



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, August 11, 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, 11 de Agosto 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, August 11, 2020
7:00 P.M.

The August 11, 2020, Regular Planning and Zoning Commission meeting will be closed to members of 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://sanluisaz.gov/listenlive>. Recordings of the meetings will be available on the City's website <https://sanluisaz.gov/listenlive> after the meeting.

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 regular del la Comisión de Planeación y Zonificación del día 11 de Agosto 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.

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 en 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). Las 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 July 14, 2020

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. 0. 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

4. 0. 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

5. ADJOURNMENT



AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting

3. A.

Meeting Date: 08/11/2020

Summary

APPROVAL OF MINUTES

-Regular Planning and Zoning Commission meeting held July 14, 2020

Attachments

Minutes July 14, 2020

MINUTES

REGULAR MEETING
PLANNING AND ZONING COMMISSION
SAN LUIS COUNCIL CHAMBERS
1090 E. UNION STREET
JULY 14, 2020
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.

No Pledge of Allegiance was held due to all been connected through technology means.

Chairman, members of the Planning and Zoning Commission and some members of staff participated remotely.

PRESENT: Chairman Marco A. Pinzon
Commission Member Javier Barraza
Commission Member Hugo Garcia
Commission Member Guillermina Fuentes
Commission Member Case Van Veen

ABSENT: Commission Member Veronica Zavala

Others Present: Jose A. Guzman, Director of Planning and Zoning
Roman Pacheco, Planning Technician
Eulogio Vera, Director of Public Works
Kay Macuil, City Attorney
Najeh Edais, Edais Engineering, Inc.
Olivia Jenkins, Riedel Holdings, LLC.

Tadeo A. De La Hoya, City Manager (remotely)

3. CONSENT AGENDA

3. A. APPROVAL OF MINUTES

-Regular Planning and Zoning Commission meeting held May 12, 2020

MOTION: Commission Member Javier Barraza / Commission Member Case Van Veen to approve the consent agenda as presented. The Motion passed unanimously.

The vote was as follows:

| | |
|---------------------------------------|-----|
| Chairman Marco A. Pinzon | Aye |
| Commission Member Javier Barraza | Aye |
| Commission Member Hugo Garcia | Aye |
| Commission Member Guillermina Fuentes | Aye |
| Commission Member Case Van Veen | Aye |

4. PUBLIC HEARINGS

4. A. Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2020-0277. A request by Edais Engineering, on behalf of Riedel Holdings, LLC, property owner, to rezone 15.1 acres from Rural Area Residential (RA-10) to Medium Density Residential (R1-6) for property located west of 8th Avenue between Bienestar Estates No. 5 Subdivision and the East Main Canal.

A. Open public hearing

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

The vote was as follows:

| | |
|----------------------------------|-----|
| Chairman Marco A. Pinzon | Aye |
| Commission Member Javier Barraza | Aye |

| | |
|---------------------------------------|-----|
| Commission Member Hugo Garcia | Aye |
| Commission Member Guillermina Fuentes | Aye |
| Commission Member Case Van Veen | Aye |

1. Staff Presentation

Jose A. Guzman, Director of Planning and Zoning, summarized staff report recommending to forward Rezoning Case No. 2020-0277 to the City Council, with approval recommendation subject to the conditions as presented by staff.

Commission Member Javier Barraza asked if there were any complaints made from residents regarding blocking the view. **Guzman** responded that staff did not receive comments or any concerns from any of the adjacent residents.

2. Call to the public on this item

Chairman Pinzon asked Mr. Roman Pacheco, Planning Technician if there were any other comments received. **Mr. Pacheco** responded that there were no comments received.

Najeh Edais, Edais Engineering, thanked Mr. Guzman as he did a good job presenting the case and had no further comments regarding this project.

Mr. Guzman, for the record, he stated that staff send out 58 letters to adjacent property owners regarding this case along with information requested, location map, and the information for the meetings.

Case Van Veen asked if there are plans to build a retaining wall. **Mr. Edais** responded that there will be a wall along the canal, the entire length of the subdivision.

There were no comments from the public.

B. Close public hearing

MOTION: Commission Member Javier Barraza / Commission Member Hugo Garcia to close public hearing. Motion passed unanimously.

The vote was as follows:

| | |
|---------------------------------------|-----|
| Chairman Marco A. Pinzon | Aye |
| Commission Member Javier Barraza | Aye |
| Commission Member Hugo Garcia | Aye |
| Commission Member Guillermina Fuentes | Aye |
| Commission Member Case Van Veen | Aye |

C. Action on Rezoning Case No. 2020-0277

MOTION: Commission Member Javier Barraza / Commission Member Hugo Garcia to forward Rezoning Case No. 2020-0277 to the City Council with Approval recommendation subject to the conditions as presented by staff. Motion passed unanimously.

The vote was as follows:

| | |
|---------------------------------------|-----|
| Chairman Marco A. Pinzon | Aye |
| Commission Member Javier Barraza | Aye |
| Commission Member Hugo Garcia | Aye |
| Commission Member Guillermina Fuentes | Aye |
| Commission Member Case Van Veen | Aye |

5. ITEMS REQUIRING DISCUSSION AND/OR ACTION

5. A. Discussion and possible action on any and all matters regarding Subdivision Case No. 2020-0282P. A request by Edais Engineering, Inc., on behalf of Riedel Holdings LLC, property owner, for the preliminary plat approval for Las Quintas de San Luis 3 Subdivision. The property is located north of County 22nd Street in the alignment of Quintero Avenue.

A. Staff Presentation

Jose A. Guzman, Director of Planning and Zoning, summarized staff report recommending to Continue Subdivision Case No. 2020-0282P until applicant addresses comments on letter dated July 13, 2020.

B. Action on Subdivision Case No. 2020-0282P.

MOTION: Commission Member Javier Barraza / Commission Member Guillermina Fuentes to Continue Subdivision Case No. 2020-0282P until applicant addresses comments on letter dated July 13, 2020. Motion passed unanimously.

The vote was as follows:

| | |
|---------------------------------------|-----|
| Chairman Marco A. Pinzon | Aye |
| Commission Member Javier Barraza | Aye |
| Commission Member Hugo Garcia | Aye |
| Commission Member Guillermina Fuentes | Aye |
| Commission Member Case Van Veen | Aye |

5. B. Discussion and possible action on any and all matters regarding Subdivision Case No. 2020-0283F. A request by Edais Engineering, Inc., on behalf of Riedel Holdings LLC, property owner, for the final plat approval for Las Quintas de San Luis 3 Subdivision. The property is located north of County 22nd Street in the alignment of Quintero Avenue.

A. Staff Presentation

Jose A. Guzman, Director of Planning and Zoning, summarized staff report recommending to Continue Subdivision Case No. 2020-0283F until applicant addresses comments on letter dated July 13, 2020.

B. Action on Subdivision Case No. 2020-0283F.

MOTION: Commission Member Guillermina Fuentes / Commission Member Case Van Veen to Continue Subdivision Case No. 2020-0283F until applicant addresses comments on letter dated July 13, 2020. Motion passed unanimously.

The vote was as follows:

| | |
|---------------------------------------|-----|
| Chairman Marco A. Pinzon | Aye |
| Commission Member Javier Barraza | Aye |
| Commission Member Hugo Garcia | Aye |
| Commission Member Guillermina Fuentes | Aye |
| Commission Member Case Van Veen | Aye |

7. ADJOURNMENT

MOTION: Commission Member Guillermina Fuentes / Commission Member Hugo Garcia to adjourn the Regular Planning and Zoning Commission meeting at approximately 7:27 p.m. Motion passed unanimously.

APPROVED:

Marco A. Pinzon, Chairman

ATTEST:

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 JULY 14, 2020. I FURTHER CERTIFY THAT THE MEETING WAS DULLY CALLED AND HELD AND THAT A QUORUM WAS PRESENT.

Roman Pacheco, Planning Technician



PLANNING & ZONING AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting

4. 0.

Meeting Date: 08/11/2020

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.

Attachments

Location Map

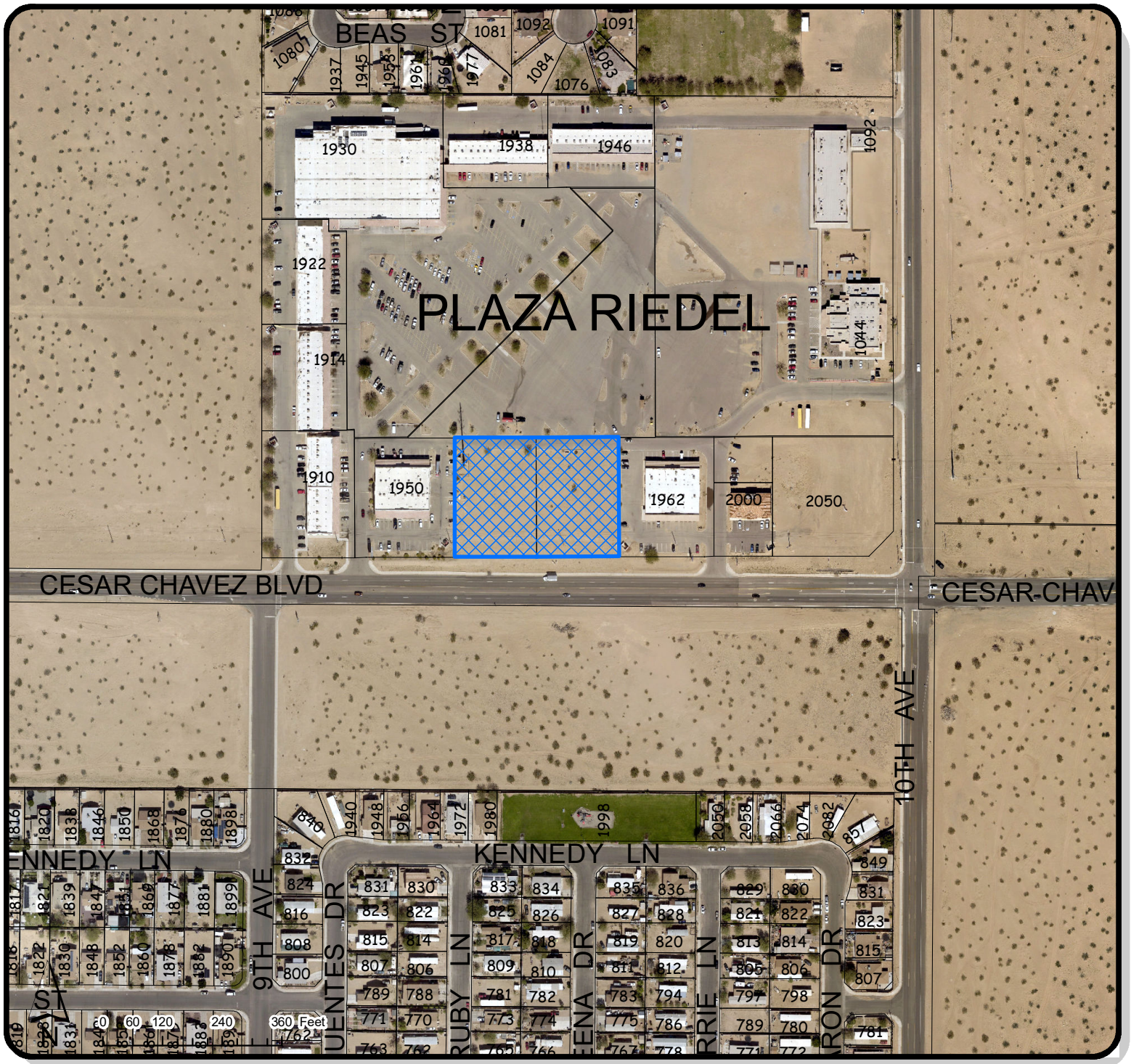
Aerial Picture

Preliminary Plat

Review Comments Letter Dated April 13, 2020

Fire Department Comments

Yuma County Health Services District Comments



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

9TH AVE

UENTES DR

RUBY LN

FEENA DR

IRRIE LN

IRON DR

360 Feet, 762

832, 824, 816, 808, 800, 831, 830, 823, 822, 815, 814, 807, 806, 789, 788, 771, 770, 768, 766, 833, 834, 825, 826, 817, 818, 809, 810, 781, 782, 773, 774, 769, 766, 835, 836, 827, 828, 819, 820, 811, 812, 783, 794, 775, 786, 778, 829, 830, 821, 822, 813, 814, 805, 806, 797, 798, 789, 780, 771, 772, 849, 831, 823, 815, 807, 781

LOCATION MAP

SUBDIVISION

LOCATION OF SUBJECT PROPERTY

CASE #

2020-075P



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

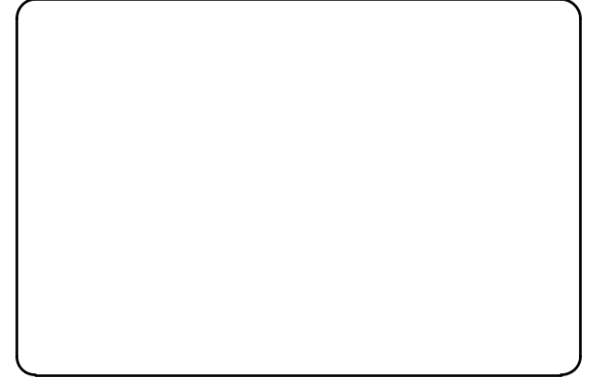
RIEDEL OFFICE CONDOMINIUMS

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 |

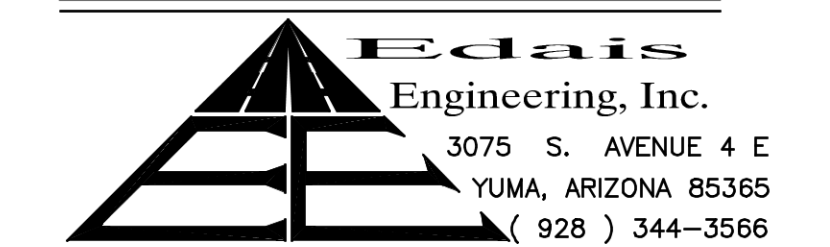
| Point Table | | | |
|-------------|-------------|-----------|-----------|
| Point # | Description | Northing | Easting |
| 51 | FC | 545316.75 | 390223.28 |
| 52 | FC | 545298.40 | 390223.17 |
| 53 | FC | 545297.79 | 390329.17 |
| 54 | FC | 545314.79 | 390329.27 |
| 55 | FC | 545317.77 | 390332.28 |
| 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.

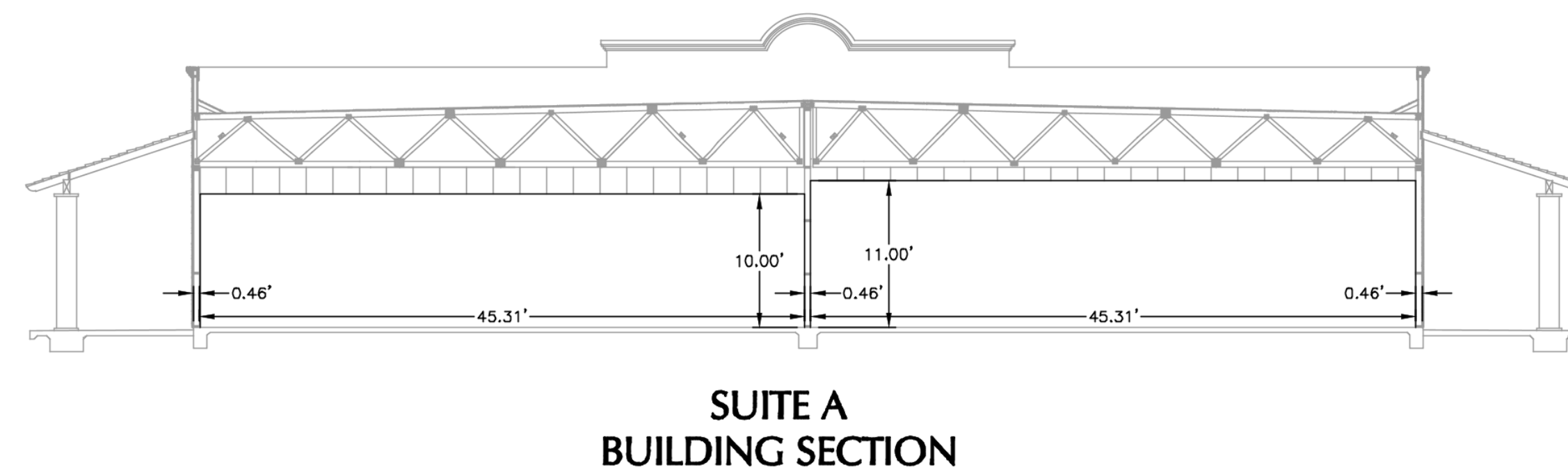
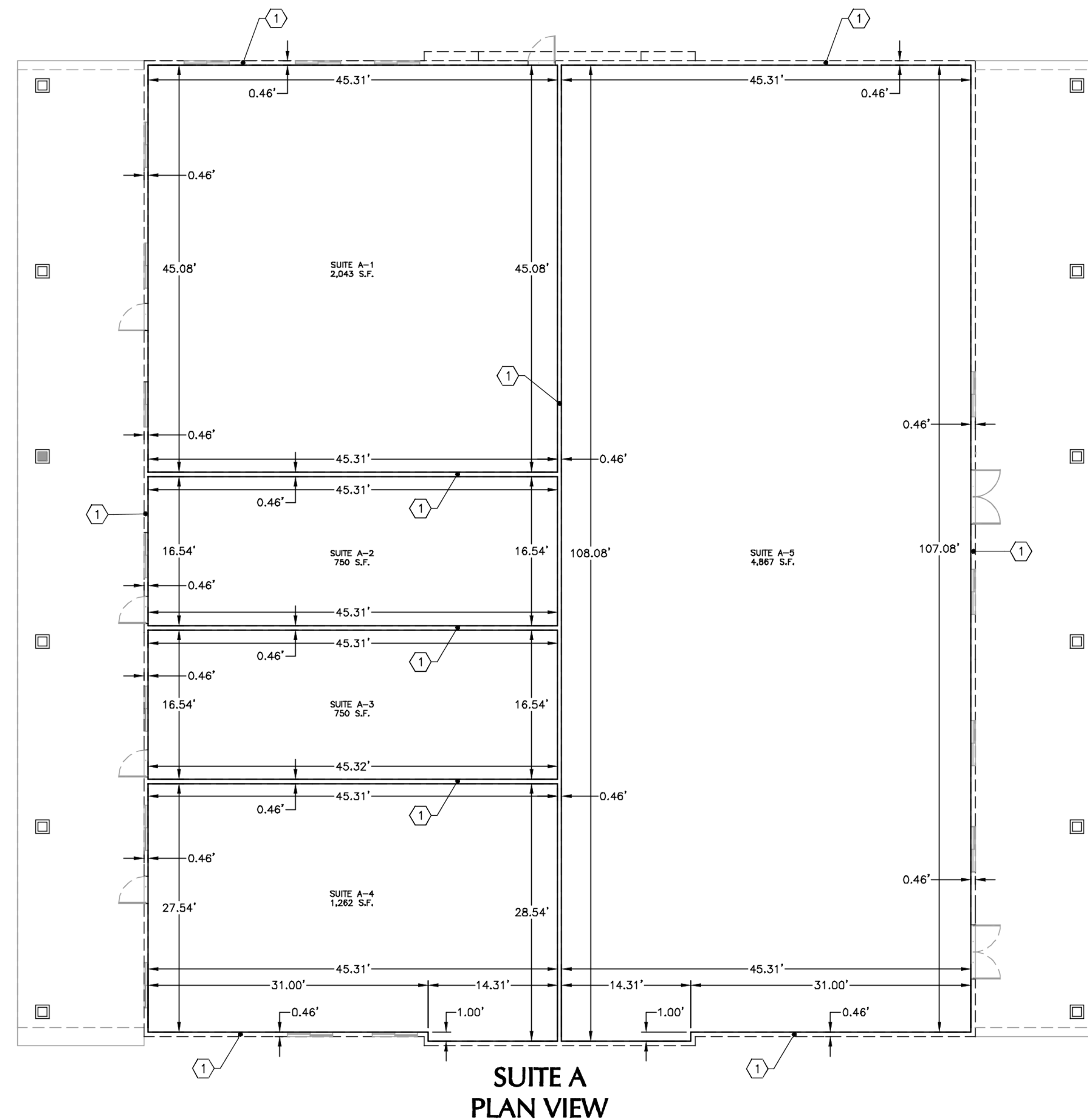
DATE: JANUARY 2020 ACREAGE: 1.816 ACRES

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



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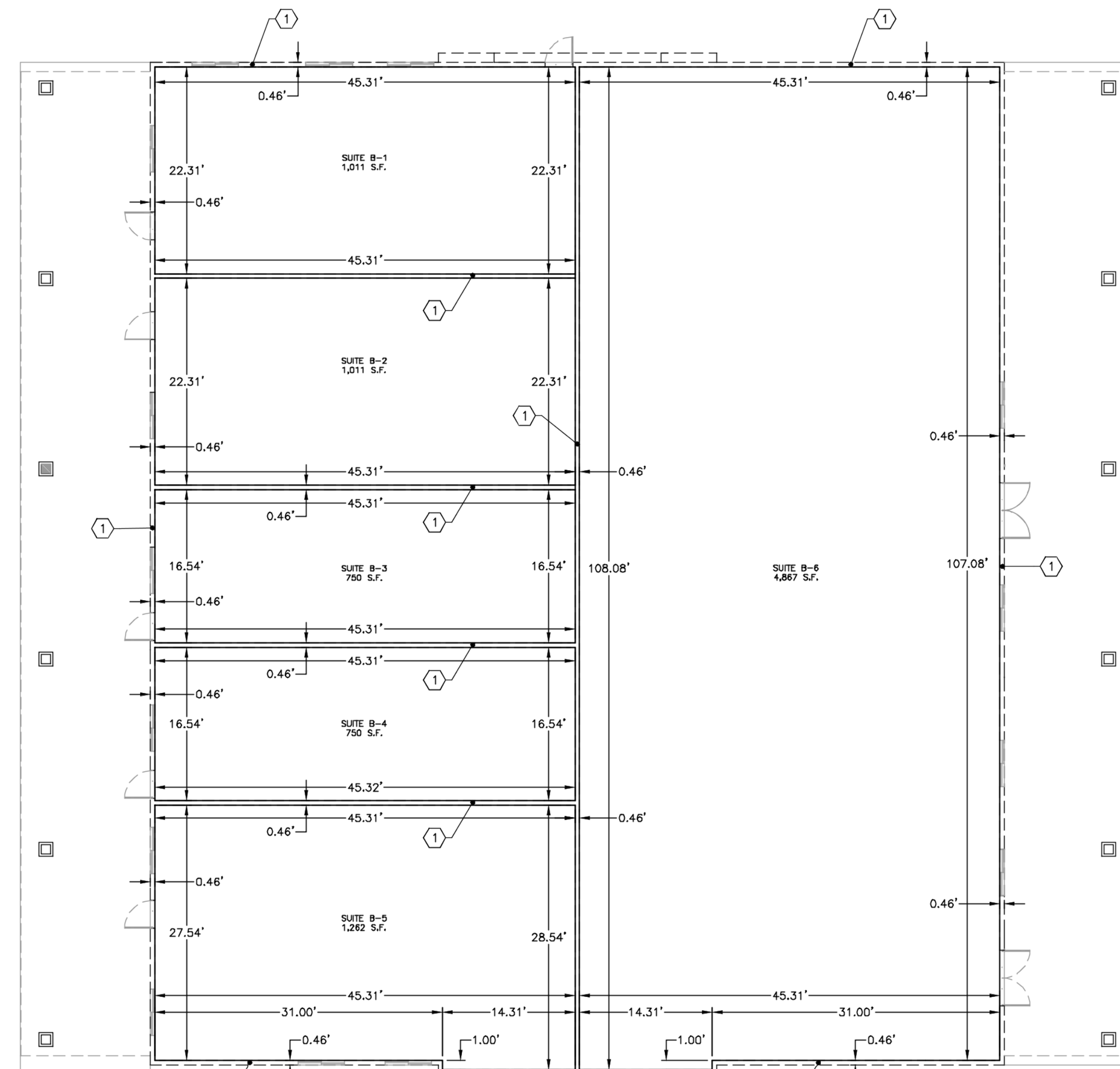
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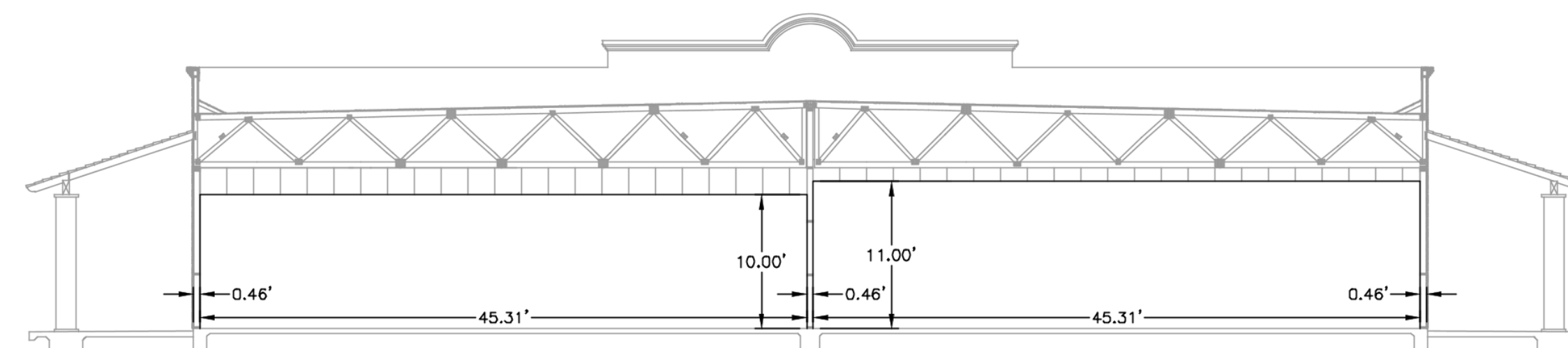
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BOOK _____ OF PLATS,
PAGE _____



SUITE B
PLAN VIEW



SUITE B
BUILDING SECTION

KEY NOTES

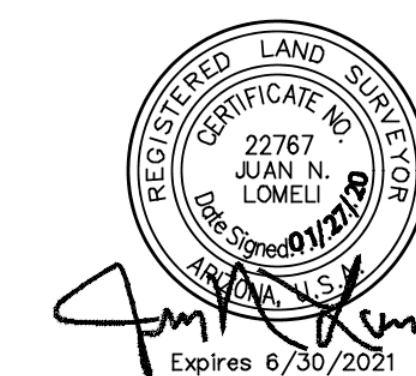
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City of San Luis

Planning and Zoning Department

Development Services · GIS · Building Safety · Code Enforcement

April 13, 2020

Nieves Riedel
Riedel Holdings LLC
PO Box 1649
San Luis, AZ 85349

Re: Subdivision Case No. 2020-075P-/Preliminary Plat Riedel Office Condominiums

City staff has reviewed the preliminary plat for Riedel Office Condominiums Subdivision and have the following comments:

City Engineer:

1. Show lot line between lots B1 and B2 to be abandoned.
2. Dedication says plat consists of 'sheets (sp.) 1 of 1' but the submitted plat consists of 4 sheets.
3. Dedication references CC&Rs for the condominiums. Have these been submitted?
4. How will common area be owned – partnership, corporation, etc.? Submit articles of incorporation or organization as appropriate.
5. There is a cell tower at the northwest corner of lot B-2. It appears that it is located on the common area of the Condominiums and the common area will be owned by the Riedel Office Condominiums condo owners association. Does it require any separate lot or easement?
6. Parking spaces and building sections should not be shown on final plat (ok to show on preliminary plat.) Submit separate site plans when building plans are submitted.
7. Show survey monuments to be set at subdivision boundary.
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1. Provide water and sewer plan
2. Provide drainage easements as need (don't know how they will handle storm water)



City of San Luis

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Development Services · GIS · Building Safety · Code Enforcement

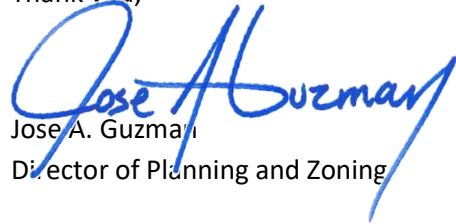
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1. Creation of condominiums is subject to Arizona Revised Statutes Title 33 Chapter 9 Article 2, please provide documentation appropriately.

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

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

Thank you,



Jose A. Guzman
Director of Planning and Zoning



March 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.

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

Jose A. Guzman

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

FYI

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,

Thank you for answering my questions this morning. As of now there are no specific requirements from the Health District. Just keep in mind that if there is going to be any commercial food storage, processing, peddling, cooking, selling, or distributing inside a suite they will have to comply with all Food Code requirement. Also we have delegated authority over Schools and Daycare Centers. They will have to submit plans to the Health District for evaluation. When building the project the builder should take into account the possibility of the installation of grease traps in the future for any food service operation.

Respectfully,

Fernando Desarden

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



PLANNING & ZONING AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting

4. 0.

Meeting Date: 08/11/2020

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

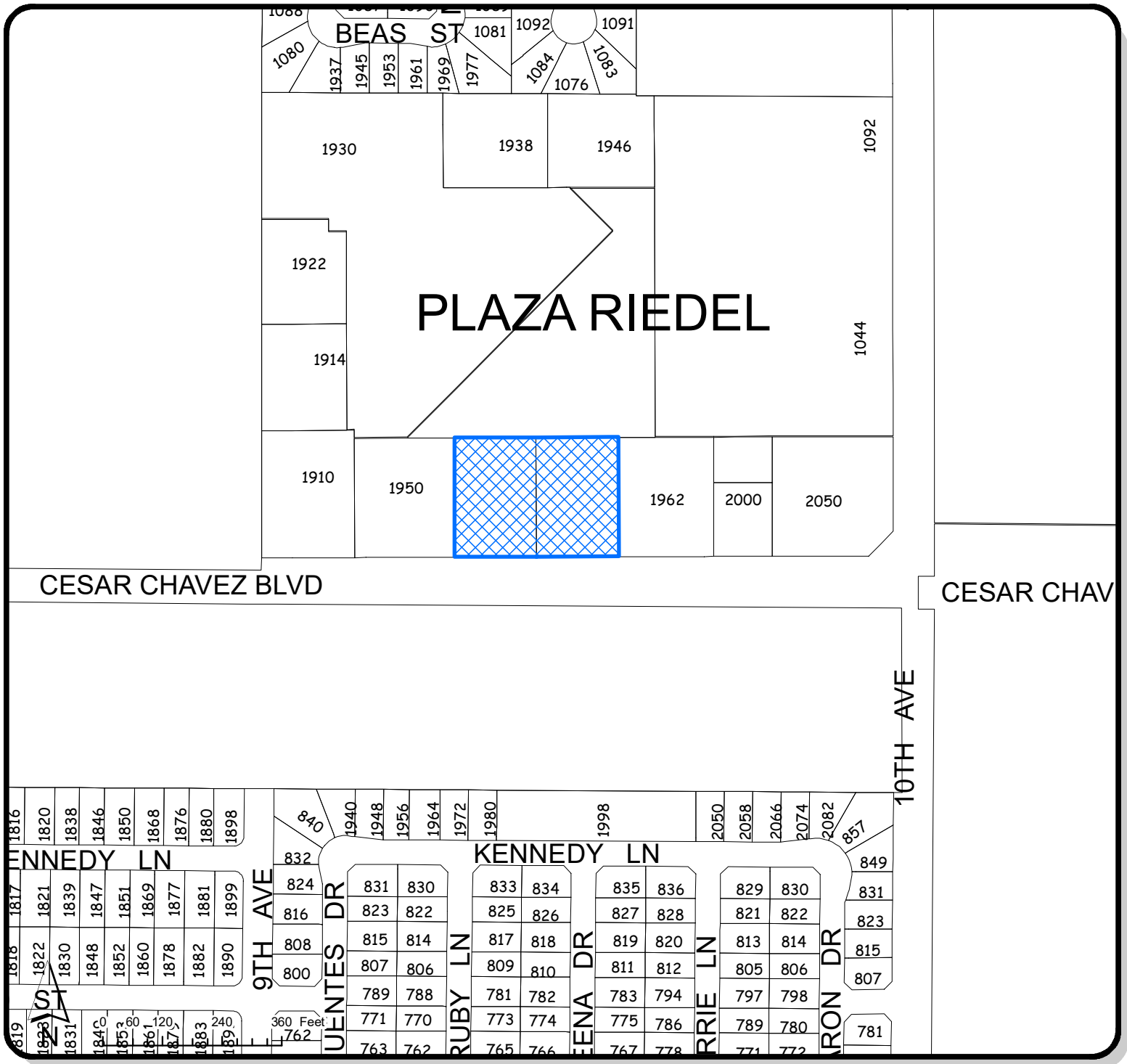
Aerial Picture

Final Plat

Review Comments Letter Dated April 13, 2020

Fire Department Comments

Yuma County Health Services District Comments




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:

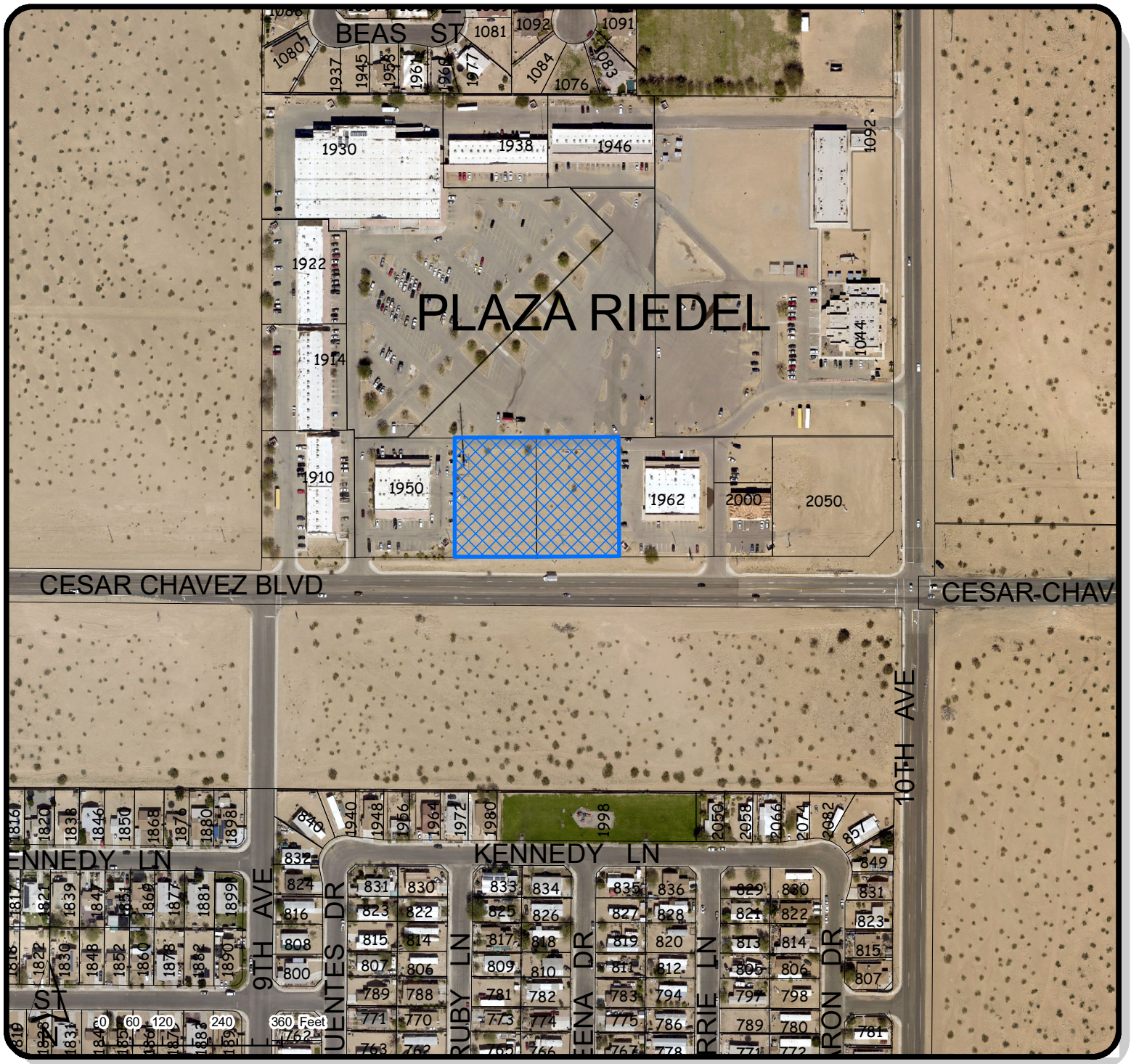
ISAAC GUTIERREZ

CHECKED BY:

ROMAN PACHECO

APPROVED BY:

JOSE A. GUZMAN




LOCATION MAP

SUBDIVISION

LOCATION OF SUBJECT PROPERTY

CASE #
2020-076F

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

DATE:
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PLANNING & ZONING



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CREATED BY:
ISAAC GUTIERREZ

CHECKED BY:
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APPROVED BY:
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RIEDEL OFFICE CONDOMINIUMS

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FINAL PLAT

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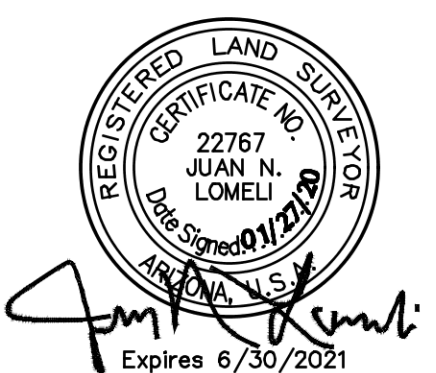
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| 2 | CP | 545045.09 | 388300.87 |
| 3 | CP | 547682.51 | 388305.04 |
| 4 | CP | 547684.06 | 390932.18 |
| 5 | PROP | 545033.32 | 390334.72 |
| 6 | PROP | 545034.28 | 390169.88 |
| 7 | PROP | 545035.23 | 390005.04 |
| 8 | PROP | 545093.32 | 390335.06 |
| 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 |

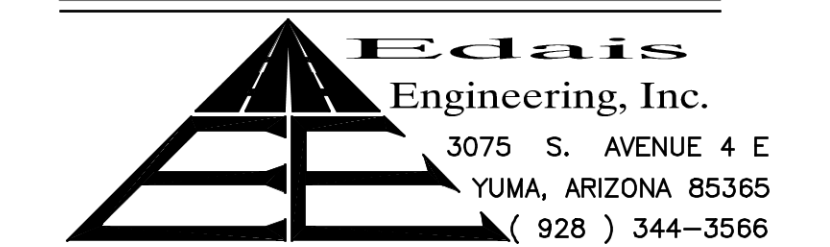
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|-------------|-------------|-----------|-----------|
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| 51 | FC | 545316.75 | 390223.28 |
| 52 | FC | 545298.40 | 390223.17 |
| 53 | FC | 545297.79 | 390329.17 |
| 54 | FC | 545314.79 | 390329.27 |
| 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 |
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| 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 |

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|-------------|-------------|-----------|-----------|
| 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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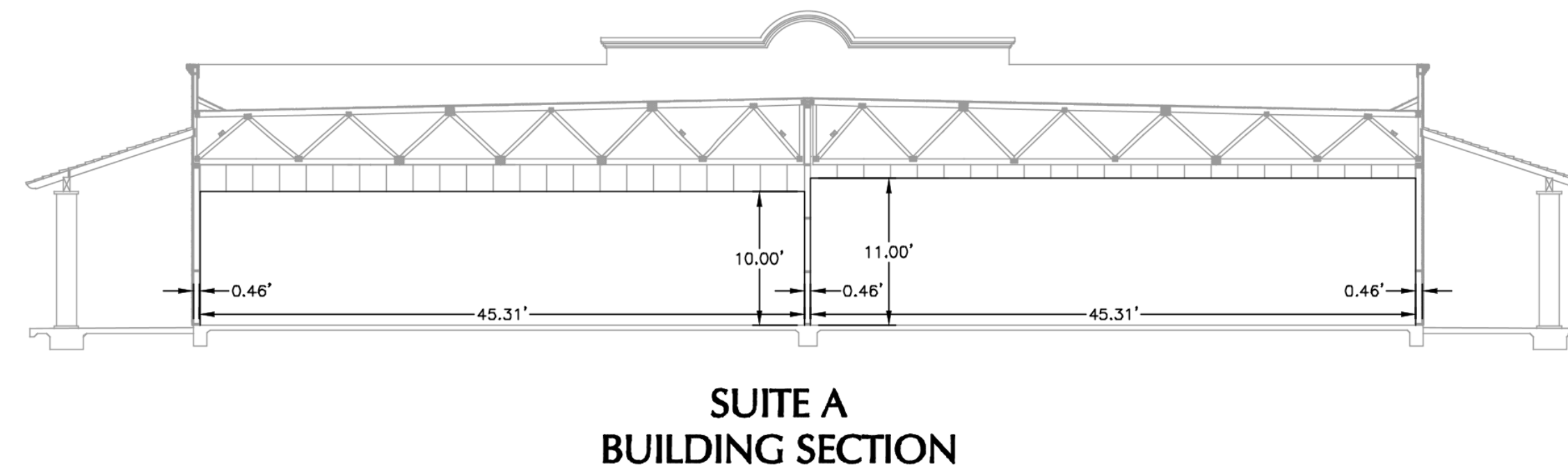
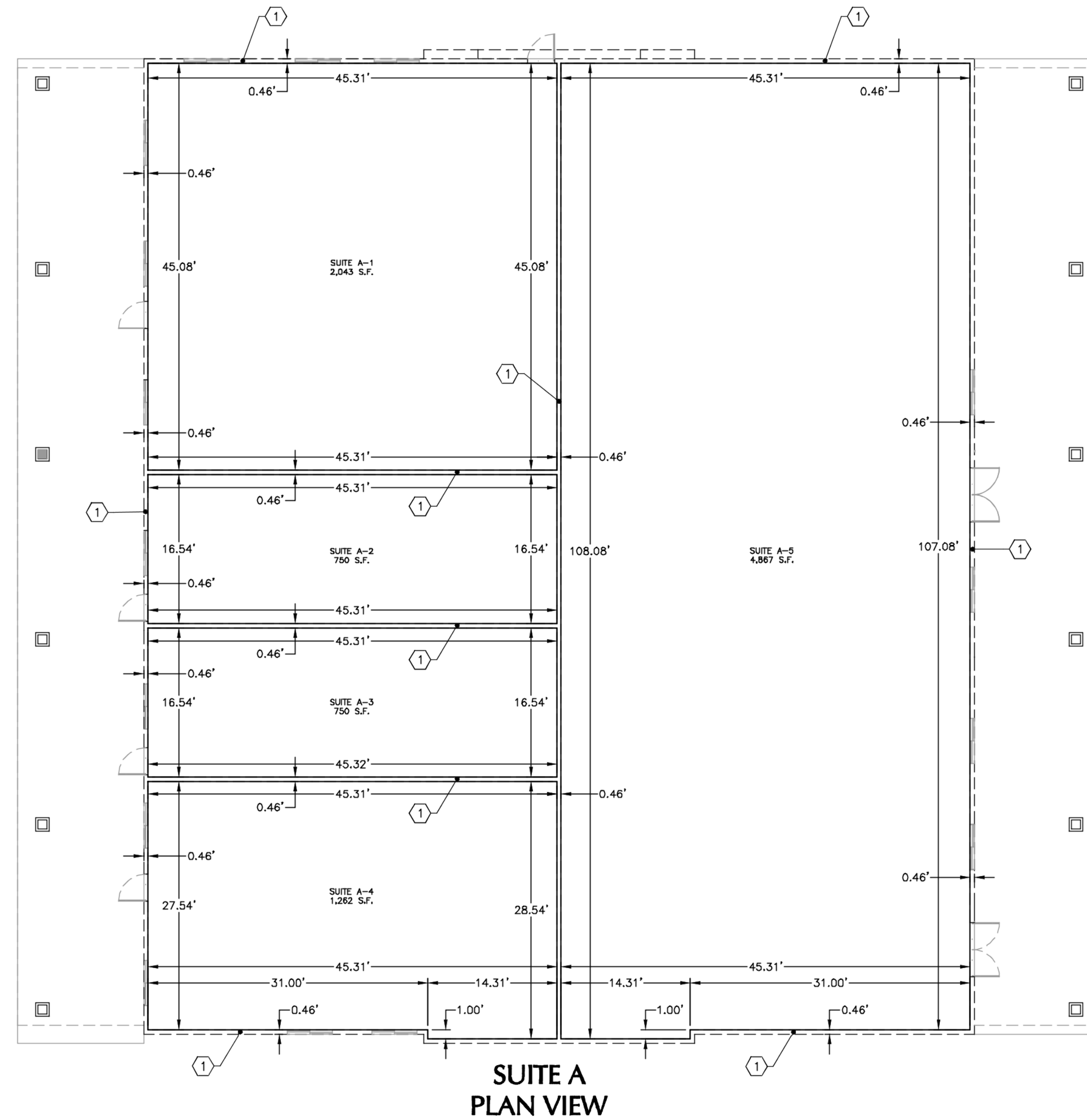
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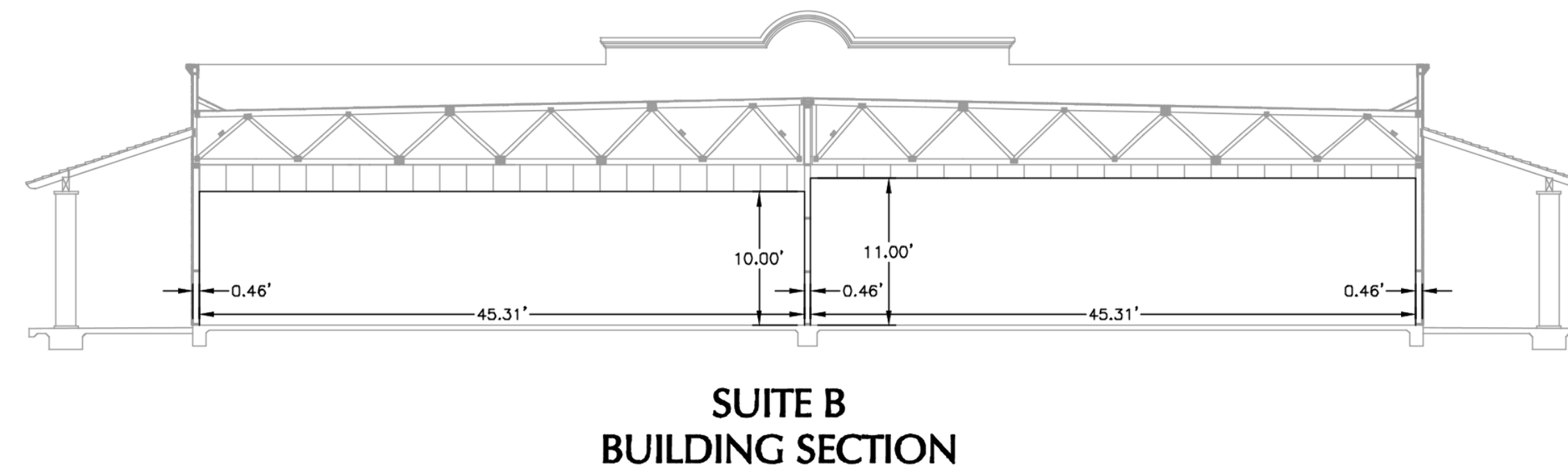
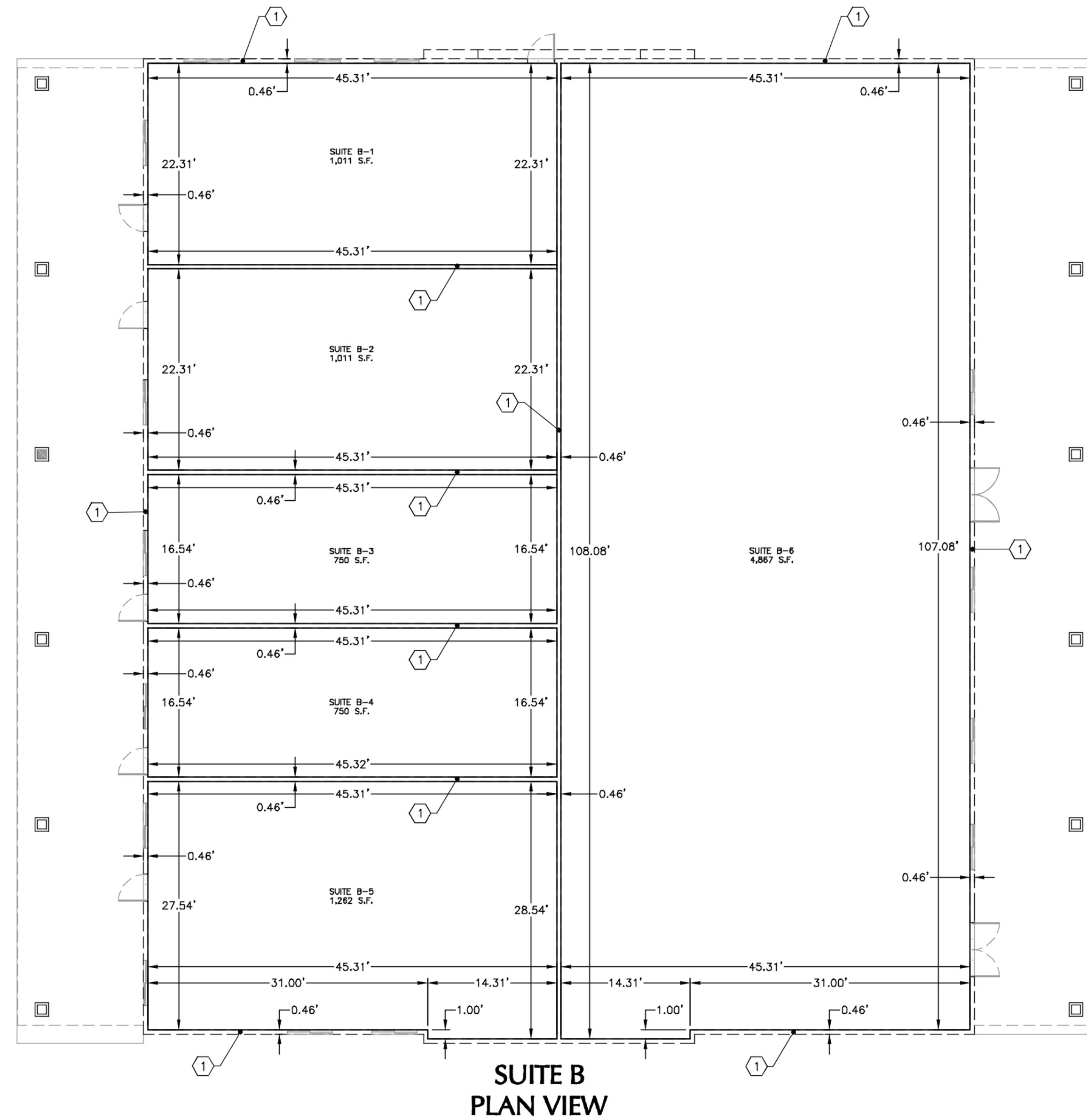
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City of San Luis

Planning and Zoning Department

Development Services · GIS · Building Safety · Code Enforcement

April 13, 2020

Nieves Riedel
Riedel Holdings LLC
PO Box 1649
San Luis, AZ 85349

Re: Subdivision Case No. 2020-076F-/Final Plat Riedel Office Condominiums

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

Thank you,

Jose A. Guzman
Director of Planning and Zoning



March 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

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.

Thank you,

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

03/10/20

Agency:

The City of San Luis Fire Department

Phone:

928/341-8550

Return to: P&Z@sanluisaz.gov

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Subject: [EXTERNAL] Riedel Office Condominiums

Planning Technician Roman Pacheco,

Thank you for answering my questions this morning. As of now there are no specific requirements from the Health District. Just keep in mind that if there is going to be any commercial food storage, processing, peddling, cooking, selling, or distributing inside a suite they will have to comply with all Food Code requirement. Also we have delegated authority over Schools and Daycare Centers. They will have to submit plans to the Health District for evaluation. When building the project the builder should take into account the possibility of the installation of grease traps in the future for any food service operation.

Respectfully,

Fernando Desarden

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