGUST 27, 2008, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X: AREAS BETWEEN 100-YEAR FLOOD AND 500-YEAR FLOOD.

VICINITY MAP



ASSESSOR'S PARCEL NUMBER

A PORTION OF APN 227-23-032 AND APN 227-23-033

UNIT NO. 3 AREA

57.7465 ACRES

DATE PREPARED

NOVEMBER 2019

NOTES

1. ALL NEW PROPERTY CORNERS TO BE SET WITH A 1/2" REBAR WITH CAP STAMPED "LS 39005"
2. SEE SHEETS 2 AND 3 OF 3 FOR LOT AREAS.
3. SEE SHEET 2 FOR DEDICATIONS AND ACKNOWLEDGEMENT.

APPROVED

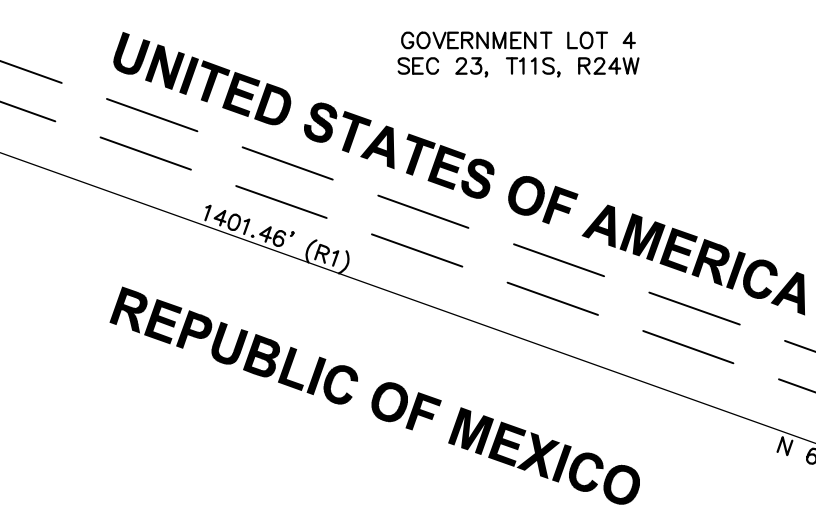
STATE OF ARIZONA } SS
 CITY OF SAN LUIS }

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

- MAYOR _____
- CITY MANAGER _____
- CITY PLANNING & ZONING DIRECTOR _____
- CITY ENGINEER _____
- CITY PUBLIC WORKS DIRECTOR _____

FUTURE UNITS

PORTION OF APN 227-23-033
 GREATER YUMA PORT AUTHORITY
 ZONING: LIGHT INDUSTRIAL
 MAGRINO INDUSTRIAL PARK



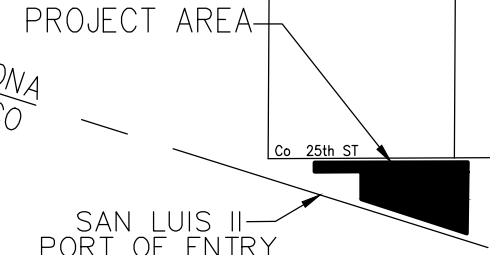
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON WAS MADE UNDER MY DIRECTION DURING NOVEMBER 2019 AND THAT THIS SUBDIVISION CONFORMS TO ALL REGULATIONS AND REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF SAN LUIS, ARIZONA.

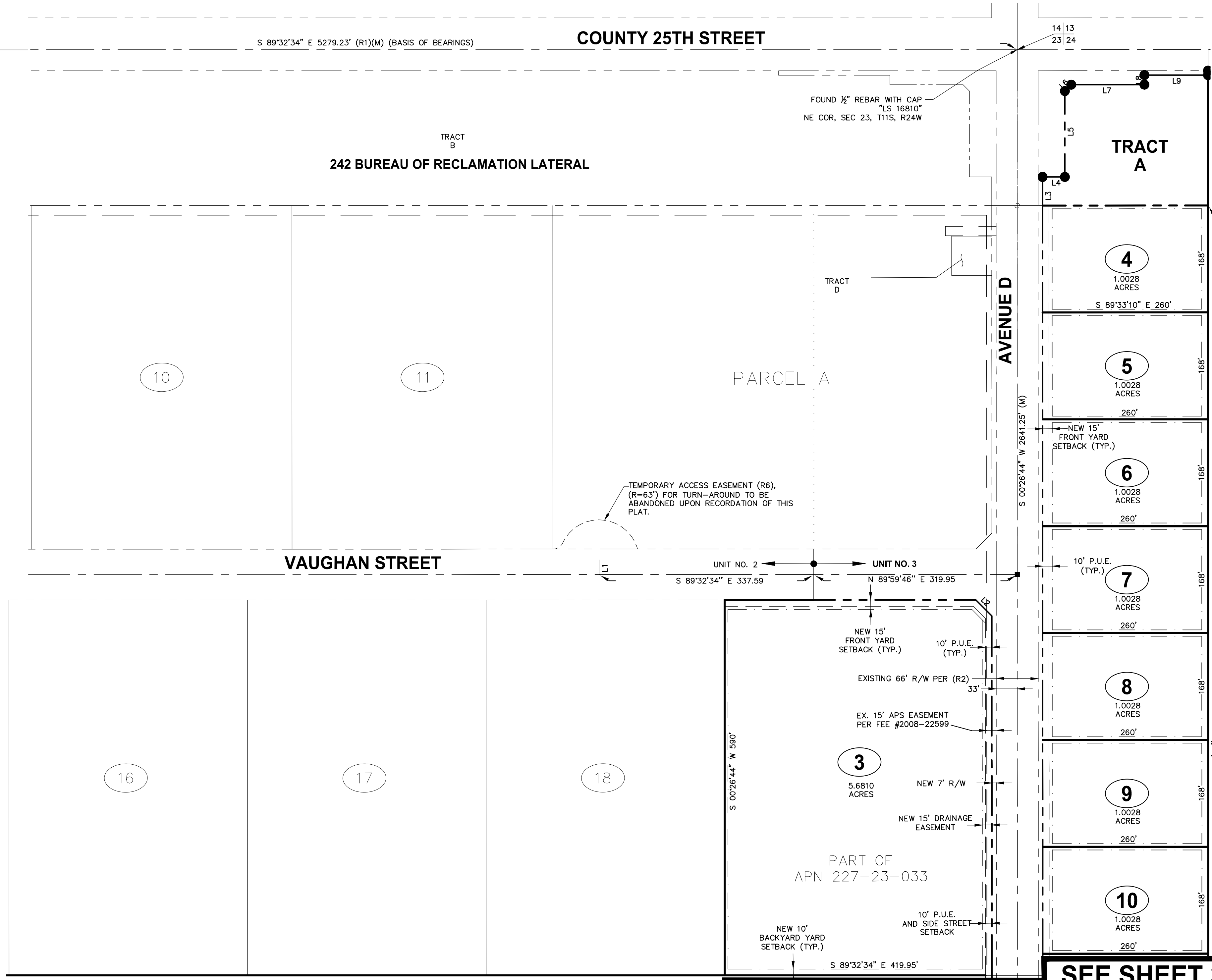
Douglas J. Nicholls
 DOUGLAS J. NICHOLLS, PE, RLS



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 V - 928.344.5931 F - 928.344.5932
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 Core@core-e-g.com
 Core Job #19-096



PRELIMINARY PLAT MAGRINO INDUSTRIAL PARK UNIT NO. 3
A SUBDIVISION OF A PORTION OF FUTURE UNITS OF MAGRINO INDUSTRIAL PARK UNIT NO. 2 PER BOOK 27 OF PLATS, PAGES 82-84
IN PORTIONS OF SECTIONS 23 AND 24, TOWNSHIP 11 SOUTH, RANGE 24 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA.
NUMBER OF LOTS: 13 INDUSTRIAL LOTS + FUTURE UNITS



NOTE

ALL NEW PROPERTY CORNERS TO BE SET WITH A 1/2" REBAR WITH CAP STAMPED "LS 39005"

ON-SITE RETENTION

ALL STORMWATER FALLING ON THE LOT AND ADJACENT ROAD RIGHT-OF-WAY SHALL BE RETAINED ON-SITE BY EACH RESPECTIVE LOT.

OWNER/DEVELOPER

GREATER YUMA PORT AUTHORITY
 MATIAS ROSALES, CHAIRMAN
 PO BOX 4601
 YUMA, AZ 85366

MATIAS ROSALES, CHAIRMAN _____ DATE _____

DEDICATION

STATE OF ARIZONA }
 COUNTY OF YUMA } SS
 KNOW ALL MEN BY THESE PRESENTS:
 THAT GREATER YUMA PORT AUTHORITY HAS CAUSED THE FOLLOWING DESCRIBED PROPERTY:
 A PORTION OF THE NORTH HALF OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 24 WEST,
 G&SRBM, CITY OF SAN LUIS, YUMA COUNTY, ARIZONA TO BE SUBDIVIDED INTO LOTS, TRACTS
 AND STREETS UNDER THE NAME "MAGRINO INDUSTRIAL PARK UNIT NO. 3" AND HEREBY
 DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE
 LOTS, AND STREETS CONSTITUTING SAID "MAGRINO INDUSTRIAL PARK UNIT NO. 3" AND THAT
 THE LOTS SHALL BE KNOWN BY THE NUMBER, AND THE STREETS BY THE NAME GIVEN EACH
 RESPECTIVELY ON SAID PLAT, AND THAT GREATER YUMA PORT AUTHORITY, HEREBY
 DEDICATES THE STREETS SHOWN HEREON TO THE CITY OF SAN LUIS FOR THEIR USE AND
 BENEFIT. THE EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN HEREON. TRACT "A"
 IS DEDICATED TO THE CITY OF SAN LUIS FOR PURPOSES SHOWN HEREON. A THREE FOOT
 NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT FROM THE FURTHEST PROJECTION ON
 ANY SIDE OF ALL FIRE HYDRANTS IS HEREBY GRANTED.

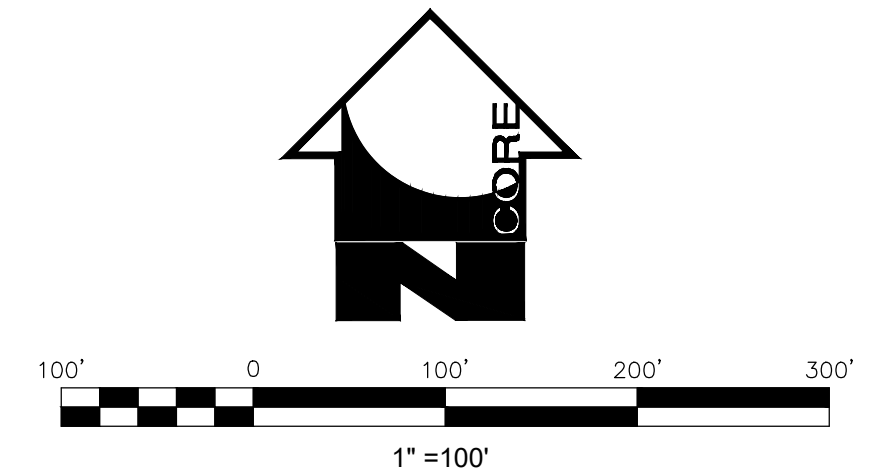
IN WITNESS WHEREOF GREATER YUMA PORT AUTHORITY HAS CAUSED ITS COMPANY NAME
 TO BE SIGNED AND ITS COMPANY SEAL TO BE AFFIXED AS ATTESTED BY THE SIGNATURE
 OF MATIAS ROSALES, CHAIRMAN, THEREUNTO DULY AUTHORIZED ON THIS
 ____ DAY OF _____, 2020.

MATIAS ROSALES, CHAIRMAN
 GREATER YUMA PORT AUTHORITY

ACKNOWLEDGMENT

STATE OF ARIZONA }
 COUNTY OF YUMA } SS
 ON THIS ____ DAY OF _____, 2020 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY
 APPEARED MATIAS ROSALES, WHO ACKNOWLEDGED HIMSELF TO BE THE CHAIRMAN FOR GREATER YUMA
 PORT AUTHORITY, AND THAT HE, AS SUCH OFFICER BEING DULY AUTHORIZED TO DO SO, EXECUTED THE
 DICTATION INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF SAID COMPANY
 BY HIMSELF AS SUCH OFFICER. IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____



APN 227-25-001
 UNITED STATES OF AMERICA
 BUREAU OF LAND MANAGEMENT
 2555 E. GILA RIDGE ROAD
 YUMA, AZ 85305
 ZONING: RURAL AREA (10 ACRE)

LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	S 00°27'26" W	23.00'
L2	S 44°32'55" E	35.36'
L3	S 00°26'44" W	45.01'
L4	N 89°33'47" W	35.00'
L5	S 00°26'44" W	135.00'
L6	N 45°26'29" E	14.14'
L7	N 89°33'47" W	115.00'
L8	N 00°27'22" E	15.00'
L9	N 89°33'47" W	100.00'
L10	S 10°24'05" W	50.00'
L11	N 44°32'55" W	35.36'
L12	S 80°30'05" W	50.00'
L13	S 45°27'05" W	35.35'
L14	S 00°26'44" W	38.68'
L15	S 00°26'44" W	72.42'
L16	N 89°33'16" W	23.00'
L17	S 79°35'12" E	50.00'
L18	S 09°30'38" E	50.00'
L19	S 00°26'44" W	71.29'
L20	S 89°33'16" E	23.00'
L21	N 89°33'16" W	63.00'
L22	S 00°26'44" W	24.33'

CURVE DATA TABLE

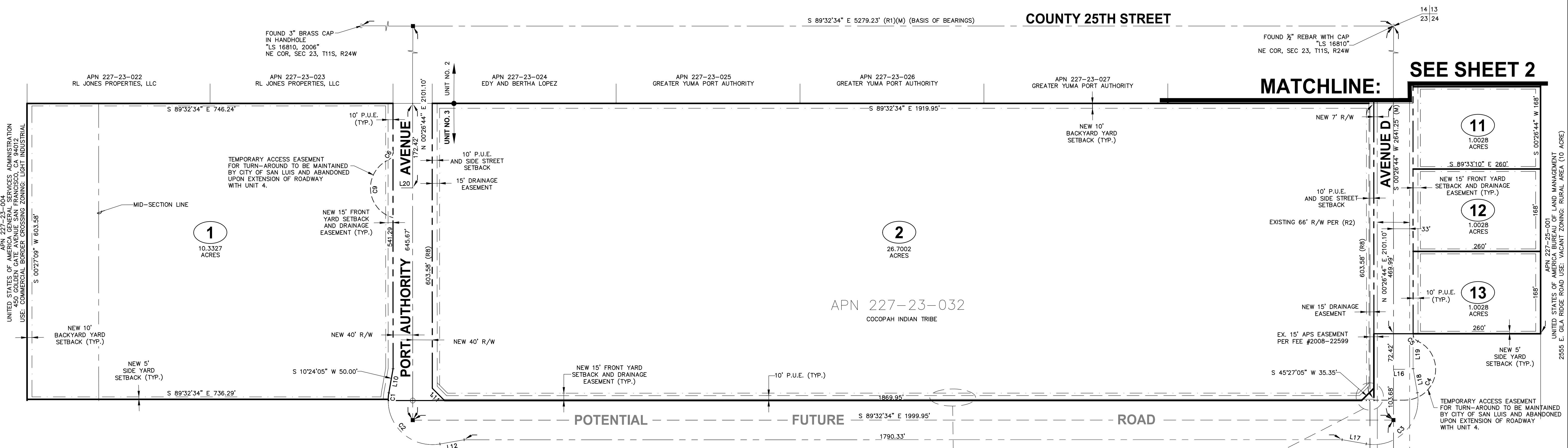
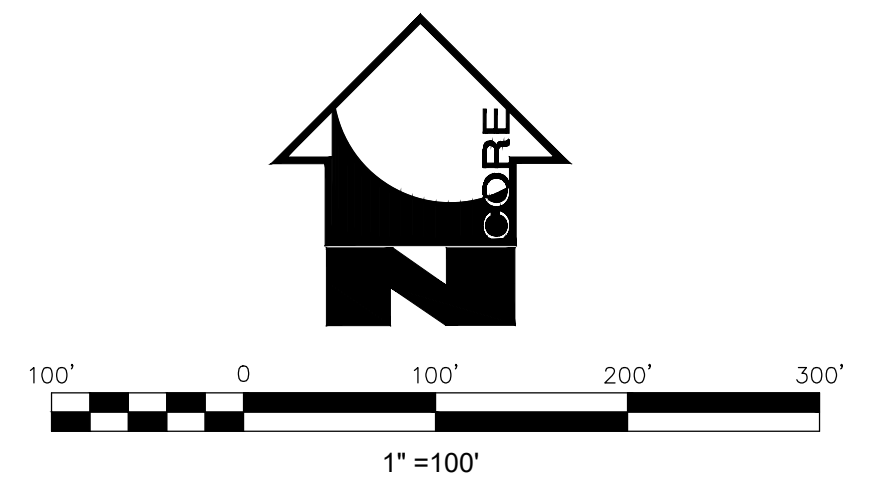
CURVE	RADIUS	TAN	DELTA	LENGTH
C1	90.00'	7.83'	9°56'39"	15.62'
C2	90.00'	107.17'	99°57'21"	157.01'
C3	90.00'	128.35'	109°55'27"	172.67'
C4	63.00'	282.42'	154°50'59"	170.27'
C5	17.00'	10.80'	64°50'58"	19.24'
C6	17.00'	10.80'	64°50'58"	19.24'
C7	63.00'	169.38'	139°11'40"	153.05'
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C9	63.00'	169.38'	139°11'40"	153.05'



Mon, 16 Dec 2019 - 3:57pm, Z:\2019\19-096.dwg\19-096 Prelim Plat.dwg, " Core Engineering Group, PLLC"

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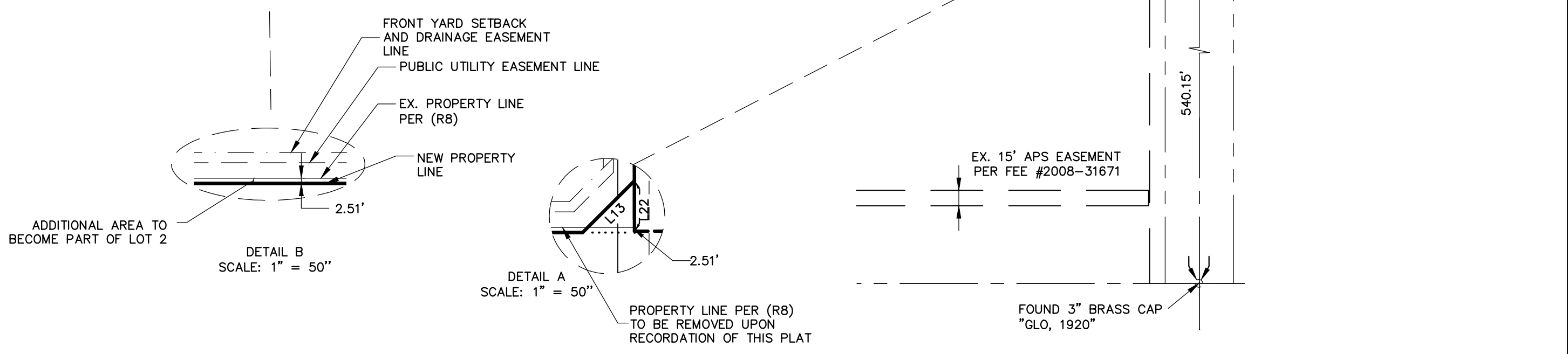


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LINE DATA TABLE

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L3	S 00°26'44" W	45.01'
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L5	S 00°26'44" W	135.00'
L6	N 45°26'29" E	14.14'
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PLANNING & ZONING AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting

4. C.

Meeting Date: 01/14/2020

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. 2019-0826F. A request by Core Engineering Group, PLLC, on behalf of Greater Yuma Port Authority, property owner, for the final plat approval for Magrino Industrial Park Unit 3 Subdivision. The property is located east of the commercial port of entry and south of County 25th Street.

A. Staff presentation

B. Action on Subdivision Case No. 2019-0826F

BACKGROUND:

The Magrino Industrial Park is located south of County 25th Street between Avenue E and Avenue D adjacent to the commercial port (San Luis II Port of Entry) and the ADOT (Arizona Department of Transportation) inspection Station. The property is portion of Parcel ID No. 227-23-032 and 227-23-033.

The Magrino Industrial Park is a project that is being done in phases, this is the 3rd phase. Phase No. 1 was approved by City Council on February 2012 and Phase No. 2 (Magrino Industrial Park Unit No. 2) was approved by City Council on December 9, 2014.

Magrino Industrial Park Unit No. 3 will consist of approximately 58.5 acres that is proposed to be divided into 1 tract and 13 lots, ranging in size from approximately 1 to 26 acres.

The area north of County 25th Street is currently undeveloped. It is zoned with a mixture of Light Industrial (L-I) and Community Commercial (C-2). Area to the east is zoned as Rural Area Residential (RA-10). Property to the west is zoned as Light Industrial (L-I) and is where Magrino Industrial Park Unit No. 2 is located.

GENERAL PLAN:

The Land Use Map in the 2020 City of San Luis General Plan designates this area as Business and Industrial. These categories includes all types of Commercial and Industrial Zoning Districts. The property is zoned as Light Industrial (L-I) which is one of the appropriate zoning districts in these land use categories.

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.

SUMMARY:

Staff recommends approval of Subdivision Case No. 2019-0826F with the condition that the applicant addresses review comments letter dated January 13, 2020 and negotiates a development agreement with staff 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. 2019-0826F TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL WITH CONDITIONS AS PRESENTED BY STAFF.

Attachments

Review Comments Letter dated January 13, 2020

Location Map

Aerial Picture

Final Plat



City of San Luis

Planning and Zoning Department

January 13, 2020

Core Engineering Group, PLLC
200 E. 16th Street, Suite 150
Yuma, Arizona 85364

Re: Subdivision Case No. 2019-0826F/ Magrino Industrial Park Unit No. 3

Kevin,

City staff has reviewed the final plat submitted regarding Magrino Industrial Park Unit No. 3, below are the City of San Luis comments:

Planning and Zoning Department:

1. Label future units as one lot.
2. Provide purpose of Tract A.
3. Applicant must submit the pending application signatures and notarized waiver as per A.R.S. Section 12-1134.
4. If applicable, owner must submit required improvement districts petitions.
5. Bonds or Assurances shall be submitted in accordance with Subdivision Regulations Section 6.2
6. Submit Evidence of Title as per Section 5.1.8.D of the Subdivision Regulations
7. Comply with Subdivision Regulation Section 5.1.8.A- protective covenants.
8. Provide protective fence on the east side of tract A and lot 4 through 13.

City Engineer:

1. Revise the boundary of the subdivision to include the "Future Units" area. Label the "Future Units" as a parcel (noting that a different parcel was already named "Future Units" in Unit 2.)
2. Purpose for Tract A is not given.

3. A 'Tract A1' is shown on Sheet 1 and is labeled as 'Tract D' on Sheet 2.
4. Line for US/Mexico border is missing.
5. Label new right-of-way along Tract A (sheet 2)
6. Add callouts for right-of-way and easements along east side of Avenue D (sheet 2.)
7. Show existing and new right-of-way along Vaughn Street on north side of Lot 3 (per GYPA/Magrino Lot Tie and Lot Split dedications.)
8. Dedicate right-of-way and improve full street along the south side of Lot 2
9. A temporary turnaround is shown on sheet 3 near the north end of Port Authority Avenue – improve entire length of Port Authority Avenue and install temporary turnaround to the south of Lots 1 and 2 (Only needed if comment No. 9 above goes away.)
10. Plat will need to be signed by all landowners (GYPA and Cocopah Indian Tribe.)

Improvement Plans:

1. Sheet 1 – Revise general note 1 to delete reference to Yuma County Standards and to instead reference City of San Luis Standards, which consist of City of Yuma Standard Details, MAG Specifications and City of San Luis Supplement.
2. Roadway Plans –
 - Provide roadway plans for the road on the south side of Lot 2. (Per Comment 8 above.)
 - Extend Port Authority Avenue roadway improvements to the south line of Lots 1 and 2
 - Schedule of Work Item 1 – Remove and stockpile ABC. Used ABC may not be use for City of San Luis roadways unless tested and meeting required specifications.
 - Schedule of Work Item 6 – 6' Screen Wall by Developers. Perimeter wall of subdivision to be constructed as a part of subdivision improvements.
 - Schedule of Work Item 15 – Provide cold joint for future removal. Do not provide cold joint – pavement will be sawcut for future roadway work.
 - Avenue D – Several low spot in the paving profile are detailed (between lots 5 and 6, 9 and 10, 12 and 13.) Ensure Avenue D is sufficiently above adjacent grades to allow for roadway flows to flow offsite. Note also that as Avenue D has ribbon curb that no longitudinal slope of the roadway is required.
3. Submit Drainage Report
4. Water Plans and Details –
 - Plans show water lines with up to about 7 feet of cover. Generally limit cover to no more than 5 feet to reduce future City maintenance expenses.
 - Extend water line on Avenue D to beyond limits of paving.
5. Sewer Plans –
 - Manholes shall be constructed of polymer concrete, per the City of San Luis Supplement.
 - Provide special designs as needed for deep manholes.
6. Roadway, Water and Sewer Details – Remove all references to Yuma County standards and specifications from the details. If Standard Details are reproduced on the plans (they do not need to be), clearly identify any modifications to the details.

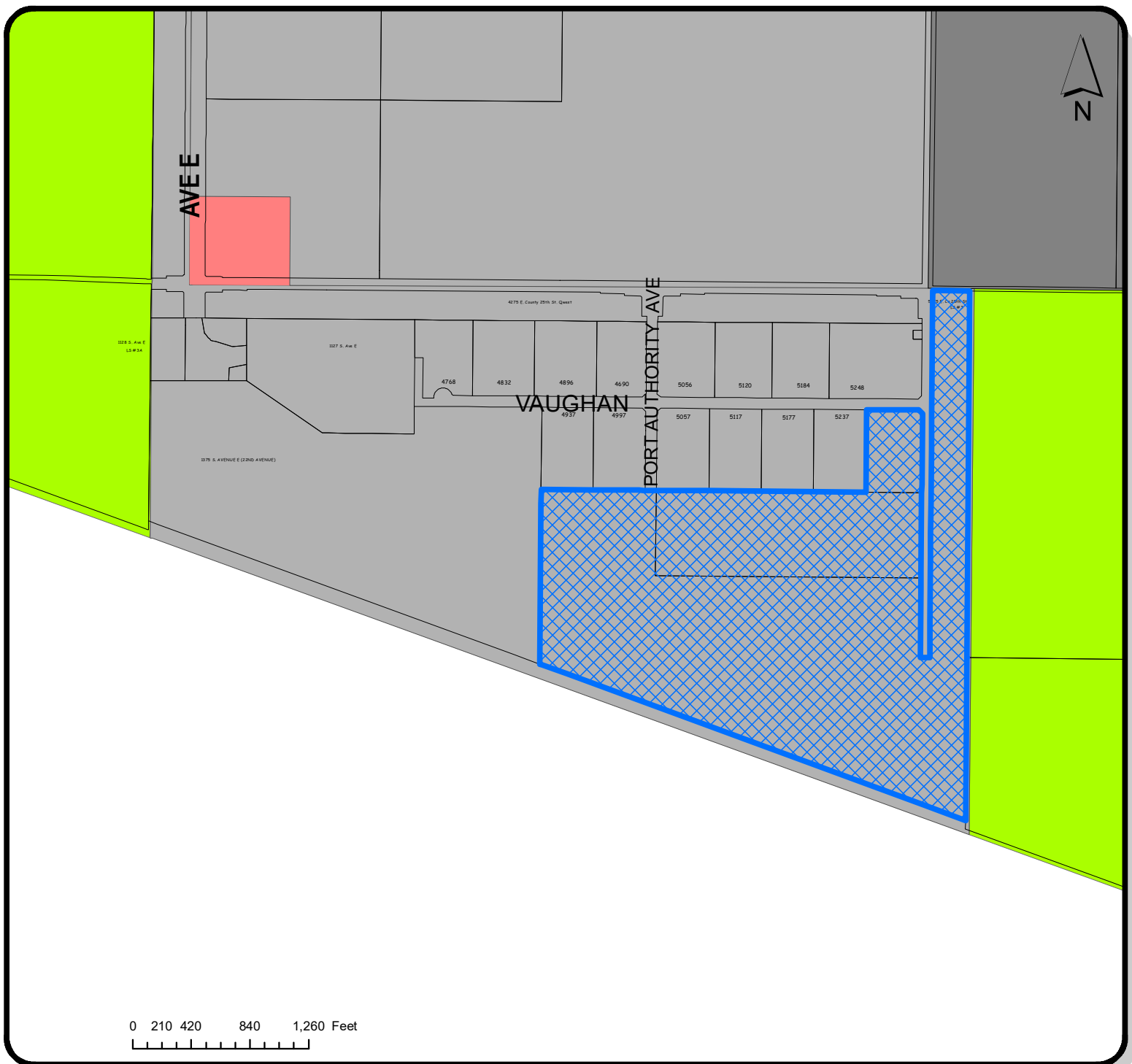
7. Submit ADEQ approvals.
8. Submit Title Report.
9. Submit CC&R's.

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



LOCATION OF SUBJECT PROPERTY

 MAGRINO INDUSTRIAL PARK UNIT NO. 3
 A PORTION OF ASSESSORS PARCEL NO.
 227-23-032 and 227-23-033

Location Map


SUBDIVISION

MAGRINO INDUSTRIAL PARK UNIT NO. 3

Date:
 1/13/2020

Checked By:
 ROMAN PACHECO

PLANNING & ZONING

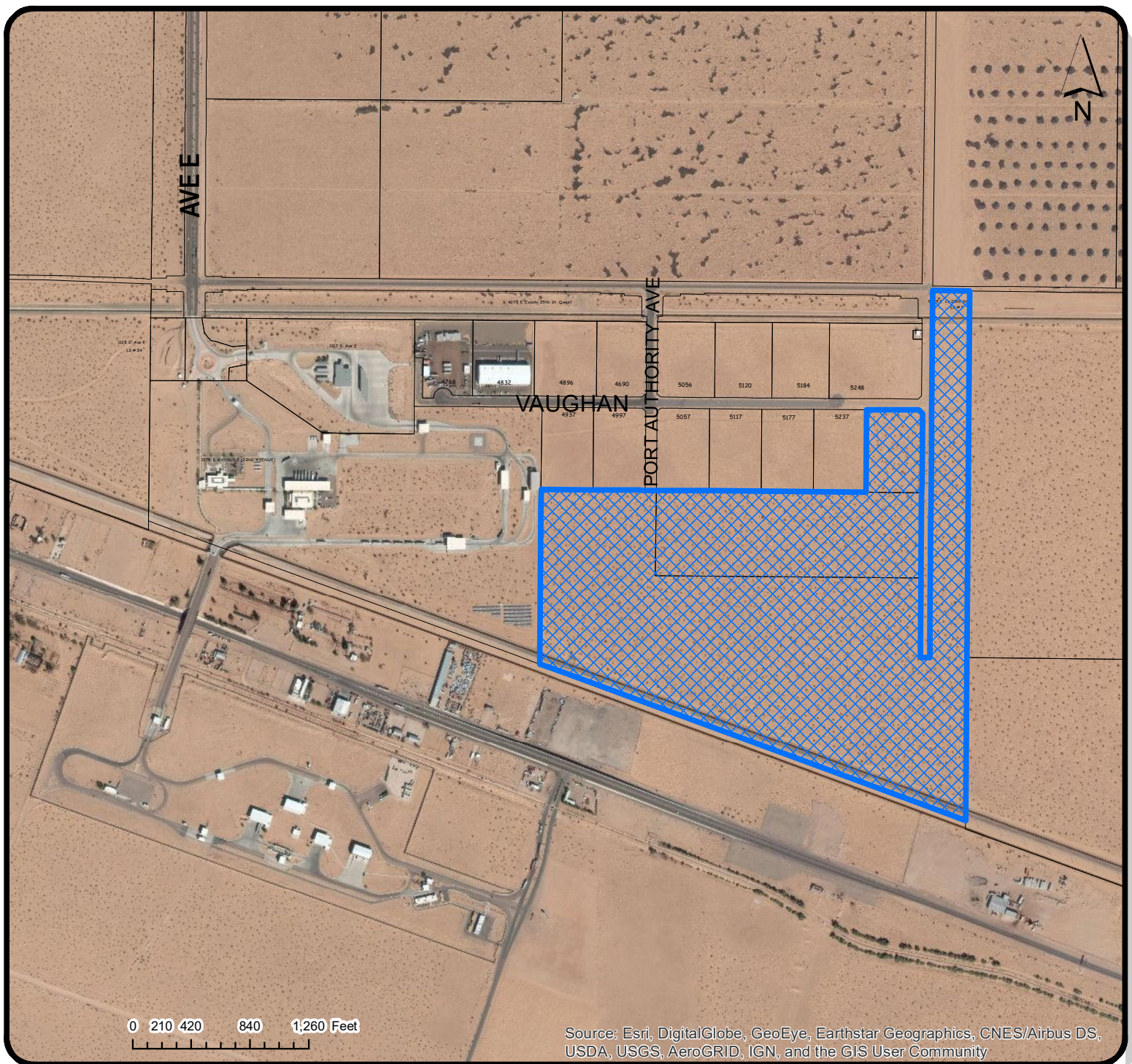


GIS

Prepared By:
 ISAAC GUTIERREZ

APPROVED BY:
 JOSE A. GUZMAN

Case No.:
 2019-0826F




Location Map

SUBDIVISION

MAGRINO INDUSTRIAL PARK UNIT NO. 3

LOCATION OF SUBJECT PROPERTY

 MAGRINO INDUSTRIAL PARK UNIT NO. 3
 A PORTION OF ASSESSORS PARCEL NO.
 227-23-032 and 227-23-033

Date:
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Checked By:
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PLANNING & ZONING



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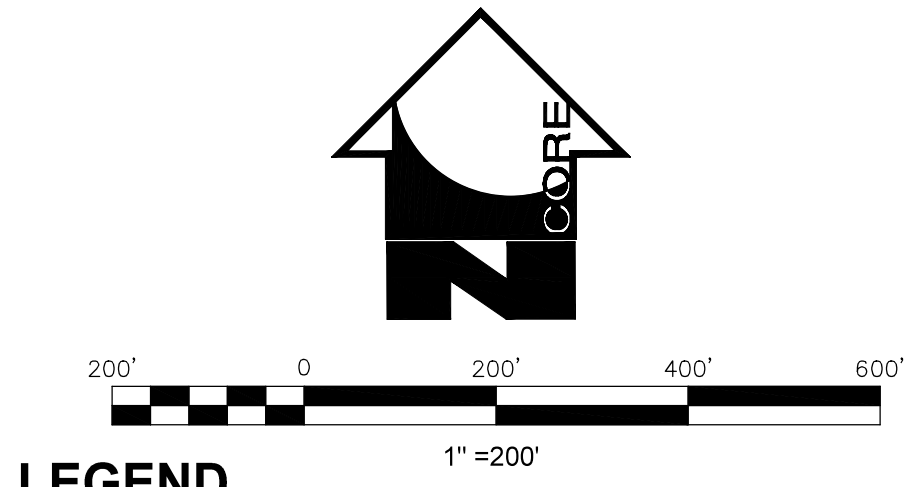
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FINAL PLAT MAGRINO INDUSTRIAL PARK UNIT NO. 3

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NUMBER OF LOTS: 13 INDUSTRIAL LOTS + FUTURE UNITS



LEGEND

- SUBDIVISION BOUNDARY
 - FOUND SURVEY MONUMENT AS NOTED
 - NEW SURVEY MONUMENT PER YUMA COUNTY STANDARD 4-030
 - NEW SURVEY MONUMENT PER YUMA COUNTY STANDARD 4-080
 - CENTER / SECTIONAL LINE
 - EXISTING LOT LINE
 - NEW LOT LINE
 - EXISTING RIGHT-OF-WAY LINE
 - NEW RIGHT-OF-WAY LINE
 - (M) MEASURED DATA
 - (R1) RECORDED DATA PER BOOK 23 OF PLATS PAGES 57&58, Y.C.R.
 - (R2) RECORDED DATA PER COUNTY ROAD MAP #3856
 - (R3) RECORDED DATA PER CANAL RESERVATION RIGHT-OF-WAY PER SAME CHARACTER AND SCOPE AS ACT OF AUGUST 30, 1890 (26 STAT. 391, 43 U.S.C. 945) AS FORMALIZED PER MINUTE NO. 242 "PERMANENT AND DEFINITIVE SOLUTION TO INTERNATIONAL PROBLEM OF THE SALINITY OF THE COLORADO RIVER" DATED 8/30/1973.
 - (R4) RECORDED DATA PER FEE #2012-29215
 - (R5) RECORDED DATA PER FEE #2012-03856
 - (R6) RECORDED DATA PER FEE #2015-12921
 - (R7) RECORDED DATA PER FEE #2016-00806
 - (R8) RECORDED DATA PER FEE #2018-11414
 - (R9) RECORDED DATA PER FEE #2019-21087
 - (C) CALCULATED DATA
 - R/W RIGHT-OF-WAY
 - Y.C.R. YUMA COUNTY RECORDS
 - APN-000-00-000 ASSESSORS PARCEL NUMBER
 - P.U.E. PUBLIC UTILITY EASEMENT
-
- NEW LOT NUMBER
 - EXISTING LOT NUMBER
 - NEW BUILDING SETBACK LINE AND DRAINAGE EASEMENT WHERE NOTED
 - NEW EASEMENT

BASIS OF BEARING

THE SOUTH LINE OF SECTION 14, ALSO BEING THE NORTH LINE OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 24 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA, AS RECORDED IN FEE #2007-18783, BOOK 23 OF PLATS, PAGES 57&58, YUMA COUNTY RECORDER'S OFFICE.

NAMELY: S 89°32'34" E

BENCHMARK

FROM TOPOGRAPHIC SURVEY OF COUNTY 25TH STREET FROM AVENUE E TO AVENUE D PLANS BY VEGA & VEGA ENGINEERING, PLLC SEALED 3/3/2014. TOP OF FOUND BRASS CAP IN HEADWALL.

ELEVATION = 164.99

ZONING

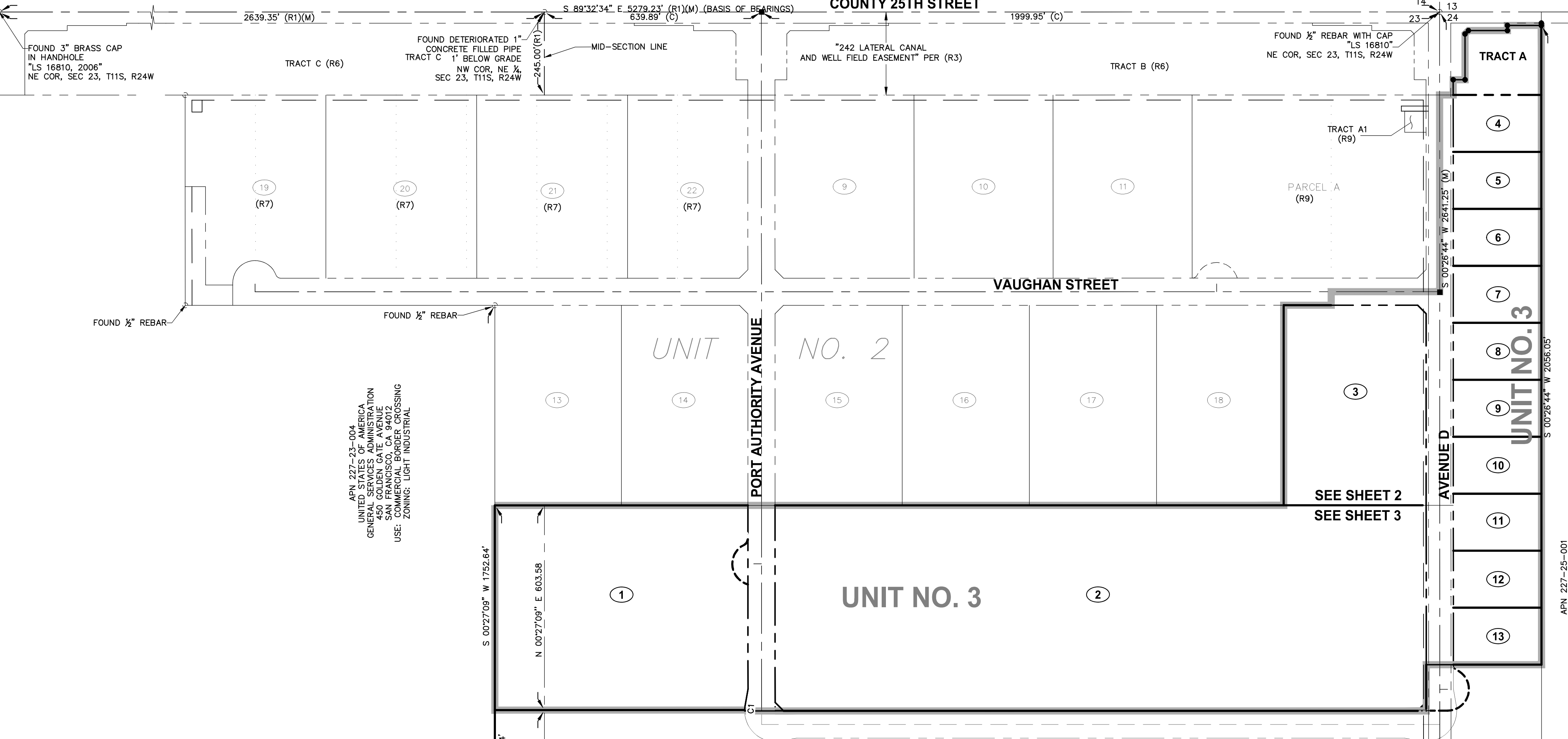
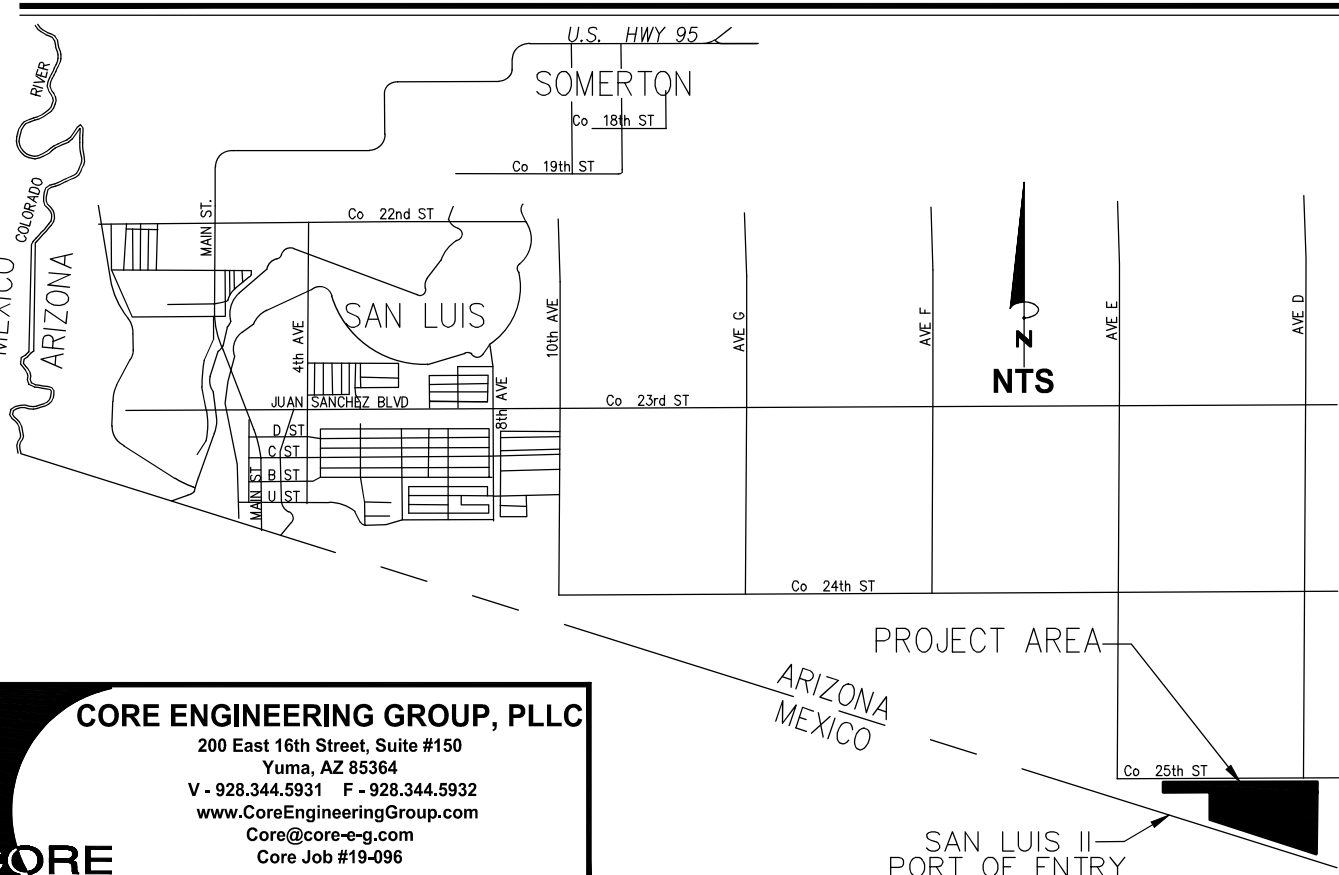
CURRENT CITY OF SAN LUIS ZONING: L-1 (LIGHT INDUSTRIAL)

BUILDING SETBACKS:
 15' FRONT
 5' SIDE
 10' STREET SIDE
 10' REAR

FLOOD ZONE DESIGNATION

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VICINITY MAP



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A PORTION OF APN 227-23-032 AND APN 227-23-033

UNIT NO. 3 AREA

57.7465 ACRES

DATE PREPARED

NOVEMBER 2019

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- SEE SHEETS 2 AND 3 OF 3 FOR LOT AREAS.
- SEE SHEET 2 FOR DEDICATIONS AND ACKNOWLEDGEMENT.

APPROVED

STATE OF ARIZONA } SS
 CITY OF SAN LUIS }

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MAYOR _____

CITY MANAGER _____

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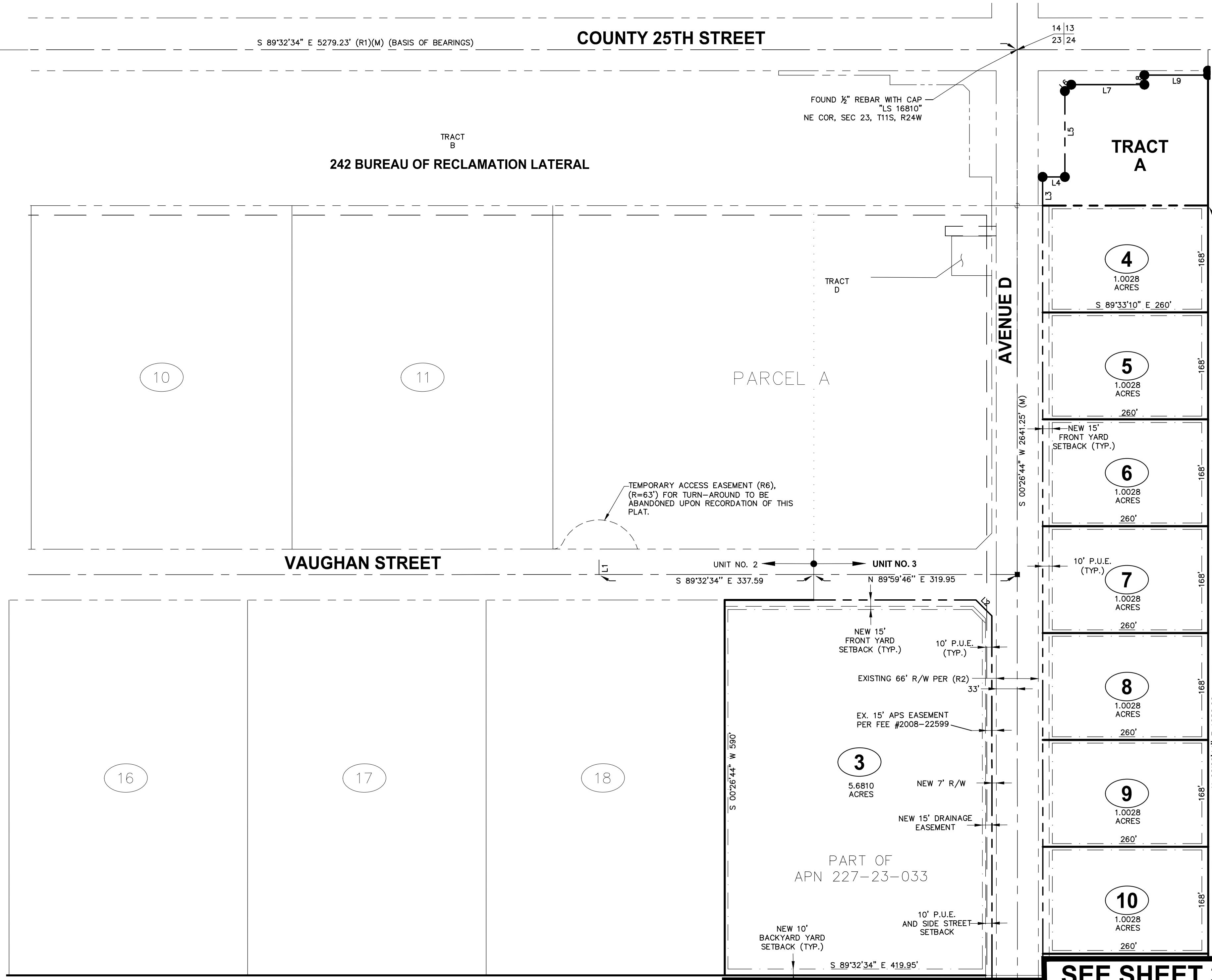


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 Core@core-e-g.com
 Core Job #19-096

APN 227-23-032
 UNITED STATES OF AMERICA
 BUREAU OF LAND MANAGEMENT
 2555 E. GILA RIDGE ROAD
 TULSA, OKLAHOMA 74105
 ZONING: RURAL AREA (10 ACRES)

FINAL PLAT MAGRINO INDUSTRIAL PARK UNIT NO. 3
A SUBDIVISION OF A PORTION OF FUTURE UNITS OF MAGRINO INDUSTRIAL PARK UNIT NO. 2 PER BOOK 27 OF PLATS, PAGES 82-84
IN PORTIONS OF SECTIONS 23 AND 24, TOWNSHIP 11 SOUTH, RANGE 24 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA.
NUMBER OF LOTS: 13 INDUSTRIAL LOTS + FUTURE UNITS



NOTE

ALL NEW PROPERTY CORNERS TO BE SET WITH A 1/2" REBAR WITH CAP STAMPED "LS 39005"

ON-SITE RETENTION

ALL STORMWATER FALLING ON THE LOT AND ADJACENT ROAD RIGHT-OF-WAY SHALL BE RETAINED ON-SITE BY EACH RESPECTIVE LOT.

OWNER/DEVELOPER

GREATER YUMA PORT AUTHORITY
 MATIAS ROSALES, CHAIRMAN
 PO BOX 4601
 YUMA, AZ 85366

MATIAS ROSALES, CHAIRMAN _____ DATE _____

DEDICATION

STATE OF ARIZONA }
 COUNTY OF YUMA } SS
 KNOW ALL MEN BY THESE PRESENTS:
 THAT GREATER YUMA PORT AUTHORITY HAS CAUSED THE FOLLOWING DESCRIBED PROPERTY:
 A PORTION OF THE NORTH HALF OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 24 WEST,
 G&SRBM, CITY OF SAN LUIS, YUMA COUNTY, ARIZONA TO BE SUBDIVIDED INTO LOTS, TRACTS
 AND STREETS UNDER THE NAME "MAGRINO INDUSTRIAL PARK UNIT NO. 3" AND HEREBY
 DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE
 LOTS, AND STREETS CONSTITUTING SAID "MAGRINO INDUSTRIAL PARK UNIT NO. 3" AND THAT
 THE LOTS SHALL BE KNOWN BY THE NUMBER, AND THE STREETS BY THE NAME GIVEN EACH
 RESPECTIVELY ON SAID PLAT, AND THAT GREATER YUMA PORT AUTHORITY, HEREBY
 DEDICATES THE STREETS SHOWN HEREON TO THE CITY OF SAN LUIS FOR THEIR USE AND
 BENEFIT. THE EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN HEREON. TRACT "A"
 IS DEDICATED TO THE CITY OF SAN LUIS FOR PURPOSES SHOWN HEREON. A THREE FOOT
 NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT FROM THE FURTHEST PROJECTION ON
 ANY SIDE OF ALL FIRE HYDRANTS IS HEREBY GRANTED.

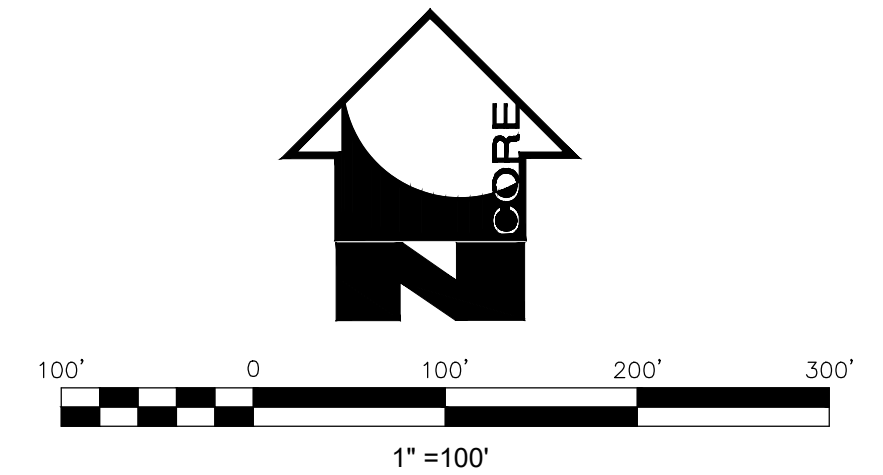
IN WITNESS WHEREOF GREATER YUMA PORT AUTHORITY HAS CAUSED ITS COMPANY NAME
 TO BE SIGNED AND ITS COMPANY SEAL TO BE AFFIXED AS ATTESTED BY THE SIGNATURE
 OF MATIAS ROSALES, CHAIRMAN, THEREUNTO DULY AUTHORIZED ON THIS
 ____ DAY OF _____, 2020.

MATIAS ROSALES, CHAIRMAN
 GREATER YUMA PORT AUTHORITY

ACKNOWLEDGMENT

STATE OF ARIZONA }
 COUNTY OF YUMA } SS
 ON THIS ____ DAY OF _____, 2020 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY
 APPEARED MATIAS ROSALES, WHO ACKNOWLEDGED HIMSELF TO BE THE CHAIRMAN FOR GREATER YUMA
 PORT AUTHORITY, AND THAT HE, AS SUCH OFFICER BEING DULY AUTHORIZED TO DO SO, EXECUTED THE
 DICTATION INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF SAID COMPANY
 BY HIMSELF AS SUCH OFFICER. IN WITNESS WHEREOF I HEREBY SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____



APN 227-25-001
 UNITED STATES OF AMERICA
 BUREAU OF LAND MANAGEMENT
 2555 E. GILA RIDGE ROAD
 YUMA, AZ 85305
 ZONING: RURAL AREA (10 ACRE)

LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	S 00°27'26" W	23.00'
L2	S 44°32'55" E	35.36'
L3	S 00°26'44" W	45.01'
L4	N 89°33'47" W	35.00'
L5	S 00°26'44" W	135.00'
L6	N 45°26'29" E	14.14'
L7	N 89°33'47" W	115.00'
L8	N 00°27'22" E	15.00'
L9	N 89°33'47" W	100.00'
L10	S 10°24'05" W	50.00'
L11	N 44°32'55" W	35.36'
L12	S 80°30'05" W	50.00'
L13	S 45°27'05" W	35.35'
L14	S 00°26'44" W	38.68'
L15	S 00°26'44" W	72.42'
L16	N 89°33'16" W	23.00'
L17	S 79°35'12" E	50.00'
L18	S 09°30'38" E	50.00'
L19	S 00°26'44" W	71.29'
L20	S 89°33'16" E	23.00'
L21	N 89°33'16" W	63.00'
L22	S 00°26'44" W	24.33'

CURVE DATA TABLE

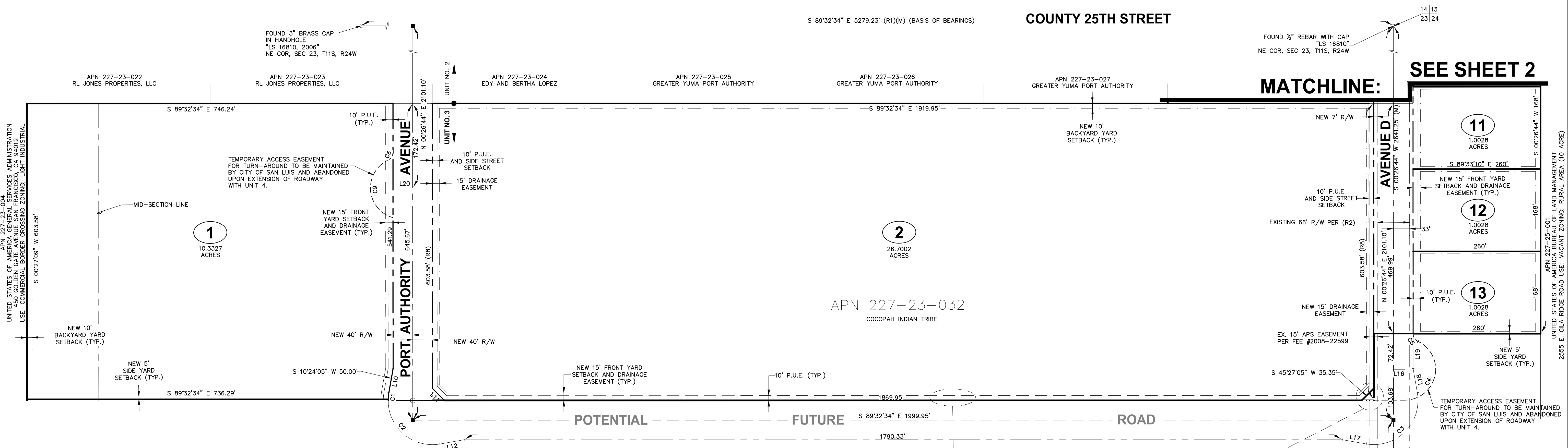
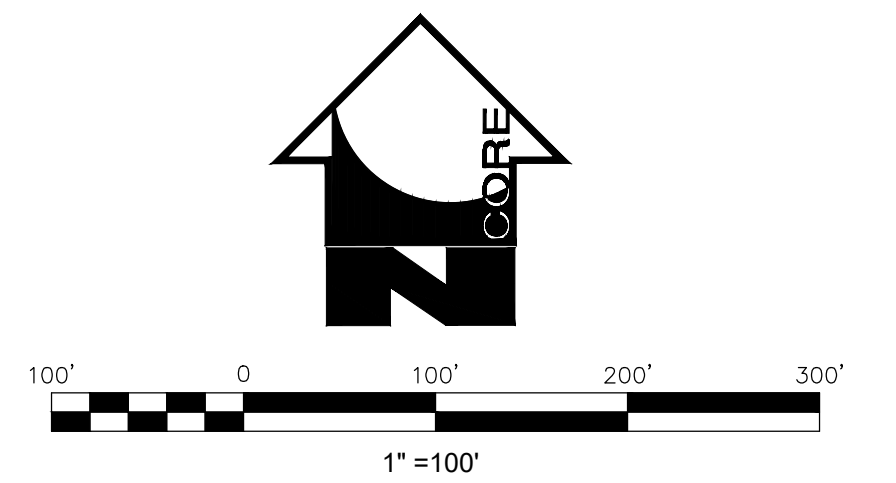
CURVE	RADIUS	TAN	DELTA	LENGTH
C1	90.00'	7.83'	9°56'39"	15.62'
C2	90.00'	107.17'	99°57'21"	157.01'
C3	90.00'	128.35'	109°55'27"	172.67'
C4	63.00'	282.42'	154°50'59"	170.27'
C5	17.00'	10.80'	64°50'58"	19.24'
C6	17.00'	10.80'	64°50'58"	19.24'
C7	63.00'	169.38'	139°11'40"	153.05'
C8	63.00'	169.38'	139°11'40"	153.05'
C9	63.00'	169.38'	139°11'40"	153.05'



Mon, 16 Dec 2019 - 3:57pm, Z:\2019\19-096\dwgs\Prelim\19-096 Prelim Plat.dwg, " Core Engineering Group, PLLC"

CORE ENGINEERING GROUP, PLLC
 200 East 16th Street, Suite #150
 Yuma, AZ 85364
 V - 928.344.5931 F - 928.344.5932
 www.CoreEngineeringGroup.com
 Core@core-eng.com
 Core Job #19-096

FINAL PLAT MAGRINO INDUSTRIAL PARK UNIT NO. 3
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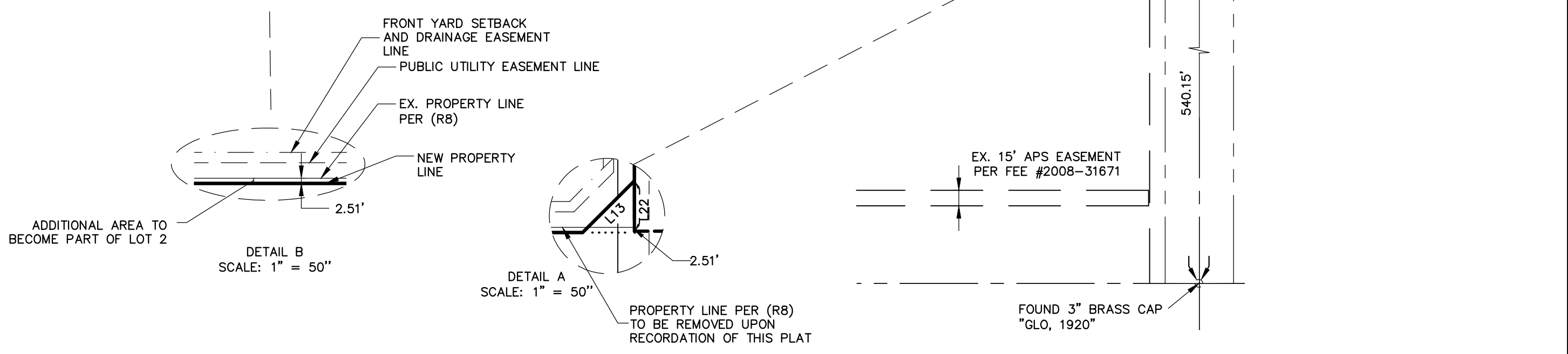


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Mon, 16 Dec 2019 - 4:43pm, Z:\2019\19-096\dwgs\Prelim\19-096 Prelim Plat.dwg, " Core Engineering Group, PLLC"

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 200 East 16th Street, Suite #150
 Yuma, AZ 85354
 V - 928.344.5931 F - 928.344.5932
 www.CoreEngineeringGroup.com
 Core@core-eg.com
 Core Job #19-096





PLANNING & ZONING AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting

5. A.

Meeting Date: 01/14/2020

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

ITEM:

Public hearing followed by discussion and possible action on any and all matters regarding Conditional Use Permit Case No. 2019-0770. A request by Sebastian and Aurora G. Peña, owners, for a conditional use permit to allow outdoor live entertainment on property located at 780 N. Cesar Chavez Street, San Luis, Arizona.

A. Open public hearing

1. Staff presentation

2. Call to the Public on this item

B. Close public hearing

C. Action on Conditional Use Permit Case No. 2019-0770

BACKGROUND:

The purpose of this request is to allow outdoor live entertainment on property located at 780 No. Cesar Chavez Street. The property is zoned as Neighborhood Commercial (C-1), Assessor Parcel ID No. 775-38-124. The Conditional Use Permit is required as per Zoning Ordinance codified as City Code §152.106(C)3.

The adjacent properties to the east and south are zoned as Neighborhood Commercial (C-1) and are currently used as single family residences. Property to the west is zoned as Community Commercial (C-2) and is also used as a residence. The property to the north is zoned as Neighborhood Commercial (C-1) and is currently a sea food restaurant.

The reason for the request is to allow social events such as weddings, Quinseañeras, Piñatas and other types of celebrations.

CITIZEN REVIEW MEETING:

The Citizen Review Meeting was held on January 7, 2020 at City Hall Council Chambers at 6:00 p.m.

The intent of this meeting was to allow the public to learn about the project, ask questions, and express any comments. There were no people from the public present.

GENERAL PLAN:

This area is designated as Activity Center in the City of San Luis 2020 General Plan. The Activity Center Land Use Designation is intended to include a mixture of residential, commercial, office and other employment uses. The property is zoned as Neighborhood Commercial (C-1); the zoning and the proposed use are appropriate in the Activity Center designation.

AGENCY REVIEW:

As part of the review process, all land use cases are reviewed by various City and outside agencies. We have received only one comment from San Luis Fire Department (1-8-20).

As required by State Statute, staff sent notification letters to property owners within 300 feet of the

proposed project (42 properties). The City has not received any other significant concerns or objections from the various review agencies or adjacent property owners.

SUMMARY:

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

The Conditional Use Permit is to allow outdoor live entertainment at 780 N. Cesar Chavez Street, a property zoned Neighborhood Commercial (C-1).

Staff recommends approval of Conditional Use Permit Case No. 2019-0770.

RECOMMENDED MOTION:

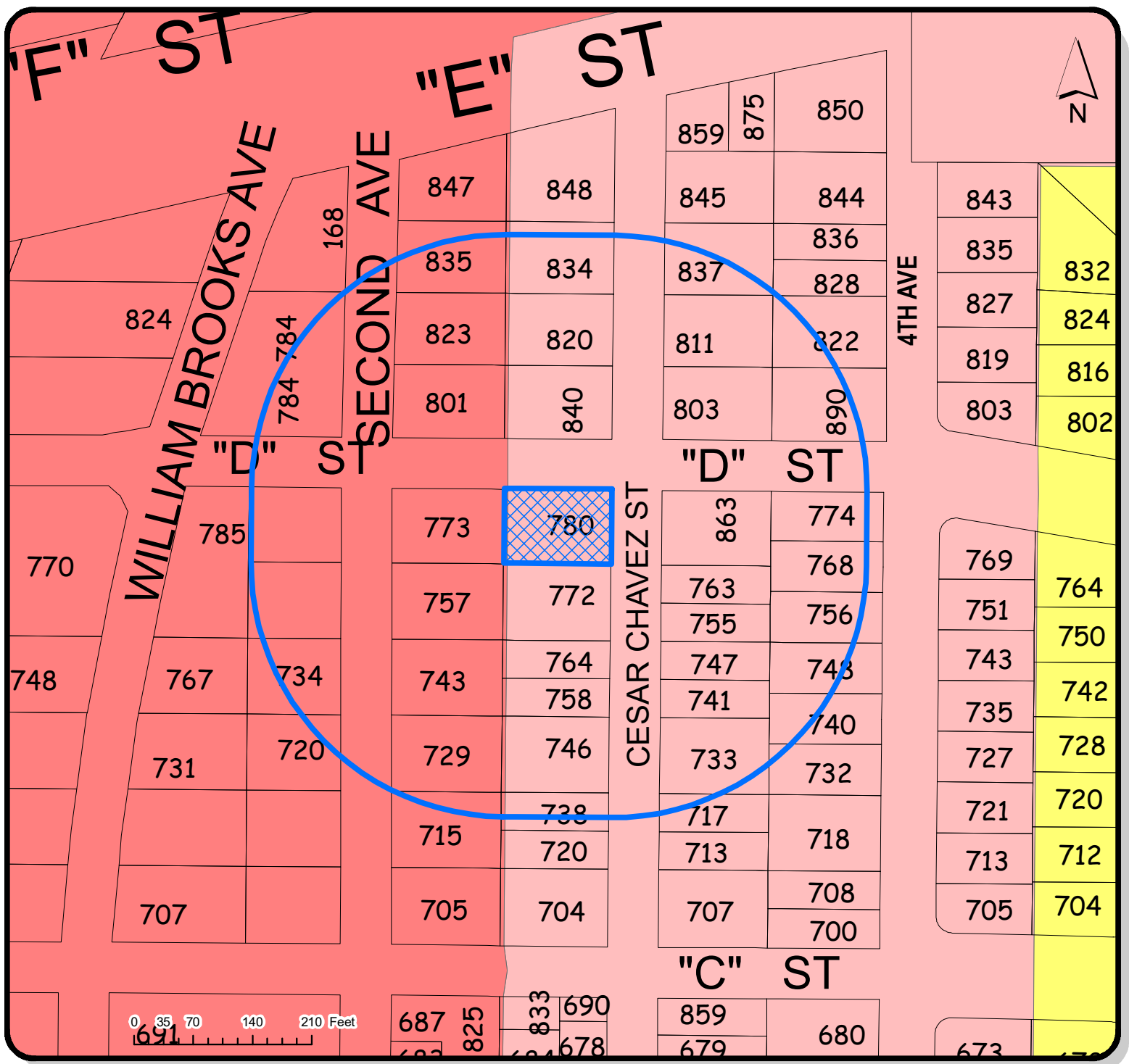
I MOVE TO FORWARD CONDITIONAL USE PERMIT CASE NO. 2019-0770 TO THE CITY COUNCIL WITH RECOMMENDATION OF APPROVAL AS PRESENTED BY STAFF.

Attachments

Location Map

Site Plan


Letter of request from applicant



LOCATION OF SUBJECT PROPERTY

Location Map

CONDITIONAL USE

 780 N CESAR CHAVEZ ST
PID: 77538124


 300ft Notification Area

Zoning

COMMERCIAL ZONING DISTRICTS
C-1
C-2
SINGLE RESIDENCE ZONING DISTRICTS
R1-d

Date:
12/17/2019

PLANNING & ZONING



GIS

Prepared By:
ISAAC GUTIERREZ

APPROVED BY:
JOSE A. GUZMAN

Case No.
2019-0770



San Luis Arizona, November 18,2019

**CITY OF SAN LUIS
DEPARTMENT OF DEVELOPMENT SERVICES
SAN LUIS AZ 85349**

To Whom It May Concern,

This letter has the intention to request a conditional use permit to use to rental for Social Events in the Garden located in 780 N CESAR CHAVEZ STREET IN SAN LUIS ARIZONA,

When we acquired this garden my husband and I was with the intention of being able to offer a service to the community and they did not have to go to Mexico to do their social events such as weddings XV pinatas, etc.

we feel that it is a necessary service here because of the insecurity that is being presented in San Luis Mexico and avoid the long lines to back a home.

have awareness that it is an open place and that the neighbors might have discomfort with the music, and on the other hand, being in a commercial area the neighbors might understand the intention of using the garden.

We respectfully request the authorization to use the garden for social events

Any questions please don't hesitate to call me at: 928 261 3136

Thanks in advance for the attention to this letter

**AURORA G PENA
JARDIN DE EVENTOS OK'ASIONES LLC**



PLANNING & ZONING AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting

5. B.

Meeting Date: 01/14/2020

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

ITEM:

Public hearing followed by discussion and possible action on any and all matters regarding Text Amendment Case No. 2019-0835. A request by the City of San Luis for a text amendment to the San Luis Code Chapter 152 Zoning Regulations §152.221, Home Occupations by adding language regarding number of taxicabs allowed per business in a residential district.

- A. Open public hearing
 - 1. Staff presentation
 - 2. Call to the Public on this item
- B. Close public hearing
- C. Action on Text Amendment Case No. 2019-0835

BACKGROUND:

The intent of this proposed amendment is to limit the number of taxicabs a business is allowed to have within a residential district as home occupation.

As per City Code §152.221, *a home occupation shall be considered a permitted accessory use in all residential districts provided that they are operated and maintained to not interfere with the peace, quiet, and dignity of the property owners or neighbors (defined as those who live nearby where the occupation can be seen or heard or other nuisance impacts detected), if it complies with the following regulations:*

1. *All home occupations shall be clearly incidental and subordinate to the use of the property and dwelling unit for dwelling purposes. A valid city business license shall be maintained for the home occupation use;*
2. *Is conducted entirely from within the principal residence, garage, or accessory building and shall not change the residential character thereof. Carports and yards may not be used for home occupations. Exceptions to this provision shall be made for swimming lessons or in-home day care;*
3. *No more than 25% of the gross floor area of the dwelling shall be devoted to the home occupation. Areas devoted to the home occupation use shall maintain a residential appearance;*
4. *There shall be no employees other than members of the immediate family residing in the dwelling unit where the home occupation is being operated;*
5. *Deliveries and pickups shall not block traffic circulation and shall occur only between 8:00 a.m. and 8:00 p.m. Monday through Saturday;*
6. *There shall be no external evidence of the activity such as outdoor storage, displays, noise, dust, odors, fumes, vibration, electrical interference or fluctuation, or other nuisances discernible beyond the property lines;*
7. *No signs signifying the business or any commercial product or service are allowed;*
8. *Customer/patron and shipping/receiving trip generation shall not exceed five trips a day. Exceptions to this shall be allowed for music and swim lessons and home child care providers provided traffic does not disturb residential tranquility;*
9. *No vehicle, used in conjunction with the home occupation, with a payload rating of more than one ton, shall be stored on the site. Outside storage of heavy equipment or material shall be prohibited;*

10. *Storage of goods and materials necessary for the home occupation shall not include flammable, combustible or explosive materials; and*

11. *The home occupation shall not use or create hazardous waste.*

SUMMARY:

Staff has received a number of complaints about houses having many taxicabs in their front yard, which interferes with the current home occupation regulations and creates a nuisance to the neighbors.

This text amendment will add the following language to the Home Occupations regulations:

"A home occupation of a taxicab or livery business in a residential district shall be limited to a business operating no more than two taxicabs or liveries. Any taxicab or livery business operating more than two taxicab or livery vehicles shall not be considered eligible to be a home occupation in any residential district."

RECOMMENDED MOTION:

I MOVE TO FORWARD TEXT AMENDMENT CASE NO. 2019-0835 TO THE CITY COUNCIL WITH RECOMMENDATION OF APPROVAL AS PRESENTED BY STAFF.

Attachments

Proposed Amendments

**TEXT AMENDMENT CASE NO. 2019- 0835
HOME OCCUPATION- TAXI BUSINESS
CITY OF SAN LUIS CODE- CHAPTER 152: ZONING REGULATIONS
PROPOSED AMENDMENT BY STAFF**

Subsection 152.221 of the San Luis City Code entitled “Home Occupations” is proposed read as follows:

(A) A home occupation shall be considered a permitted accessory use in all residential districts provided that they are operated and maintained to not interfere with the peace, quiet, and dignity of the property owners or neighbors (defined as those who live nearby where the occupation can be seen or heard or other nuisance impacts detected), if it complies with the following regulations:

- (1) All home occupations shall be clearly incidental and subordinate to the use of the property and dwelling unit for dwelling purposes. A valid city business license shall be maintained for the home occupation use;
 - (2) Is conducted entirely from within the principal residence, garage, or accessory building and shall not change the residential character thereof. Carports and yards may not be used for home occupations. Exceptions to this provision shall be made for swimming lessons or in-home day care;
 - (3) No more than 25% of the gross floor area of the dwelling shall be devoted to the home occupation. Areas devoted to the home occupation use shall maintain a residential appearance;
 - (4) There shall be no employees other than members of the immediate family residing in the dwelling unit where the home occupation is being operated;
 - (5) Deliveries and pickups shall not block traffic circulation and shall occur only between 8:00 a.m. and 8:00 p.m. Monday through Saturday;
 - (6) There shall be no external evidence of the activity such as outdoor storage, displays, noise, dust, odors, fumes, vibration, electrical interference or fluctuation, or other nuisances discernible beyond the property lines;
 - (7) No signs signifying the business or any commercial product or service are allowed;
 - (8) Customer/patron and shipping/receiving trip generation shall not exceed five trips a day. Exceptions to this shall be allowed for music and swim lessons and home child care providers provided traffic does not disturb residential tranquility;
 - (9) No vehicle, used in conjunction with the home occupation, with a payload rating of more than one ton, shall be stored on the site. Outside storage of heavy equipment or material shall be prohibited;
 - (10) Storage of goods and materials necessary for the home occupation shall not include flammable, combustible or explosive materials; and
 - (11) The home occupation shall not use or create hazardous waste.
- (B) The following are some examples of uses, which would be acceptable as home occupations, provided they comply with the above regulations:

- (1) Home offices with no client visits to the home permitted;
 - (2) Artists, sculptors, composers not selling their artistic product to the public on the premises;
 - (3) Craftwork, such as jewelry making, pottery, woodworking, and metal working with no sales permitted on the premises;
 - (4) Music lessons, swim lessons, and tutoring;
 - (5) Personal services such as: catering, seamstress services and beauty or barber services with not more than two persons at any one time;
 - (6) Telephone answering, message services, word processing and other computer applications;
 - (7) Child care as specified in §§ 152.075 through 152.078 and §§ 152.090 through 152.092;
 - (8) Door to door sales or party sales not on the premise of the home occupation; and
 - (9) Personal dog kennels in a single family home in accordance with Chapter 95 Animals of the City of San Luis City Code.
- (C) A home occupation shall not include the following uses (this list is not all inclusive):
- (1) Medical, dental, or physical therapy;
 - (2) Motor vehicle repair, painting, storage, restoration or conversion, engine repair or similar uses; except on a vehicle personally owned by the resident;
 - (3) A permanent motor vehicle display for purposes of sale or lease;
 - (4) Veterinarian office, animal grooming facilities, and animal care, kennels or boarding facilities;
 - (5) Machine shop;
 - (6) Retail sales;
 - (7) Contractors' shops or storage yards; or
 - (8) Body piercing and/or painting and tattoos.
- (D) A home occupation of a taxicab or livery business in a residential district shall be limited to a business operating no more than two taxicabs or liveries. Any taxicab or livery business operating more than two taxicab or livery vehicles shall not be considered eligible to be a home occupation in any residential district.
- ~~(D)~~ (E) Complaints by citizens or local residents may be cause for immediate termination of the home occupation use if appropriate measures cannot be undertaken to mitigate the complaint or violations. All complaints or violation of the above conditions shall be registered with, and reviewed by, the Zoning Administrator.