



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, November 10, 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, 10 de Noviembre 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, November 10, 2020
7:00 P.M.

The November 10, 2020, Regular Planning and Zoning Commission meeting, for the safety of the public during the COVID-19 pandemic, will not have in-person attendance for members of the public.

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> (Planning and Zoning Channel -YouTube). Recordings of the meetings will be available on the City's website <https://sanluisaz.gov/listenlive> (Planning and Zoning Channel -YouTube) 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.

Por la seguridad del público durante la pandemia COVID-19, no habrá asistencia en persona para los miembros del público en la junta regular de Planeación y Zonificación del día 10 de Noviembre 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> (Planning and Zoning Channel -YouTube). Las grabaciones de las reuniones estarán disponibles en el sitio web de la Ciudad <https://www.sanluisaz.gov/listenlive> (Planning and Zoning Channel -YouTube) 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).

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

1. CALL TO ORDER/ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. CONSENT AGENDA

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

3. A. APPROVAL OF MINUTES

-Regular Planning and Zoning Commission meeting held October 13, 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. A. Discussion and possible action on any and all matters regarding Subdivision Case No. 2020-0581P. A request by Vega and Vega Engineering, PLC, on behalf of Sam Group Investment Company LTD Partnership, property owner, for the preliminary plat approval for Belleza Del Desierto Phase 2 Subdivision. The property is located at the southeast corner of 20th Avenue and County 24th Street.

A. Staff presentation

B. Action on Subdivision Case No. 2020-0581P

5. ADJOURNMENT



AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting

3. A.

Meeting Date: 11/10/2020

Summary

APPROVAL OF MINUTES

-Regular Planning and Zoning Commission meeting held October 13, 2020

Attachments

Minutes October 13, 2020

MINUTES

REGULAR MEETING
PLANNING AND ZONING COMMISSION
SAN LUIS COUNCIL CHAMBERS
1090 E. UNION STREET
OCTOBER 13, 2020
7:00 PM

Due to technical difficulties Chairman Pinzon requested for Commission Member Barraza to act as the Acting Chairman for this meeting.

1. CALL TO THE ORDER /ROLL CALL: The meeting was called to order at 7:00 PM, by Acting Chairman Javier Barraza

2. PLEDGE OF ALLEGIANCE:

No Pledge of Allegiance was held due to all had been connected through technological 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 Guillermina Fuentes
- Commission Member Veronica Zavala
- Commission Member Hugo Garcia
- Commission Member Case Van Veen

ABSENT:

OTHERS PRESENT:

- Jose A. Guzman, Director of Planning and Zoning
- Roman Pacheco, Planning Technician
- Dylan Stackpole, Associate Planner
- Kay Macuil, City Attorney

Jonathan Dumadag, Information Technology
Najeh Edais, Edais Engineering, Inc. (remotely)
Olivia Jenkins, Riedel Holdings, LLC. (remotely)
Tadeo A. De La Hoya, City Manager (remotely)

3. CONSENT AGENDA

3. A. APPROVAL OF MINUTES

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

MOTION: Commission Member Hugo Garcia / Commission Member Veronica Zavala 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 Guillermina Fuentes	Aye
Commission Member Veronica Zavala	Aye
Commission Member Hugo Garcia	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. 2020-0474. A request by Edais Engineering, on behalf of Riedel Holdings, LLC, owner, to rezone 10.51 acres from Medium Residential (R1-12) to Low Density Residential (R1-20). The property is located at the northeast corner of County 22nd Street and the East Main Canal.

A. Open public hearing

1. Staff Presentation

Jose A. Guzman, Director of Planning and Zoning, summarized staff report recommending approval of Rezoning Case No. 2020-0474 subject to the conditions set by in the Development Agreement approved by City Council in Resolution No. 2058 or amendment thereof.

2. Call to the Public on this item

Najee Edais, Edais Engineering, applicant for this project stated for the record to confirm what Mr. Guzman had mentioned that the development agreement that we currently have has to be modified. And I do understand that this has to go to the City Council because we basically changing the zoning. Therefore a lot of this items in this agreement we would like to renegotiate and present to the council.

Acting Chairman Barraza asked what the lot size range on the proposed parcel is. **Mr. Guzman** responded the smaller one is about twenty six thousand and the biggest one is about forty-two thousand. **Acting Chairman Barraza** asked so is that the only one that could be split in to two, if it comes to that? **Guzman** responded that there are about 5 lots that are able to be split. With the new requirement of the open space I am not sure if the engineer would be modifying the area of the retention basin.

Mr. Edais stated that it is our intention to subdivide this property with 10 lots as shown in the plat and we do not have the intention to split them.

Mr. Roman Pacheco, Planning Technician mentioned for the record that there were no comments received from the public regarding this item.

3. Close public hearing

B. Action on Rezoning Case No. 2020-0474

MOTION: Acting Chairman Javier Barraza / Chairman Pinzon to forward Rezoning Case No. 2020-0474 to City Council with recommendation of approval with 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 Guillermina Fuentes	Aye
Commission Member Veronica Zavala	Aye
Commission Member Hugo Garcia	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. 2020-0476P. A request by Vega & Vega Engineering, PLC, on behalf of Comite De Bienestar Inc., AZ. Corp, owner, for the preliminary plat approval for Bienestar Estates 11 Subdivision to be located on the southeast corner of San Antonio Street and 19th Avenue.

A. Staff presentation

Jose A. Guzman, Director of Planning and Zoning, summarized staff report recommending conditional approval of preliminary plat for Subdivision Case No. 2020-0476P.

There were no comments from the applicant on this item.

B. Action on Subdivision Case No. 2020-0476P

MOTION: Acting Chairman Javier Barraza / Chairman Marco Pinzon move to approve preliminary plat for Subdivision Case No. 2020-0476P. Motion passed unanimously.

The vote was as follows:

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

5. B. Discussion and possible action on any and all matters regarding Subdivision Case No. 2020-0605F. A request by Vega & Vega Engineering, PLC, on behalf of Comite De Bienestar Inc., AZ. Corp, owner, for the final plat approval for Bienestar Estates 11 Subdivision to be located on the southeast corner of San Antonio Street and 19th Avenue.

A. Staff presentation

Jose A. Guzman, Director of Planning and Zoning, summarized staff report recommending approval of Subdivision Case No. 2020-0605F with the condition that the applicant addresses review comments on letter dated October 11, 2020 before presenting this item to City Council.

Vianey Vega, Vega and Vega Engineering stated that they have reviewed all comments and will be addressing all comments and as Mr. Guzman stated there were one comment that we had an issue, which was condition number six but if they have already address this in a development agreement. Therefore we have agreed to that comment which it is in compliance, we do not have any further comments on the case.

B. Action on Subdivision Case No. 2020-0605F

MOTION: Acting Chairman Javier Barraza / Commission Member Hugo Garcia move to approve final plat for Subdivision Case No. 2020-0605F the applicant addresses review comments on letter dated October 11, 2020 before presenting this item to City Council. Motion passed unanimously.

The vote was as follows:

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

6. ADJOURNMENT

MOTION: Commission Member Javier Barraza adjourn the Regular Planning and Zoning Commission meeting at approximately 7:20 p.m.

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 OCTOBER 13, 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. A.

Meeting Date: 11/10/2020

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. 2020-0581P. A request by Vega and Vega Engineering, PLC, on behalf of Sam Group Investment Company LTD Partnership, property owner, for the preliminary plat approval for Belleza Del Desierto Phase 2 Subdivision. The property is located at the southeast corner of 20th Avenue and County 24th Street.

A. Staff presentation

B. Action on Subdivision Case No. 2020-0581P

BACKGROUND:

This is a request by Vega & Vega Engineering, PLC, on behalf of Sam Group Investment Company LTD Partnership, property owner, for the preliminary plat approval of a residential subdivision to be called Belleza Del Desierto Phase 2 Subdivision.

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.

This subdivision will consist of approximately 18.44 acres and is proposed to be divided into 87 lots and one tract for storm water retention. The minimum lot size allowed within this subdivision is 6,000 square feet.

GENERAL PLAN:

This area was originally designated as Business in the City of San Luis 2020 General Plan. 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 development.

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. Yuma County Department of Development Services(10-12-20)
2. City of San Luis Fire Department (10-13-20)
3. Yuma County Airport Authority (10-13-20)

SUMMARY:

The applicant has provided the information and materials necessary for review of the preliminary plat for Belleza Del Desierto Phase 2 Subdivision.

Staff recommends conditional approval of preliminary plat for Subdivision Case No. 2020-0581P. Approval subject to the following condition:

1. 20' buffer should be labeled as "20' buffer non-buildable easement" and it shall be required along lots 91-115.
2. Protective wall is required on lots adjacent to the retention basin.
3. Complete plans including landscaping plans shall be submitted when the final plat is submitted.

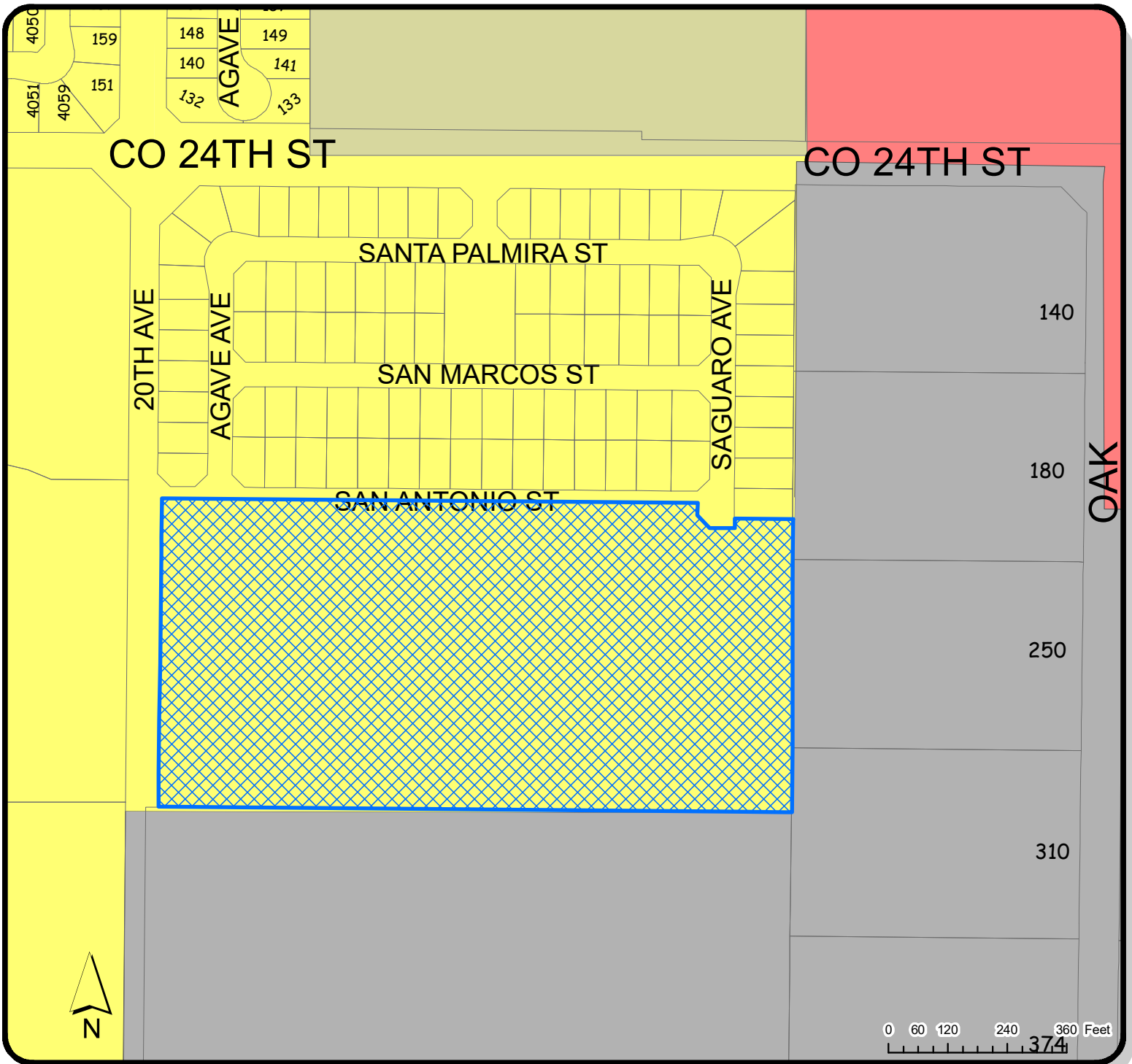
As per Section 4.10(3) of the Subdivision Regulations, "Conditional approval of a preliminary plat shall not constitute approval of the final plat. Rather, it shall be deemed an expression of approval to the layout submitted on the preliminary plat as a guide to the preparation of the final plat, which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

RECOMMENDED MOTION:

I MOVE TO APPROVE PRELIMINARY PLAT SUBDIVISION CASE NO. 2020-0581P WITH CONDITIONS AS PRESENTED BY STAFF.

Attachments

Location Map
Preliminary Plat
Yuma County Development Services Comments (10-12-20)
City of San Luis Fire Department Comments (10-13-20)
Yuma County Airport Authority Comments (10-13-20)



LOCATION MAP

SUBDIVISION

LOCATION OF SUBJECT PROPERTY

PARCEL: 22715024

Subdivision: BELLEZA DEL DESIERTO LOT SPLIT Lot: B
 Quarter: NE Section: 15 Township: 11S Range: 24W

- Legend**
- COMMERCIAL ZONING DISTRICTS
C-2
 - INDUSTRIAL ZONING DISTRICTS
U
 - SINGLE RESIDENCE ZONING DISTRICTS
R1-6

CASE #
2020-0581P

DATE:

10/7/2020

PLANNING & ZONING



CITY OF SAN LUIS, AZ
INC. 1979

GIS

CREATED BY:

ISAAC GUTIERREZ

CHECKED BY:

ROMAN PACHECO

APPROVED BY:

JOSE A. GUZMAN

BELLEZA DEL DESIERTO PHASE 2 SUBDIVISION

PRELIMINARY PLAT

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Preliminary Plat	-----	1 OF 1
Preliminary Paving and Grading Plan	-----	1
Preliminary Water and Sewer Plan	-----	2

GENERAL CONSTRUCTION NOTES:

1. THE LOCATION OF UTILITIES IS APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. UTILITIES SHOWN HERE ARE FOR THE PURPOSE OF ASSISTING THE CONTRACTOR IN LOCATING SAID UTILITIES. THE CONTRACTOR IN ACCORDANCE WITH ARIZONA STATUTES SHALL CONTACT THE ARIZONA BLUE STAKE CENTER (1-800-782-8348) AT LEAST 48 HOURS MIN. PRIOR TO THE BEGINNING OF CONSTRUCTION AND OBTAIN ON-SITE UTILITIES LOCATIONS. CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND SHALL BE RESOLVED PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DAMAGED TO A UTILITY SHALL BE REPAIRED AT THE CONTRACTOR EXPENSE.
2. ALL CITY REQUIRED COMPACTION AND LABORATORY TESTS SHALL BE FURNISHED BY THE CONTRACTOR TO THE CITY PRIOR TO ACCEPTANCE OF THE PROJECT.
3. THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR TWO YEARS AFTER THE FINAL ACCEPTANCE. ANY DEFECTIVE MATERIAL OR WORKMANSHIP SHALL BE REPLACED AND/OR REPAIRED PRIOR TO FINAL ACCEPTANCE.
4. ALL ROAD SURFACES, EASEMENTS OR RIGHT OF WAYS DISTURBED BY CONSTRUCTION OF ANY PART OF THIS IMPROVEMENTS ARE TO BE RESTORED COMPLETELY BY THE CONTRACTOR TO THE BEFORE CONSTRUCTION CONDITION OR BETTER.
5. DURING CONSTRUCTION, THE DEVELOPER/OWNER IS SOLELY RESPONSIBLE FOR INSURING THE PROPER FUNCTIONING OF THE EROSION AND SEDIMENT CONTROL MEASURES. THE DEVELOPER/OWNER SHALL TAKE WHATEVER MEASURES ARE REQUIRED TO INSURE THAT NO SEDIMENT LEAVES THE SITE.
6. REFER TO SHEETS 1 OF 1 OF FINAL PLAT FOR ALL CORRECT DIMENSIONS.
7. SEE SUBDIVISION PLAT FOR ALL BOUNDARY INFORMATION AND DIMENSIONS; DO NOT SCALE.
8. ALL MATERIALS AND CONSTRUCTION HEREON SHALL CONFORM TO CITY OF SAN LUIS STANDARDS (CITY OF YUMA STANDARD DETAILS, MAG SPECIFICATIONS, CITY OF SAN LUIS SUPPLEMENT), AS ADOPTED BY THE CITY OF SAN LUIS, STANDARD SPECIFICATIONS AND CONSTRUCTION STANDARDS UNLESS OTHERWISE SHOWN ON THESE PLANS.
9. THE ENGINEER MAKES NO REPRESENTATION OR GUARANTEE REGARDING EARTHWORK QUANTITIES OR THAT THE EARTHWORK FOR THIS PROJECT WILL BALANCE DUE TO VARIOUS FIELD CONDITIONS, CHANGING SOIL TYPES, ALLOWABLE CONSTRUCTION TOLERANCES AND CONSTRUCTION METHODS THAT ARE BEYOND THE CONTROL OF THE ENGINEER.
10. NO STREET, WATER, SEWER AND IMPROVEMENTS TO BE ACCEPTED BY THE CITY OF SAN LUIS. FOR MAINTENANCE UNTIL "AS-BUILT", CERTIFIED. REPRODUCIBLE PLANS ARE FILED WITH AND ACCEPTED BY THE CITY OF SAN LUIS PUBLIC WORKS DEPARTMENT.
11. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL, LOCAL, STATE, AND FEDERAL SWPPP REQUIREMENTS AND BMPs.

OWNER:

SAM GROUP INVESTMENT CO. LIMITED PARTNERSHIP
10602 S. CAMINO DEL SOL
YUMA, AZ. 85367

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 15, T11S, R24W, G. & S.R. 8. & M., YUMA COUNTY, ARIZONA (BEING THE LINE THE CENTERLINE OF AVENUE E), AS SHOWN ON YUMA AREA SERVICE HIGHWAY RESULTS OF SURVEY, AS RECORDED IN BOOK 3 OF SURVEYS, PAGE 44, YUMA COUNTY RECORDERS OFFICE.

BEARING N 00°27'40" E

BENCHMARK

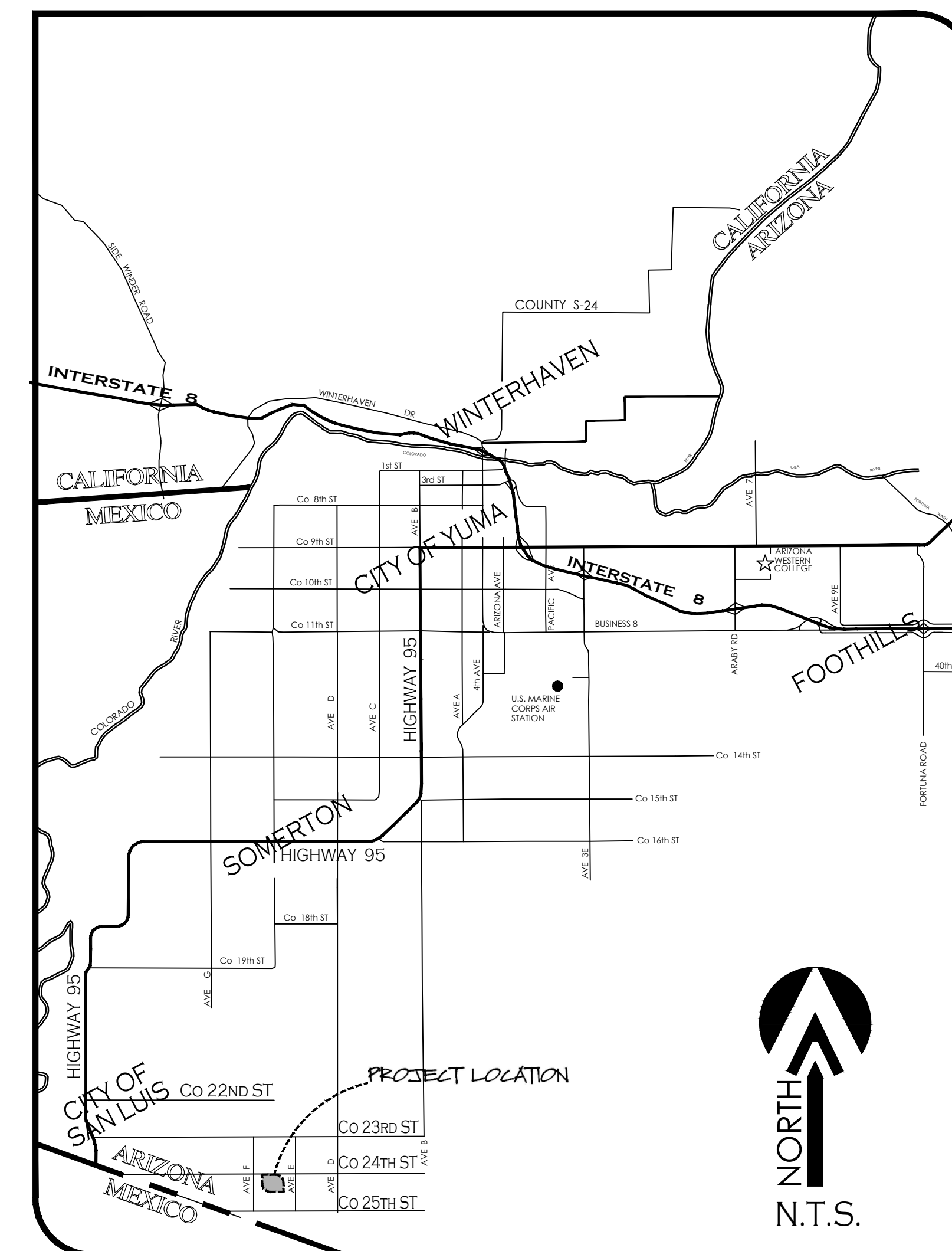
TOP OF BRASS CAP LOCATED AT THE INTERSECTION OF AVENUE E AND CO. 24TH ST. THIS POINT ALSO BEING THE E 1/4 CORNER OF SECTION 15, T11S, R24W, G. & S.R. 8. & M.
ELEVATION: 159.50 FEET

ENGINEER:

VV19-700
VEGA & VEGA
ENGINEERING, P.L.L.C.
1846 S. 8th Avenue 928-329-0000 Tel
Yuma, Az. 85364 928-247-6232 Fax
www.veganvega.com

LEGEND

—————	INDICATES BOUNDARY LINE	— A-161 20 —	INDICATES NEW ASPHALT ELEVATION
-----	INDICATES CENTERLINE	— NEW — PVC — S —	INDICATES NEW SANITARY SEWER LINE
- - - - -	INDICATES EASEMENT LINE	— E —	NEW SEWER STUB
—————	INDICATES RIGHT-OF-WAY LINE	— O —	NEW SEWER MANHOLE
5	NEW LOT NUMBER	— NEW — PVC — W —	INDICATES NEW WATER LINE
•	NEW YUMA COUNTY STD. DETAIL No. 4-030 SUB'D BOUNDARY MONUMENT	—	NEW SINGLE WATER SERVICE
■	NEW YUMA COUNTY STD. DETAIL No. 4-080 STREET MONUMENT	—	NEW WATER VALVE
○	EXISTING MONUMENT [TYPE AS SHOWN]	—	NEW FIRE HYDRANT
////	INDICATES EX. ASPHALT PAVEMENT	—	NEW TEMPORARY BLOWOFF VALVE
159	INDICATES EX. NATURAL SOIL ELEVATION		
159.21	INDICATES EX. ASPHALT PAVEMENT		
-----	INDICATES NEW SIDE WALK		
-----	INDICATES NEW ASPHALT PAVEMENT		



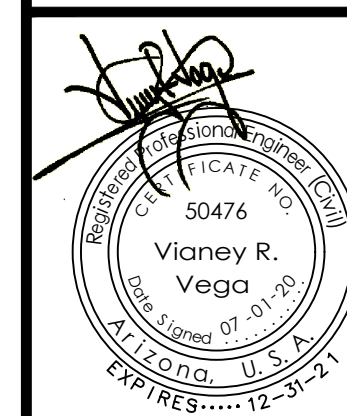
VICINITY MAP

N.T.S.

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



Cover Sheet
BELLEZA DEL DESIERTO
PHASE 2 SUBDIVISION



Notes:

Scale: N.T.S. Date: JULY 2020
Drawn: staff Job #: VnV19-690
Checked: Vno

Sheet
0

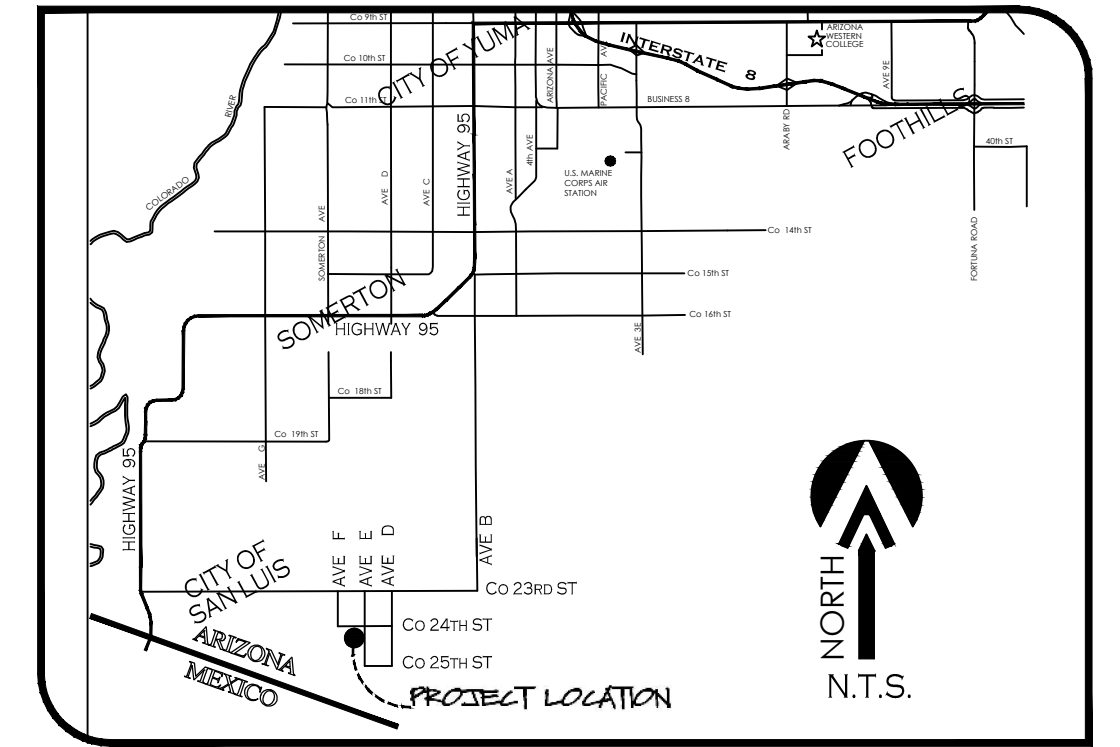
CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT

BELLEZA DEL DESIERTO PHASE 2 SUBDIVISION

A SUBDIVISION OF A PORTION OF SECTION 15, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA, ALSO BEING PARCEL "B" OF THE BELLEZA DEL DESIERTO - LOT SPLIT, AS RECORDED IN BK. 31 OF PLATS, PAGE 24, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, AZ

JULY OF 2020 ACREAGE: 18.44 AC

PRELIMINARY PLAT



VICINITY MAP

OWNER OF RECORD:

SAM GROUP INVESTMENT CO. LIMITED PARTNERSHIP
10622 S. CAMINO DEL SOL
YUMA, AZ, 85367

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 15, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA (BEING THIS LINE THE CENTERLINE OF AVENUE E), AS SHOWN ON YUMA AREA SERVICE HIGHWAY RESULTS OF SURVEY, AS RECORDED IN BOOK 3 OF SURVEYS, PAGE 44, YUMA COUNTY RECORDERS OFFICE

BEARING N 00°27'40" E

KEYNOTES

- 1 NEW 8' UTILITY EASEMENT
- 2 NEW 1' NON-ACCESS EASEMENT

NOTE

- PROPERTY CORNERS TO BE MARKED BY 1/2" DIAMETER REBAR TAGGED WITH CAP L.S. 16528
- PROJECT ZONING: R-1-6

ELABORATED BY:

VNV19-690



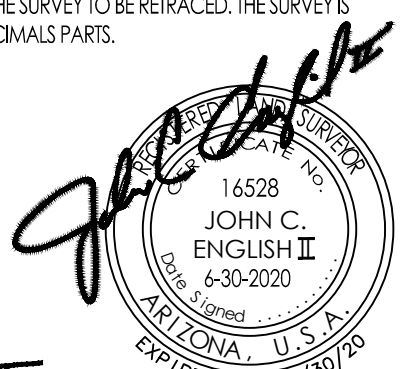
1846 S. 8th Avenue 928-329-0000 Tel
Yuma, Az. 85364 928-247-6232 Fax
www.vega-nvega.com

LEGEND

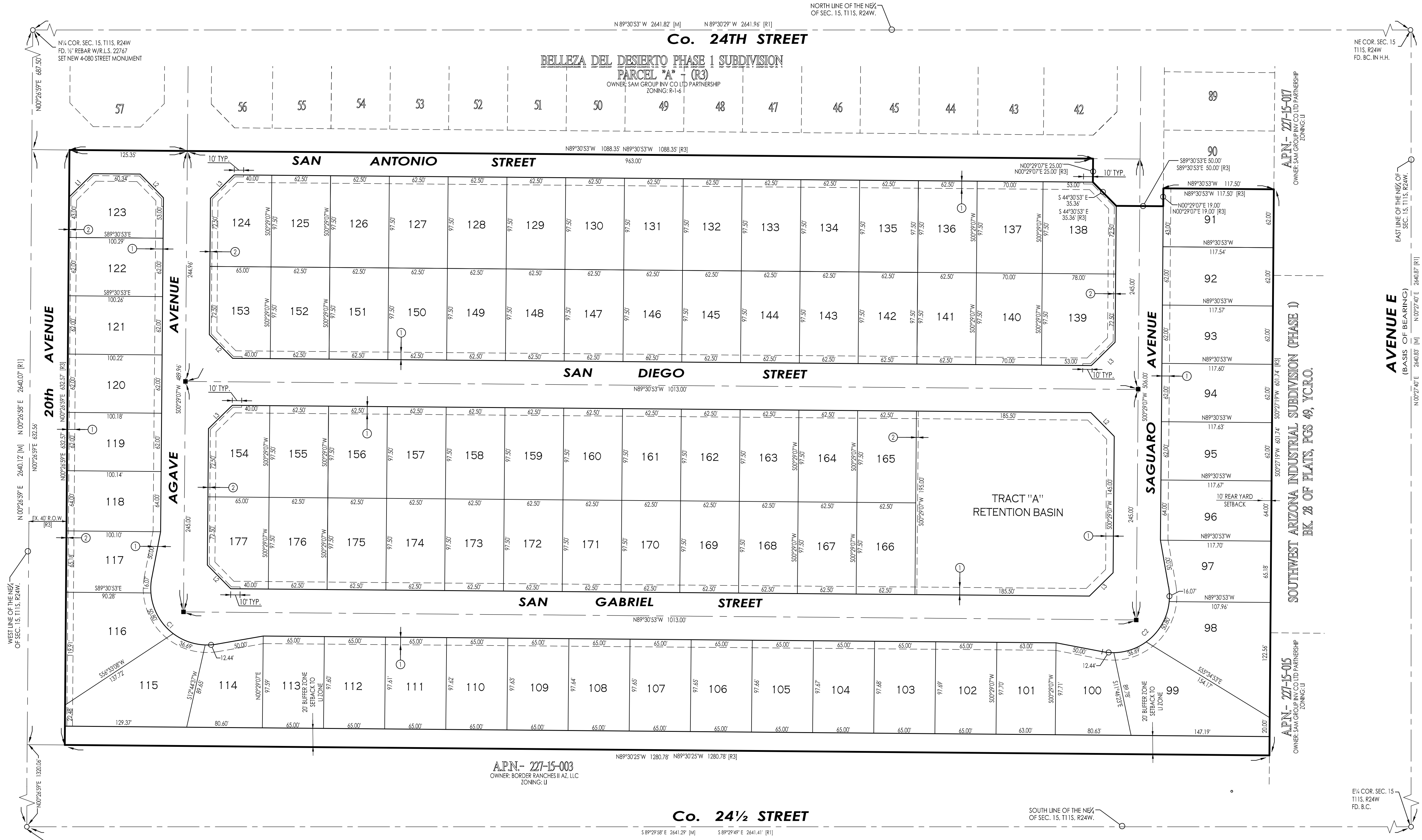
- INDICATES BOUNDARY LINE
- INDICATES CENTERLINE
- INDICATES EASEMENT LINE
- NEW LOT NUMBER
- SET PROPERTY CORNERS TO BE MARKED BY 1/2" DIA. REBAR TAGGED WITH CAP L.S. 16528 (UNLESS NOTED OTHERWISE)
- NEW YUMA COUNTY STD. DETAIL NO. 4-080 STREET MONUMENT
- EXISTING MONUMENT (TYPE AS SHOWN)
- B.C. INDICATES BRASS CAP
- Y.C.R. INDICATES YUMA COUNTY RECORDERS
- G.L.O. INDICATES GENERAL LAND OFFICE
- N.A.E. INDICATES NON ACCESS EASEMENT
- [M] INDICATES MEASURED DATA
- [R1] DATA REFERS TO YUMA AREA SERVICE HIGHWAY RESULTS OF SURVEY, AS RECORDED IN BOOK 3 OF SURVEYS, PAGE 44, YUMA COUNTY RECORDERS OFFICE
- [R2] DATA REFERS TO SOUTHWEST ARIZONA INDUSTRIAL SUBDIVISION (PHASE 1), AS RECORDED IN BOOK 28 OF PLATS, PAGES 48 & 49, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, AZ
- [R3] DATA REFERS TO BELLEZA DEL DESIERTO - LOT SPLIT, AS RECORDED IN BOOK 31, PAGE 24, Y.C.R.

LAND SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM A LAND SURVEYOR LISTED ON THE ROSTER OF ACTIVE REGISTRANTS BY THE STATE BOARD OF TECHNICAL REGISTRATION OF ARIZONA AND THAT THIS MAP CONSISTING OF TWO SHEETS (3) SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE YEAR OF 2018 THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE PLACED WITHIN ONE YEAR FROM RECORDATION OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS PARTS.



BY: JOHN C. ENGLISH II R.L.S. No. 16528



LINE DATA

NUMBER	LENGTH	BEARING
L1	35.34	S45°28'03"W
L2	35.36	N44°30'53"W
L3	35.36	N45°29'07"E

CURVE DATA

NUMBER	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH	TANGENT	RADIUS	ARC LENGTH
C1	110°46'40"	S44°30'53"E	98.76'	86.94'	60.00'	116.01'
C2	110°46'40"	N45°29'07"E	98.76'	86.94'	60.00'	116.01'

LOT AREAS

LOT #	AREA [SF]	LOT #	AREA [SF]	LOT #	AREA [SF]	LOT #	AREA [SF]	LOT #	AREA [SF]	LOT #	AREA [SF]	LOT #	AREA [SF]	LOT #	AREA [SF]
91	7286.24	91	6155.22	111	6345.00	121	6214.61	131	6093.75	141	6093.75	151	6093.75	161	6093.75
92	7286.25	102	6350.07	112	6344.44	122	6217.01	132	6093.75	142	6093.75	152	6093.75	162	6093.75
93	7290.27	103	6349.51	113	6343.87	123	6196.95	133	6093.75	143	6093.75	153	6025.00	163	6093.75
94	7292.28	104	6348.94	114	6499.79	124	6225.00	134	6093.75	144	6093.75	154	6025.00	164	6093.75
95	7294.30	105	6348.38	115	6253.05	125	6093.75	135	6093.75	145	6093.75	155	6093.75	165	6093.75
96	7331.71	106	6347.82	116	6620.49	126	6093.75	136	6093.75	146	6093.75	156	6093.75	166	6093.75
97	7295.03	107	6347.25	117	6145.38	127	6093.75	137	6025.00	147	6093.75	157	6093.75	167	6093.75
98	10238.14	108	6346.69	118	6207.62	128	6093.75	138	7292.50	148	6093.75	158	6093.75	168	6093.75
99	10184.32	109	6346.13	119	6209.82	129	6093.75	139	7292.50	149	6093.75	159	6093.75	169	6093.75
100	6509.72	110	6345.56	120	6212.22	130	6093.75	140	6625.00	150	6093.75	160	6093.75	170	6093.75



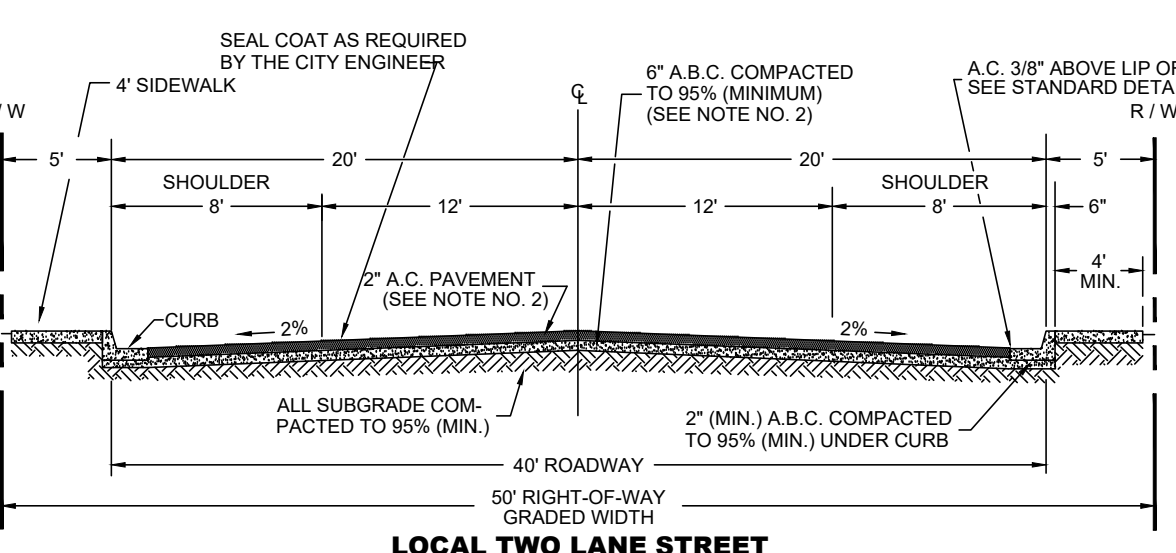
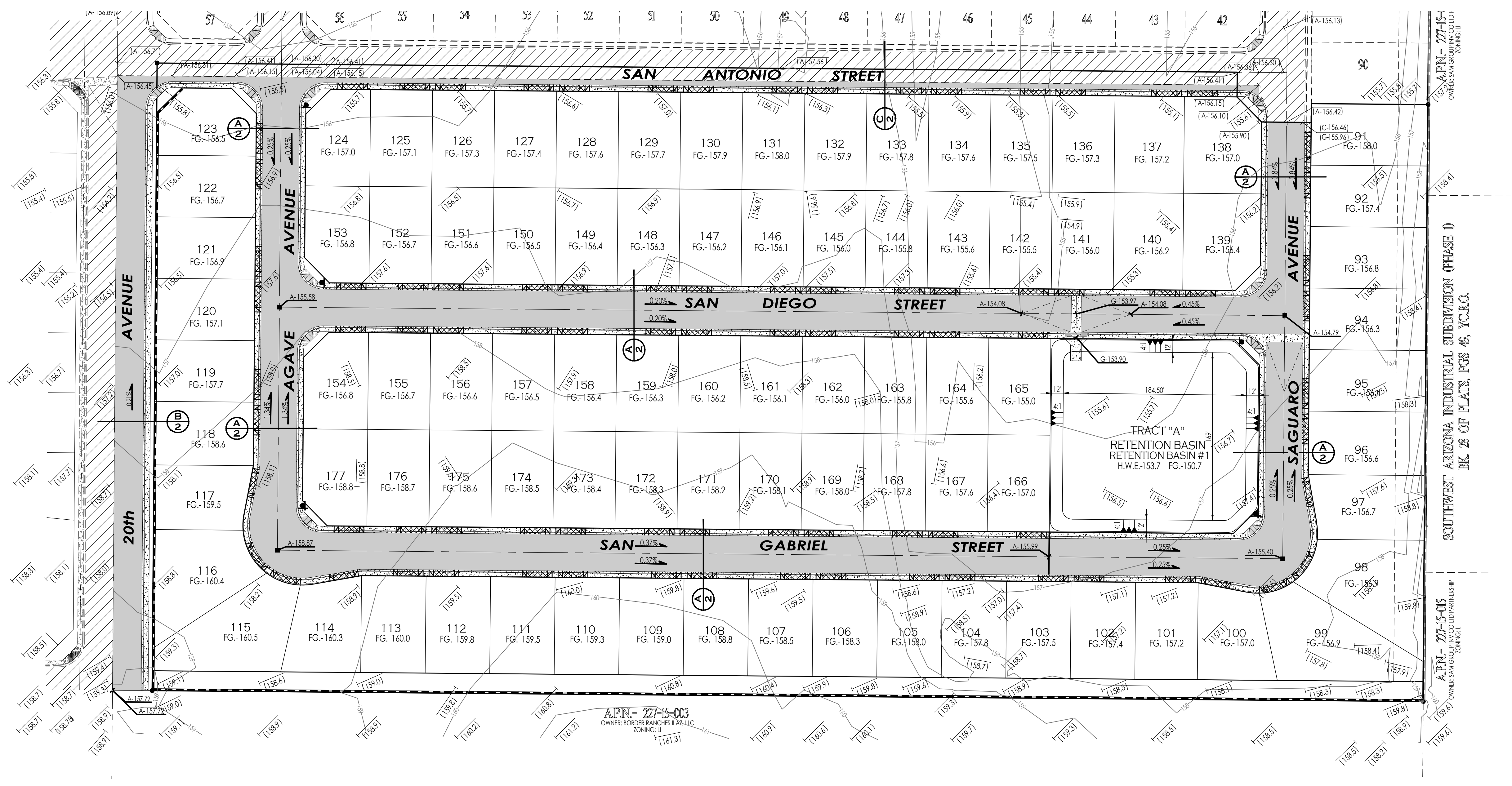
SCALE: 1"=60'

LEGEND

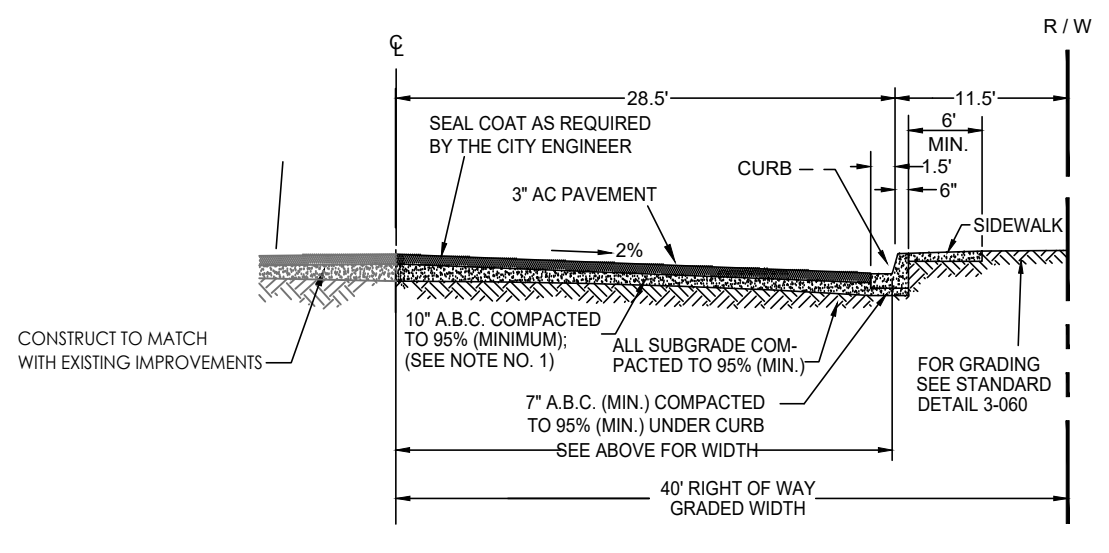
- INDICATES EX. ASPHALT PAVEMENT
- INDICATES EX. CONCRETE
- INDICATES EX. BOUNDARY LINE
- INDICATES EX. CENTERLINE
- INDICATES EX. RIGHT-OF-WAY LINE
- INDICATES EX. FENCE
- INDICATES EX. CMU WALL
- INDICATES EX. ELECTRICAL OVERHEAD LINE
- INDICATES EX. WATER LINE
- INDICATES EX. SEWER LINE
- INDICATES 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
- PP INDICATES EXISTING POWER POLE
- [C] INDICATES CALCULATED DATA
- [M] INDICATES MEASURED DATA
- [E] INDICATES EXISTING ELECTRICAL BOX
- [J] INDICATES EXISTING JUNCTION BOX
- [T] INDICATES EXISTING TRANSFORMER
- POLE INDICATES EXISTING POLE
- GM INDICATES EXISTING GAS METER
- PP INDICATES EXISTING POWER POLE
- GW INDICATES EXISTING GUY WIRE
- INDICATES EXISTING STREET SIGN
- MH INDICATES EXISTING MANHOLE
- FH INDICATES EXISTING FIRE HYDRANT
- WM INDICATES EXISTING WATER METER
- WV 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

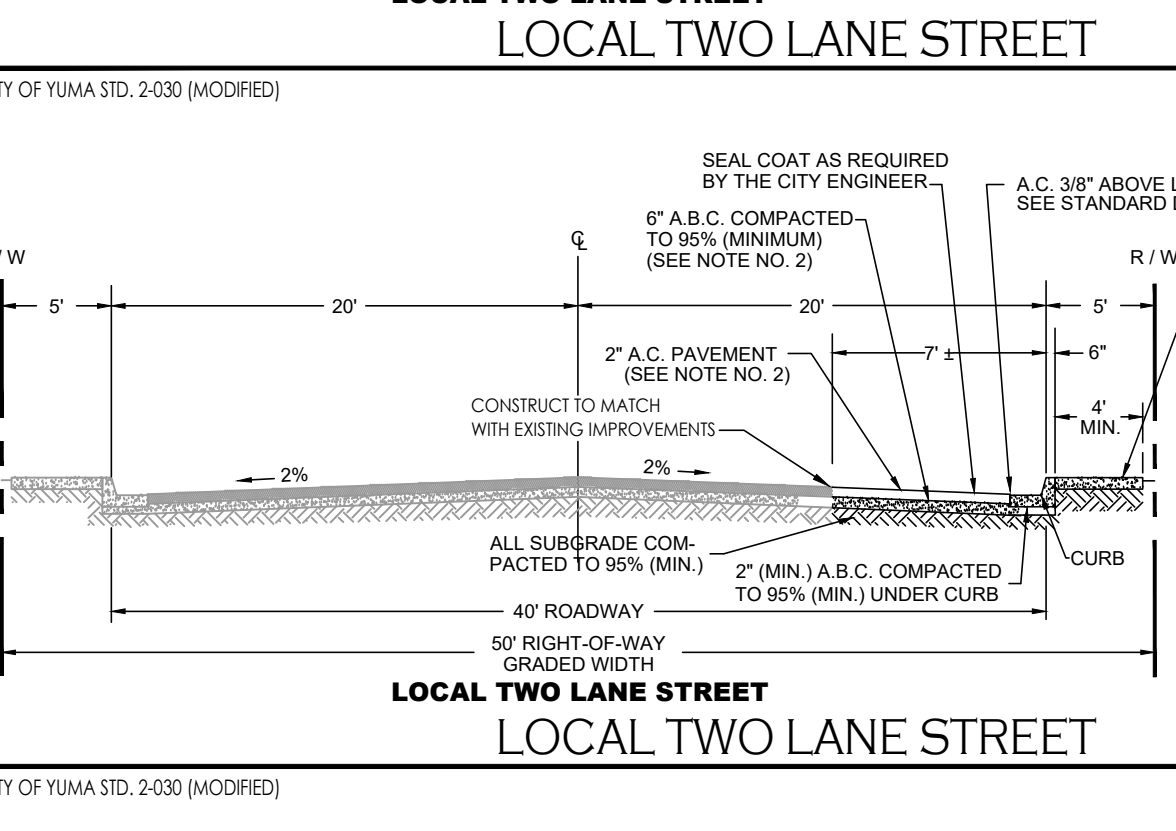
TOP OF BRASS CAP LOCATED AT THE INTERSECTION OF AVENUE 'E' AND CO. 24TH 'S' STREET. THIS POINT ALSO BEING THE E 1/4 CORNER OF SECTION 15, T11S, R24W, G.A.S.R. 8.A.M. ELEVATION: 159.50 FEET



- NOTES**
- STRUCTURAL DESIGN OF COMBINED THICKNESS OF BASE AND SURFACE TO BE DETERMINED BY SOILS TEST.
 - MINIMUM PAVING THICKNESS SHALL BE 2" FOR PLANT HOT MIXED ASPHALT SURFACING OVER 6" OF A.B.C. COMPACTED TO 95% (MINIMUM).
 - SIDEWALK LOCATION ADJACENT TO CURB OR AS APPROVED BY THE CITY ENGINEER.
 - SEE STANDARD DETAIL 3-060 FOR GRADING BEHIND SIDEWALK.
 - EXTEND AGGREGATE BASE COURSE BENEATH CURB & GUTTER



- NOTES**
- STRUCTURAL DESIGN OF COMBINED THICKNESS OF BASE AND SURFACE TO BE DETERMINED BY SOILS TEST.
 - MINIMUM PAVING THICKNESS SHALL BE 2" FOR PLANT HOT MIX ASPHALT SURFACING OVER 10" OF A.B.C. COMPACTED TO 95% (MINIMUM).
 - SIDEWALK LOCATION ADJACENT TO CURB OR AS APPROVED BY THE CITY ENGINEER.
 - ALL PAVEMENT MARKING AND RAISED PAVEMENT MARKER MATERIAL MUST BE IN ACCORDANCE WITH A.D.O.T. MANUAL FOR SIGNING AND MARKING, LATEST EDITION.
 - CASE 1 OR 2 MUST BE USED WHEN THERE ARE DRIVEWAYS ALONG COLLECTOR.
 - CASE 3 MAY BE USED WHEN THERE ARE NO DRIVEWAYS ALONG COLLECTOR.
 - BIKE LANES PROVIDED BUT NOT STRIPED.



- NOTES**
- STRUCTURAL DESIGN OF COMBINED THICKNESS OF BASE AND SURFACE TO BE DETERMINED BY SOILS TEST.
 - MINIMUM PAVING THICKNESS SHALL BE 2" FOR PLANT HOT MIXED ASPHALT SURFACING OVER 6" OF A.B.C. COMPACTED TO 95% (MINIMUM).
 - SIDEWALK LOCATION ADJACENT TO CURB OR AS APPROVED BY THE CITY ENGINEER.
 - SEE STANDARD DETAIL 3-060 FOR GRADING BEHIND SIDEWALK.
 - EXTEND AGGREGATE BASE COURSE BENEATH CURB & GUTTER

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 = 39,981 SF
 BOTTOM AREA = 31,074 SF
 DEPTH = 3 FT
 VOL. PROVIDED = (39,981 + 31,074) (3.0) = 106,583 CF
 TOTAL VOL. PROVIDED = 106,583 CF
 FACTOR OF SAFETY = 106,583 CF / 79,344 CF = 1.34

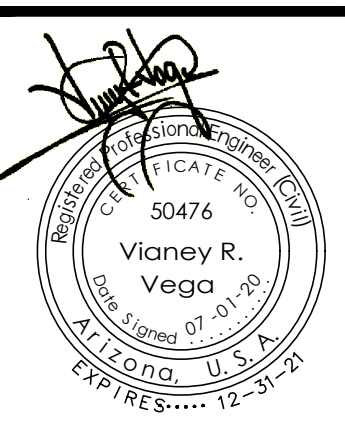
- NO OFFSITE STORMWATER WILL ENTER THE PROJECT SITE. STORMWATER WILL BE RETAINED ON SITE.
- THIS PROJECT SITE IS LOCATED IN FLOOD ZONE 'X' AS SHOWN ON FEMA FLOOD MAPS

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
Va V@veganvega.com



Preliminary Paving & Grading Plan
BELLEZA DEL DESIERTO
PHASE 2 SUBDIVISION



Scale: N.T.S. [Date: JULY 2020]
Drawn: staff [Job #: vnv19-960]
Checked: vna



October 8, 2020

SUBDIVISION CASE NUMBER: 2020-0581P

CASE SUMMARY: A request by Vega & Vega Engineer, PLC, on behalf of Sam Group Investments co, owner, for the preliminary plat approval for Belleza Del Desierto Phase 2 Subdivision. This subdivision will contain approximately 18.69 acres and is proposed to be divided into 87 lots and 1 track. The lots ranging in size from 6,025 square feet to 10,238 square feet. The property is located southeast of intersection of 20th Avenue and County 24th Street, PID # 227-15-024, San Luis, Arizona.

PUBLIC MEETING: November 10, 2020

COMMENTS DUE: October 20, 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:

10/13/20

Date:

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.

Agency:

Yuma County Airport Authority

Phone:

928-726-5882

Return to: P&Z@sanluisaz.gov



October 8, 2020

SUBDIVISION CASE NUMBER: 2020-0581P

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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.

Date:

10/13/20

Agency:

The City of San Luis Fire Department

Phone:

928/341-8550

Return to: P&Z@sanluisaz.gov



October 8, 2020

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Thank you,

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

.....
 COMMENTS NO COMMENTS

Enter Comments below:

1. To help mitigate incompatible land uses, less intense commercial zoning districts should be designated that act as a buffer between Industrial and Residential zoning districts.

Date:

10/12/2020

Agency:

Juan Leal Rubio, Senior Planner, Yuma County Department of Development Services

Phone:

928-817-5176

Return to: P&Z@sanluisaz.gov