



Resolution

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

No. 2186

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, ORDERING IMPROVEMENTS FOR THE MUNICIPAL IMPROVEMENT DISTRICT, SERVING BELLEZA DEL DESIERTO PHASE 2, TO OPERATE, MAINTAIN AND REPAIR LANDSCAPING IMPROVEMENTS INCLUDED WITHIN, NEAR AND ADJACENT TO THE RETENTION AND DETENTION BASINS AND PARKINGS AND PARKWAYS AND RELATED FACILITIES TOGETHER WITH THE APPURTENANT STRUCTURES OF BELLEZA DEL DESIERTO PHASE 2 LANDSCAPE IMPROVEMENT DISTRICT.

WHEREAS, the Mayor and City Council did pass Resolution of intention No. 2183 declaring the intention to create Belleza Del Desierto Phase 2 Landscape Improvement District to operate, maintain, and repair certain landscape improvements within, near, and adjacent to the retention and detention basins and the parkings and parkways and related improvements (Landscape Improvements) in the Belleza Del Desierto Phase 2 Subdivision;

WHEREAS, the petition to form Belleza Del Desierto Phase 2 Landscape Improvement District was signed by all of the real property owners within the proposed District and A.R.S. § 574(C) authorizes City Council to adopt the resolution ordering the improvements, pursuant to the provision of A.R.S. § 48-581, without the necessity of publication and positing of the resolution of intention provided for in A.R.S. § 48-578.

WHEREAS, a legal description of the boundary for Belleza Del Desierto Phase 2 Landscape Improvement District and a diagram for Belleza Del Desierto Phase 2 Landscape Improvement District has been presented to City Council for consideration in this declaration of intention to order Belleza Del Desierto Phase 2 Landscape Improvement District as provided in A.R.S. § 48-576.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of San Luis, Arizona, as follows:

SECTION 1: City Council orders Landscape Improvements for Belleza Del Desierto Phase 2 Landscape Improvement District serving Belleza Del Desierto Phase 2 Subdivision. Once the Landscape Improvements are approved and constructed by the developer, the estimate of the cost and expenses shall be placed on file with the City

Clerk and presented to City Council in accordance with the provisions of A.R.S. § 48-574.

SECTION 2: City Council finds the Landscape Improvements for Belleza Del Desierto Phase 2 Landscape Improvement District are of more than local or ordinary public benefit, and are of special benefit to the respective lots, parcels and pieces of land within the described real property of Belleza Del Desierto Phase 2 Landscape Improvement District. City Council orders the cost and expense for the Landscape Improvements of Belleza Del Desierto Phase 2 Landscape Improvement District be chargeable upon the real and personal property within Belleza Del Desierto Phase 2 Landscape Improvement District, as described in Exhibits A. City Council declares that Belleza Del Desierto Phase 2 Landscape Improvement District is benefited by the Landscape Improvements and the real and personal properties within Belleza Del Desierto Phase 2 Landscape Improvement District are to be assessed the proportional share of the costs and expenses of the Landscape Improvements.

SECTION 3: All proceedings concerning the Landscape Improvements for Belleza Del Desierto Phase 2 Landscape Improvement District, including the calculations for the costs and expenses and all assessments to pay the costs and expenses of the Landscape Improvements, shall be made in accordance with the provisions of Title 48, Chapter 4, Article 2 of the A.R.S., as amended.

SECTION 4: Any public street or alley within the boundaries of Belleza Del Desierto Phase 2 Landscape Improvement District are omitted from the real and personal property of Belleza Del Desierto Phase 2 Landscape Improvement District and shall not be included in the assessment.

SECTION 5: In no event will the City of San Luis or any officer thereof be liable for any portion of the cost of said Improvement District nor any delinquency of persons or property assessed.

SECTION 6: City Council shall make annual statements and estimates of the expenses of the District which shall be provided for by the levy and collection of ad valorem taxes upon the assessed value of all real and personal property within Belleza Del Desierto Phase 2 Landscape Improvement District as provided in A.R.S. § 48- 574, as amended.

[Remainder of page left intentionally blank. Signature page follows.]

PASSED AND ADOPTED by the Mayor and City Council of the City of San Luis, Arizona, this _____ day of _____, 2021.

Gerardo Sanchez, Mayor

ATTEST:

Sonia Cornelio, City Clerk

APPROVED AS TO FORM:

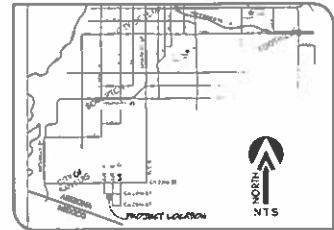
Kay Marion Macuil, City Attorney

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
 MARCH OF 2021 ACREAGE: 18.44 AC

FINAL PLAT

NORTH
 SCALE: 1"=60'



VICINITY MAP

OWNER OF RECORD:
 DBA INVESTMENT COMPANY L.L.C. GENERAL PARTNER
 OF S&B GROUP INVESTMENT CO. LIMITED PARTNER
 10001 N. CAMELOT DR. SUITE
 10000 AZ 85142

BASIS OF BEARING
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KEYNOTES
 1. NEW PROPERTY CORNER
 2. NEW 1/2" MONUMENT
 3. NEW 1/2" MONUMENT
 4. NEW 1/2" MONUMENT

NOTE
 1. PROPERTY CORNER IS MARKED BY 1/2" DIAMETER IRON
 RODS WITH CAPS
 2. PROPERTY CORNER IS MARKED BY 1/2" DIAMETER IRON
 RODS WITH CAPS

ELABORATED BY:
 VEGA & VEGA
 ENGINEERS & ARCHITECTS
 1848 S 8th Avenue P.O. Box 2297000 Yuma, AZ 85368
 928-247-4322 Fax 928-247-4322
 www.vega-vega.com

LEGEND
 - - - - - INDICATES BOUNDARY LINE
 - - - - - INDICATES CENTER LINE
 - - - - - INDICATES CENTER LINE
 - - - - - INDICATES CENTER LINE

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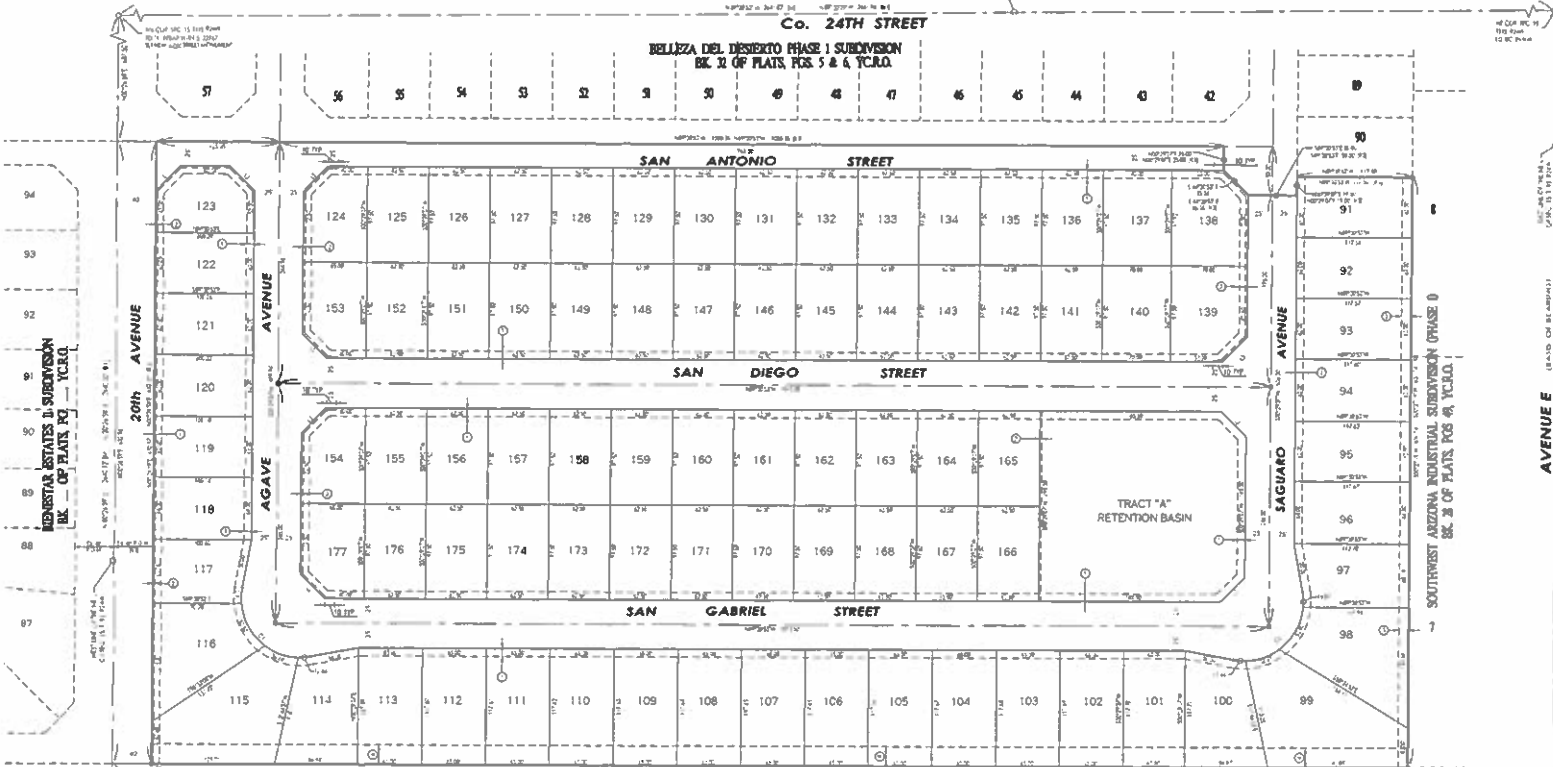
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30. NEW PROPERTY CORNER IS MARKED BY 1/2" DIAMETER IRON RODS WITH CAPS



APN - 211-5-003

Co. 24 1/2 STREET

LINE DATA

CURVE DATA

LOT AREAS TABLE

LINE NO.	FROM	TO	BEARING	DISTANCE
1	100	101	N 00° 00' 00" E	100.00
2	101	102	N 00° 00' 00" E	100.00
3	102	103	N 00° 00' 00" E	100.00
4	103	104	N 00° 00' 00" E	100.00
5	104	105	N 00° 00' 00" E	100.00
6	105	106	N 00° 00' 00" E	100.00
7	106	107	N 00° 00' 00" E	100.00
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14	113	114	N 00° 00' 00" E	100.00
15	114	115	N 00° 00' 00" E	100.00
16	115	116	N 00° 00' 00" E	100.00
17	116	117	N 00° 00' 00" E	100.00
18	117	118	N 00° 00' 00" E	100.00
19	118	119	N 00° 00' 00" E	100.00
20	119	120	N 00° 00' 00" E	100.00
21	120	121	N 00° 00' 00" E	100.00
22	121	122	N 00° 00' 00" E	100.00
23	122	123	N 00° 00' 00" E	100.00
24	123	124	N 00° 00' 00" E	100.00
25	124	125	N 00° 00' 00" E	100.00
26	125	126	N 00° 00' 00" E	100.00
27	126	127	N 00° 00' 00" E	100.00
28	127	128	N 00° 00' 00" E	100.00
29	128	129	N 00° 00' 00" E	100.00
30	129	130	N 00° 00' 00" E	100.00
31	130	131	N 00° 00' 00" E	100.00
32	131	132	N 00° 00' 00" E	100.00
33	132	133	N 00° 00' 00" E	100.00
34	133	134	N 00° 00' 00" E	100.00
35	134	135	N 00° 00' 00" E	100.00
36	135	136	N 00° 00' 00" E	100.00
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42	141	142	N 00° 00' 00" E	100.00
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47	146	147	N 00° 00' 00" E	100.00
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