



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

In accordance with Section 38-431.01 of the Arizona Revised Statutes of the State of Arizona, notice is hereby given to the Members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission of the City of San Luis, Arizona will hold a Regular Planning & Zoning Commission Meeting at 7:00 p.m., Tuesday, April 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/ Roman Pacheco, Planning Technician

## **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 Abril 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/ Roman Pacheco, Técnico en Planeación



**AGENDA**  
**Planning & Zoning Commission**  
**Regular Meeting**  
**San Luis Council Chambers**  
**1090 E. Union Street**  
**San Luis, AZ 85349**  
**Tuesday, April 14, 2020**  
**7:00 P.M.**

**The April 14, 2020, Regular Planning and Zoning Commission meeting will be closed to members of the public in-person attendance.**

However, members of the public may listen to the meeting's live audio stream on the City of San Luis' website <https://www.sanluisaz.gov/listenlive>. Recordings of the meetings will be available on the City's website <https://www.sanluisaz.gov/> after the meeting.

Public comment regarding any **agenda** item shall be limited to those provided in written format to the Planning and Zoning Commission Clerk at the email address [P&Z@sanluisaz.gov](mailto:P&Z@sanluisaz.gov) no later than 15 minutes prior to the start of the scheduled meeting. Comments received timely will be read into the record when the referenced agenda item is discussed.

Open meetings conducted remotely through technological means are permissible under the March 13, 2020, Arizona Attorney General opinion titled "Re: Concerns Relating to Arizona's Open Meeting Law and COVID-19" and following the Mayor's March 18, 2020, Continued Declaration of Emergency and Amended Order-Coronavirus Disease-19 and City Council's Order 2020-7 which closed all city buildings and facilities (except the Municipal Court) to public access, to protect the public health and safety and reduce the transmission of the Coronavirus Disease 2019 (COVID-19). City Council Chambers will be closed to the public.

**La reunión especial del la Comisión de Planeación y Zonificación del día 14 de Abril del 2020 estará cerrada al publico.**

Sin embargo, los miembros del público pueden escuchar el audio en vivo de la reunión transmitido en el sitio web de la Ciudad de San Luis <https://www.sanluisaz.gov/listenlive>. Las grabaciones de las reuniones estarán disponibles en el sitio web de la Ciudad <https://www.sanluisaz.gov/> después de la reunión.

Los comentarios publicos en referencia a cualquier articulo de la agenda se limitará a los proporcionados en formato escrito al secretario de la Comisión de Planeación y Zonificación al correo electronico: [P&Z@sanluisaz.gov](mailto:P&Z@sanluisaz.gov) no mas de 15 minutos antes de la reunion que esta programada para comenzar a las 7:00 p.m. el martes 14 de abril del 2020. Los comentarios públicos recibido se leerá en voz alta para el registro.

Las reuniones abiertas realizadas de forma remota a través de medios tecnológicos están permitidas bajo la opinión del Fiscal General de Arizona del 13 de marzo de 2020 titulada "Re: Preocupaciones relacionadas con Open Meeting Law de Arizona y COVID-19" y después de la Declaración de Emergencia Continua del 18 de marzo de 2020 del alcalde y Orden modificada-Enfermedad de Coronavirus-19 y Orden del Ayuntamiento 2020-7 la cual cerró todos los edificios e instalaciones de la ciudad (excepto el la Corte Municipal) al acceso público, para proteger la salud y la seguridad pública y reducir la transmisión de la Enfermedad de Coronavirus 2019 (COVID- 19). La Sala del Cabildo del

Ayuntamiento estará cerrada al público.

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

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

**2. PLEDGE OF ALLEGIANCE**

**3. CONSENT AGENDA**

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

**3. A. APPROVAL OF MINUTES**

-Regular Planning and Zoning Commission meeting held March 10, 2020

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

**4. A.** Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2020-068. A request by Vega and Vega Engineering PLC, on behalf of Sam Group Investment Company LTD Partnership, property owner, to rezone 18.44 acres from Light Industrial (L-I) to Medium Density Residential (R1-6).

A. Open public hearing

1. Staff presentation

2. Call to the Public on this item

B. Close public hearing

C. Action on Rezoning Case No. 2020-068

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

**5. A.** Discussion and possible action on any and all matters regarding Subdivision Case No. 2020-075P. A request by Riedel Holdings LLC, property owner, for the preliminary plat approval for Riedel Office Condominiums Subdivision to be located on Lot B-1 and B-2 of the Riedel Plaza Shopping Center, San Luis, Arizona.

A. Staff presentation

B. Action on Subdivision Case No. 2020-075P

**5. B.** Discussion and possible action on any and all matters regarding Subdivision Case No. 2020-076F. A request by Riedel Holdings LLC, property owner, for the final plat approval for Riedel Office Condominiums Subdivision to be located on Lot B-1 and B-2 of the Riedel Plaza Shopping Center, San Luis, Arizona.

A. Staff presentation

B. Action on Subdivision Case No. 2020-076F

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

7. **ADJOURNMENT**



## AGENDA ITEM REVIEW FORM

### Planning & Zoning Commission Meeting

3. A.

Meeting Date: 04/14/2020

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#### Summary

#### **APPROVAL OF MINUTES**

-Regular Planning and Zoning Commission meeting held March 10, 2020

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#### Attachments

Minutes March 10, 2020

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## **MINUTES**

REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
SAN LUIS COUNCIL CHAMBERS  
1090 E. UNION STREET  
MARCH 10, 2020  
7:00 PM

**1. CALL TO THE ORDER /ROLL CALL:** The meeting was called to order at 7:20 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 Guillermina Fuentes

**ABSENT:**  
Commission Member Hugo Garcia  
Commission Member Veronica Zavala

**Others Present:**  
Jose A. Guzman, Director of Planning and Zoning  
Roman Pacheco, Planning Technician  
Kay Macuil, City Attorney  
Gary Black, Comite de Bienestar  
Vianey Vega, Vega and Vega Engineering. PLC.

### **3. CONSENT AGENDA**

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

-Regular Planning and Zoning Commission meeting held January 14, 2020.

**MOTION: Commission Member Javier Barraza / Vice Chairman 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 Guillermina Fuentes	Aye

### **4. PUBLIC HEARINGS**

**4. A. Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2019-0827. A request by Vega and Vega Engineering, PLC, applicant, on behalf of Comite de Bienestar Inc., owner, to rezone approximately 3.47 acres of land from Community Commercial (C-2) to High-Density Residential (R-3) for property located on the southeast corner of Avenue F and County 24<sup>th</sup> Street.**

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

**MOTION: Commission Member Javier Barraza / Vice Chairman 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 Guillermina Fuentes	Aye

**1. Staff Presentation**

**Jose A. Guzman, Director of Planning and Zoning**, summarized staff report recommending approval of Rezoning Case No. 2019-0827.

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

**Vianey Vega, Vega and Vega Engineering**, applicant on behalf of Comite de Bienestar stated thanked staff for the report. **Vega** also stated that the two parcels that we have across the street on the north those are commercial, so we show that this propose use fits the area and that is why we went ahead and submit the rezoning application.

**B. Close public hearing**

**MOTION: Commission Member Javier Barraza / Vice Chairman Daniel Bazua** to close 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 Guillermina Fuentes	Aye

**C. Action on Rezoning Case No. 2019-0827**

**MOTION: Commission Member Guillermina Fuentes / Chairman Marco A. Pinzon** to forward Rezoning Case No. 2019-0827 to the City Council with recommendation of approval as presented by staff. 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 Guillermina Fuentes	Aye

**4.B. Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2020-092. A request by Comite de Bienestar Inc., on behalf of LPB Durham Partners Limited Partnership, owners, to rezone 14.4 acres from Rural Area Residential (RA-10) to High Density Residential (R-3) zoning district for property located west of 4th Avenue and 1/4 of a mile north of Union Street.**

**A. Open public hearing**

**MOTION: Vice Chairman Daniel Bazua / Commission Member Guillermina Fuentes** 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 Guillermina Fuentes	Aye

## 1. Staff Presentation

**Jose A. Guzman, Director of Planning and Zoning**, summarized staff report recommending approval of Rezoning Case No. 2020-092. Developer must comply with all applicable provisions or conditions of the development agreement approved by Resolution No. 675.

## 2. Call to the Public on this item

**Gary Black, Comite de Bienestar**, stated that his best use for this property is to go high density residential because you have a lot of cost in development. I think just by looking at the property and working with Mr. Vega knowing that high density residential is suitable as it is in the middle of town, you have services, schools, amenities and bus services. We are planning on building a hundred units of apartments in there but right now for doing the apartment complex this is the only lot resource that we have. **Mr. Black** also thanked Mr. Guzman for his help and for doing this request a fast process.

**Vice Chairman Bazua**, asked how many apartments?

**Mr. Black** responded there will be a total of 100 apartments, it will be a family project. A forty percent of the projects is household with children, so it is going to be family type concept. This will be a two story complex and will have nice amenities.

**Commission Member Guillermina Fuentes** asked if this complex going to be like what you had on Las Brisas. **Mr. Black** responded no this will be a two story complex – 12 buildings and then we have one 3,000 square foot building for community hall, office, and laundromats.

**Vianey Vega, Vega and Vega Engineering**, stated that there is a portion of apartment that there is going to be a subdivision because not the fourteen acres is going to be utilize for the apartments. The total units would be under 200

because of the terrain and the way of the slopes are. We are aiming anywhere from 150 to 190 max that is kind of the range that we are looking at for units. And not all of them are going to be apartments there will be some townhomes that we might be introducing and that is where the plat might be coming into place. We will create a bigger parcel for the apartments and then lots around it take advantage of the view and then of course will be some retaining walls. We are still in the concept design and trying to get this all figure out.

**B. Close public hearing**

**MOTION: Commission Member Guillermina Fuentes / Vice Chairman Daniel Bazua to close 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 Guillermina Fuentes	Aye

**C. Action on Rezoning Case No. 2020-092**

**MOTION: Vice Chairman Daniel Bazua / Commission Member Javier Barraza to forward Rezoning Case No. 2020-092 to the City Council with recommendation of approval as presented by staff. 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 Guillermina Fuentes	Aye

## 6. CALL TO THE PUBLIC.

**Chairman Pinzon** mentioned that we are one commission member short and I found someone that can help us out. I also know that council is waiting to receive more applications so they can appoint someone to the board as we need help. He also mentioned that if you know anybody that can volunteer and help out please have them pick up an application. This person that I selected used to be in the commission about six years ago. **Commission Member Javier Barraza** mentioned to the commission that he had also found another person who is a friend of him and submitted an application today.

## 7. ADJOURNMENT

**Chairman Marcos A. Pinzon** called to adjourn the meeting at 7:40 p.m.

**MOTION: Commission Member Guillermina Fuentes / Vice Chairman Daniel Bazua** to adjourn the meeting. 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 Guillermina Fuentes	Aye

APPROVED:

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Marco A. Pinzon, Chairman

ATTEST:

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Roman Pacheco, Planning Technician

CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING MINUTES ARE A TRUE AND CORRECT COPY OF THE MINUTES OF THE PLANNING AND ZONING COMMISSION, SAN LUIS, ARIZONA HELD ON MARCH 10, 2020. I FURTHER CERTIFY THAT THE MEETING WAS DULLY CALLED AND HELD AND THAT A QUORUM WAS PRESENT.

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Roman Pacheco, Planning Technician



## PLANNING & ZONING AGENDA ITEM REVIEW FORM

### Planning & Zoning Commission Meeting

4. A.

**Meeting Date:** 04/14/2020

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

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#### ITEM:

Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2020-068. A request by Vega and Vega Engineering PLC, on behalf of Sam Group Investment Company LTD Partnership, property owner, to rezone 18.44 acres from Light Industrial (L-I) to Medium Density Residential (R1-6).

- A. Open public hearing
  - 1. Staff presentation
  - 2. Call to the Public on this item
- B. Close public hearing
- C. Action on Rezoning Case No. 2020-068

#### BACKGROUND:

This is a request by Vianey R. Vega P.E. of Vega & Vega Engineering, PLC, on behalf of Sam Group Investment Company LTD Partnership, owner, to rezone 18.44 acres from Light Industrial (L-I) to Medium Density Residential (R1-6). The subject property is located on the east mesa of the City of San Luis on the southeast corner of Avenue E 1/2 and County 24th Street.

The properties to the north and west have are zoned Medium Density Residential (R1-6). Property to the north is the first phase of this project (Belleza del Desierto Phase 1 Subdivision) and to the west a future subdivision to be called Bienestar 11 Subdivision is on the works. The property to the south is zoned Light Industrial (L-I) and is vacant land. On the east, Southwest Arizona Industrial Subdivision is located with vacant lots zoned industrial and commercial.

The purpose of the rezoning is for the construction of a new residential subdivision to be called Belleza del Desierto Phase 2 Subdivision. This subdivision will consist of 18.44 acres to be divided into approximately 88 lots with minimum size of 6,000 square feet and 1 tract for water retention.

#### AGENCY REVIEW:

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

- 1. City of San Luis Fire Department (3-19-20)
- 2. Yuma County Airport Authority (3-23-20)
- 3. Yuma County Health Services District (3-23-20)

As required by State Statute, staff sent notification letters to property owners within 300 feet of the proposed project (3 letters). Although there are 9 properties surrounding the rezoning property, there are only 3 different owners within those properties.

The city has not received any other significant concerns or objections from the various review agencies or adjacent property owners.

**CITIZEN REVIEW MEETING:**

As required by State Statute and the City Code, a Citizen Review Meeting was held on April 7, 2020 at 6:00 p.m., due to the pandemic, this meeting was conducted via teleconference. Notice of the meeting was sent to the adjacent neighbors and they were able to connect to the meeting or send out questions or comments via email before the meeting. 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 connected to the teleconference neither did the city received any comments or questions prior to the meeting. .

**GENERAL PLAN:**

This area was originally designated as Business in the City of San Luis 2020 General Plan. A Major Amendment was approved by City Council on December 2019 changing the land use designation of this property from Business to Neighborhood.

The intent of Neighborhood land use designation is to focus on the primary living areas in the community and allow all residential zoning districts. The current General Plan Land Use Designation for this parcel is Neighborhood which is appropriate for the proposed residential zoning.

**SUMMARY:**

The applicant has provided the information and materials necessary for the review of the rezoning request.

Staff recommends approval of Rezoning Case No. 2020-068 subject to 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.

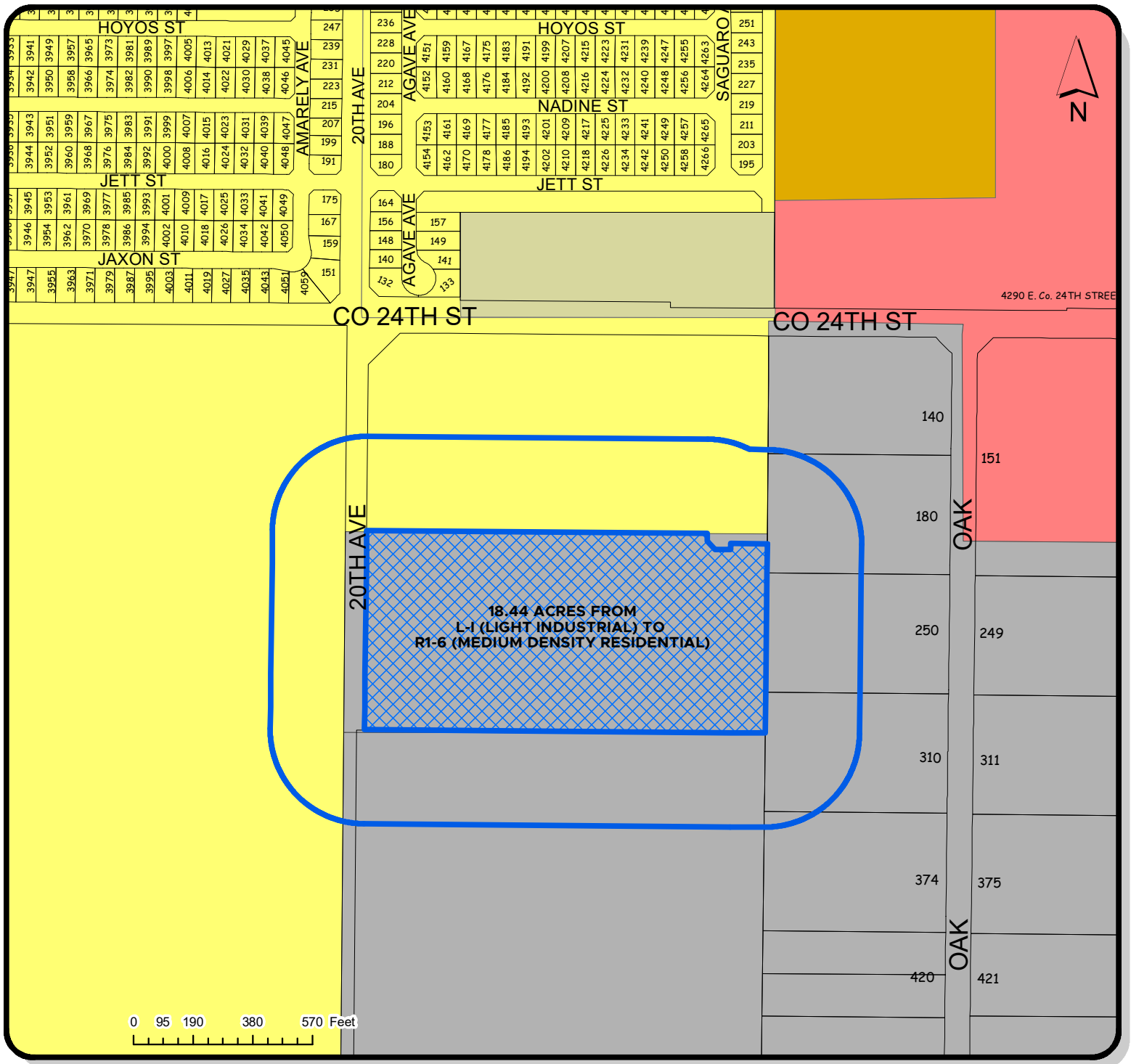
**RECOMMENDED MOTION:**

**I MOVE TO FORWARD REZONING CASE NO. 2020-068 TO THE CITY COUNCIL, WITH AN APPROVAL RECOMMENDATION SUBJECT TO CONDITIONS AS PRESENTED BY STAFF.**

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**Attachments**


- Location Map
  - Conceptual Plan
  - City of San Luis Fire Department Comments (3-19-20)
  - Yuma County Airport Authority Comments (3-23-20)
  - Yuma County Health Services District Comments (3-23-20)
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# LOCATION MAP





# REZONING

### LOCATION OF SUBJECT PROPERTY

 PID: **22715024**

 300FT NOTIFICATION AREA

### ZONING

-  R-2
  -  R-3
  -  C-2
  -  R1-8
- MULTIPLE RESIDENCE ZONING DISTRICTS
- COMMERCIAL ZONING DISTRICTS
- SINGLE RESIDENCE ZONING DISTRICTS

**CASE#**  
2020-068

**DATE:**  
2/11/2020

**CHECKED BY:**  
ROMAN PACHECO

**PLANNING & ZONING**



**GIS**

**CREATED BY:**  
ISAAC GUTIERREZ

**CREATED BY:**  
JOSE A. GUZMAN





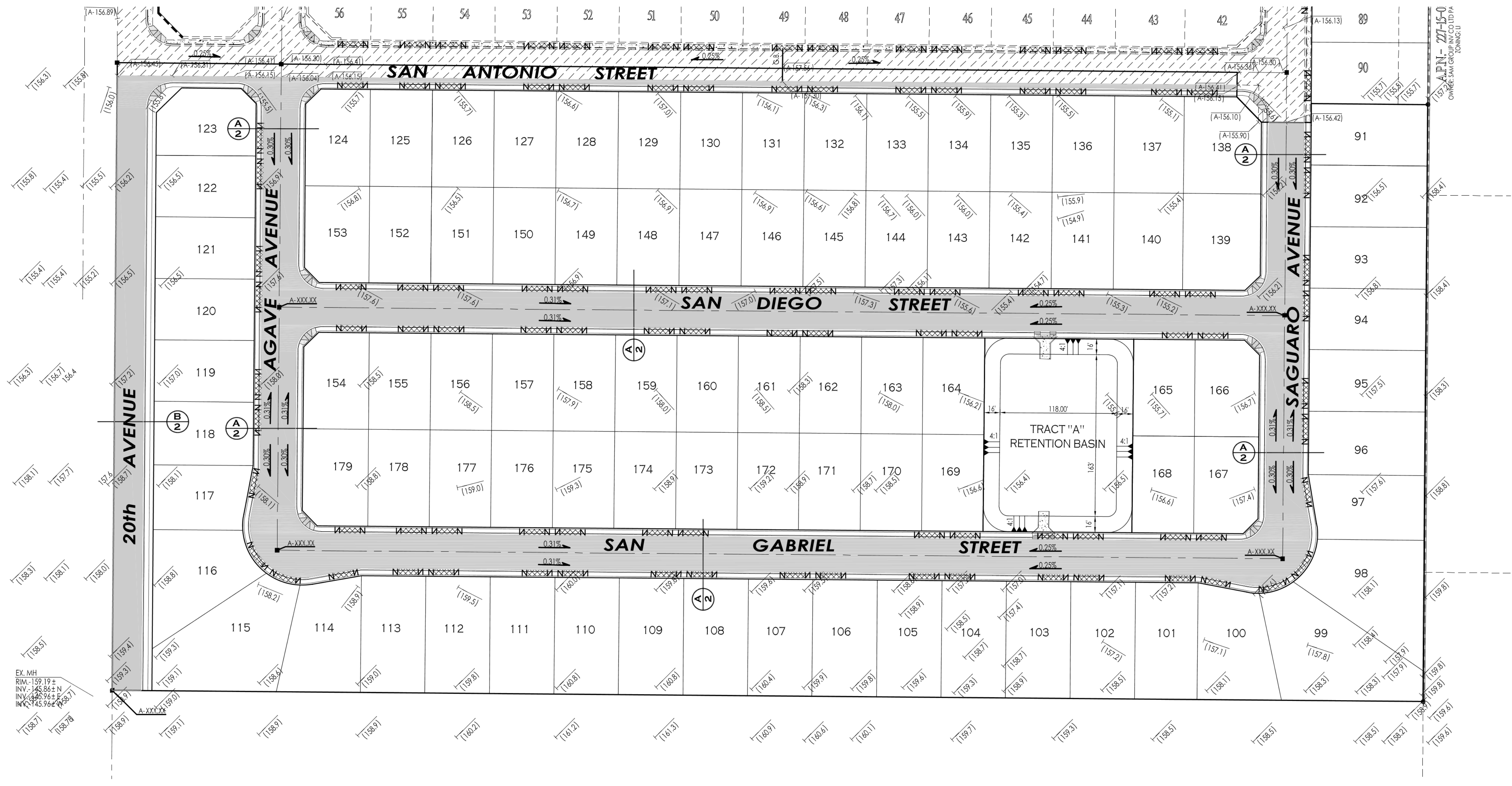
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**LEGEND**

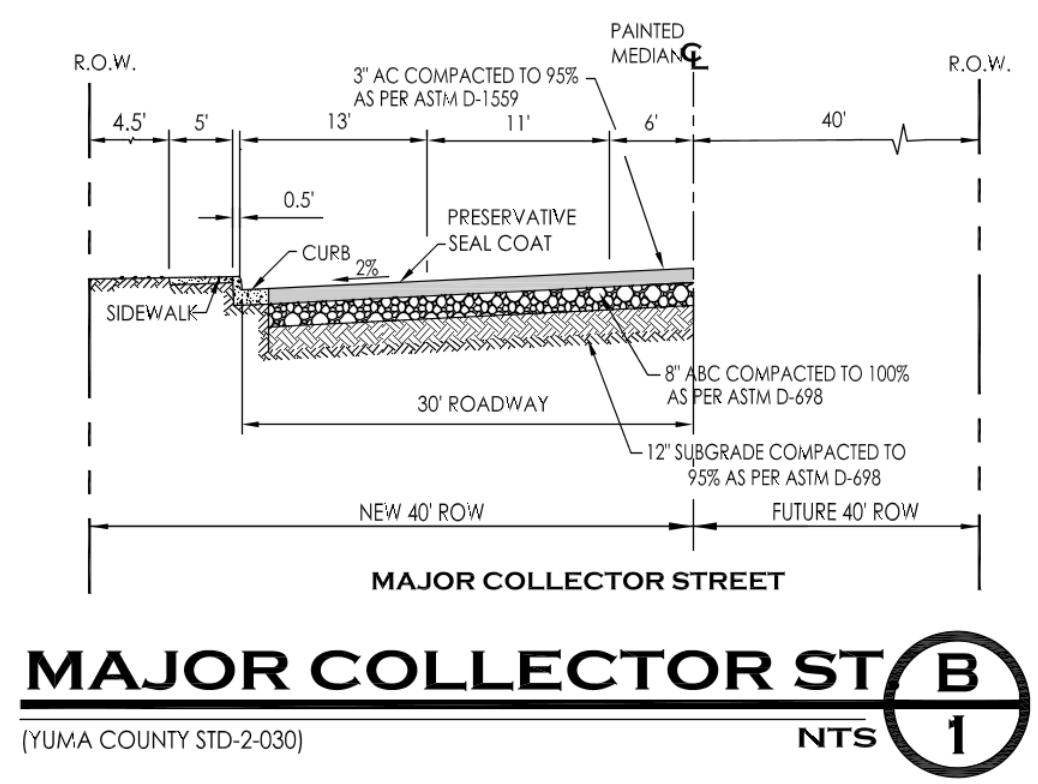
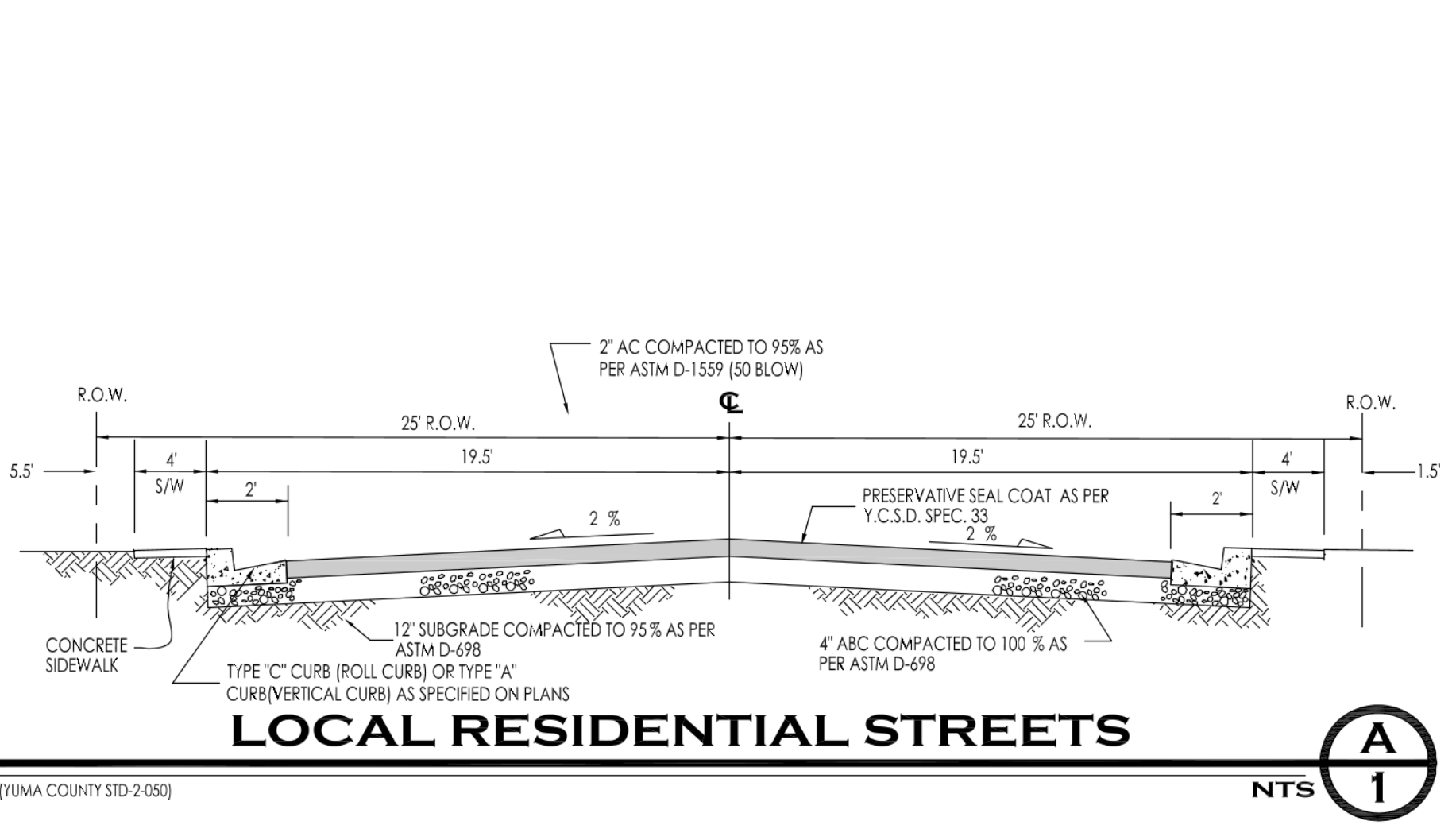
- INDICATES EX. ASPHALT PAVEMENT
- INDICATES EX. CONCRETE
- INDICATES BOUNDARY LINE
- INDICATES CENTERLINE
- INDICATES RIGHT-OF-WAY LINE
- INDICATES EX. FENCE
- INDICATES EX. CMU WALL
- INDICATES EX. ELECTRICAL OVERHEAD LINE
- INDICATES EX. WATER LINE
- INDICATES EX. SEWER LINE
- INDICATES EX. GAS LINE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

**BENCHMARK**

TOP OF BRASSCAP LOCATED AT THE INTERSECTION OF AVENUE 'E' AND CO. 24th 'S' STREET. THIS POINT ALSO BEING THE E 1/4 CORNER OF SECTION 15, T11S, R24W, G.A.S.P. 8.B.M.  
ELEVATION: 159.50 FEET



EX. MH  
RIM-159.19 ±  
INV.-145.86 ± N  
INV.-145.96 ± E  
INV.-145.96 ± W



**DRAINAGE REPORT**

1- DRAINAGE REPORT

DRAINAGE AREA

USING THE RATIONAL METHOD

Q = CIA = PEAK RUNOFF [VOL.]

(C) PEAK RATE RUNOFF = 0.43

(I) INTENSITY OF RAINFALL = 1.22 IN / HR

(A) DRAINAGE AREA = 21.01 AC

Q = [0.43][1.22][21.01] = 11.02 CF

TOTAL RUNOFF = 7200 [11.02] = 79,344 CF

STORAGE VOLUME PROVIDED

RETENTION BASIN

TOP AREA = 29,913 SF

BOTTOM AREA = 20,108 SF

DEPTH = 4 FT

VOL. PROVIDED = (29,913 + 20,108) (4.0) = 100,042 CF

TOTAL VOL. PROVIDED = 100,042 CF

FACTOR OF SAFETY =  $\frac{100,042 CF}{79,344 CF} = 1.26$

- 2- NO OFFSITE STORMWATER WILL ENTER THE PROJECT SITE STORMWATER WILL BE RETAINED ON SITE.
- 3- THIS PROJECT SITE IS LOCATED IN FLOOD ZONE 'X' AS SHOWN ON FEMA FLOOD MAPS

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

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



Preliminary Paving & Grading Plan  
**BELLEZA DEL DESIERTO**  
PHASE 2 SUBDIVISION

**PRELIMINARY**

Notes:  
Scale: N.T.S. [Date: JAN. 2020]  
Drawn: Staff [Job #: vnv19-950]  
Checked: vna



March 19, 2020

**REZONING CASE NUMBER: 2020-068**

**CASE SUMMARY:** A request by Vega & Vega Engineering, PLC, on behalf of Sam Group Investment Company LTD Partnership, owners, to rezone 18.44 acres from Light Industrial (L-I) to Medium Density Residential (R1-6) zoning district. The property is located at the southeast corner of Avenue E ½ and County 24<sup>th</sup> Street, PID #227-15-024, San Luis, Arizona. The purpose of the zone change is to allow for the building of a new subdivision to be called Belleza Del Desierto Phase 2.

A Citizen Review Meeting has been scheduled to enable interested parties the opportunity to meet with the applicant to ask and answer questions and address concerns. This review meeting is prior to any public hearing.

This Citizen Review Meeting will be held:  
7<sup>th</sup> day of April 2020 at 6:00 p.m. at the San Luis City Hall Council Chambers, 1090 E. Union Street, San Luis, Arizona.

**PUBLIC HEARING: April 14, 2020**

**COMMENTS DUE: March 24, 2020**

Your comments on this case will help us prepare an accurate and timely staff report. Your comments on this case will be inserted “as is” into the staff report with your name, department, and telephone number, should the applicant have any questions. Your comments are a public record and will be available to the public, media, and the applicant, in addition to the Commission hearing this case. Please complete the section below and return via e-mail. For additional information, please contact the Planning and Zoning Department at (928) 341-8563 or at [P&Z@sanluisaz.gov](mailto:P&Z@sanluisaz.gov).

Thank you,

Jose A. Guzman  
Director of Planning & Zoning  
Attachment: Location Map & Conceptual Plan

.....  
 COMMENTS       NO COMMENTS

**Enter Comments below:**

The City of San Luis Fire Department has no comments at this time, but reserves the right to comment upon subsequent submittals. Final decisions regarding this request are best made by the Planning and Zoning Department.

**Date:**

03/19/20

**Agency:**

The City of San Luis Fire Department

**Phone:**

928/341-8550

**Return to:** [P&Z@sanluisaz.gov](mailto:P&Z@sanluisaz.gov)



March 19, 2020

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Thank you,

Jose A. Guzman  
Director of Planning & Zoning  
Attachment: Location Map & Conceptual Plan

COMMENTS       NO COMMENTS

**Enter Comments below:**

The property is located near Rolle Airfield where aviation activity is expected to increase in the future. According to the Rolle Field Airport Master Plan it is recommended to submit an Avigation Easement Disclosure Statement. The disclosure statement shall serve as notice of the fact that the property is within an Airport Overlay Area and that the property therein is subject to potential noise, vibration, and impacts from the Rolle Field. When a subdivision plat or parcel split is required the following notice shall be placed on the plat and/or recorded with the title: “These properties, due to their proximity to the Rolle Airfield, are likely to experience aircraft over flights, which could generate noise levels which may be of

concern to some individuals. The City, public and airport shall be held harmless from any damages caused by noise, vibration, fumes, dust, fuel, fuel particles, or other effects that may be caused by the operation of aircraft taking off, landing, or operating on or near the airport, not including the physical impact of aircraft or parts thereof.” Noise Attenuation: The construction, alteration, moving, partial demolition, repair and use of any building or structure within the Airport Overlay Area shall comply with the Sound Attenuation Standards in order to achieve an exterior to interior Noise Level Reduction (NLR) of 25 decibels. Certification of such NLR measures, by a Registered Engineer or a Registered Architect, shall be required to be submitted along with the application for a building permit.

**Date:**

3/23/20

**Agency:**

Yuma County Airport Authority

**Phone:**

928-726-5882

**Return to:** [P&Z@sanluisaz.gov](mailto:P&Z@sanluisaz.gov)

## Jose A. Guzman

---

**From:** Roman Pacheco  
**Sent:** Thursday, April 9, 2020 5:52 PM  
**To:** Jose A. Guzman  
**Subject:** FW: Request for Comments for Rezoning Case No. 2020-068 Belleza Del Desierto Phase 2

FYI

---

**From:** Fernando Desarden <Fernando.Desarden@yumacountyaz.gov>  
**Sent:** Monday, March 23, 2020 4:02 PM  
**To:** Roman Pacheco <RPacheco@sanluisaz.gov>  
**Subject:** [EXTERNAL] RE: Request for Comments for Rezoning Case No. 2020-068 Belleza Del Desierto Phase 2

Mr. Pacheco,

Only one comment, if retention basins are built into a subdivision easy access for monitoring and treatment for mosquitos should be a consideration.

Respectfully,

*Fernando Desarden*

Fernando Desarden, RS/REHS  
Environmental Health Programs Supervisor  
Yuma County Health Services District  
2200 W. 28<sup>th</sup> Street  
Yuma, Arizona 85365  
(928) 317-4584

---

**From:** Diana Gomez  
**Sent:** Thursday, March 19, 2020 2:19 PM  
**To:** Fernando Desarden <[Fernando.Desarden@yumacountyaz.gov](mailto:Fernando.Desarden@yumacountyaz.gov)>  
**Subject:** FW: Request for Comments for Rezoning Case No. 2020-068 Belleza Del Desierto Phase 2

Can you please respond to Mr. Pacheco with any comments

---

**From:** Roman Pacheco [<mailto:RPacheco@sanluisaz.gov>]  
**Sent:** Thursday, March 19, 2020 2:03 PM  
**Subject:** Request for Comments for Rezoning Case No. 2020-068 Belleza Del Desierto Phase 2

Good afternoon-

The City of San Luis has received an application for the review of Rezoning Case No. 2020-068. Please review

the attached rezoning case and submit any comments or recommendations you might have regarding this request to our office no later than March 24, 2020.

Thanks,

*Roman Pacheco*

Planning Technician

Planning & Zoning Department

1090 E. Union Street | P.O. Box 3750

San Luis, Arizona 85349

P: 928.341.8563, Ext. 2047 | F: 928.341.8599

[www.sanluisaz.gov](http://www.sanluisaz.gov)





## PLANNING & ZONING AGENDA ITEM REVIEW FORM

### Planning & Zoning Commission Meeting

5. A.

**Meeting Date:** 04/14/2020

**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. 2020-075P. A request by Riedel Holdings LLC, property owner, for the preliminary plat approval for Riedel Office Condominiums Subdivision to be located on Lot B-1 and B-2 of the Riedel Plaza Shopping Center, San Luis, Arizona.

A. Staff presentation

B. Action on Subdivision Case No. 2020-075P

#### BACKGROUND:

This is a request by Riedel Holding LLC, owner, for the approval of the preliminary plat for Riedel Office Condominiums, a condominium commercial subdivision. The subject property is located within the Riedel Commercial Plaza located on the northwest corner of Cesar Chavez Boulevard and 10th Avenue, Assessor's Parcel No. 77-28-206 and 776-28-207.

Lot B-1 and Lot B-2 of the Riedel Commercial Subdivision contains approximately 1.816 acres in total. These lots are part of the Riedel Plaza Shopping Center.

The entire shopping center contains 26.10 acres. It is zoned as Community Commercial (C-2). In addition to a grocery store, there are several retail spaces, restaurants, offices, and the Harvest Preparatory Academy. The area to the north has been developed with residential subdivisions. Bienestar 7B is zoned as Medium Density Residential (R-2) and Bienestar 7C is zoned as Low Density Residential (R1-6). The area to the west and south is a County island and belongs to the Arizona State Land Trust. It is zoned as Rural Area Residential (RA-10) and is under County jurisdiction. The area to the east (across 10th Avenue) is undeveloped land owned by the Bureau of Land Management (BLM). It is currently zoned as Rural Area Residential (RA-10).

The project property is zoned as Community Commercial which allows all type of commercial uses. The proposed subdivision consist of approximately 1.816 acres and will be a construction of 2 building with 6 suites each, a total of 12 suites.

#### GENERAL PLAN:

This area is designated as Activity Center in the City of San Luis 2020 General Plan. The activities proposed will be consistent with that designation. The Activity Center designation is intended for commercial services that conveniently serve the nearby residential areas.

#### 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. 2020-075P for the preliminary plat of Riedel Office Condominiums Commercial Subdivision with the condition that the applicant addresses all comments on letter dated April 13, 2020.

**RECOMMENDED MOTION:**

**I MOVE TO APPROVE SUBDIVISION CASE NO. 2020-075P WITH THE CONDITION THAT THE APPLICANT ADDRESSES ALL COMMENTS ON LETTER DATED APRIL 13, 2020.**

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**Attachments**

Location Map

Aerial Picture

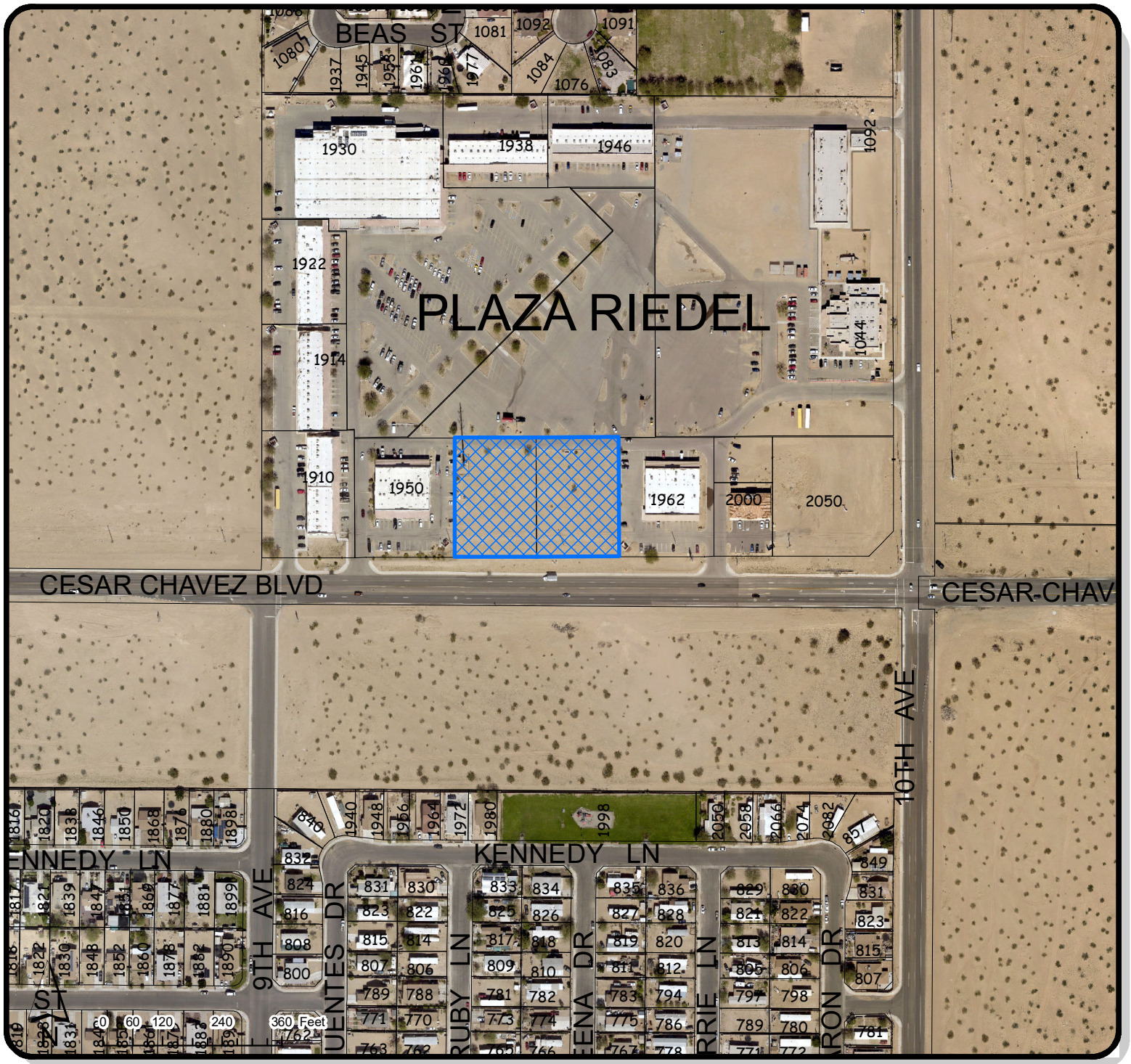
Preliminary Plat

Fire Department Comments

Yuma County Health Services District Comments

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CESAR CHAVEZ BLVD

CESAR-CHAV

10TH AVE


KENNEDY LN

KENNEDY LN

1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899

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LOCATION OF SUBJECT PROPERTY

 PID: 776-28-206 & 776-26-207

**SUBDIVISION**

**CASE #**

**2020-075P**

**DATE:**

3/5/2020

**PLANNING & ZONING**



**GIS**

**CREATED BY:**

ISAAC GUTIERREZ

**CHECKED BY:**

ROMAN PACHECO

**APPROVED BY:**

JOSE A. GUZMAN



# RIEDEL OFFICE CONDOMINIUMS

A 12 SUITE CONDOMINIUM SUBDIVISION OF LOT B-1 & B-2 OF THE RIEDEL COMMERCIAL SUBDIVISION AS RECORDED ON BOOK 26 OF PLATS, PAGES 14-15, YUMA COUNTY RECORDS, YUMA COUNTY ARIZONA.

DATE: JANUARY 2020 ACREAGE: 1.816 ACRES

## PRELIMINARY PLAT

RECORDER'S CERTIFICATE



BOOK \_\_\_\_\_ OF PLATS,  
PAGE \_\_\_\_\_

Point Table			
Point #	Description	Northing	Easting
1	CP	545029.82	390940.19
2	CP	545045.09	388300.87
3	CP	547682.51	388305.04
4	CP	547684.06	390932.18
5	PROP	545033.32	390334.72
6	PROP	545034.28	390169.88
7	PROP	545035.23	390005.04
8	PROP	545093.32	390335.06
9	PROP	545094.28	390170.23
10	PROP	545095.23	390005.39
11	PROP	545335.23	390006.78
12	PROP	545334.27	390171.62
13	PROP	545333.32	390336.45
14	FC	545138.24	390005.64
15	FC	545138.14	390013.80
16	FC	545134.71	390015.17
17	FC	545126.86	390007.13
18	FC	545118.27	390015.52
19	FC	545134.64	390032.28
20	FC	545135.49	390034.40
21	FC	545135.35	390059.16
22	FC	545132.33	390062.14
23	FC	545115.33	390062.04
24	FC	545114.71	390170.04
25	FC	545134.71	390170.15

Point Table			
Point #	Description	Northing	Easting
26	FC	545134.67	390176.43
27	FC	545129.52	390178.51
28	FC	545123.33	390172.16
29	FC	545114.74	390180.54
30	FC	545133.67	390199.94
31	FC	545134.52	390202.05
32	FC	545134.29	390242.17
33	FC	545131.27	390245.16
34	FC	545114.27	390245.06
35	FC	545113.86	390317.06
36	FC	545130.86	390317.16
37	FC	545133.84	390320.17
38	FC	545133.75	390335.30
39	FC	545157.75	390335.44
40	FC	545157.78	390331.38
41	FC	545160.79	390328.37
42	FC	545177.79	390328.47
43	FC	545178.41	390222.47
44	FC	545161.41	390222.38
45	FC	545158.42	390219.36
46	FC	545158.43	390218.36
47	FC	545161.45	390215.38
48	FC	545249.76	390215.89
49	FC	545261.74	390219.62
50	FC	545316.77	390219.94

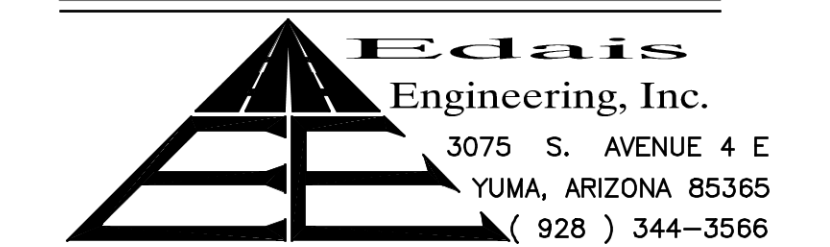
Point Table			
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51	FC	545316.75	390223.28
52	FC	545298.40	390223.17
53	FC	545297.79	390329.17
54	FC	545314.79	390329.27
55	FC	545317.77	390332.28
56	FC	545317.75	390336.28
57	FC	545295.44	390171.39
58	FC	545295.32	390192.90
59	FC	545298.30	390195.91
60	FC	545313.56	390196.00
61	FC	545318.59	390191.03
62	FC	545318.73	390167.53
63	FC	545298.74	390164.41
64	FC	545299.36	390058.41
65	FC	545317.71	390058.52
66	FC	545317.73	390055.18
67	FC	545262.69	390054.86
68	FC	545250.72	390051.13
69	FC	545162.40	390050.62
70	FC	545159.38	390053.60
71	FC	545159.52	390054.60
72	FC	545179.36	390057.72
73	FC	545178.75	390163.72
74	FC	545161.75	390163.62
75	FC	545158.73	390166.60

Point Table			
Point #	Description	Northing	Easting
76	FC	545158.62	390185.60
77	FC	545163.49	390190.63
78	FC	545164.33	390190.63
79	FC	545169.36	390185.67
80	FC	545169.44	390170.66
81	FC	545162.24	390005.78
82	FC	545162.15	390020.77
83	FC	545167.12	390025.80
84	FC	545167.86	390025.81
85	FC	545172.89	390020.84
86	FC	545172.98	390005.84
87	FC	545262.97	390006.36
88	FC	545262.85	390027.86
89	FC	545265.83	390030.88
90	FC	545314.51	390031.16
91	FC	545319.54	390026.19
92	FC	545319.66	390006.69
93	Bldg Corner	545193.36	390056.72
94	Bldg Corner	545192.74	390164.80
95	Bldg Corner	545285.43	390057.25
96	Bldg Corner	545284.81	390165.33
97	Bldg Corner	545192.41	390221.56
98	Bldg Corner	545191.79	390329.63
99	Bldg Corner	545284.48	390222.09
100	Bldg Corner	545283.85	390330.17

Point Table			
Point #	Description	Northing	Easting
101	CP to Bldg	545192.70	390170.80
102	CP to Bldg	545191.75	390335.63



PREPARED BY :



# RIEDEL OFFICE CONDOMINIUMS

A 12 SUITE CONDOMINIUM SUBDIVISION OF LOT B-1 & B-2 OF THE RIEDEL COMMERCIAL SUBDIVISION AS RECORDED ON BOOK 26 OF PLATS, PAGES 14-15, YUMA COUNTY RECORDS, YUMA COUNTY ARIZONA.

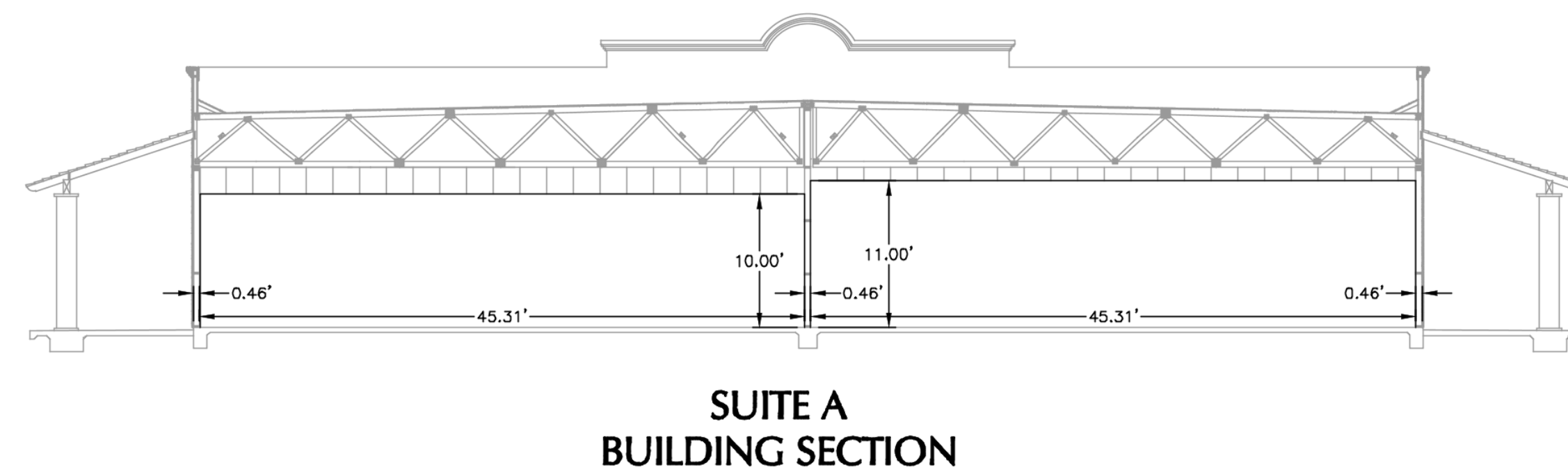
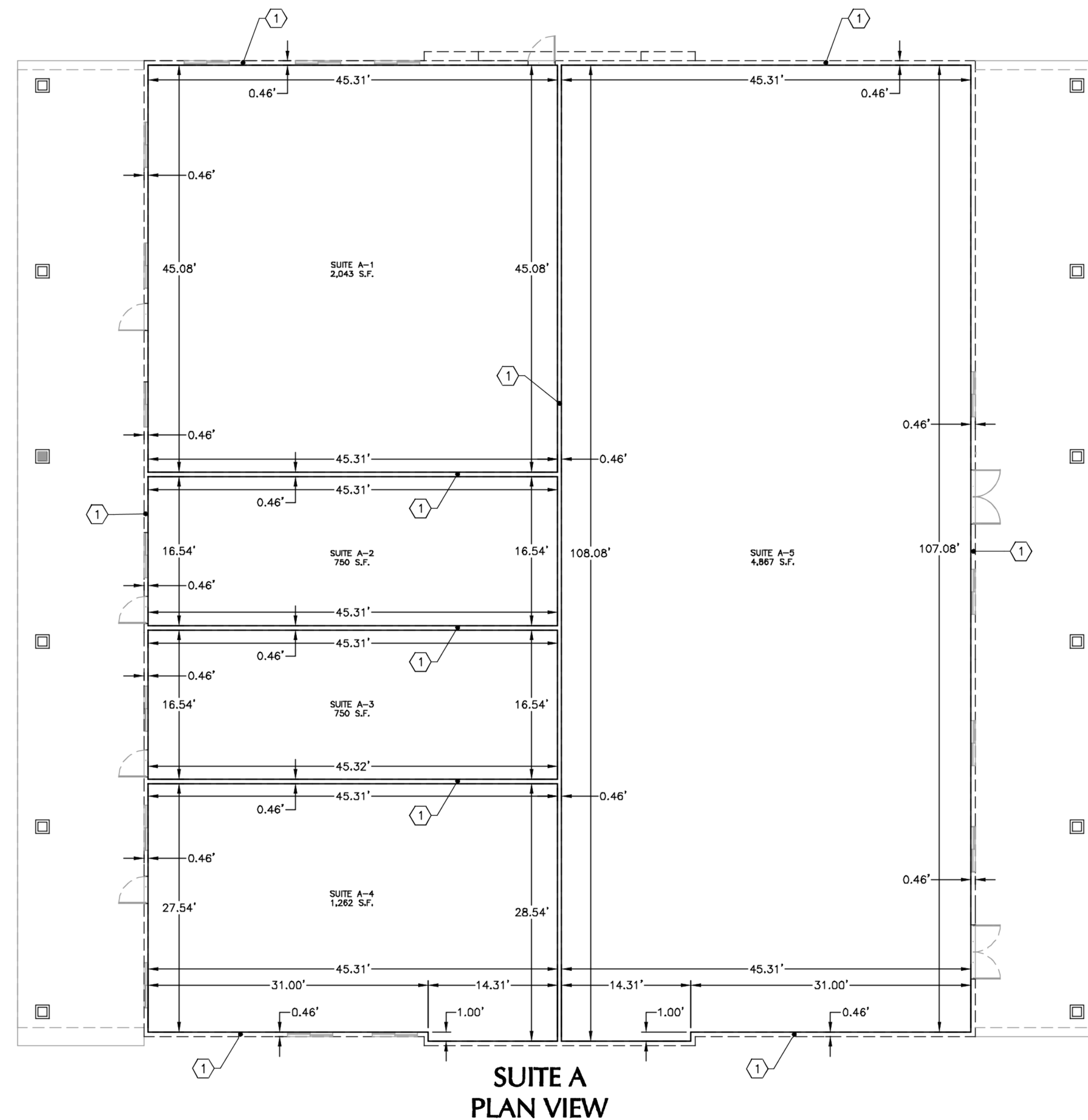
DATE: JANUARY 2020 ACREAGE: 1.816 ACRES

## PRELIMINARY PLAT

RECORDER'S CERTIFICATE



BOOK \_\_\_\_\_ OF PLATS,  
PAGE \_\_\_\_\_



**KEY NOTES**

(1) COMMON AREA - INTERIOR OF WALL

**NOTES**

1. ALL DIMENSIONS ARE FROM INTERIOR FACE OF WALL TO INTERIOR FACE OF WALL

PREPARED BY :

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



# RIEDEL OFFICE CONDOMINIUMS

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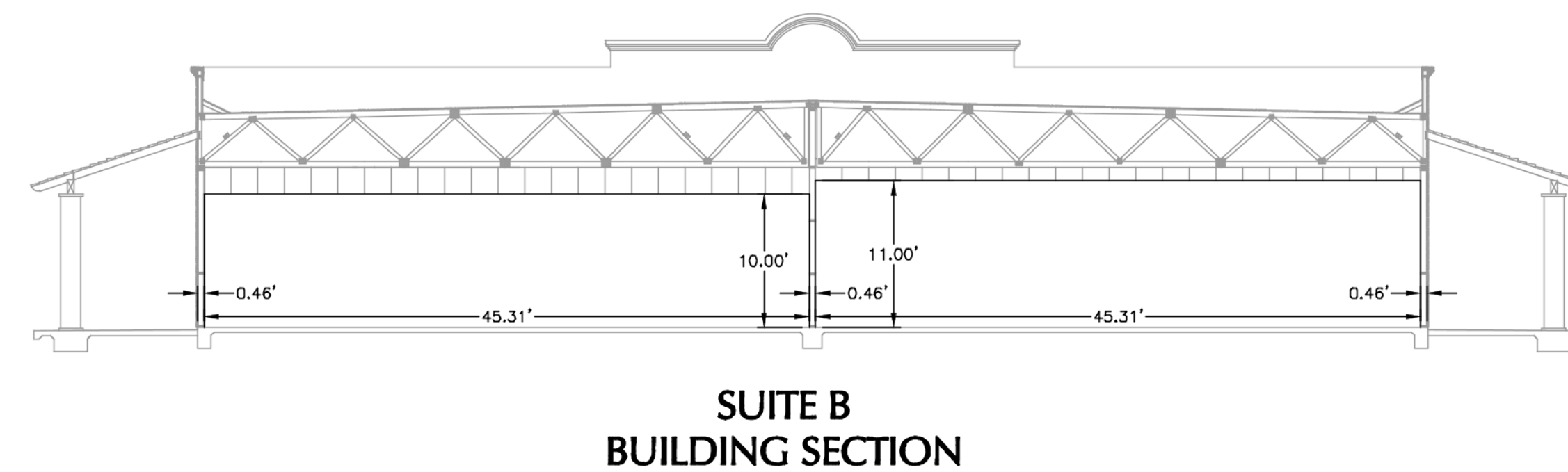
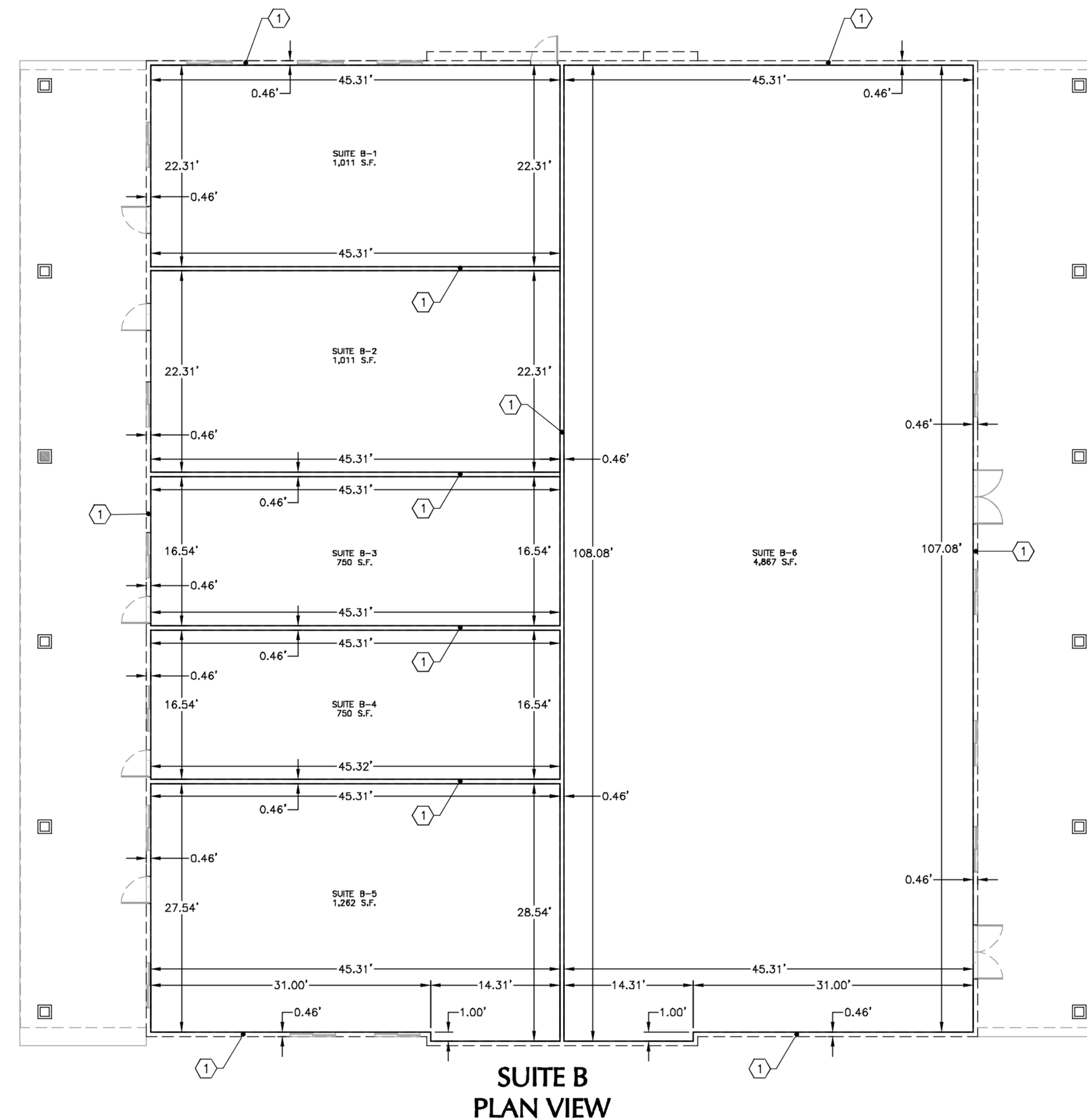
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## PRELIMINARY PLAT

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BOOK \_\_\_\_\_ OF PLATS,  
PAGE \_\_\_\_\_



**KEY NOTES**

① COMMON AREA - INTERIOR OF WALL

**NOTES**

1. ALL DIMENSIONS ARE FROM INTERIOR FACE OF WALL TO INTERIOR FACE OF WALL

PREPARED BY :

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





March 6, 2020

**SUBDIVISION CASE NUMBER: 2020-075P**

**CASE SUMMARY:** A request by Riedel Holdings LLC, owner, for the preliminary plat approval for Riedel Office Condominiums Subdivision. This condominium subdivision will contain approximately 1.816 acres per lot and will consists of two new buildings in lots B-1 and B-2 of the Riedel Commercial Subdivision. Building A and B will provide a total of 12 suites. The property is located at Cesar Chavez Boulevard, PID B-1 #776-28-206 & B-2 776-28-207, San Luis, Arizona.

**PUBLIC MEETING: April 14, 2020**

**COMMENTS DUE: March 13, 2020**

Your comments on this case will help us prepare an accurate and timely staff report. Your comments on this case will be inserted "as is" into the staff report with your name, department, and telephone number, should the applicant have any questions. Your comments are a public record and will be available to the public, media, and the applicant, in addition to the Commission hearing this case. Please complete the section below and return via e-mail. For additional information, please contact the Planning and Zoning Department at (928) 341-8563 or at [P&Z@sanluisaz.gov](mailto:P&Z@sanluisaz.gov).

Thank you,

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

.....  
 COMMENTS       NO COMMENTS

**Enter Comments below:**

The City of San Luis Fire Department has no comments at this time, but reserves the right to comment upon subsequent submittals. Final decisions regarding this request are best made by the Planning and Zoning Department.

**Date:**

03/09/20

**Agency:**

The City of San Luis Fire Department

**Phone:**

928/341-8550

**Return to:** [P&Z@sanluisaz.gov](mailto:P&Z@sanluisaz.gov)

## Jose A. Guzman

---

**From:** Roman Pacheco  
**Sent:** Thursday, April 9, 2020 5:55 PM  
**To:** Jose A. Guzman  
**Subject:** FW: Riedel Office Condominiums

FYI

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**From:** Fernando Desarden <Fernando.Desarden@yumacountyaz.gov>  
**Sent:** Thursday, March 12, 2020 10:54 AM  
**To:** Roman Pacheco <RPacheco@sanluisaz.gov>  
**Cc:** Mark Flores <Marcos.Flores@yumacountyaz.gov>  
**Subject:** [EXTERNAL] Riedel Office Condominiums

Planning Technician Roman Pacheco,

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Respectfully,

*Fernando Desarden*

Fernando Desarden, RS/REHS  
Environmental Health Programs Supervisor  
Yuma County Health Services District  
2200 W. 28<sup>th</sup> Street  
Yuma, Arizona 85365  
(928) 317-4584



## PLANNING & ZONING AGENDA ITEM REVIEW FORM

### Planning & Zoning Commission Meeting

5. B.

**Meeting Date:** 04/14/2020

**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. 2020-076F. A request by Riedel Holdings LLC, property owner, for the final plat approval for Riedel Office Condominiums Subdivision to be located on Lot B-1 and B-2 of the Riedel Plaza Shopping Center, San Luis, Arizona.

A. Staff presentation

B. Action on Subdivision Case No. 2020-076F

#### BACKGROUND:

This is a request by Riedel Holding LLC, owner, for the approval of the preliminary plat for Riedel Office Condominiums, a condominium commercial subdivision. The subject property is located within the Riedel Commercial Plaza located on the northwest corner of Cesar Chavez Boulevard and 10th Avenue, Assessor's Parcel No. 77-28-206 and 776-28-207.

Lot B-1 and Lot B-2 of the Riedel Commercial Subdivision contains approximately 1.816 acres in total. These lots are part of the Riedel Plaza Shopping Center.

The entire shopping center contains 26.10 acres. It is zoned as Community Commercial (C-2). In addition to a grocery store, there are several retail spaces, restaurants, offices, and the Harvest Preparatory Academy. The area to the north has been developed with residential subdivisions. Bienestar 7B is zoned as Medium Density Residential (R-2) and Bienestar 7C is zoned as Low Density Residential (R1-6). The area to the west and south is a County island and belongs to the Arizona State Land Trust. It is zoned as Rural Area Residential (RA-10) and is under County jurisdiction. The area to the east (across 10th Avenue) is undeveloped land owned by the Bureau of Land Management (BLM). It is currently zoned as Rural Area Residential (RA-10).

The project property is zoned as Community Commercial which allows all type of commercial uses. The proposed subdivision consist of approximately 1.816 acres and will be a construction of 2 building with 6 suites each, a total of 12 suites.

#### GENERAL PLAN:

This area is designated as Activity Center in the City of San Luis 2020 General Plan. The activities proposed will be consistent with that designation. The Activity Center designation is intended for commercial services that conveniently serve the nearby residential areas.

#### 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. 2020-076F for the final plat of Riedel Office Condominiums Commercial Subdivision with the condition that the applicant addresses all comments on letter dated April 13, 2020 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. 2020-076F TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL SUBJECT TO THE APPLICANT ADDRESSING REVIEW COMMENTS LETTER DATED APRIL 13, 2020 BEFORE SCHEDULING THIS ITEM TO BE PRESENTED TO CITY COUNCIL.**

---

**Attachments**

Location Map

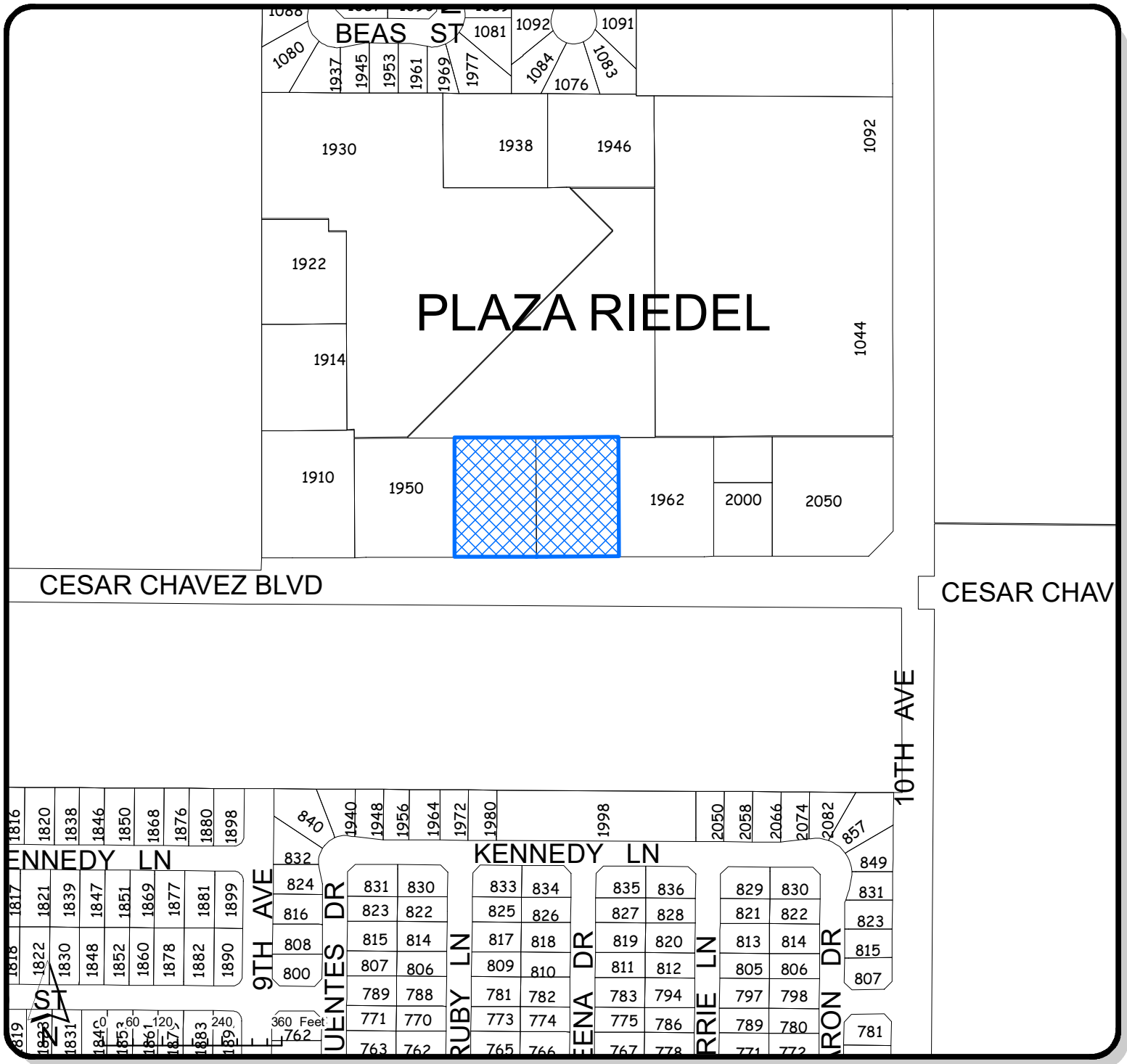
Aerial Picture

Final Plat

Fire Department Comments

Yuma County Health Services District Comments

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## LOCATION MAP

## SUBDIVISION

LOCATION OF SUBJECT PROPERTY

CASE #

2020-076F

 PID: 776-28-206 & 776-26-207

DATE:

3/5/2020

PLANNING & ZONING



GIS

CREATED BY:

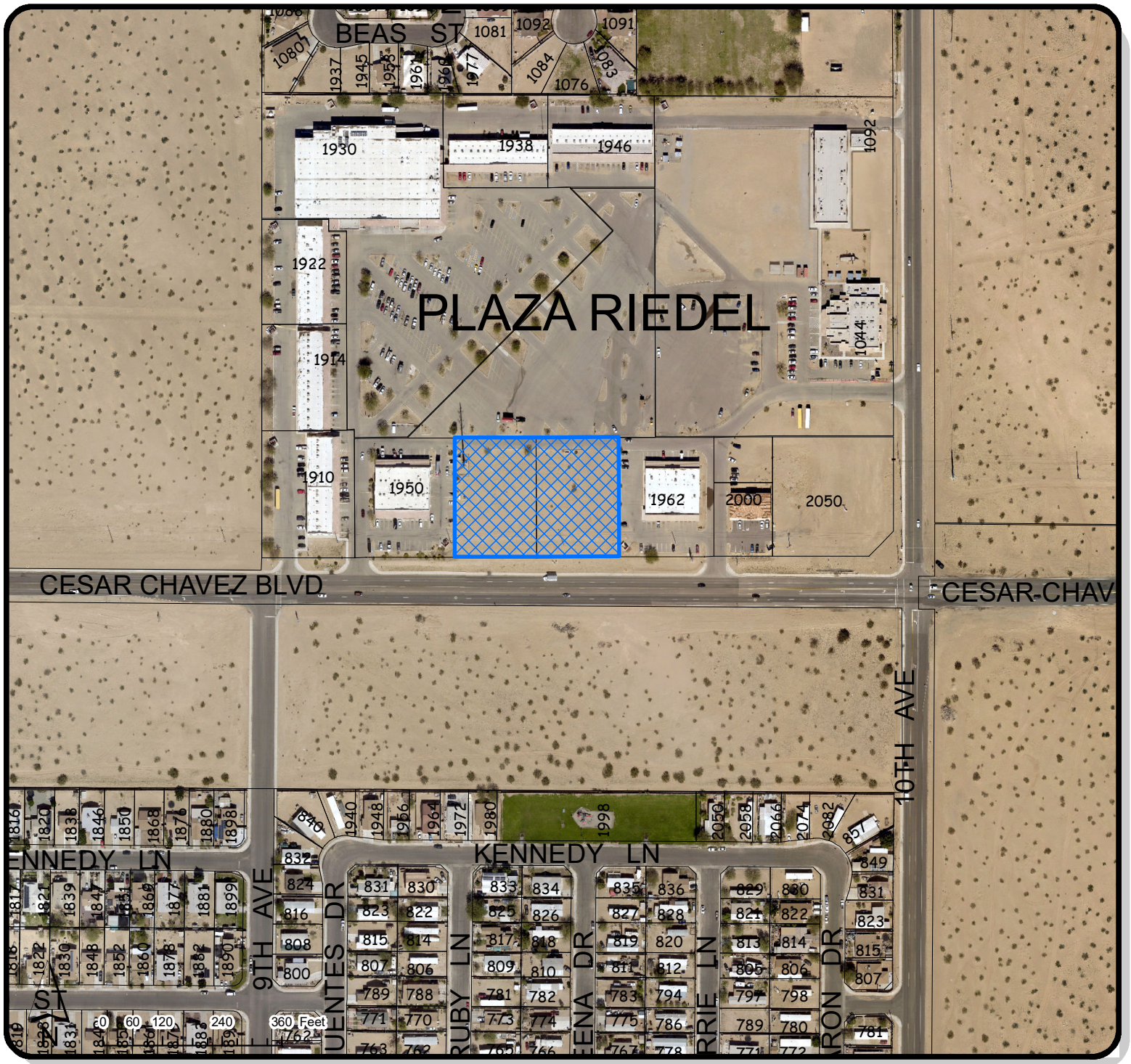
ISAAC GUTIERREZ

CHECKED BY:

ROMAN PACHECO

APPROVED BY:

JOSE A. GUZMAN



CESAR CHAVEZ BLVD

CESAR-CHAV

10TH AVE

KENNEDY LN

KENNEDY LN

9TH AVE

UENTES DR

RUBY LN

ELENA DR

IRRIE LN

IRON DR

## LOCATION MAP

## SUBDIVISION

LOCATION OF SUBJECT PROPERTY

CASE #



PID: 776-28-206 & 776-26-207

2020-076F

DATE:

3/5/2020

PLANNING & ZONING



GIS

CREATED BY:

ISAAC GUTIERREZ

CHECKED BY:

ROMAN PACHECO

APPROVED BY:

JOSE A. GUZMAN



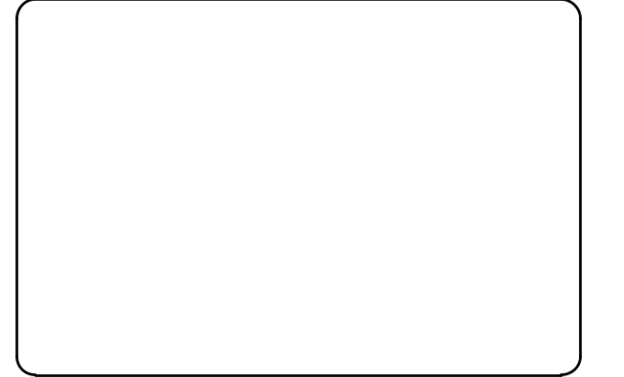
# RIEDEL OFFICE CONDOMINIUMS

A 12 SUITE CONDOMINIUM SUBDIVISION OF LOT B-1 & B-2 OF THE RIEDEL COMMERCIAL SUBDIVISION AS RECORDED ON BOOK 26 OF PLATS, PAGES 14-15, YUMA COUNTY RECORDS, YUMA COUNTY ARIZONA.

DATE: JANUARY 2020 ACREAGE: 1.816 ACRES

## FINAL PLAT

RECORDER'S CERTIFICATE



BOOK \_\_\_\_\_ OF PLATS,  
PAGE \_\_\_\_\_

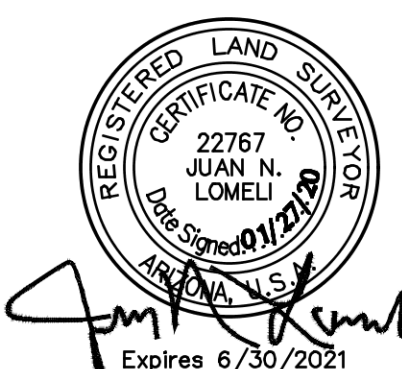
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Point #	Description	Northing	Easting
1	CP	545029.82	390940.19
2	CP	545045.09	388300.87
3	CP	547682.51	388305.04
4	CP	547684.06	390932.18
5	PROP	545033.32	390334.72
6	PROP	545034.28	390169.88
7	PROP	545035.23	390005.04
8	PROP	545093.32	390335.06
9	PROP	545094.28	390170.23
10	PROP	545095.23	390005.39
11	PROP	545335.23	390006.78
12	PROP	545334.27	390171.62
13	PROP	545333.32	390336.45
14	FC	545138.24	390005.64
15	FC	545138.14	390013.80
16	FC	545134.71	390015.17
17	FC	545126.86	390007.13
18	FC	545118.27	390015.52
19	FC	545134.64	390032.28
20	FC	545135.49	390034.40
21	FC	545135.35	390059.16
22	FC	545132.33	390062.14
23	FC	545115.33	390062.04
24	FC	545114.71	390170.04
25	FC	545134.71	390170.15

Point Table			
Point #	Description	Northing	Easting
26	FC	545134.67	390176.43
27	FC	545129.52	390178.51
28	FC	545123.33	390172.16
29	FC	545114.74	390180.54
30	FC	545133.67	390199.94
31	FC	545134.52	390202.05
32	FC	545134.29	390242.17
33	FC	545131.27	390245.16
34	FC	545114.27	390245.06
35	FC	545113.86	390317.06
36	FC	545130.86	390317.16
37	FC	545133.84	390320.17
38	FC	545133.75	390335.30
39	FC	545157.75	390335.44
40	FC	545157.78	390331.38
41	FC	545160.79	390328.37
42	FC	545177.79	390328.47
43	FC	545178.41	390222.47
44	FC	545161.41	390222.38
45	FC	545158.42	390219.36
46	FC	545158.43	390218.36
47	FC	545161.45	390215.38
48	FC	545249.76	390215.89
49	FC	545261.74	390219.62
50	FC	545316.77	390219.94

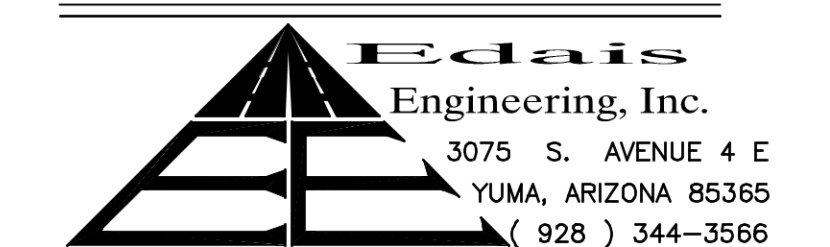
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51	FC	545316.75	390223.28
52	FC	545298.40	390223.17
53	FC	545297.79	390329.17
54	FC	545314.79	390329.27
55	FC	545317.77	390332.28
56	FC	545317.75	390336.28
57	FC	545295.44	390171.39
58	FC	545295.32	390192.90
59	FC	545298.30	390195.91
60	FC	545313.56	390196.00
61	FC	545318.59	390191.03
62	FC	545318.73	390167.53
63	FC	545298.74	390164.41
64	FC	545299.36	390058.41
65	FC	545317.71	390058.52
66	FC	545317.73	390055.18
67	FC	545262.69	390054.86
68	FC	545250.72	390051.13
69	FC	545162.40	390050.62
70	FC	545159.38	390053.60
71	FC	545159.52	390054.60
72	FC	545179.36	390057.72
73	FC	545178.75	390163.72
74	FC	545161.75	390163.62
75	FC	545158.73	390166.60

Point Table			
Point #	Description	Northing	Easting
76	FC	545158.62	390185.60
77	FC	545163.49	390190.63
78	FC	545164.33	390190.63
79	FC	545169.36	390185.67
80	FC	545169.44	390170.66
81	FC	545162.24	390005.78
82	FC	545162.15	390020.77
83	FC	545167.12	390025.80
84	FC	545167.86	390025.81
85	FC	545172.89	390020.84
86	FC	545172.98	390005.84
87	FC	545262.97	390006.36
88	FC	545262.85	390027.86
89	FC	545265.83	390030.88
90	FC	545314.51	390031.16
91	FC	545319.54	390026.19
92	FC	545319.66	390006.69
93	Bldg Corner	545193.36	390056.72
94	Bldg Corner	545192.74	390164.80
95	Bldg Corner	545285.43	390057.25
96	Bldg Corner	545284.81	390165.33
97	Bldg Corner	545192.41	390221.56
98	Bldg Corner	545191.79	390329.63
99	Bldg Corner	545284.48	390222.09
100	Bldg Corner	545283.85	390330.17

Point Table			
Point #	Description	Northing	Easting
101	CP to Bldg	545192.70	390170.80
102	CP to Bldg	545191.75	390335.63



PREPARED BY :



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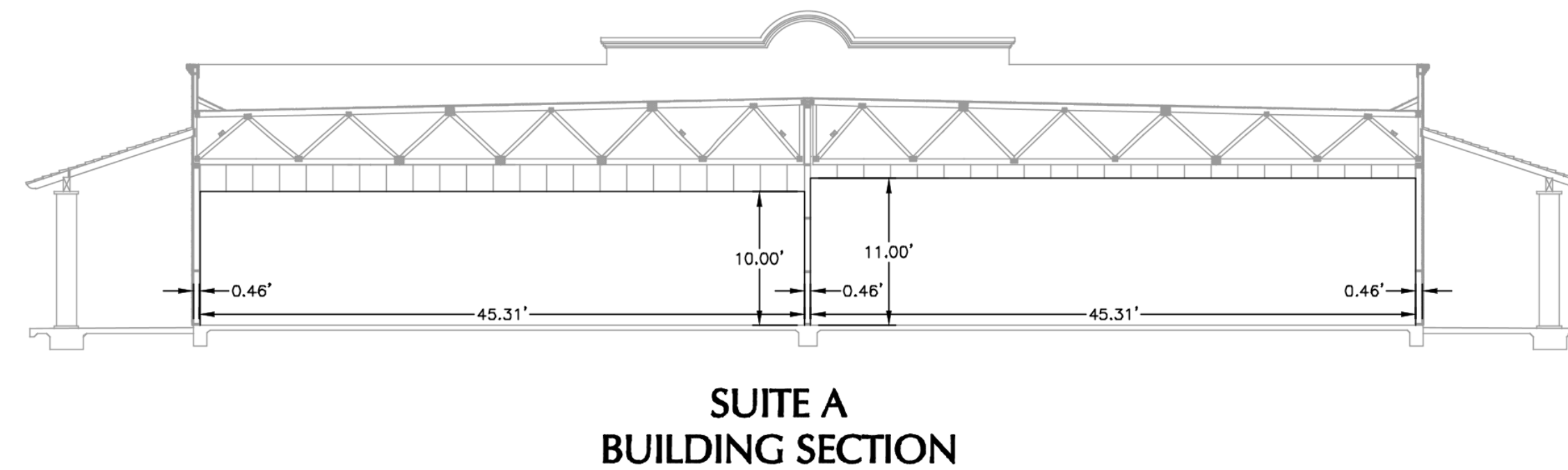
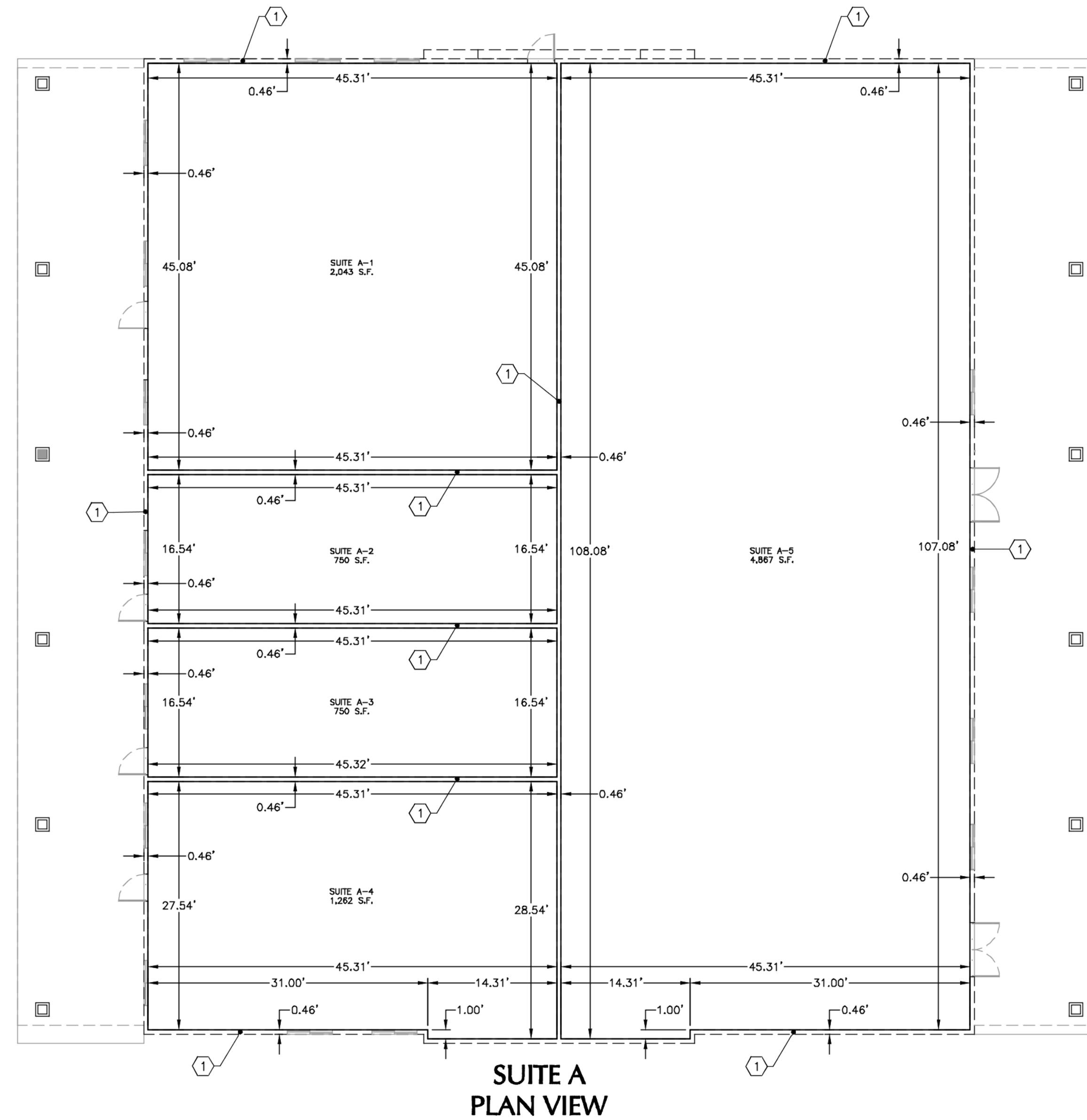
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BOOK \_\_\_\_\_ OF PLATS,  
PAGE \_\_\_\_\_



**KEY NOTES**

(1) COMMON AREA - INTERIOR OF WALL

**NOTES**

1. ALL DIMENSIONS ARE FROM INTERIOR FACE OF WALL TO INTERIOR FACE OF WALL

PREPARED BY :

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



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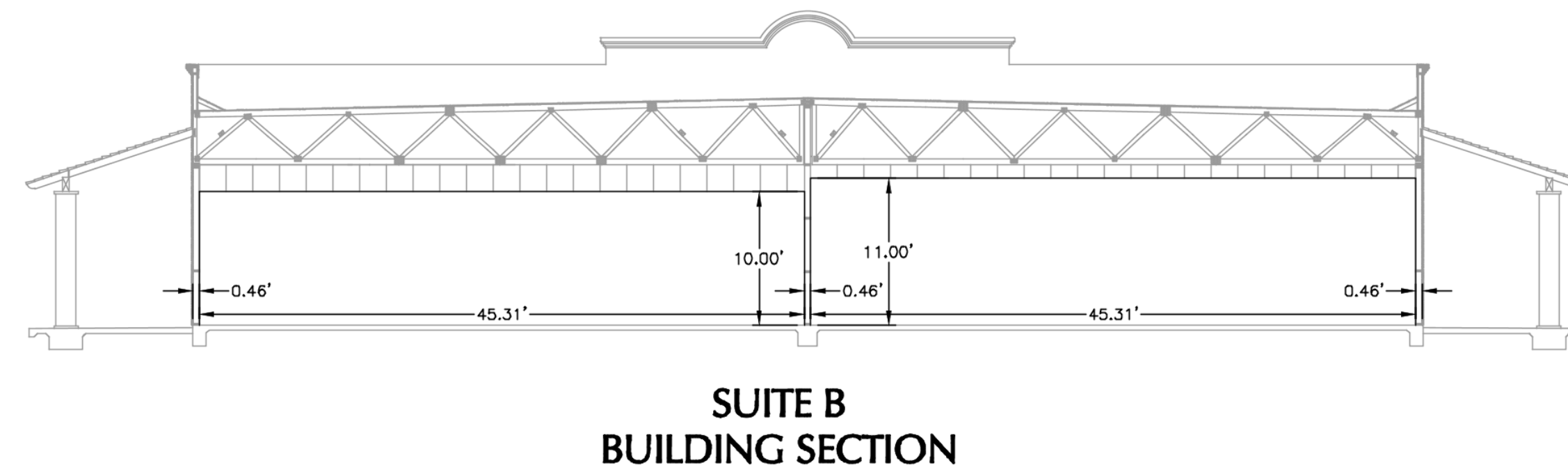
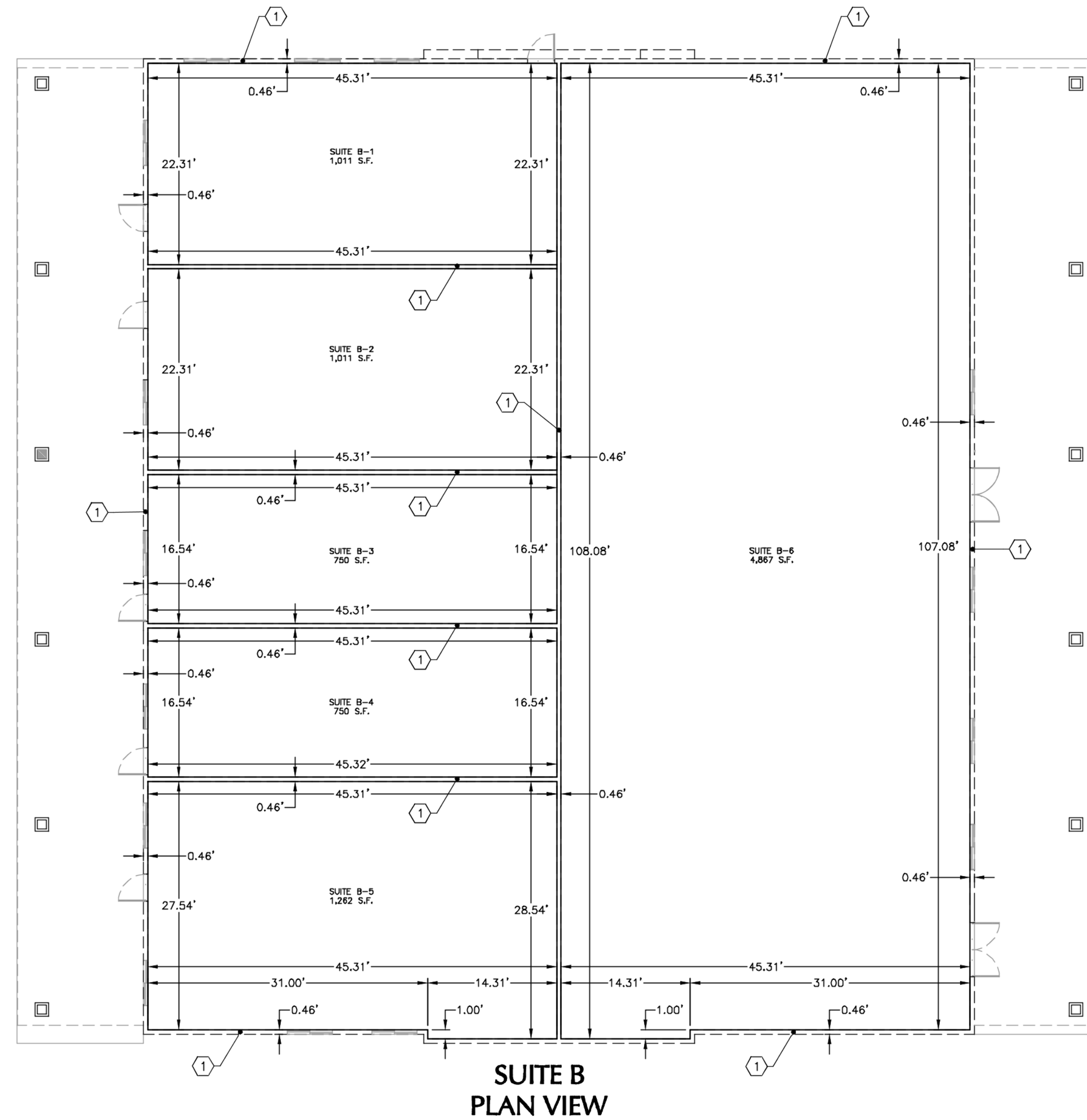
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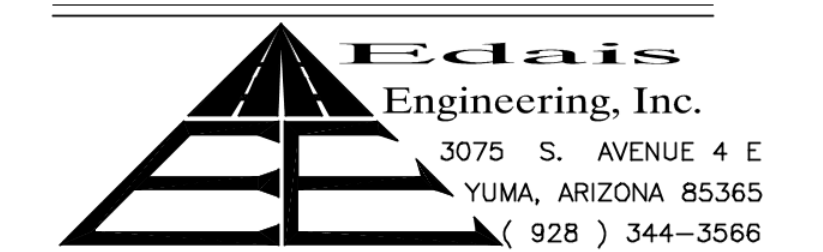
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PREPARED BY :





March 9, 2020

**SUBDIVISION CASE NUMBER: 2020-076F**

**CASE SUMMARY:** A request by Riedel Holdings LLC, owner, for the final plat approval for Riedel Office Condominiums Subdivision. This condominium subdivision will contain approximately 1.816 acres per lot and will consists of two new buildings in lots B-1 and B-2 of the Riedel Commercial Subdivision. Building A and B will provide a total of 12 suites. The property is located at Cesar Chavez Boulevard, PID B-1 #776-28-206 & B-2 776-28-207, San Luis, Arizona.

**PUBLIC MEETING: April 14, 2020**

**COMMENTS DUE: March 16, 2020**

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Director of Planning & Zoning  
Attachment: Location Map & Final Plat

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*Fernando Desarden*

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Environmental Health Programs Supervisor  
Yuma County Health Services District  
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Yuma, Arizona 85365  
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