



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, February 9, 2021. 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, 9 de Febrero del 2021. 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, February 9, 2021
7:00 P.M.

The February 9, 2021, 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/listenlivepz>. Recordings of the meetings will be available on the City's website <https://sanluisaz.gov/listenlivepz> after the meeting.

Public comment will be limited to Agenda Item 4. A. Public hearing on any and all matters regarding Conditional Use Permit Case No. 2021-031 a request to allow the construction of an accessory dwelling unit (guesthouse) in a Medium Density Residential (R1-6) zoning district. Item 4. B. Public hearing on any and all matters regarding Text Amendment Case No. 2020-0793, possible amendment or amendments to the City of San Luis Zoning Ordinance to amend the required parking by land use type. Item 4. C. Public hearing on any and all matters regarding Text Amendment Case No. 2020-0794, possible amendment or amendments to the City of San Luis Zoning Ordinance to amend the submittal deadline for Major Amendment applications. Item 4. D. Public hearing on any and all matters regarding Text Amendment Case No. 2021-050 possible amendment or amendments to the City of San Luis Zoning Ordinance to provide for the regulation of Marijuana Establishments and/or Marijuana Testing Facilities. The city will receive public comments by email at P&Z@sanluisaz.gov for Planning and Zoning Commission consideration any time before the meeting and during the meeting, which is scheduled to start at 7:00 p.m. on Tuesday, February 9, 2021. Any email comments received will be read aloud into the record.

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 9 de Febrero del 2021 estará cerrada al público.

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://sanluisaz.gov/listenlivepz>. Las grabaciones de las reuniones estarán disponibles en el sitio web de la Ciudad <https://sanluisaz.gov/listenlivepz> después de la reunión.

Los comentarios públicos se limitarán a la audiencia pública sobre el Artículo 4. A. Permiso de Uso Condicional del Caso No. 2021-031 una petición para la construcción de una casa de huéspedes en una zona residencial media (R1-6). Artículo 4. B. la Amendación de Texto del Caso No. 2020-0793 posible amandación o amandaciones a la ordenanza de Zonificación de la ciudad de San Luis para estacionamiento requerido por los tipos de use de suelo. Artículo 4.

C. **Amendacion de Texto del Caso No. 2020-0794 posible amendacion o amendaciones a la ordenanza de Zonificación de la ciudad de San Luis para la fecha limite para someter aplicaciones de amendacion mayor. Artículo 4. D. posible amendacion o amendaciones a la ordenanza de Zonificación de la ciudad de San Luis para la regulacion de los establecimientos de marijuana o instalaciones de prueba. La ciudad recibirá comentarios públicos por correo electrónico: P&Z@sanluisaz.gov para consideración de la Comisión de Planeación y Zonificación en cualquier momento antes de la reunión y durante la reunión que está programada a las 7:00 p.m. el martes 9 de Febrero del 2021. Cualquier comentario por correo electrónico recibido se leerá en voz alta para ser documentado.**

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

-Special Planning and Zoning Commission meeting held January 19, 2021

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

4. A. Public hearing followed by discussion and possible action on any and all matters regarding Conditional Use Permit Case No. 2021-031. A request by Alejandra Muñoz, owner, for a Conditional Use Permit to allow the construction of an accessory dwelling unit (guesthouse) on property located at 115 N. Escamilla Court.

A. Open public hearing

1. Staff presentation
2. Call to the Public on this item

B. Close public hearing

C. Action on Conditional Use Permit Case No. 2021-031

- 4. B.** Public hearing followed by discussion and possible action on any and all matters regarding Text Amendment Case No. 2020-0793. A request by the City of San Luis for a text amendment to the San Luis City Code Chapter 152 Zoning Regulations Section 152.243 to amend the Required Parking by Land Use Type.
- A. Open public hearing
 - 1. Staff presentation
 - 2. Call to the Public on this item
 - B. Close public hearing
 - C. Action on Text Amendment Case No. 2020-0793
- 4. C.** Public hearing followed by discussion and possible action on any and all matters regarding Text Amendment Case No. 2020-0794. A request by the City of San Luis for a text amendment to the San Luis City Code Chapter 152 Zoning Regulations Section 152.047(D)(1) to amend the submittal deadline for Major General Plan Amendment Applications.
- A. Open public hearing
 - 1. Staff presentation
 - 2. Call to the Public on this item
 - B. Close public hearing
 - C. Action on Text Amendment Case No. 2020-0794
- 4. D.** Public hearing followed by discussion and possible action on any and all matters regarding Text Amendment Case No. 2021-050. A request by the City of San Luis for a text amendment to the San Luis City Code Chapter 152 Zoning Regulations Section 152.013 Definitions and Section 152.225 Medical Marijuana to provide for the regulations of marijuana establishments and/or marijuana testing facilities.
- A. Open public hearing
 - 1. Staff presentation
 - 2. Call to the Public on this item
 - B. Close public hearing
 - C. Action on Text Amendment Case No. 2021-050
- 5.** **ITEMS REQUIRING DISCUSSION AND/OR ACTION** – the Planning & Zoning Commission will be considering a vote or action on the following cases. Any vote or action will be considered separately for each case.
- 5. A.** Discussion and possible action on any and all matters regarding Subdivision Case No. 2020-0765P. A request by Riedel Holdings LLC, for the preliminary plat approval for La Esperanza Estates Subdivision. The property is located south of the East Main Canal between 6th and 8th Avenue.
- A. Staff presentation
 - B. Action on Subdivision Case No. 2020-0765P

5. B. Discussion and possible action on any and all matters regarding Subdivision Case No. 2020-0792F. A request by Riedel Holdings LLC., for the final plat approval for La Esperanza Estates Subdivision. The property is located south of the East Main Canal between 6th and 8th Avenue.

A. Staff presentation

B. Action on Subdivision Case No. 2020-0792F

6. ADJOURNMENT



AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting

3. A.

Meeting Date: 02/09/2021

Summary

APPROVAL OF MINUTES

-Special Planning and Zoning Commission meeting held January 19, 2021

Attachments

Minutes January 19, 2021

MINUTES

SPECIAL MEETING
PLANNING AND ZONING COMMISSION
SAN LUIS COUNCIL CHAMBERS
1090 E. UNION STREET
JANUARY 19, 2021
7:00 PM

1. CALL TO THE ORDER /ROLL CALL: The meeting was called to order at 7:07 PM, by Chairman Marco A. Pinzon.

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 (arrived at 7:16 p.m.)
- Commission Member Veronica Zavala
- Commission Member George Amaya

ABSENT:

- Commission Member Hugo Garcia
- Commission Member Case Van Veen

OTHERS PRESENT:

- Jose A. Guzman, Director of Planning and Zoning
- Roman Pacheco, Planning Technician
- Kay Macuil, City Attorney
- Tadeo A. De La Hoya, City Manager (remotely)

3. CONSENT AGENDA

3. A. APPROVAL OF MINUTES

-Regular Planning and Zoning Commission meeting held December 8, 2020.

MOTION: Commission Member Javier Barraza / 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 Veronica Zavala	Aye
Commission Member George Amaya	Aye

4. PUBLIC HEARINGS

4. A. Public Hearing followed by discussion and possible action on any and all matters regarding Conditional Use Permit Case No. 2020-0661. A request by FM Group, on behalf of the State of Arizona, Department of Administration c/o General Services Division, owner, for a conditional use permit to allow the installation of a new wireless communication facility on property located 7125 East Cesar Chavez Boulevard, San Luis, Arizona.

A. Open public hearing

MOTION: Commission Member Javier Barraza / Commission Member George Amaya 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 Veronica Zavala	Aye
Commission Member George Amaya	Aye

1. Staff Presentation

Jose A. Guzman, Director of Planning and Zoning, summarized staff report recommending approval of Conditional Use Permit Case No. 2020-0661.

Commission Member Barraza asked if this exemption from setbacks it is also applicable to the equipment of just to the pole. **Guzman** responded it will be for the facilities and equipment.

Michael Campbell, consultant for FM Group stated that this is a fairly standard site for us to utilize an existing APS power pole. The equipment is set in as secure facility, in this case is about 10 feet away from the pole. The intent of the coverage are is Highway 195 traffic and the prison facility.

2. Call to the Public on this item

There were no public comments

A. Close public hearing

MOTION: Commission Member Javier Barraza / Commission Member Veronica Zavala to close public hearing. The Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Commission Member Javier Barraza	Aye
Commission Member Veronica Zavala	Aye
Commission Member George Amaya	Aye

C. Action on Text Amendment Case No. 2020-0661

MOTION: Chairman Marco A. Pinzon / Commission Member Javier Barraza to forward conditional use permit case no. 2020-0661 to the City Council with recommendation of approval as presented by staff. Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Commission Member Javier Barraza	Aye
Commission Member Veronica Zavala	Aye
Commission Member George Amaya	Aye

4. B. Public Hearing followed by discussion and possible action on any and all matters regarding Conditional Use Permit Case No. 2020-0795. A request by La Malquerida LLC, owners, for a conditional use permit to allow outdoor live entertainment on property located at 811 N. Cesar Chavez Street, San Luis, Arizona.

A. Open public hearing

MOTION: Commission Member George Amaya / Commission Member Javier Barraza 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 Veronica Zavala	Aye
Commission Member George Amaya	Aye

1. Staff presentation

Jose A. Guzman, Director of Planning and Zoning, stated that this request for a conditional use does not mean that the city is giving permission to the owners to do any events, or gatherings of 50 people or more as stated in the Governor Executive Order. **Mr. Guzman** furthermore summarized staff report recommending approval of Conditional Use Permit Case No. 2020-0795 with the following conditions:

1. Conditional Use will be valid for 1 year. After the year, the applicant will resubmit the application, and staff will review any complaints during the said time frame.
2. Only ONE outdoor live entertainment event per week ending at 2:00 AM either Friday or Saturday. On regular days no loud music should be play after 10:00PM.

Commission Member Barraza asked how the request is regarding the conditional use for Jardin de Eventos Okasiones, have you received any complaints. **Mr. Guzman** stated that there had been no complaints received. **Mr. Barraza** also asked how many complaints they need for staff to revoke their conditional use permit. **Mr. Guzman** responded that what will happen is that after a year staff will review any complaints and will make a determination on the recommendation to the Commission and City Council at that time and it will be up to City Council. **Mr. Barraza** recommended to mail the hours of operations of events to property owners so they can be aware of the time.

Commission Member Guillermina Fuentes stated that this is a good thing that we grant a conditional use permit for a year because the applicants would have a year to see if there are going to be complaints.

Commission Member George Amaya asked how many complaints does the city has received since September 11, 2020 regarding La Malquerida Food Court. **Mr. Guzman** responded that the Planning and Zoning received one complaint but it was several neighbors that were complaining. The same thing happened with Jardin de Eventos was conducting events without a proper license. So the neighbor's complaint, they came to us and we follow the procedures and the event venue closed. In this case La Malquerida started doing outdoor live events without knowing that he needed a conditional use permit. When we received complaints by owners we sent a letter to the owner of La Malquerida and they immediately stop doing events and apply for a conditional use permit.

Commission Member Javier Barraza stated that just to clarify the letters received are not complaint letters, these are opposition letters.

Chairman Marco A. Pinzon asked staff if people were notified that there was going to be a meeting regarding this item. **Mr. Guzman** responded yes. Staff sent notification letters in English and Spanish. We only received a letter and an email from Alonso Villa as stated in the staff report.

3. Call to the Public on this item

There were no public comments

B. Close public hearing

MOTION: Commission Member Guillermina Fuentes / Chairman Marco A. Pinzon to close public hearing. 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 George Amaya	Aye

C. Action on Conditional Use Permit Case No. 2020-0795

MOTION: Commission Member Guillermina Fuentes / Chairman Marco A. Pinzon to forward Conditional Use Permit Case No. 2020-0795 to the City Council with recommendation of approval as presented by staff. The Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Commission Member Javier Barraza	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Veronica Zavala	Aye
Commission Member George Amaya	Aye

4. C. Public hearing followed by discussion and possible action on any and all matters regarding Text Amendment Case No. 2020-0793. A request by the City of San Luis for a text amendment to the San Luis Code Chapter 152 Zoning Regulations §152.243 to amend the Required Parking by Land Use Type.

A. Open public hearing

MOTION: Commission Member Javier Barraza / Commission Member Guillermina Fuentes 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 Guillermina Fuentes	Aye
Commission Member Veronica Zavala	Aye
Commission Member George Amaya	Aye

1. Staff presentation

Jose A. Guzman Director of Planning and Zoning requested to continue this item for the next February planning and Zoning Commission meeting.

C. Action on Text Amendment Case No. 2020-0793

MOTION: Chairman Marco A. Pinzon / Commission Member Javier Barraza to continue this item to the next Planning and Zoning meeting. 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 George Amaya	Aye

4. D. Public hearing followed by discussion and possible action on any and all matters regarding Text Amendment Case No. 2020-0794. A request by the City of San Luis for a text amendment to the San Luis Code Chapter 152 Zoning Regulations §152.047(D)(1) to amend the submittal deadline for Major General Plan Amendment Applications

A. Open public hearing

MOTION: Commission Member Javier Barraza / Commission Member Guillermina Fuentes 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 Guillermina Fuentes	Aye
Commission Member Veronica Zavala	Aye
Commission Member George Amaya	Aye

1. Staff presentation

Jose A. Guzman Director of Planning and Zoning requested to continue this item for the next February Planning and Zoning Commission meeting.

C. Action on Text Amendment Case No. 2020-0793

MOTION: Commission Member Guillermina Fuentes / Commission Member Javier Barraza to continue this item to the next Planning and Zoning meeting. 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 George Amaya	Aye

5. ITEMS REQUIRING DISCUSSION AND/OR ACTION

5. A. Election of Officers

Jose A. Guzman summarized staff report.

MOTION: **Commission Member Guillermina Fuentes / Commission Member Javier Barraza** to appoint Marco A. Pinzon to serve as chairperson of the Planning and Zoning Commission. 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 George Amaya	Aye

MOTION: **Commission Member Javier Barraza / Chairman Barraza** to appoint Veronica Zavala to serve as vice chairperson of the Planning and Zoning Commission. 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 George Amaya	Aye

6. ADJOURNMENT

MOTION: Commission Member Javier Barraza / Commission Member Guillermina Fuentes adjourn the Regular Planning and Zoning Commission meeting at approximately 7:41 p.m. Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Veronica Zavala	Aye
Commission Member Javier Barraza	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member George Amaya	Aye

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 JANUARY 19, 2021. 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: 02/09/2021

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

ITEM:

Public hearing followed by discussion and possible action on any and all matters regarding Conditional Use Permit Case No. 2021-031. A request by Alejandra Muñoz, owner, for a Conditional Use Permit to allow the construction of an accessory dwelling unit (guesthouse) on property located at 115 N. Escamilla Court.

- A. Open public hearing
 - 1. Staff presentation
 - 2. Call to the Public on this item
- B. Close public hearing
- C. Action on Conditional Use Permit Case No. 2021-031

BACKGROUND:

This is a request by Alejandra Muñoz, owner for a conditional use permit to allow the construction of an accessory dwelling unit (guest house) as per Section 152.078 (C)(1) of the City of San Luis Code of Ordinances. The property is located at 115 N. Escamilla Court, Parcel ID Number 777-60-631.

This use is listed as a conditional use permit as per City Code § 152.078(C) (1): "*One accessory dwelling unit on a residential lot provided the lot and the accessory dwelling unit meets the following standards:*

1. *The area of the lot is 8,000 square feet or larger in size;*
2. *The accessory dwelling unit may not exceed 50% of the gross square footage of the livable area of the primary dwelling unit;*
3. *The addition of the accessory dwelling unit may not cause the lot to be split; rather the lot remains as one lot under the same ownership as that of the primary dwelling unit;*
4. *The accessory dwelling unit shall be located in the buildable area of the lot.*
5. *A single common driveway shall serve both the principal residence and the accessory dwelling unit; and*
6. *The accessory dwelling unit must be connected to all of the primary structure's utilities; with the exception of phone and cable services.*
7. *The accessory dwelling unit may not be used for any commercial or non-residential uses."*

ANALYSIS:

1. *The area of the lot is 8,000 square feet or larger in size;*

The area of the lot is 12,140 square feet.

2. *The accessory dwelling unit may not exceed 50% of the gross square footage of the livable area of the primary dwelling unit;*

The square footage of the livable area of the primary dwelling unit is 2,884 sq. ft. 50% of the primary dwelling unit is 1,442 sq. ft. The proposed accessory building is approximately 936 sq. ft.

with a livable area of 544 sq. ft.

- 3. The addition of the accessory dwelling unit may not cause the lot to be split; rather the lot remains as one lot under the same ownership as that of the primary dwelling unit;*

The accessory dwelling unit will not cause the lot to be split. Due to the dimensions of the existing house a lot split will not be allowed under the current zoning regulations.

- 4. The accessory dwelling unit shall be located in the buildable area of the lot.*

The accessory dwelling unit will be located in the buildable area of the lot and will comply with all the required setbacks.

- 5. A single common driveway shall serve both the principal residence and the accessory dwelling unit;*

A single common driveway will serve both the principal residence and the accessory dwelling unit. The accessory building will be covered from the sight of the street by a block fence and no additional driveways permitted.

- 6. The accessory dwelling unit must be connected to all of the primary structure's utilities; with the exception of phone and cable services.*

This will be reviewed and applied during the building permit process.

- 7. The accessory dwelling unit may not be used for any commercial or non-residential uses.*

The applicant requested this permit to allow her parent-in-law to live in the accessory dwelling unit. No commercial use of this unit is permitted, including renting the unit and the violation of this restriction will result in the revocation of the conditional use permit and possible citations.

AGENCY REVIEW:

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

1. City of San Luis Attorney's Office (1-26-21)
2. Yuma County Development Services (1-26-21)
3. Yuma County Airport Authority (1-28-21)

As required by State Statute, staff sent notification letters to property owners within 300 feet of the proposed project (51 properties). The City has not received any other comments or questions from the various review agencies or adjacent property owners.

CITIZEN REVIEW MEETING:

As required by State Statute and the City Code, a Citizen Review Meeting was held on February 2, 2021, at 6:00 P.M., due to the pandemic, this meeting was conducted via teleconference. Notice of the meeting was published in the local newspaper and the public was able to connect to the meeting or send out questions or comments via email before the meeting. The intent of this meeting was to allow the public to learn about the conditional use permit application, ask questions and/or express any comments or concerns. There were no people from the public connected to the teleconference neither did the City received any comments or questions prior to the meeting.

SUMMARY:

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

Staff recommends approval of Conditional Use Permit Case No. 2021-031

RECOMMENDED MOTION:

A. I MOVE TO OPEN THE PUBLIC HEARING.

1. Staff presentation

2. Call to the public on this item

B. I MOVE TO CLOSE THE PUBLIC HEARING.

C. I MOVE TO FORWARD CONDITIONAL USE PERMIT CASE NO. 2020-031 TO THE CITY COUNCIL WITH RECOMMENDATION OF APPROVAL AS PRESENTED BY STAFF.

Attachments

Location Map

Aerial Picture

Site Plan

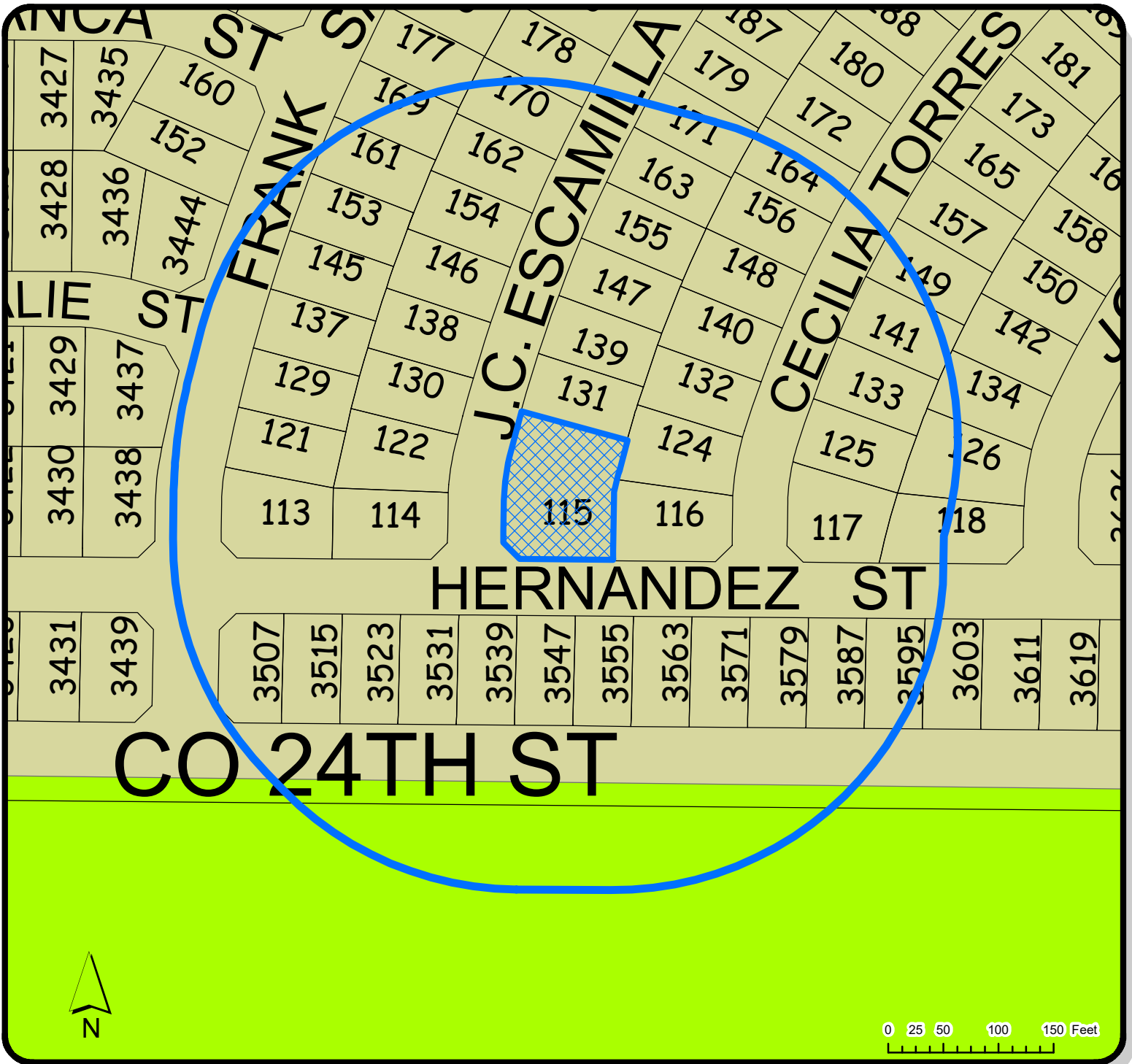
Floor Plan

Request from Owner


City of San Luis Attorney's Office Comments (1-26-21)

Yuma County Development Services Comments (1-26-21)

Yuma County Airport Authority Comments (1-28-21)





LOCATION OF SUBJECT PROPERTY

 811 N J.C. ESCAMILLA CT

LOCATION MAP

Zoning

- MULTIPLE RESIDENCE ZONING DISTRICTS**
 R-2
SINGLE RESIDENCE ZONING DISTRICTS
 RA-10

CONDITIONAL USE PERMIT

CASE #
2021-031

DATE:
 1/20/2021

PLANNING & ZONING

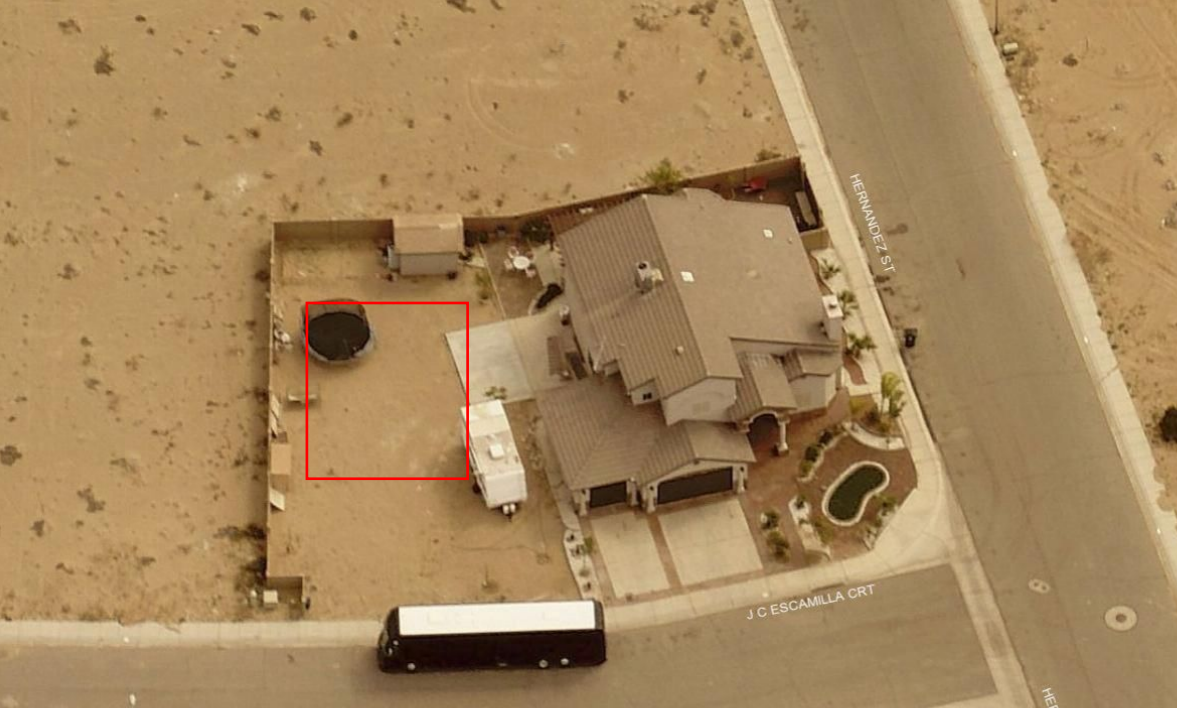


GIS

CREATED BY:
 ISAAC GUTIERREZ

CHECKED BY:
 ROMAN PACHECO

APPROVED BY:
 JOSE A. GUZMAN



HERNANDEZ ST

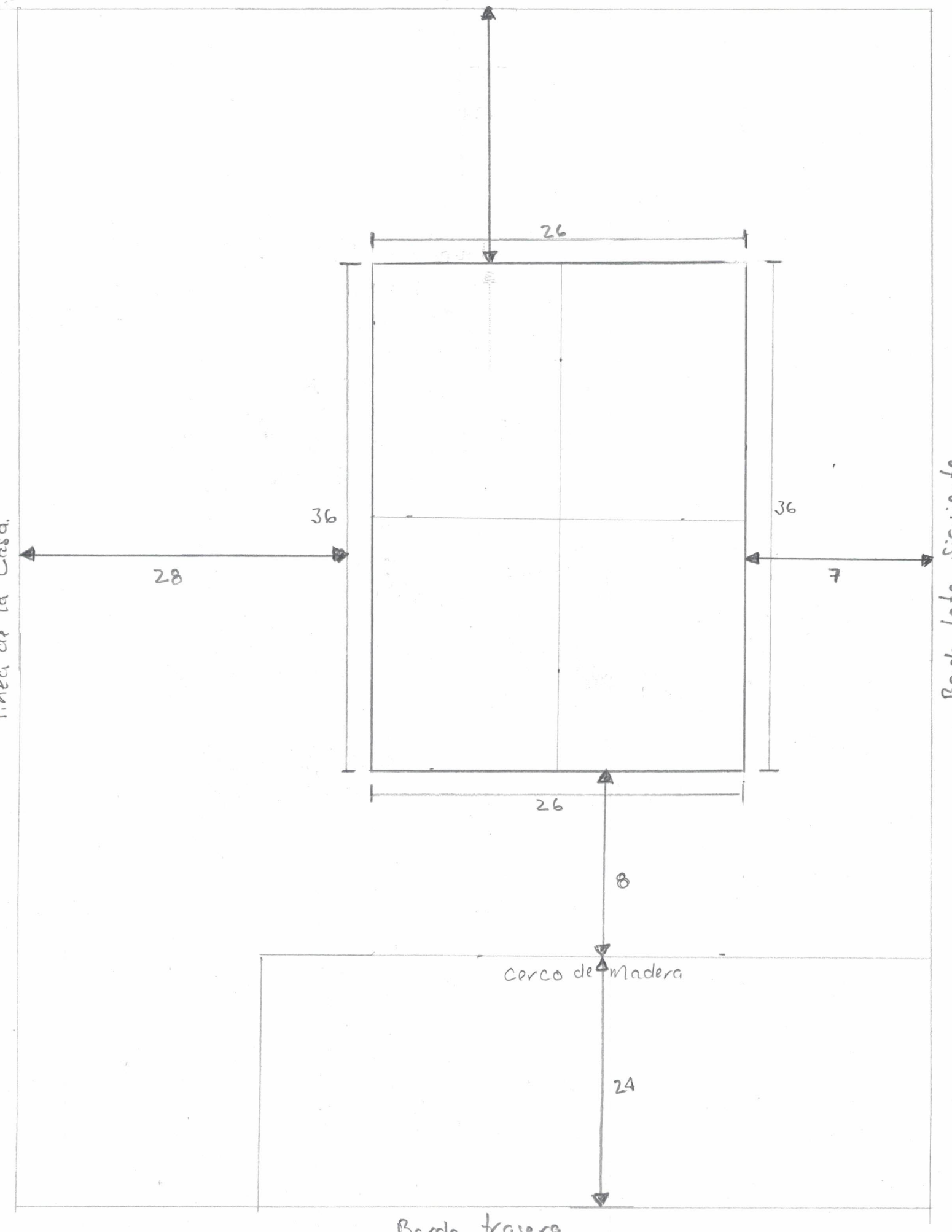
J C ESCAMILLA CRT

HE

Banqueta Calle

línea de la Casa.

Barda lote siguiente



26

36

28

36

7

26

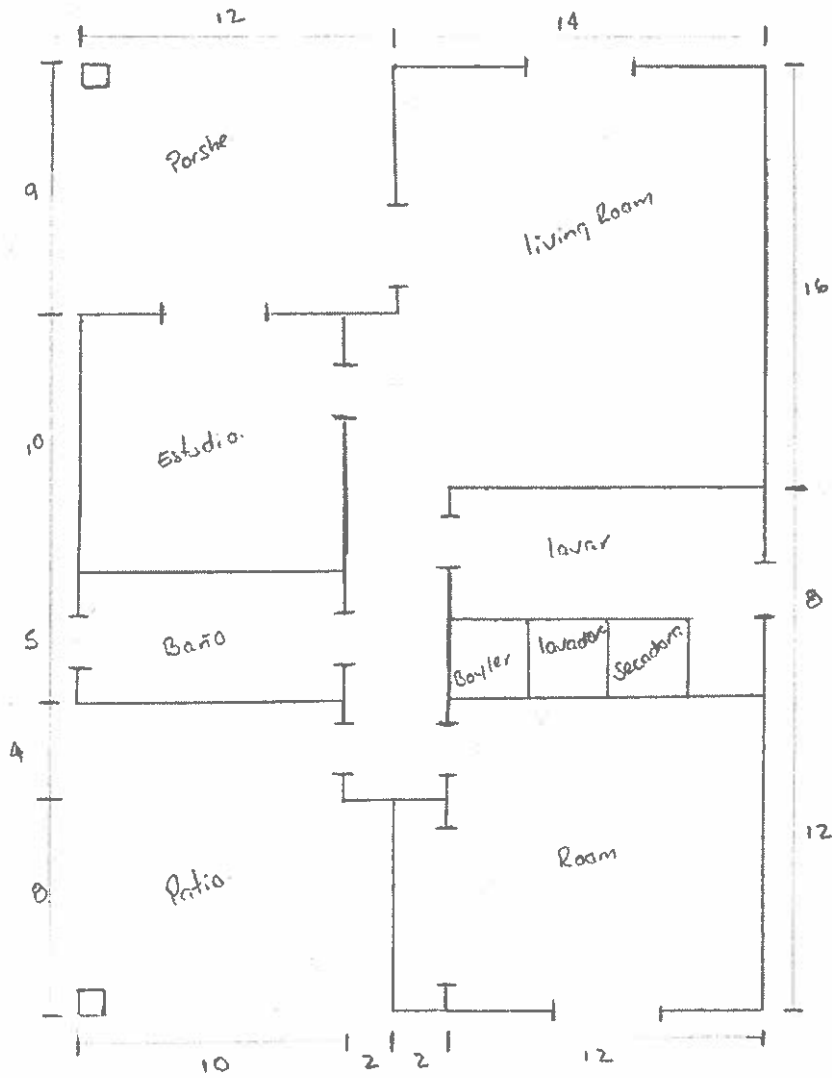
8

Cerco de Madera

24

Barda trasera

Santiago Muñoz (760) 540-3866
11500 Escamilla Ct.
San Luis AZ 85349



1/12/21

Yo Alejandra Muñoz estoy pidiendo
Un Permiso Condicional, para
Poder hacer un guess house para
Instalar a mis suegros en ella.

Sin mas.

Alejandra Muñoz.



January 26, 2021

CONDITIONALCASE NUMBER: 2021-031

CASE SUMMARY: This is a request by Alejandra Muñoz, owner, for a Conditional Use Permit to allow the construction of an accessory dwelling unit (guesthouse) as per Section 152.078 C.1 (Medium Density Residential, R1-6 zoning district) of the City of San Luis Code of Ordinance. The property is located at 115 N. Escamilla Court, PID #777-60-631, San Luis, Arizona.

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

This Citizen Review Meeting will be held:
2nd day of February 2021 at 6:00 p.m. at the San Luis City Hall Council Chambers, 1090 E. Union Street, San Luis, Arizona.

PUBLIC HEARING: February 9, 2021

COMMENTS DUE: February 2, 2021

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 and Plat



COMMENTS NO COMMENTS

Enter Comments below:

This is a new subdivision, and if a guest house approved, it will become a rental and begin the process of lessening economic values of the neighborhood. I have seen this before in that first this one, then a neighbor converts a garage saying they have a renter why cant I, etc. We are not in a position to be able to tell the difference between a guest, a relative, or a renter. We do not have the staff to knock on doors to find out who is living there. Even if it starts out fine, in time it always ends up as a tenant.

Date:
January 26, 2021

Agency:
Glenn Gimbut, Assistant City Attorney

Phone: 341-8520

Return to: P&Z@sanluisaz.gov



January 26, 2021

CONDITIONALCASE NUMBER: 2021-031

CASE SUMMARY: This is a request by Alejandra Muñoz, owner, for a Conditional Use Permit to allow the construction of an accessory dwelling unit (guesthouse) as per Section 152.078 C.1 (Medium Density Residential, R1-6 zoning district) of the City of San Luis Code of Ordinance. The property is located at 115 N. Escamilla Court, PID #777-60-631, San Luis, Arizona.

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COMMENTS DUE: February 2, 2021

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 and Plat

.....
 COMMENTS NO COMMENTS

Enter Comments below:

The site plan fails to identify critical information (existing house, setbacks to property lines, and between existing house and ADU, north arrow, scale etc), therefore a proper review/analysis is not possible.

Date:

1/26/2021

Agency:

Yuma County Department of Development Services

Phone:

928-817-5176

Return to: P&Z@sanluisaz.gov



January 26, 2021

CONDITIONALCASE NUMBER: 2021-031

CASE SUMMARY: This is a request by Alejandra Muñoz, owner, for a Conditional Use Permit to allow the construction of an accessory dwelling unit (guesthouse) as per Section 152.078 C.1 (Medium Density Residential, R1-6 zoning district) of the City of San Luis Code of Ordinance. The property is located at 115 N. Escamilla Court, PID #777-60-631, San Luis, Arizona.

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

This Citizen Review Meeting will be held:
2nd day of February 2021 at 6:00 p.m. at the San Luis City Hall Council Chambers, 1090 E. Union Street, San Luis, Arizona.

PUBLIC HEARING: February 9, 2021

COMMENTS DUE: February 2, 2021

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 and Plat

.....
 COMMENTS NO COMMENTS

Enter Comments below:

The property is located near Rolle Airfield where aviation activity is expected to increase in the future. According to the Rolle Airfield 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 Rolle Airfield. When a subdivision plat or parcel split is required the following notice shall be placed on the plat and/or recorded with the title: "These properties, due to their proximity to the Rolle Airfield, are likely to experience aircraft over flights, which could generate noise levels which may be of

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

Date:

1/28/21

Agency:

Yuma County Airport Authority

Phone:

928-726-5882

Return to: P&Z@sanluisaz.gov



PLANNING & ZONING AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting

4. B.

Meeting Date: 02/09/2021

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

ITEM:

Public hearing followed by discussion and possible action on any and all matters regarding Text Amendment Case No. 2020-0793. A request by the City of San Luis for a text amendment to the San Luis City Code Chapter 152 Zoning Regulations Section 152.243 to amend the Required Parking by Land Use Type.

- A. Open public hearing
 - 1. Staff presentation
 - 2. Call to the Public on this item
- B. Close public hearing
- C. Action on Text Amendment Case No. 2020-0793

BACKGROUND:

The intent of this proposed text amendment is to provide accurate parking requirement by land use to ensure future developments conforms with City of San Luis Zoning Regulations. We want to continue being development friendly and will compare requirements with other municipalities to make sure that we are not being too restrictive.

The proposed amendments to Section 152.243, Required Parking Spaces Per Land Use, Table No. 15, are attached to this report and shown in blue and red.

CITIZEN REVIEW MEETING:

As required by State Statute and the City Code, a Citizen Review Meeting was held on February 2, 2021, at 6:00 P.M., due to the pandemic, this meeting was conducted via teleconference. Notice of the meeting was published in the local newspaper and the public was able to connect to the meeting or send out questions or comments via email before the meeting. The intent of this meeting was to allow the public to learn about the text amendment, ask questions and/or express any comments or concerns. There were no people from the public connected to the teleconference neither did the City received any comments or questions prior to the meeting.

SUMMARY:

This text amendment will allow us to continue to be development friendly. We will constantly review our regulations and make any amendments necessary.

RECOMMENDED MOTION:

A. I MOVE TO OPEN THE PUBLIC HEARING.

- 1. Staff presentation
- 2. Call to the public on this item

B. I MOVE TO CLOSE THE PUBLIC HEARING.

C. I MOVE TO FORWARD TEXT AMENDMENT CASE NO. 2020-0793 TO THE CITY COUNCIL WITH APPROVAL RECOMMENDATION AS PRESENTED BY STAFF.

Attachments

Proposed Amendments

**TEXT AMENDMENT CASE NO. 2020-0793
P&Z PUBLIC HEARING AT REGULAR OR SPECIAL MEETINGS
CITY OF SAN LUIS CODE – CHAPTER 152: ZONING REGULATIONS
PROPOSED AMENDMENT BY STAFF**

§ 152.243 REQUIRED PARKING BY LAND USE TYPE.

TABLE No. 15

Required Parking Spaces Per Land Use

<i>Land Uses</i>	<i>Required Vehicle Parking</i>
<i>Residential Uses</i>	
Single residence, detached dwellings	2 spaces: dwelling
Manufactured homes	2 spaces: unit
Multiple residence:	
Efficiency	1 space: unit 1.5 spaces: unit
One (1) bedroom units	2 spaces: unit
Two (2) bedroom units and larger	2 spaces: unit
<i>Institutional Uses</i>	
Religious institutions:	
Main assembly (fixed seating)	1 space: 5 seats 1 space: 300 sf. of G.F.A.
Main assembly (without fixed seating)	
Hospitals	1 space: 1.5 beds
Elementary schools & junior high schools	1 space: classroom plus 1 space: 2 employees
High schools, trade schools and colleges	1 space: 2 employees plus 1 space: 5 students
Prisons and detention facilities	1 space: employee/shift
<i>Commercial Uses</i>	
Indoor Commercial Amusement:	
Amusement center / arcades	1 space: 300 sf G.F.A. 1 space: 300 sf G.F.A.
Skating rinks	1 space: 300 sf G.F.A.
Dance clubs	1 space: 4 seats
Theaters	2 spaces: lane
Indoor swap meet, farmers market	1 space: 500 sf. G.F.A. sales area
Health clubs, gymnasiums	1 space: 400 300 sf. G.F.A.
Medical & dental offices, clinics	1 space: 250 sf. G.F.A. plus 1 space: 2 employees
General, professional and civic offices	1 space: 300 sf. G.F.A.
Private clubs, lodges and fraternal organizations	1 space: 300 sf. G.F.A.



Retail sales, personal services, banks, and grocery stores	1 space: 300 sf. G.F.A.
Data processing/telemarketing operations	6 spaces: 1,000 G.F.A.
Hotels, motels, and bed and breakfast	1 space: room plus ancillary use requirements
Assisted living facilities and nursing homes	1 space: 2 employees plus 1 space: 10 beds
Restaurants, bars and cocktail lounges	1 space: 75 sf. G.F.A. and outdoor seating area
Restaurants with drive-through facilities	1 space: 100 sf. G.F.A.
Mortuary/ funeral home	1 space: 75 sf. G.F.A. used for public assembly
General auto repair, car wash, service station, lube shops	1 space: 375 sf. G.F.A. plus 1 space: employee
Commercial Buildings (not otherwise specified herein)	1 space: 300 sf. G.F.A.
<i>Outdoor Commercial Uses</i>	
Outdoor Commercial Amusement: Golf courses	4 space: hole plus 1 space: 250 sf G.F.A. clubhouse
Driving ranges	1 space: each tee space
Miniature golf courses, batting cages, amusement parks, water slides.	1 space: 500 sf of outdoor recreational area plus ancillary indoor uses.
Parks (public or private)	35 spaces: athletic field 6 spaces: Volleyball court 6 spaces: basketball court
Outdoor sales: Plant nursery, building supplies, RV and boat	1 space: 375 sf. G.F.A. display plus 1 space: employee
Outdoor swap meet, farmers market	1 space: 500 sf. N.L.A. used for storage, display, and sales.
<i>Industrial Uses</i>	
Manufacturing, assembly, production	1 space: 600 sf G.F.A.
Wholesale sales, warehouse and freight movement	1 space: 900 -1,500 sf. G.F.A.
Waste related uses including recycling centers	1 space: 900 sf. G.F.A.
Mini-warehouse/self storage facility	4 spaces plus 2 spaces for manager's quarters or office





PLANNING & ZONING AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting

4. C.

Meeting Date: 02/09/2021

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

ITEM:

Public hearing followed by discussion and possible action on any and all matters regarding Text Amendment Case No. 2020-0794. A request by the City of San Luis for a text amendment to the San Luis City Code Chapter 152 Zoning Regulations Section 152.047(D)(1) to amend the submittal deadline for Major General Plan Amendment Applications.

- A. Open public hearing
 - 1. Staff presentation
 - 2. Call to the Public on this item
- B. Close public hearing
- C. Action on Text Amendment Case No. 2020-0794

BACKGROUND:

The intent of this proposed ordinance is to amend Section 152.047 'General Plan Amendments', deadline date for Major Amendment Applications. Currently, Section 152.047 (D)(1) requires:

"A "major amendment" to the General Plan must be filed prior to June 15th of every year in order to be heard at the one City Council hearing designated each year to review major amendments to the General Plan. Major Amendments shall require an affirmative vote of at least two-thirds of the City Council."

The Planning and Zoning Department is proposing that the deadline date being changed to March 15th. To ensure the City complies with the code, all amendments will be made to plans, proposals and any subsequent documents.

CITIZEN REVIEW MEETING:

As required by State Statute and the City Code, a Citizen Review Meeting was held on February 2, 2021, at 6:00 P.M., due to the pandemic, this meeting was conducted via teleconference. Notice of the meeting was published in the local newspaper and the public was able to connect to the meeting or send out questions or comments via email before the meeting. The intent of this meeting was to allow the public to learn about the text amendment, ask questions and/or express any comments or concerns. There were no people from the public connected to the teleconference neither did the City received any comments or questions prior to the meeting.

SUMMARY:

This proposed amendment allows for Planning and Zoning Department to ensure a new deadline date is determined for Major Amendment Applications. Last year there were several applications submitted do to the State Statute that requires for applications to be heard before City Council the same year that they are submitted we only had 6.5 months to process the applications.

RECOMMENDED MOTION:

A. I MOVE TO OPEN THE PUBLIC HEARING.

1. Staff presentation

2. Call to the public on this item

B. I MOVE TO CLOSE THE PUBLIC HEARING.

C. I MOVE TO FORWARD TEXT AMENDMENT CASE NO. 2020-0794 TO THE CITY COUNCIL WITH RECOMMENDATION OF APPROVAL AS PRESENTED BY STAFF.

Attachments

Proposed Amendments

TEXT AMENDMENT CASE NO. 2020-0794
P&Z AMENDMENT OF SUBMITTAL DEADLINES
FOR MAJOR AMENDMENT APPLICATIONS
CITY OF SAN LUIS CODE – CHAPTER 152: ZONING REGULATIONS
PROPOSED AMENDMENT BY STAFF

Subsection 152.047 (D)(1) of the San Luis City Code entitled “General Plan Amendments” is proposed read as follows:

(D) *Procedures.* There are two types of amendments to the General Plan: minor amendments and major amendments. All applications for any type of General Plan Amendment shall be processed and public hearings shall be held in accordance with A.R.S. § 9-461.06, and §§ 152.040(C) and 152.042(G), and those provisions prescribed in the City of San Luis General Plan.

(1) A “major amendment” to the General Plan must be filed prior to ~~June 15th~~ March 1st of every year in order to be heard at the one City Council hearing designated each year to review major amendments to the General Plan. Major Amendments shall require an affirmative vote of at least two-thirds of the City Council.



PLANNING & ZONING AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting

4. D.

Meeting Date: 02/09/2021

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

ITEM:

Public hearing followed by discussion and possible action on any and all matters regarding Text Amendment Case No. 2021-050. A request by the City of San Luis for a text amendment to the San Luis City Code Chapter 152 Zoning Regulations Section 152.013 Definitions and Section 152.225 Medical Marijuana to provide for the regulations of marijuana establishments and/or marijuana testing facilities.

- A. Open public hearing
 - 1. Staff presentation
 - 2. Call to the Public on this item
- B. Close public hearing
- C. Action on Text Amendment Case No. 2021-050

BACKGROUND:

To adjust to the new law for recreational marijuana (referred to in the new laws as "responsible adult use") passed by the voters on November 3, 2020, by Proposition 207, Council passed:

Ordinance No. 403, General Regulation and Ordinance No. 404, Mirror Ordinance 403, but is part of the Zoning Code.

Under the city's ordinances 403 and 404, adult-use marijuana establishments must also be licensed medical marijuana establishments.

Because the Arizona Department of Health Services ("ADHS") did not issue medical marijuana licenses for our area yet, adult-use marijuana establishments would not be eligible to apply for licensing in San Luis during the window of opportunity between January 19 through March 9, 2021, for early applications.

The City has received requests to apply for adult-use establishments. If the applicants are ineligible during the January 19 through March 9 application period, it is not known when the ADHS will open again to receive applications. There is no timeline set up for it. Cities must fill out a form for ADHS giving the following information:

Whether the location of the proposed marijuana establishment complies with local zoning restrictions related to where a marijuana establishment may be located, subject to the requirements outlined in local zoning ordinances such as a use permit, variance, or other requirements necessary for the proposed marijuana establishment to open and operate at this location.

Adult Use Marijuana Establishments Stand Alone from Medical Marijuana Dispensaries

This ordinance and the companion Ordinance 409 on a separate agenda item amend ordinances 402 and 403 to allow adult-use marijuana establishments with the state licenses for adult-use marijuana without requiring a medical marijuana license. The locations where either type of business are allowed remain the same. (Please see the attached map)

Immediately Effective

For this ordinance and the companion ordinance to be in effect before ADHS's March 9, 2021 deadline, the ordinance would need to be passed by a vote of 6 Council Members with a declaration of emergency. However, if it is passed without an emergency clause or with a simple majority of the quorum, staff would still be able to fill out the form and explain that the Ordinance will become law on March 12.

CITIZEN REVIEW:

As required by State Statute and the City Code, a Citizen Review Meeting was held on February 2, 2021, at 6:00 P.M., due to the pandemic, this meeting was conducted via teleconference. Notice of the meeting was published in the local newspaper and the public was able to connect to the meeting or send out questions or comments via email before the meeting. The intent of this meeting was to allow the public to learn about the text amendment, ask questions and/or express any comments or concerns. There were no people from the public connected to the teleconference neither did the City received any comments or questions prior to the meeting.

SUMMARY:

Staff recommends approval of Text Amendment Case No. 2021-050.

RECOMMENDED MOTION:**A. I MOVE TO OPEN THE PUBLIC HEARING.**

1. Staff presentation
2. Call to the public on this item

B. I MOVE TO CLOSE THE PUBLIC HEARING.**C. I MOVE TO FORWARD TEXT AMENDMENT CASE NO. 2020-050 TO THE CITY COUNCIL WITH APPROVAL RECOMMENDATION AS PRESENTED BY STAFF.**



PLANNING & ZONING AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting

5. A.

Meeting Date: 02/09/2021

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. 2020-0765P. A request by Riedel Holdings LLC, for the preliminary plat approval for La Esperanza Estates Subdivision. The property is located south of the East Main Canal between 6th and 8th Avenue.

A. Staff presentation

B. Action on Subdivision Case No. 2020-0765P

BACKGROUND:

This item is a request by Riedel Holdings LLC, for the preliminary plat approval for La Esperanza Estates Subdivision. The subject property is located between Bienestar Estates No. 5 Subdivision and the East Main Canal. San Luis High School is located to the north across the East Main Canal and is zoned as Rural Area Residential (RA-10). The property to the east and west are undeveloped land and are also zoned (RA-10). The property to the south is developed as a single-family residential subdivision and is zoned Medium-High Density Residential (R-2).

The proposed subdivision consist of approximately 15 acres to be divided into 54 lots ranging in size from 6,000 square feet to 11,617 square feet. The land is currently zoned as Medium Density Residential (R1-6). The Assessor's Parcel Number is 776-09-003. The applicant agreed to provide a multi-use pathway along the canal righ-of-way.

GENERAL PLAN:

This area is designated as Medium Density Residential in the City of San Luis 2040 General Plan. The activity proposed will be consistent with this designation (Page 2-10). The Medium Density Residential designation allows all types of 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 Water Users' Association (1-28-21)

REZONING:

This property was rezoned by Rezoning Case No. 2020-0277/Ordinance No. 400 from Rural Area Residential (RA-10) to Medium Density Residential (R1-6) with the following conditions:

1. Rezoning is a condition upon development of the land in a manner similar to the tentative lot layout submitted for this application.
2. A full-length street shall be constructed between 6th Avenue and 8th Avenue as part of the development of this property.
3. A traffic study is required and the construction of any and all improvements as recommended by the said study, including but not limited to, possible contributions to future roadway improvements such as traffic signals and/or canal crossings along 6th Avenue and 8th Avenue.

4. Owner agrees to sign necessary improvement districts for the subdivisions of the rezoned parcel. Said districts to include a street lighting improvement district, a community facilities district, and a parkway district pursuant to A.R.S § 48-572.
5. Grading and erosion control shall comply with the International Building Code standards for all aspects of the development including development of lots and the building of houses or other buildings.

SUMMARY:

The applicant has provided the information and materials necessary for review of the preliminary plat for La Esperanza Estates Subdivision.

Staff recommends conditional approval of preliminary plat for Subdivision Case No. 2020-0765P. Approval subject to the following condition:

1. Applicant must address all comments on review comments letter dated February 5, 2021.

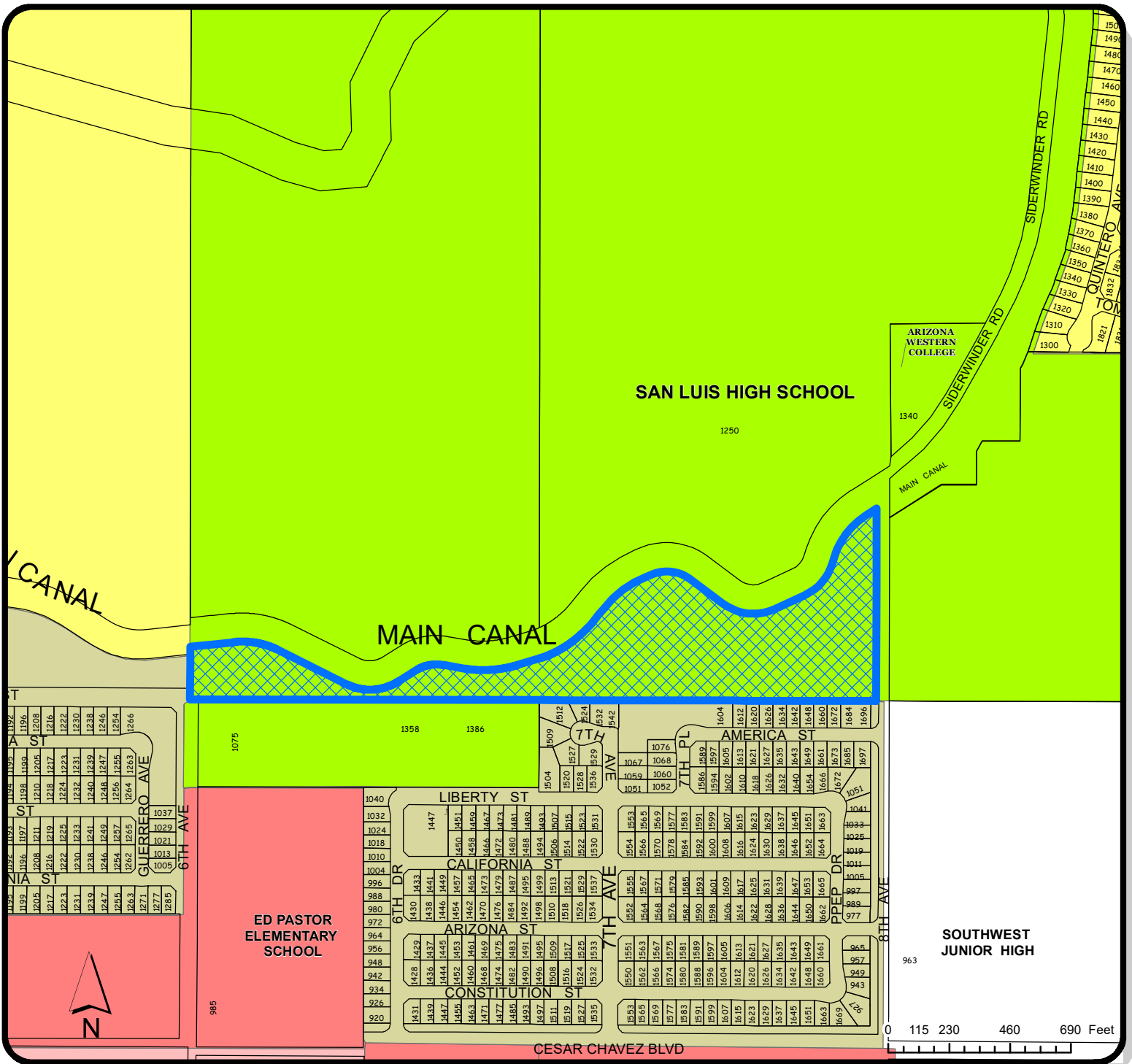
As per Section 4.10(3) of the Subdivision Regulations, "Conditional approval of a preliminary plat shall not constitute approval of the final plat. Rather, it shall be deemed an expression of approval to the layout submitted on the preliminary plat as a guide to the preparation of the final plat, which 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 SUBDIVISION CASE NO. 2020-0765P WITH CONDITIONS AS PRESENTED BY STAFF.

Attachments

Location Map
Preliminary Plat
Review Comments Letter Dated February 5, 2021
Ordinance No. 400
Yuma County Water Users' Association Comments (1-28-21)



LOCATION OF SUBJECT PROPERTY

LOCATION MAP

SUBDIVISION

 PID:776-09-003 LA ESPERANZA ESTATES

CASE #
2020-0765P

DATE:
1/13/2021

PLANNING & ZONING



GIS

CREATED BY:
ISAAC GUTIERREZ

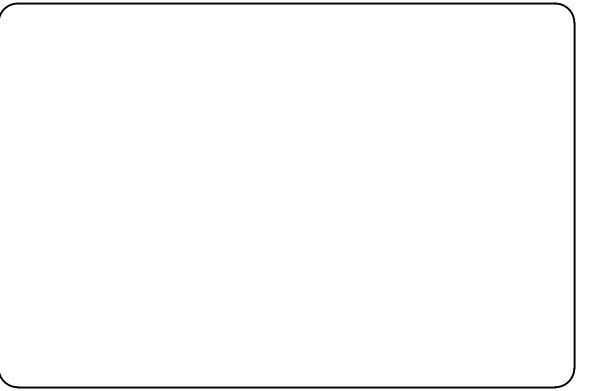
CHECKED BY:
ROMAN PACHECO

APPROVED BY:
JOSE A. GUZMAN

LA ESPERANZA ESTATES

A SUBDIVISION OF PARCEL B OF BARKLEY LOT SPLIT No. 3 AS RECORDED IN BOOK 27 OF PLATS,
 PAGES 68 YUMA COUNTY RECORDERS OFFICE. YUMA, COUNTY, AZ. AND BEING A PORTION OF THE
 N ½ OF THE SW ¼ OF SECTION 6, T11S, R24W, G. & S. R. B. & M. YUMA COUNTY ARIZONA
 DATE OF PREPARATION: AUGUST 2020 NUMBER OF LOTS: 54 ACREAGE: 15.1
PRELIMINARY PLAT

OFFICE OF YUMA COUNTY RECORDER



BOOK _____ OF _____
 PAGE _____

APPROVED

STATE OF ARIZONA)
) SS
 CITY OF SAN LUIS)

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

MAYOR _____ DATE _____

CITY MANAGER _____ DATE _____

DIRECTOR OF PLANNING AND ZONING DEPARTMENT _____ DATE _____

CITY ENGINEER _____ DATE _____

CITY PUBLIC WORKS DIRECTOR _____ DATE _____

BASIS OF BEARING

THE SOUTH LINE OF THE SW 1/4 OF THE SECTION 6,
 T11S, R24W, NAMELY N 89°40'11" E AS SHOWN ON
 BARKLEY LOT SPLIT No. 3 RECORDED IN BOOK 27 OF PLATS
 PAGE 68, YUMA COUNTY RECORDER.

RESTRICTIVE COVENANTS

HAVE BEEN RECORDED CONCURRENTLY AND ARE A PART OF THIS PLAT

SUBDIVIDER/OWNER

RIEDEL HOLDINGS, LLC
 1910 JUAN SANCHEZ BLVD
 P.O. BOX 1649
 SAN LUIS, AZ. 85349
 (928) 627-9385

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(2) SHEET CORRECTLY REPRESENTS A SURVEY
 MADE UNDER MY SUPERVISION THAT ALL MONUMENTS SHOWN HEREON ACTUALLY
 EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN.



JUAN N. LOMELI R.L.S. No. 22767

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT RIEDEL HOLDINGS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS THIS THE _____ DAY OF _____ 2020,
 CAUSED A PORTION OF THE N ½ OF THE SW ¼ OF SECTION 6, T11S, R24W, G. & S. R. B. & M. YUMA COUNTY, ARIZONA, AS PLATTED HEREON,
 TO BE SUBDIVIDED INTO LOTS, TRACT & STREETS UNDER THE NAME OF "LA ESPERANZA ESTATES" AND HEREBY DECLARES THAT THE ACCOMPANYING PLAT SETS
 FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND STREETS, CONSTITUTING SAID "LA ESPERANZA ESTATES" AND THAT EACH LOT SHALL BE KNOWN
 BY THE NUMBER, THE TRACT BY THE LETTER AND THE STREETS BY THE NAME GIVEN EACH RESPECTIVELY ON SAID PLAT;

AND THAT RIEDEL HOLDINGS, L.L.C., AS OWNER, HEREBY DEDICATES THE STREETS SHOWN HEREON TO THE CITY OF SAN LUIS FOR ITS USE AND BENEFIT, AND THAT
 THE EASEMENTS ARE DEDICATED FOR THE USES SHOWN AND DEFINED ON SAID PLAT AND AS SET FORTH IN THE DECLARATION OF RESERVATIONS, COVENANTS,
 CONDITIONS AND RESTRICTIONS RECORDED CONCURRENTLY HEREWITH. TRACT "A" AND "B" IS DEDICATED TO THE CITY OF SAN LUIS FOR USE AS STORM WATER
 RETENTION BASIN AND COMPATIBLE RECREATIONAL USES. THE EASEMENTS ARE DEDICATED FOR THE PURPOSE SHOWN HEREON. A THREE FOOT NON-CONSTRUCTION
 AND NO OBSTRUCTION EASEMENT FROM THE FURTHER PROJECTION ON ANY SIDE OF ALL FIRE HYDRANTS; A TWELVE INCH NON-CONSTRUCTION AND NO OBSTRUCTION
 EASEMENT AROUND WATER METERS; AND 24 INCH NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT FOR STREET LIGHTS IS HEREBY GRANTED.

IN WITNESS WHEREOF: RIEDEL HOLDINGS, L.L.C., HAS CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE SIGNATURE
 OF NIEVES GARCIA RIEDEL, AS MEMBER, THEREUNTO DULY AUTHORIZED ON THIS THE _____ DAY OF _____ 2020.

BY: _____
 NIEVES GARCIA RIEDEL, MEMBER
 RIEDEL HOLDINGS, L.L.C.

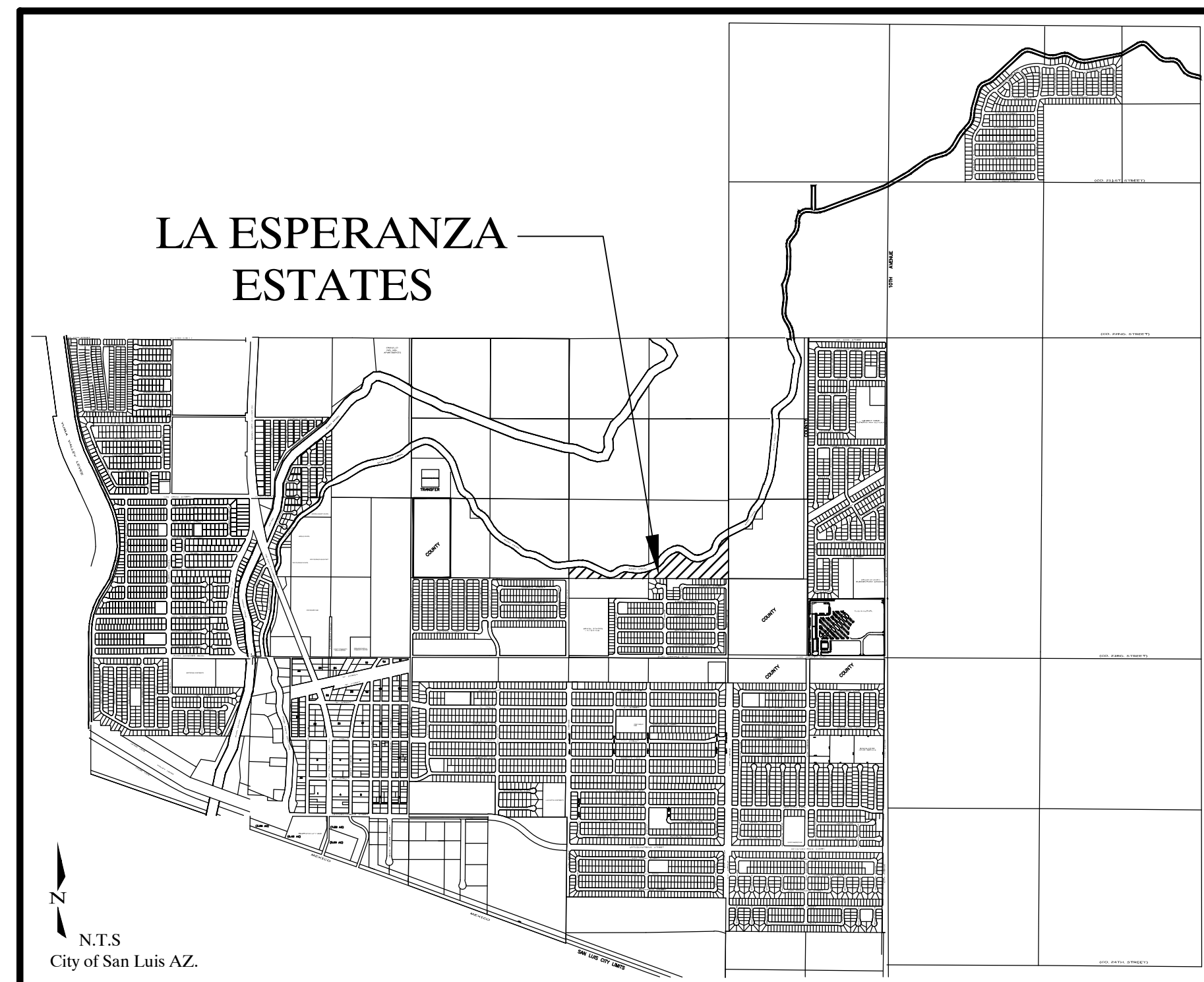
ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
 COUNTY OF YUMA)

ON THIS THE _____ DAY OF _____, 2020 BEFORE ME, THE UNDERSIGNED OFFICER
 PERSONALLY APPEARED, NIEVES GARCIA RIEDEL, WHO ACKNOWLEDGED HERSELF TO BE MEMBER OF
 RIEDEL HOLDINGS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AND SHE AS SUCH OFFICER BEING
 AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN
 CONTAINED, BY SIGNING THE NAME OF THE LIMITED LIABILITY COMPANY BY HERSELF, AS SUCH
 OFFICER.

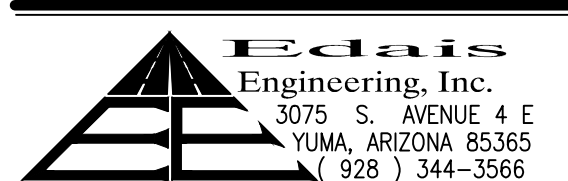
IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL.

BY: _____
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____



VICINITY MAP

PREPARED BY:

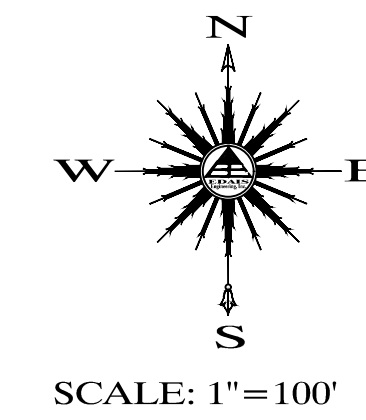


JOB# 17-025

LA ESPERANZA ESTATES

A SUBDIVISION OF PARCEL B OF BARKLEY LOT SPLIT No. 3 AS RECORDED IN BOOK 27 OF PLATS, PAGES 68 YUMA COUNTY RECORDERS OFFICE. YUMA, COUNTY, AZ. AND BEING A PORTION OF THE N 1/2 OF THE SW 1/4 OF SECTION 6, T11S, R24W, G. & S. R. B. & M. YUMA COUNTY ARIZONA
 DATE OF PREPARATION: AUGUST 2020 NUMBER OF LOTS: 54 ACREAGE: 15.1

PRELIMINARY PLAT



OFFICE OF YUMA COUNTY RECORDER

BOOK _____ OF _____
 PAGE _____

SUBDIVIDER/OWNER

RIEDEL HOLDINGS, LLC
 P.O. BOX 1649
 SAN LUIS, AZ 85349
 (928) 627-9385

BASIS OF BEARING

THE SOUTH LINE OF THE SW 1/4 OF THE SECTION 6, T11S, R24W, NAMED N 89°40'11" E AS SHOWN ON BARKLEY LOT SPLIT No. 3 RECORDED IN BOOK 27 OF PLATS PAGE 68, YUMA COUNTY RECORDER.

LEGEND

- CENTERLINE
- BOUNDARY LINE
- EXISTING LOTS
- EXISTING DIRT ROAD
- FOUND MONUMENT (TYPE AS SHOWN)
- SET 1/2" REBAR W/CAP LS 49335
- B.C. INDICATES BRASS CAP
- H.H. INDICATE HAND HOLE
- (R1) RECORDED INFORMATION PER BARKLEY LOT SPLIT No. 3 AS SHOWN IN BOOK 27 OF PLATS, PAGE 68 YUMA COUNTY RECORDS
- (R2) DATA REFER TO 110' U.S.B.R. EAST MAIN CANAL R.O.W. AS SHOWN ON R.O.W. MAP No. 35-303-646 RECORD @ YUMA COUNTY WATER USERS ASSOC.
- A.P.N. ASSESSOR PARCEL NUMBER
- Ⓢ EXISTING NUMBER LOT

SURVEYOR'S CERTIFICATE

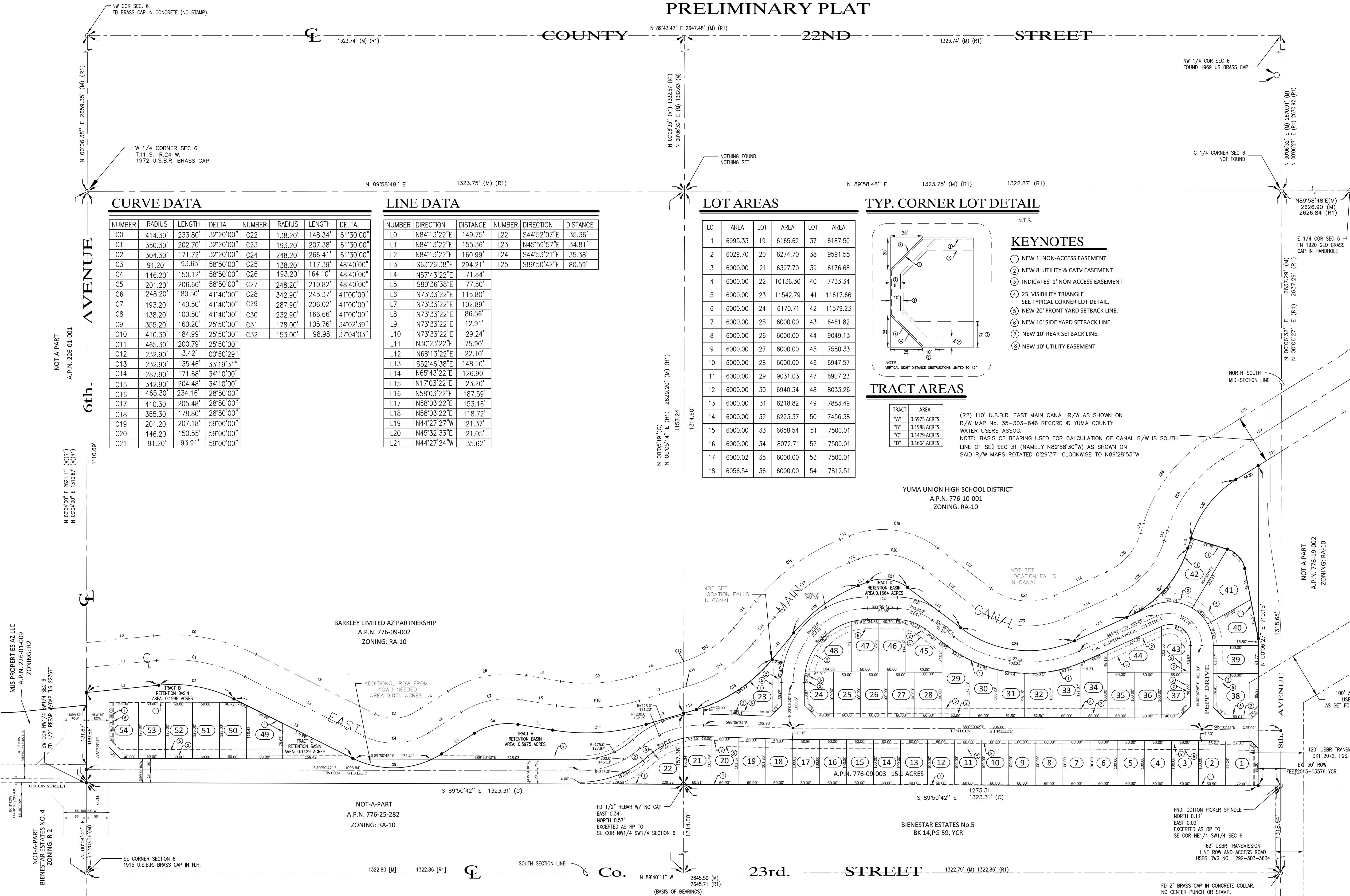
I HEREBY CERTIFY THAT I AM A LAND SURVEYOR LISTED ON THE ROSTER OF ACTIVE REGISTRANTS BY THE STATE BOARD OF TECHNICAL REGISTRATION OF ARIZONA AND THAT THIS MAP CONSISTING OF ONE (2) SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN.

JUAN N. LOMELI R.L.S. No. 22767

PREPARED BY:

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

SHEET 2 OF 2



CURVE DATA

NUMBER	RADIUS	LENGTH	DELTA	NUMBER	RADIUS	LENGTH	DELTA
C0	414.30'	233.80'	32°20'00"	C22	138.20'	148.34'	61°30'00"
C1	350.30'	202.70'	32°20'00"	C23	193.20'	207.38'	61°30'00"
C2	304.30'	171.72'	32°20'00"	C24	248.20'	266.41'	61°30'00"
C3	91.20'	93.65'	58°50'00"	C25	138.20'	117.39'	48°40'00"
C4	146.20'	150.12'	58°50'00"	C26	193.20'	164.10'	48°40'00"
C5	201.20'	206.60'	58°50'00"	C27	248.20'	210.82'	48°40'00"
C6	248.20'	180.50'	41°40'00"	C28	342.90'	245.37'	41°00'00"
C7	193.20'	140.50'	41°40'00"	C29	287.90'	206.02'	41°00'00"
C8	138.20'	100.50'	41°40'00"	C30	232.90'	166.66'	41°00'00"
C9	355.20'	160.20'	25°50'00"	C31	178.00'	105.76'	34°02'39"
C10	410.30'	184.99'	25°50'00"	C32	153.00'	98.98'	37°04'03"
C11	465.30'	200.79'	25°50'00"				
C12	232.90'	3.42'	00°50'29"				
C13	232.90'	135.46'	33°19'31"				
C14	287.90'	171.68'	34°10'00"				
C15	342.90'	204.48'	34°10'00"				
C16	465.30'	234.16'	28°50'00"				
C17	410.30'	205.48'	28°50'00"				
C18	355.30'	178.80'	28°50'00"				
C19	201.20'	207.18'	59°00'00"				
C20	146.20'	150.55'	59°00'00"				
C21	91.20'	93.91'	59°00'00"				

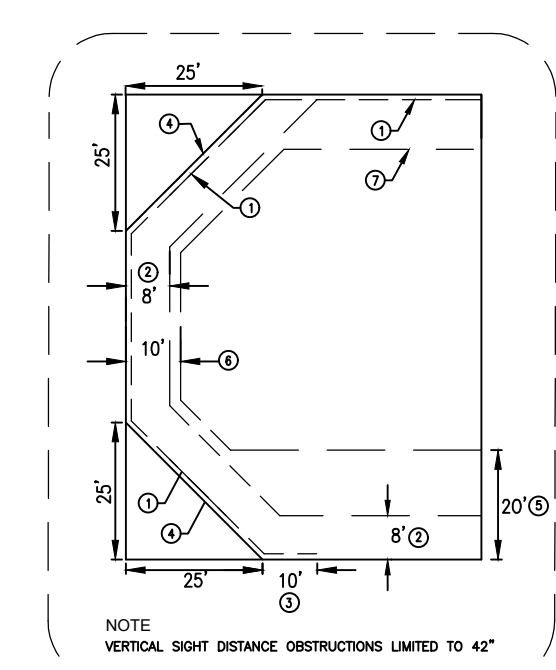
LINE DATA

NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L0	N84°13'22"E	149.75'	L22	S44°52'07"E	35.36'
L1	N84°13'22"E	155.36'	L23	N45°59'57"E	34.81'
L2	N84°13'22"E	160.99'	L24	S44°53'21"E	35.38'
L3	S63°26'38"E	294.21'	L25	S89°50'42"E	80.59'
L4	N57°43'22"E	71.84'			
L5	S80°36'38"E	77.50'			
L6	N73°33'22"E	115.80'			
L7	N73°33'22"E	102.89'			
L8	N73°33'22"E	86.56'			
L9	N73°33'22"E	12.91'			
L10	N73°33'22"E	29.24'			
L11	N30°23'22"E	75.90'			
L12	N68°13'22"E	22.10'			
L13	S52°46'38"E	148.10'			
L14	N65°43'22"E	126.90'			
L15	N17°03'22"E	23.20'			
L16	N58°03'22"E	187.59'			
L17	N58°03'22"E	153.16'			
L18	N58°03'22"E	118.72'			
L19	N44°27'27"W	21.37'			
L20	N45°32'33"E	21.05'			
L21	N44°27'24"W	35.62'			

LOT AREAS

LOT	AREA	LOT	AREA	LOT	AREA
1	6995.33	19	6165.62	37	6187.50
2	6029.70	20	6274.70	38	9591.55
3	6000.00	21	6397.70	39	6176.68
4	6000.00	22	10136.30	40	7733.34
5	6000.00	23	11542.79	41	11617.66
6	6000.00	24	6170.71	42	11579.23
7	6000.00	25	6000.00	43	6461.82
8	6000.00	26	6000.00	44	9049.13
9	6000.00	27	6000.00	45	7580.33
10	6000.00	28	6000.00	46	6947.57
11	6000.00	29	9031.03	47	6907.23
12	6000.00	30	6940.34	48	8033.26
13	6000.00	31	6218.82	49	7883.49
14	6000.00	32	6223.37	50	7456.38
15	6000.00	33	6658.54	51	7500.01
16	6000.00	34	8072.71	52	7500.01
17	6000.00	35	6000.00	53	7500.01
18	6056.54	36	6000.00	54	7812.51

TYP. CORNER LOT DETAIL



KEYNOTES

- 1 NEW 1' NON-ACCESS EASEMENT
- 2 NEW 8' UTILITY & CATV EASEMENT
- 3 INDICATES 1' NON-ACCESS EASEMENT
- 4 25' VISIBILITY TRIANGLE SEE TYPICAL CORNER LOT DETAIL
- 5 NEW 20' FRONT YARD SETBACK LINE.
- 6 NEW 10' SIDE YARD SETBACK LINE.
- 7 NEW 10' REAR SETBACK LINE.
- 8 NEW 10' UTILITY EASEMENT

TRACT AREAS

TRACT	AREA
"A"	0.5975 ACRES
"B"	0.1988 ACRES
"C"	0.1429 ACRES
"D"	0.1664 ACRES

(R2) 110' U.S.B.R. EAST MAIN CANAL R/W AS SHOWN ON R/W MAP No. 35-303-646 RECORD @ YUMA COUNTY WATER USERS ASSOC.
 NOTE: BASIS OF BEARING USED FOR CALCULATION OF CANAL R/W IS SOUTH LINE OF SEE SEC 31 (NAMED N89°58'30"W) AS SHOWN ON SAID R/W MAPS ROTATED 0°29'37" CLOCKWISE TO N89°28'53"W

JO# 17-025



City of San Luis

Planning & Zoning Department

Development Services • GIS • Building Safety • Code Enforcement

February 5, 2021

Najek K. Edais
Edais Engineering, Inc.
3075 S. Avenue 4E
Yuma, AZ 85365

Re: Subdivision Case No. 2020-0765P- La Esperanza Subdivision

City staff has reviewed the submittal of the preliminary plat for La Esperanza Subdivision and have the following comments:

City Engineer:

1. There is a discrepancy between the northern boundary of the subdivision as shown on the plat (and as previously shown on Barkley Lot Split No. 3), which appears to be intended to be the south right-of-way line of the East Main Canal, and the location of the East Main Canal Right-of-Way as shown on USBR right-of-way maps and as the canal is physically located. This discrepancy is about 28 feet (USBR distance of 540.3 feet from the C-1/4 Corner to the centerline of the canal right-of-way at 8th Avenue vs. 512.25 feet per Barkley Lot Split No. 3 and this plat and USBR Distance of 1083.4 from the W-1/4 Corner to the centerline of the r/w at 6th Avenue vs. about 1055.4 (1110.89 - 55' at angle) per Lot Split No. 3 and this plat.) It is understood that Edais Engineering is already aware of this.

This discrepancy is a legal question as to land ownership that needs to be resolved by the property owner (and confirmed by City legal.).

It appears that there are two possible resolutions to this discrepancy – (1) that the north boundary of the subdivision property was established by the survey measurements shown on the Barkley Lot Split No. 3 plat and subsequent warranty deed (Fee 2016-03242, where property was described simply as Parcel B of Lot Split Np. 3) and that the property as deeded overlaps with the East Main Canal right-of-way by about 28 feet; or (2) that the north boundary of the property was intended to be the south right-of-way line of the East Main Canal as shown on US Bureau of Reclamation right-of-way maps (as modified, or not, based on the as-built location of the canal), and thus the property boundary would need to be adjusted south about the 28 feet. It is noted that the East Main Canal right-of-way is believed to be held by the USBR as an easement and not in fee title and so there is an underlying fee title holder and the existence of the canal right-of-way does not automatically create a line of possession. The subdivision plat and improvement plans need to be revised as needed depending on how the discrepancy is resolved.

2. At about 600 feet east of 6th Avenue there is an area shown as “additional right-of-way from Yuma County Water Users’ Needed.” Revise to show encroachment license number as issued by the

YCWUA. As the canal right-of-way is an easement, dedication of the underlying property by the fee title holder to the City of San Luis will also be required.

3. Lot area table shows only lots 1-18 – add remaining lots.
4. Add street names to the subdivision plat. Show lot lines of Bienestar 5-A on the plat.
5. The perimeter wall of Bienestar Estates 5-A encroaches upon proposed lots 9, 20 and 21. This wall, which is effectively a line of possession, either needs to be relocated to the property line, or if it is property now claimed by the adjacent Bienestar 5-A lot owners, the subdivision boundary adjusted to match the wall.
6. Lot 38 includes a USBR powerline right-of-way across it. This right-of-way (including down guys outside of the right-of-way) are separated from the usable portion of the lot by the perimeter wall. As the area outside of the perimeter wall is not usable to the property owner, instead dedicate this property to the City of San Luis as additional street right-of-way.
7. Similarly, Lot 1 includes a powerline right-of-way across its east 20-feet but this right-of-way is shown within the perimeter wall, with the powerline crossing above the east side of the lot area. Either provide a license for encroachment for the wall being upon the right-of-way from the YCWUA or relocate the wall to the west side of the right-of-way and dedicate the land within the transmission line right-of-way to the City of San Luis as additional road right-of-way (Note that Bienestar 5A was developed with the transmission line right-of-way free of walls and the lot lines beginning west of the transmission line.)
8. Show survey monuments to be set per City of Yuma Standards be set for the subdivision boundary and the street centerlines.
9. Drafting error at County 22nd Street and 8th Avenue (survey monument misplaced, “found US?? Brass cap.”)
10. There is a sloped area shown to the northeast of lots 40-42 that, if not intended to be a part of the lots, needs to be dedicated to the City of San Luis as additional street right-of-way.
11. Show recording information for new right-of-way needed at the intersection of 6th Avenue and Union.
12. Add dimensions along centerline of 8th Avenue for distance to East Main Canal right-of-way.
13. Revise “Dedication” to include Tracts C and D (only Tracts A and B now listed.)
14. Submit title report and CC&R’s.

Public Works Department:

1. Parcel “D” is called out for retention basin but is not a retention basin.

Parks and Recreation Department:

1. Recommend asphalt instead of concrete pathway.
2. Remove all the bushes from the grass area. Use in narrow areas between retention
3. Recommend to change the backflow to Wilkins 975XL2 Type
4. Replace narrow green areas with rock and bushes between Retentions (A and C) (A and D). Use as buffer between street and walking path.
5. Request Landscape/irrigation info on retention D
6. Recommend replacing adjustable manifolds to orbit brand. (4 or 8 port)
7. Recommend to relocate tree further out from 8ft pathway.

Planning and Zoning Department:

1. Applicant must submit signed petitions for the creation of Improvement Districts as per Subdivision Regulations §3.17 to §3.17-7.
2. Fence height must comply with the height requirements within the front setbacks as per City Code §152.219.
3. Applicant must submit signed petitions for the creation of Improvement Districts as per Subdivision Regulations §3.17-5 to §3.17-7.
4. Bonds or Assurances shall be submitted in accordance with Subdivision Regulations Section 6.2
5. Comply with Subdivision Regulations Section 5.1.8.A- protective covenants.
6. Corner lots need to be at least 65 feet wide. (Lot 24)
7. Base on the configuration of the lots please provide a site plan for lots 22, 23, 28 and 44.
8. Please provide Driveway location for lot 23.
9. Please provide cross section of existing subdivision and lot 17-21 seems to be a gap between existing face and the proposed new fence. Will this be used as retaining wall?
10. Applicant must comply with all conditions on Ordinance No. 400.
11. Applicant must comply with Yuma County Water Users' Association letter dated January 28, 2021.

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



WHEN RECORDED MAIL TO:

**CITY OF SAN LUIS
ATTN: CITY CLERK
P.O. BOX 1170
SAN LUIS, ARIZONA 85349**

The above area is to be reserved for recording information

CAPTION HEADING:

Ordinance

Ordinance No. 400

To amend the Official Zoning Map of the city by changing the zoning classification of 15.1 acres Rural Area Residential (RA-10) to Medium Density Residential (R1-6).



Ordinance

NO. 400

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN LUIS BY CHANGING THE ZONING CLASSIFICATION OF 15.1 ACRES 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; REPEALING ANY CONFLICTING PROVISIONS; AND PROVIDING FOR SEVERABILITY.

WHEREAS, the Mayor and City Council of the City of San Luis desire to amend the City of San Luis Official Zoning District Map (the "Zoning Map") pursuant to A.R.S. §9-462.04 to change the zoning classification for 15.1 acres of real property located on Assessor Parcel ID No. 776-09-003; as attached hereto as "Exhibit A" and

WHEREAS, the aforementioned change in zoning classification is consistent with the General Plan of the City of San Luis; and

WHEREAS, all due and proper notices of public hearings on the Zoning Map Amendment have been given and proper public hearings have been held, and a recommendation has been given regarding the Zoning Map Amendment by the Planning and Zoning Commission of the City of San Luis; and

WHEREAS, the Planning and Zoning Commission recommended approval of the zoning.

BE IT ORDAINED by the Mayor and Council of the City of San Luis, Arizona, as follows:

SECTION 1. That the above recitals are hereby incorporated as though fully set forth herein.

SECTION 2. That the Official Zoning Map of the City of San Luis is hereby amended by changing the zoning classification from Rural Area Residential (RA-10) to Medium Density Residential (R1-6) of the property subject to the following conditions:

1. Rezoning is condition upon development of the land in a manner similar to the tentative lot layout submitted for this application.

2. A full length street shall be constructed between 6th Avenue and 8th Avenue as part of the development of this property.
3. A traffic study is required and the construction of any and all improvements as recommended by the said study, including but not limited to, possible contributions to future roadway improvements such as traffic signals and/or canal crossings along 6th Avenue and 8th Avenue.
4. Owner agrees to sign necessary improvement districts for the subdivisions of the rezoned parcel. Said districts to include a street lighting improvement district, a community facilities district, and a parkway district pursuant to A.R.S §48-572.
5. Grading and erosion control shall comply with the International Building Code standards for all aspects of the development including development of lots and the building of houses or other buildings.

Property more fully described as:

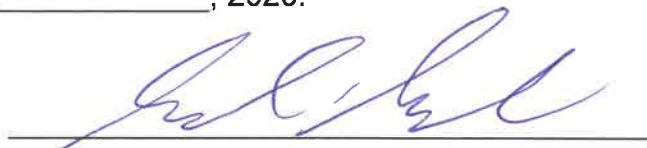
THE PARCEL B OF BARKLEY LOT SPLIT No. 3 AS RECORDED IN BOOK 27 OF PLATS, PAGES 68 YUMA COUNTY RECORDERS OFFICE. YUMA, COUNTY, AZ. AND BEING A PORTION OF THE N 12 OF THE SW 14 OF SECTION 6, T11S, R24W, G. & S. R. B. & M. YUMA COUNTY ARIZONA

SECTION 3. In the event of a conflict between the provisions of this ordinance and any other ordinance, resolution, regulation, or policy within the City of San Luis, the conflicting provisions are hereby repealed, superseded, and replaced, and the provisions of this ordinance shall govern.

SECTION 4. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance or said reference regulations.

PASSED AND ADOPTED by the Mayor and Council of the City of San Luis,

Arizona, this 12th day of August, 2020.




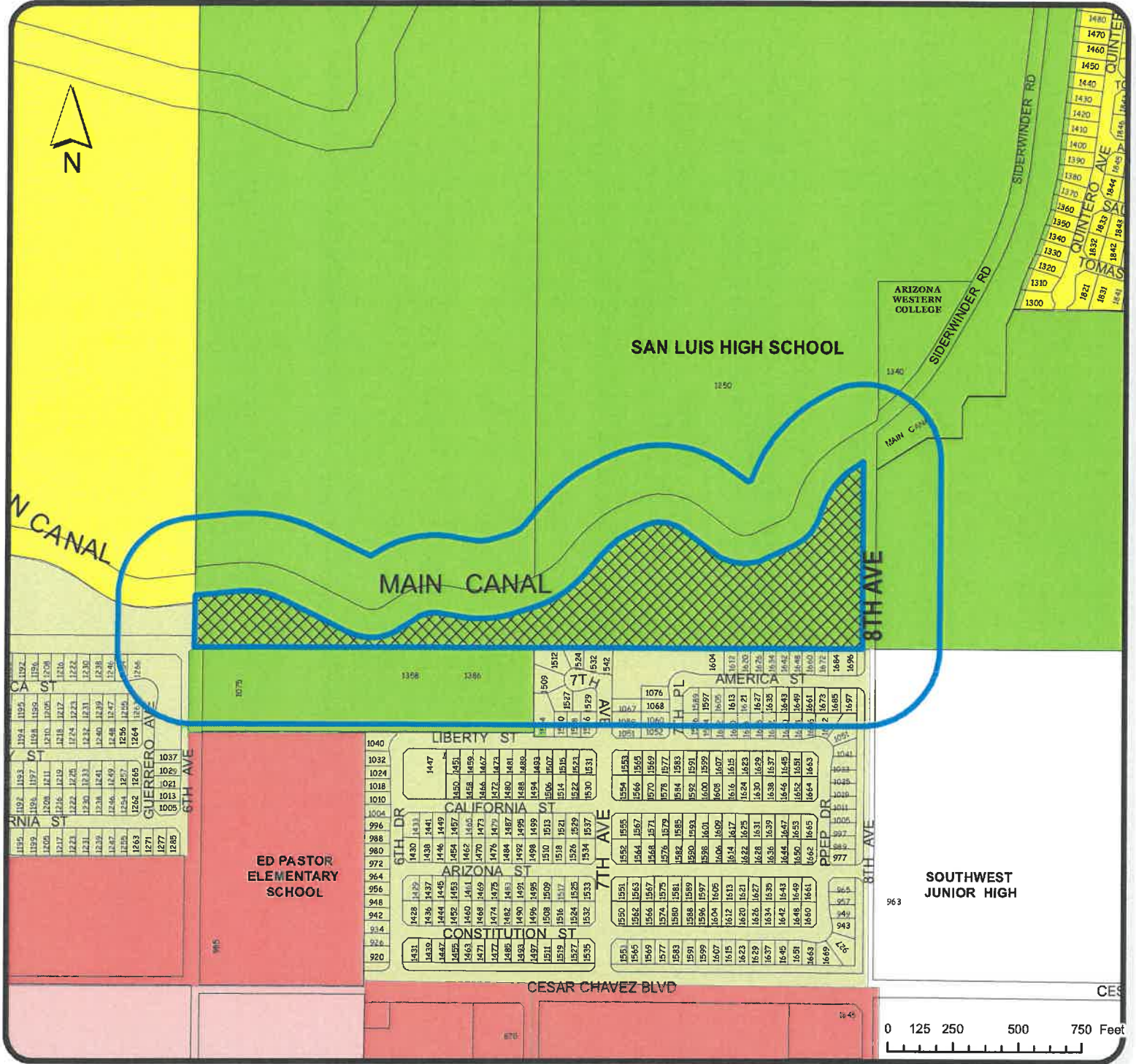
Gerardo Sanchez, Mayor

ATTEST:

APPROVED AS TO FORM:


Sonia Cornelio, City Clerk


Kay Marion Macuil, City Attorney



LOCATION MAP

REZONING

LOCATION OF SUBJECT PROPERTY

PID: 776-09-003

300ft Notification Area

Zoning

- MULTIPLE RESIDENCE ZONING DISTRICTS
 - R-2
 - R-3
- COMMERCIAL ZONING DISTRICTS
 - C-2
- SINGLE RESIDENCE ZONING DISTRICTS
 - R1-9
 - RA-10

CASE #
2020-0277

DATE:

5/21/2020

PLANNING & ZONING



GIS

CREATED BY:

ISAAC GUTIERREZ

APPROVED BY:

JOSE A. GUZMAN

CHECKED BY:

ROMAN PACHECO



January 15, 2021

SUBDIVISION CASE NUMBER: 2020-0792F

CASE SUMMARY: This is a request by Riedel Holdings LLC., for the review and approval of Final Plat submission for Parcel B of Barkley Lot Split No. 3 as recorded in book 27 of Plats, page 68 Yuma County Recorder’s Office, and being a portion of the N ½ SW ¼ of Section 6, T11s, R24W. The property is located west of 8th Avenue between Bienestar Estates No. 5 and the East Main Canal. The parcel is 15.1 acres of vacant land and four tracts. The subdivision is proposed to be divided into 54 lots ranging in size from 6,000 square feet to 11,617 square feet. The land is currently zoned as Medium Density Residential (R1-6). The Assessor’s Parcel Number is 776-09-003.

COMMENTS DUE: January 25, 2021

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. Please complete the section below and return via e-mail. For additional information, please contact me at 928-341-8563 or at P&Z@sanluisaz.gov.

Thank you,

Jose A. Guzman
Director of Planning and Zoning

Attachment: Location Map, & Plat

.....

COMMENTS NO COMMENTS

Enter Comments *below*:

Please refer to the attached letter

Date:

2/1/21

Agency:

YCWUA

Phone:

928-627-8824 Ext. 25

Return to: P&Z@sanluisaz.gov



YUMA COUNTY WATER USERS' ASSOCIATION

MAILING ADDRESS:
POST OFFICE BOX 5775
YUMA, ARIZONA 85366-5775
OFFICE: (928) 627-8824

SHIPPING ADDRESS:
3800 WEST COUNTY 15TH STREET
SOMERTON, ARIZONA 85350
FAX: (928) 627-3065

EMAIL ADDRESS:
OFFICE@YCWUA.ORG

January 28, 2021

Najeh K. Edais, P.E.
Edais Engineering, Inc.
3075 S. Avenue 4E
Yuma, AZ 85365

Re: La Esperanza Estates Preliminary Plat and Plans, Drainage Report
USBR East Main Canal Rights-of-Way
USBR Siphon Drop to Boundary 34.5 Kv Transmission Line Rights-of-Way

Dear Mr. Edais,

In response to subject plans and documents provided via email from Juan Tejada, on 12/15/20, and via email from Jose Guzman, on 1/16/20, the Yuma County Water Users' Association (Association) has reviewed the subject documents and plans and has the following comments/questions:

Preliminary Plat

- Sh. 2 of 2, Update lot 38 property line to not be within the USBR 34.5 Kv ROW.
- Sh. 2 of 2, Update east lot 1 property line to not go beyond the USBR 34.5 Kv ROW.
- Sh. 2 of 2, Tracts A-D need fencing for the side adjacent to the canal ROW.
- Sh. 2 of 2, Add a 1' NAE for Tracts A-D, Lot 1, and Lot 38 to the side adjacent to the USBR ROW.
- Sh. 2 of 2, Context reading "NOT SET LOCATION FALLS IN CANAL" means what? This note is displayed on the north side of lot 23 and on the north side of the C22 (curve note).
- Sh. 2 of 2, Add Keynote item to read "Drainage/erosion control in relation to new improvements within the subdivision lots shall be controlled within their respective lot. No discharge lines are to be built outside the subdivision lots. No discharging is to be conducted outside the subdivision lots." This item/context shall also be included in the Declaration of Restrictions (CCRs) accordingly. Please provide a copy of the preliminary Declaration of Restrictions document.

Subdivision Plans

- Sh. 1, 2 & others, The shown 3:1 slopes within the canal ROW will most likely vary. We will show the new slopes on the new pipeline design.
- Sh. 1, Update the fence line for lot 38 to not be within USBR ROW. Label the USBR 34.5 Kv ROW.
- Sh. 1, Update the east fence line for lot 1 to not be within USBR ROW. Label the USBR 34.5 Kv ROW.
- Sh. 1, Label the East Main Canal and its ROW.
- Sh. 2, Label the East Main Canal and its ROW. Please include the keynote 7 CMU wall detail.
- Sh. 4, Add Boulder/bollard set up or end of road barricade at the 6th Av entry to the multi-use path. Ensure to refer to attachment and adhere to multi-use path guidelines.
- Sh. 5, Reason for wall next to Sta 17+00 and Sta 18+00.
- Sh. 5, Profile B/4 shows MUP landscaping, but the L1 sheet does not. Is there a reason why the sheet L1 doesn't show landscaping? Ensure to refer to attachment and adhere YCWUA guidelines.
- Sh. 6, Show existing fencing along the north side of the canal ROW.
- Sh. 6, Boulder or bollard set up needs to be added at the entry of the MUP just west of 8th Av. Ensure to refer to attachment and adhere to multi-use path guidelines. Ensure to refer to attachment and adhere to multi-use path guidelines.
- Sh. 7, Label the East Main Canal and its ROW.
- Sh. 7, Show a detailed profile view for the new sanitary sewer line. Ensure to add sewer casing from.
- Sh. 8, Label the East Main Canal and its ROW.
- Sh. 10, Label the East Main Canal and its ROW. What does the construction note no. 20 mean?
- Sh. 10, Add No Motor Vehicle signage at the entry locations of the MUP accordingly. Add dog waste stations accordingly. Ensure to refer to attachment and adhere to multi-use path guidelines.
- Sh. 14, No wattles to be used.
- Sh. 14, What does the "MATCH LINE SEE SHEET 17" note mean?
- L1, Show any brush placement (MUP) within the canal ROW. Stick to YCWUA approved plant guideline.
- Sh. No., Include/provide a profile for the future 6th Av across the EMC. We need to ensure that future O&M Road access slope is not too steep. Ensure to refer to attachment and adhere YCWUA guidelines.

Najeh K. Edais, P.E.

January 28, 2021

Page Three

Drainage Report

Include the following context in the drainage report:

"Drainage/erosion control in relation to new improvements within the subdivision lots shall be controlled within their respective lot. No discharge lines are to be built outside the subdivision lots. No discharging is to be conducted outside the subdivision lots."

Sheet Appendix - C - There is only 3 spillway structures shown. Two of the basins don't include a basin. Is this by design?

Please address the questions and update the plans/documents with the comments mentioned above accordingly and resubmit them to the YCWUA for further comment and review or YCWUA plan approval.

A new License for Encroachment will need to be executed with the city for the new Multi-Use Path within the USBR East Main Canal ROW, the new sanitary sewer line across the canal ROW, and the new Union Street road within/across the USBR canal ROW and 34.5 Kv. A variance will be necessary for the multi-use path parallel encroachment and sanitary sewer line crossing. Any other new utilities across/within USBR ROW will require a new License for Encroachment.

Please get in touch with Omar Peñuñuri, Sr. Engineering Technician, Lands and ROW at 928-627-8824, ext. 25, about further coordination on this or any questions you might have.

Sincerely,



Charles A. Cowan

Head of Technical Services

YCWUA License for Encroachment No. _____
Exhibit "B"
Multi-Use Path Guidelines
August 2020

The following guidelines have been adopted to properly and efficiently operate and maintain the United States Bureau of Reclamation (USBR) facilities and Rights-of-Way (ROW) associated with the Valley Division and to preserve the integrity of the Project as a whole in relation to Multi-Use Path (MUP) projects:

- At least three dog stations are needed per mile interval. We recommend them next to rest stations, if rest stations are part of the improvement.
- At least three trashcans are needed per mile interval. These need to be fastened to the ground or base, or be heavily built. We recommend them next to rest stations, if rest stations are part of the improvement.
- Signs reading "NO MOTOR VEHICLES" are needed at every entry point. Bollards and appurtenances (3'x3' boulders, barricades or traffic signs per city code, etc.) with dual locks will need to be installed at designated entry points if necessary. The spacing between the appurtenances shall not exceed 42" in separation.
- YCWUA barricade(s) and appurtenances (3'x3' boulders, barricades or traffic signs per city code, etc.) with dual locks will need to be installed at designated entry points if necessary. The spacing between the appurtenances shall not exceed 42" in separation.
- A 1' non-access easement should be defined as part of the engineering drawings. The 1' non-access easement should fall within the development or subdivision adjacent to the YCWUA rights-of-way. The easement is to be established adjacent/parallel to the YCWUA rights-of-way, but outside the YCWUA rights-of-way. The easement(s) should be enforced at all times by the Licensee.
- At entry points to YCWUA row, the spacing between bollards or gates needs to be a minimum of 24' between the entry road and the bollard or gate placement to allow an operator of a truck to park and unlock the bollard or gate accordingly.



Department of Community Development

One City Plaza
Yuma, AZ 85364
(928) 373-5175

RECOMMENDED PLANTS

This list provides guidance when selecting plants for your landscape design project. The City's Landscape Regulations state: "Landscaping materials are intended to contribute to the community-wide goals of beautification, energy conservation, and the conservation of the community's water resources through the use of drought tolerant plants, efficient irrigation, reduced turf areas, and proper maintenance and the fundamentals of xeriscape landscaping." Listed species are particularly well-adapted to Yuma's desert climate and have low to moderate water use needs. In addition to low water use, the information provided in the tables describes the basic growth characteristics and maintenance requirements of each plant, including the following:

Water Use: All plants included in this list are low-water-use species, but the Water Use column identifies the most water-conscious varieties. Each plant is classified as Low (L), Low to Moderate (L-M), or Moderate (M). Trees classified as Moderate water use will thrive in grassy areas with sprinkler irrigation.

Litter: All plants produce litter when flowers, seedpods, or leaves drop, but some plants produce more than others. Each species is classified as producing minimal (MIN), moderate (MOD), or high (HI) litter. Carefully consider the placement of high-litter plants as they do require more maintenance.

Pruning Season: Most plants need to be pruned only once a year. The best season to prune each species differs based on when it flowers, goes dormant, and other factors. Some species, particularly succulents and cactus, do not need to be pruned.

Hardiness: The number shown indicates the lowest temperature the plant is known to tolerate.

Evergreen: Evergreen plants (Y) leaf throughout the year, while deciduous plants (N) drop their leaves in the winter months. Semi-evergreen plants (SEMI) drop their leaves for a short period with sufficiently cold temperatures.

What is xeriscape?

Xeriscape is a style of landscape design requiring low irrigation and minimal maintenance. It is an important water conservation technique, particularly in desert climates. Xeriscape landscape design utilizes many water conscious strategies including low-water plants, efficient irrigation, and limiting the use of turf. The plants listed here are adapted to and, with proper care, will thrive in Yuma's local climate.

What is the difference between a shade, street, and accent tree?

This list categories trees into three types: street trees, shade trees, and accent trees. *Street trees* are those that grow to an average height of 30 feet or more, generally have a high branching pattern, and have an upright or rounded form. Street trees are planted within 5 to 8 feet of the sidewalk or street to provide shade to pedestrians and cars. The best species for street trees are low litter and low maintenance. *Shade trees* also

grow to an average mature height of 30 feet or more and typically have a dense canopy that provides shade. Branching structure can be more spreading, vase-shaped, or layered than street trees. *Accent trees* are small, ornamental trees that typically grow to a mature height of 15 to 20 feet.

Can I plant something at my house not shown on this list?

This list provides guidance, but does not restrict private residents from planting any particular species. Lots used exclusively for one-family dwelling units, when not otherwise required as part of an approval process to provide landscaping, are exempt from the requirements of the Landscape Regulations. The regulations advise against the following species due to their pollen or seeds which aggravate allergies and other health problems: common Bermuda grass, mulberry, and olive (except the male or fruitless varieties).

NOTE: The Landscape Regulations can be found in Article 20 of the City of Yuma's Code of Ordinances, Title 15, Chapter 154. This information is provided as a general guide to the public. It is not intended to be a reproduction of all code requirements or text. If you need additional information contact Community Development at (928) 373-5175 or visit our office at One City Plaza, Yuma, AZ 85364. (v.5 8/24/2017)



Trees

		GROWTH INFORMATION						RECOMMENDED AREA					
		WATER USE	LITTER	HARDINESS (degrees F)	EVERGREEN	MATURE SIZE (HxW)	TREE TYPE	PARKWAYS	MEDIANS	SUBDIVISION WALLS	RETENTION BASINS	GATEWAY ROUTES	PARKING LOTS
<i>Acacia aneura</i> ¹ Mulga Acacia		L	MIN	15°	Y	15'x15'	ACCENT						
<i>Acacia farnesiana</i> ² Sweet Acacia		L	MIN-MOD	15°	SEMI	20'x20'	ACCENT						
<i>Acacia salicina</i> Willow Acacia		L	MIN	20°	Y	30'x15'	STREET						
<i>Acacia stenophylla</i> Shoestring Acacia		L	MIN	15°	Y	30'x20'	STREET						
<i>Brachychiton populneus</i> Bottle Tree		L-M	MIN	15°	Y	30x20'	STREET						
<i>Callistemon spp.</i> Bottlebrush		M	MIN	20°	Y	10-30x6-15'	ACCENT						
<i>Celtis reticulata</i> Western Hackberry		L-M	MIN	-20°	N	30x30'	SHADE						
<i>Ceratonia siliqua</i> Carob (female only)		L	MOD	20°	Y	40'x40'	SHADE						
<i>Chilopsis linearis</i> ^{1 2} Desert Navajo Willow		M	MOD	0°	N	20x20'	ACCENT						
<i>Delonix regia</i> Royal Ponsiana Tabachin		M	MOD	0°	SEMI	30'x60'	SHADE						
<i>Ebenopsis ebano</i> ² Texas Ebony		L	MOD	20°	Y	40'x30'	SHADE						
<i>Eucalyptus citriodora</i> Lemon-scented Eucalyptus		L	MIN	25°	Y	50'x30'	STREET						
<i>Eucalyptus spathulata</i> Narrow Leaf Gimlet		L-M	MIN	15°	Y	30'x20'	STREET						
<i>Fraxinus velutina</i> Arizona Ash, "Fan-TeX"		L-M	MIN	-10°	N	40x30'	STREET						

NOTES:















¹ Approved for use in some Yuma County Water Users' Association rights-of-way

² Approved for use near APS overhead lines, not within 15 feet

³ Not allowed within City ROW



Trees

		GROWTH INFORMATION						RECOMMENDED AREA					
		WATER USE	LITTER	HARDINESS (degrees F)	EVERGREEN	MATURE SIZE (HxW)	TREE TYPE	PARKWAYS	MEDIANS	SUBDIVISION WALLS	RETENTION BASINS	GATEWAY ROUTES	PARKING LOTS
<i>Geijera parviflora</i> Australian willow		M	MIN	15°	Y	30x20'	SHADE						
<i>Gleditsia triacanthos</i> Honey Locust		L-M	HI	15°	N	40x50'	SHADE						
<i>Jacaranda mimosifolia</i> Jacaranda		M	MOD	25°	N	30x30'	SHADE/ STREET						
<i>Lysiloma spp.</i> ¹ Desert fern, featherbush		L-M	MIN	25°	N	15x15'	ACCENT						
<i>Nerium oleander</i> Oleander Tree		L	MIN	15°	Y	15'x15'	ACCENT						
<i>Olea europaea</i> ¹ Fruitless varieties only such as Swan Hill and Wilsonii		L-M	HI	15°	Y	25'x25'	ACCENT						
<i>Olneya tesota</i> Ironwood		L	MIN	20°	N	30x30'	SHADE/ STREET						
<i>Parkinsonia spp. (Cercidium spp.)</i> ^{1 2} Blue Palo Verde and Foothills Palo Verde ² species are preferred		L	MOD	20°	N	10- 30x10- 30'	ACCENT						
<i>Phoenix canariensis</i> ³ Canary Island Date Palm		L-M	MOD-HI	25°	Y	50x30'	ACCENT						
<i>Phoenix dactylifera</i> ³ Date Palm		L-M	MOD	15°	Y	40x20'	ACCENT						
<i>Pistacia chinensis</i> ¹ Chinese Pistache		MOD	MIN	10°	N	40'x35'	SHADE/ STREET						
<i>Pistacia lentiformis</i> ¹ Mastic Tree		L-M	MIN	20°	Y	15'x20'	ACCENT						
<i>Pittosporum phylliraeoides</i> ¹ Willow Pittosporum		L-M	MOD	15°	Y	15x15'	ACCENT						
<i>Prosopis ssp.</i> Hybrid Mesquite		L-M	MOD	0°	N	30x30'	SHADE/ STREET						

NOTES:





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Trees

		GROWTH INFORMATION						RECOMMENDED AREA						
		WATER USE	LITTER	HARDINESS (degrees F)	EVERGREEN	MATURE SIZE (HxW)	TREE TYPE	PARKWAYS	MEDIANS	SUBDIVISION WALLS	RETENTION BASINS	GATEWAY ROUTES	PARKING LOTS	
<i>Quercus virginiana</i> Southern Live Oak		M	MIN	0°	SEMI	40'x50'	SHADE/ STREET							
<i>Sophora secundiflora</i> ^{1 2} Texas Mountain Laurel, Mescal Bean		L-M	MIN	10°	Y	15x15'	ACCENT							
<i>Ulmus parvifolia</i> cv. 'Sempervirens' Chinese Evergreen Elm		MOD	MOD	25°	N	30x30'	SHADE/ STREET							
<i>Vitex agnus-castus</i> ^{1 2} Chaste Tree		L-M	HI	-10°	N	20x20'	ACCENT							

NOTES:















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Shrubs















		GROWTH INFORMATION						RECOMMENDED AREA						
		WATER USE	LITTER	PRUNING SEASON	HARDINESS (degrees F)	EVERGREEN	MATURE SIZE (HxW)	PARKWAYS	MEDIANS	SUBDIVISION WALLS	RETENTION BASINS	GATEWAY ROUTES	PARKING LOTS	
<i>Acacia spp.</i> ¹ Acacia		L-M	MIN	SPRING	20°	Y	5x5'							
<i>Aloysia spp.</i> ¹ Bee Brush		L-M	MIN	WINTER	15°	N	6x6'							
<i>Buddleia marrubifolia</i> Woolly Butterfly Bush		L	MIN	WINTER	10°	Y	5x5'							
<i>Caesalpinia gilliesii</i> ¹ Yellow Bird of Paradise		L-M	MIN	WINTER	5°	SEMI	6x5'							
<i>Caesalpinia pulcherrima</i> Bird of Paradise		L-M	MOD	WINTER	18-30°	N	4-10'x4-6'							
<i>Caesalpinia mexicana</i> Mexican Bird of Paradise		M	MOD	WINTER	18-30°	Y	12x10'							
<i>Calliandra californica</i> Baja Fairy Duster		L-M	MIN	SPRING	25°	SEMI	4x4'							
<i>Calliandra eriophylla</i> ¹ Fairy Duster		L-M	MIN	LATE SPRING	0-10°	N	2x3'							
<i>Callistemon spp.</i> Bottlebrush		M	MIN	LATE SUMMER	20°	Y	6-10'x6-10'							
<i>Callistemon citrinus</i> 'Little John' ¹ Dwarf Bottlebrush 'Little John'		M	MIN	LATE SUMMER	20°	Y	3x3'							
<i>Chamaerops humilis</i> Mediterranean Fan Palm		M	MIN	WINTER	10°	Y	10x15'							
<i>Convolvulus cneorum</i> Bush Morning Glory		L	MIN	NONE	20°	Y	2-4'x2-4'							
<i>Cordia boissieri</i> ¹ Texas Olive		M	MOD	WINTER	20°	Y	10x10'							
<i>Cordia parvifolia</i> Little Leaf Cordia		L-M	MIN	LATE WINTER	18°	SEMI	3x4'							

NOTES:

¹ Plants approved for use in Yuma County Water Users' Association rights-of-way



Shrubs
















		GROWTH INFORMATION						RECOMMENDED AREA						
		WATER USE	LITTER	PRUNING SEASON	HARDINESS (degrees F)	EVERGREEN	MATURE SIZE (HxW)	PARKWAYS	MEDIANS	SUBDIVISION WALLS	RETENTION BASINS	GATEWAY ROUTES	PARKING LOTS	
<i>Encelia farinosa</i> Brittlebush		L-M	MIN	SPRING & FALL	25°	N	3x4'							
<i>Eremophila spp.</i> Emu Bush		L-M	MIN	LATE SPRING	20°	Y	4x5'							
<i>Euphorbia rigida</i> ¹ Gopher Plant		L-M	MIN	LATE SPRING	5°	Y	2x3'							
<i>Gossypium harknessii</i> San Marcos Hibiscus		L-M	MIN	WINTER	25°	Y	3x4'							
<i>Justicia californica</i> ¹ Hummingbird bush or chuparosa		L-M	MIN	FALL	25°	SEMI	4x4'							
<i>Lantana camara</i> ¹ Bush Lantana		L-M	MIN	WINTER	30°	N	3x3'							
<i>Leucophyllum spp.</i> Texas Ranger, Texas Sage, etc.		L-M	MIN	SPRING & FALL	0-5°	Y	8x8'							
<i>Myrtus communis</i> Myrtle		M	MIN	WINTER	20°	Y	5x4'							
<i>Rosmarinus officinalis</i> ¹ Rosemary		L-M	MIN	SPRING	10°	Y	2-3'x4-8'							
<i>Ruellia brittoniana</i> ¹ Mexican Petunia		L-M	MIN	WINTER	35°	Y	5x5'							
<i>Ruellia peninsularis</i> ¹ Desert Ruellia		L-M	MIN	WINTER	28°	Y	3X4'							
<i>Russelia equisetiformis</i> ¹ Coral Fountain Grass		L	MOD	WINTER	25°	Y	5X3'							
<i>Tecoma spp.</i> Tecoma, Yellow Bells		L-M	MOD	SPRING	28°	SEMI	6X6'							
<i>Tecomaria capensis</i> Cape Honeysuckle		M	MIN	SPRING	28°	Y	6X5'							

NOTES:

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Cactus & Succulents















		GROWTH INFORMATION						RECOMMENDED AREA						
		WATER USE	LITTER	PRUNING SEASON	HARDINESS (degrees F)	EVERGREEN	MATURE SIZE (HxW)	PARKWAYS	MEDIANS	SUBDIVISION WALLS	RETENTION BASINS	GATEWAY ROUTES	PARKING LOTS	
<i>Agave spp.</i> ¹ Agave species, Century Plant		L	MIN	NONE	0-20°	Y	VARIES 2-3x2-3'							
<i>Aloe spp.</i> ¹ Aloe species		L	MIN	NONE	25°	Y	2x5'							
<i>Bulbine frutescens</i> ¹ Shrubby Bulbine, Yellow bulbine		L-M	MIN	NONE	15°	Y	1x2'							
<i>Carnegiea spp.</i> ¹ Saguaro Cactus		L	MIN	NONE	18°	Y	20x10'							
<i>Dasyliirion spp.</i> ¹ Desert spoon, Toothless desert spoon		L-M	MIN	NONE	0°	Y	4x4'							
<i>Echinocactus spp.</i> ¹ Barrel Cactus		L	MIN	NONE	18°	Y	2x2'							
<i>Echinocereus engelmannii</i> ¹ Hedgehog Cactus		L	MIN	NONE	10°	Y	1x2'							
<i>Euphorbia antisyphilitica</i> ¹ Candelilla		L	MIN	NONE	15°	Y	1x2'							
<i>Ferocactus spp.</i> ¹ Barrel Cactus		L	MIN	NONE	0-20°	Y	VARIES							
<i>Fouquieria splendens</i> ¹ Ocotillo		L-M	MIN	NONE	0-5°	N	12x10'							
<i>Hesperaloe parviflora</i> ¹ Red Yucca, Hesperaloe species		L	MIN	NONE	10°	Y	3x5'							
<i>Nolina spp.</i> ¹ Beargrass		L	MIN	SPRING	0°	Y	3x4'							
<i>Pedilanthus macrocarpus</i> ¹ Slipper Plant		L	MIN	NONE	25°	Y	3x3'							
<i>Stenocereus thurberi</i> ¹ Organ pipe cactus		L	MIN	NONE	22°	Y	10x10'							
<i>Yucca baccata</i> ¹ Narrow-leaved Yucca, Banana Yucca		L	MIN	NONE	0°	Y	3x5'							

NOTES:

¹ Plants approved for use in Yuma County Water Users' Association rights-of-way



Groundcover

		GROWTH INFORMATION						RECOMMENDED AREA						
		WATER USE	LITTER	PRUNING SEASON	HARDINESS (degrees F)	EVERGREEN	MATURE SIZE (HxW)	PARKWAYS	MEDIANS	SUBDIVISION WALLS	RETENTION BASINS	GATEWAY ROUTES	PARKING LOTS	
<i>Acacia spp.</i> ¹ Trailing Acacia		L-M	MIN	FALL	15°	Y	1x10'							
<i>Asparagus densiflorus cv. 'Sprengerii'</i> ¹ Sprenger Asparagus		L-M	MIN	NONE	25°	Y	1x4'							
<i>Atriplex spp.</i> ¹ Saltbush		L-M	MIN	NONE	25°	Y	1-4'							
<i>Baccharis pilularis</i> ¹ Coyote Bush, trailing desert broom		L-M	MIN	SUMMER	5°	Y	2x4'							
<i>Baileya multiradiata</i> ¹ Desert Marigold		M	MIN	NONE	10°	Y	1'-6"x2'							
<i>Chrysactinia mexicana</i> ¹ Damianita		L	MIN	NONE	10°	Y	2x4'							
<i>Convolvulus mauritanicus</i> ¹ Ground Morning Glory		L	MIN	WINTER	15°	Y	2x3'							
<i>Dalea spp.</i> ¹ Trailing Dalea, Dalea Bush		L-M	MIN	FALL	15°	Y	2x6'							
<i>Eschscholzia mexicana</i> ¹ Mexican Gold Poppy		L	MIN	NONE	35°	Y	1'-6"x 1'-6"							
<i>Gazania rigens</i> ¹ Clumping Gazania		L	MIN	FALL	25°	Y	1x6'							
<i>Glandularia peruviana</i> ¹ Verbena Peruviana		M	MIN	WINTER	25°	Y	1x4'							
<i>Lantana spp.</i> ¹ Trailing Lantana		M	MIN	WINTER	25°	Y	1x4'							
<i>Rosmarinus officinalis cv. 'Prostratus'</i> ¹ Prostrate Rosemary		L-M	MIN	FALL	15°	Y	2x4'							
<i>Wedelia trilobata</i> ¹ Yellow Dot		L-M	MIN	WINTER	30°	Y	1'-6"x6'							

NOTES:

¹ Plants approved for use in Yuma County Water Users' Association rights-of-way



PLANNING & ZONING AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting

5. B.

Meeting Date: 02/09/2021

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. 2020-0792F. A request by Riedel Holdings LLC., for the final plat approval for La Esperanza Estates Subdivision. The property is located south of the East Main Canal between 6th and 8th Avenue.

A. Staff presentation

B. Action on Subdivision Case No. 2020-0792F

BACKGROUND:

This item is a request by Riedel Holdings LLC, for the final plat approval for La Esperanza Estates Subdivision. The subject property is located between Bienestar Estates No. 5 Subdivision and the East Main Canal. San Luis High School is located to the north across the East Main Canal and is zoned as Rural Area Residential (RA-10). The property to the east and west are undeveloped land and are also zoned (RA-10). The property to the south is developed as a single-family residential subdivision and is zoned Medium-High Density Residential (R-2).

The proposed subdivision consist of approximately 15 acres to be divided into 54 lots ranging in size from 6,000 square feet to 11,617 square feet. The land is currently zoned as Medium Density Residential (R1-6). The Assessor's Parcel Number is 776-09-003. The applicant agreed to provide a multi-use pathway along the canal righ-of-way.

GENERAL PLAN:

This area is designated as Medium Density Residential in the City of San Luis 2040 General Plan. The activity proposed will be consistent with this designation (Page 2-10). The Medium Density Residential designation allows all types of 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 Water Users' Association (1-28-21)

REZONING:

This property was rezoned by Rezoning Case No. 2020-0277/Ordinance No. 400 from Rural Area Residential (RA-10) to Medium Density Residential (R1-6) with the following conditions:

1. Rezoning is a condition upon development of the land in a manner similar to the tentative lot layout submitted for this application.
2. A full-length street shall be constructed between 6th Avenue and 8th Avenue as part of the development of this property.
3. A traffic study is required and the construction of any and all improvements as recommended by the said study, including but not limited to, possible contributions to future roadway improvements such as traffic signals and/or canal crossings along 6th Avenue and 8th Avenue.

4. Owner agrees to sign necessary improvement districts for the subdivisions of the rezoned parcel. Said districts to include a street lighting improvement district, a community facilities district, and a parkway district pursuant to A.R.S § 48-572.
5. Grading and erosion control shall comply with the International Building Code standards for all aspects of the development including development of lots and the building of houses or other buildings.

SUMMARY:

The applicant has provided the information and materials necessary for review of the final plat for La Esperanza Estates Subdivision.

Staff recommends approval of Subdivision Case No. 2020-0792F subject to the following condition:

1. Applicant must address all comments on review comments letter dated February 5, 2021.

RECOMMENDED MOTION:

I MOVE TO FORWARD SUBDIVISION CASE NO. 2020-0792F WITH APPROVAL RECOMMENDATION TO THE CITY COUNCIL WITH THE CONDITION THAT THE APPLICANT ADDRESSES REVIEW COMMENTS LETTER DATED FEBRUARY 5, 2021 BEFORE PRESENTING ITEM TO CITY COUNCIL.

Attachments

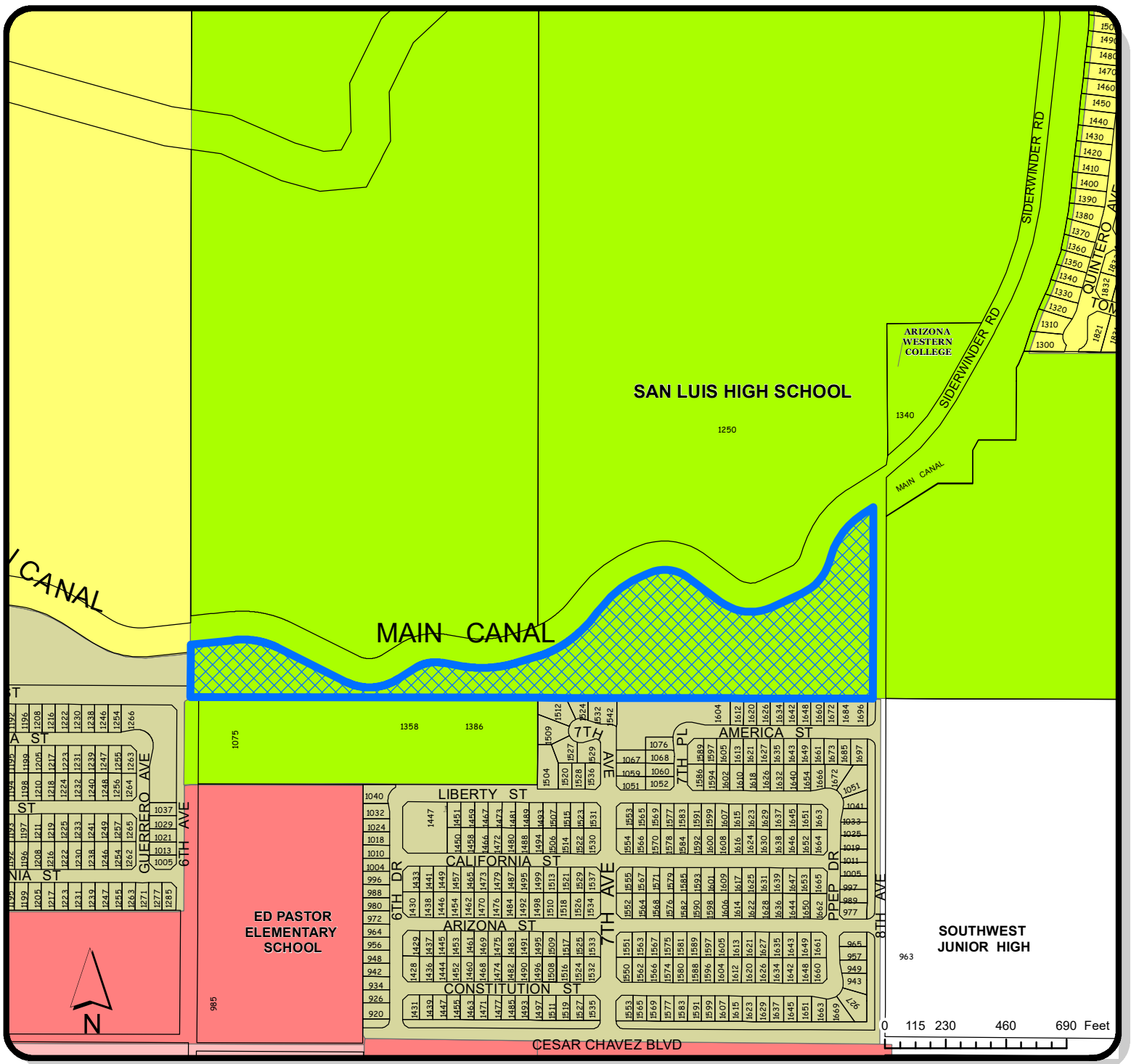
Location Map

Final Plat

Review Comments Letter Dated February 5, 2021

Ordinance No. 400

Yuma County Water Users' Association Comments (1-28-21)



LOCATION OF SUBJECT PROPERTY

LOCATION MAP

SUBDIVISION

 PID:776-09-003 LA ESPERANZA ESTATES

CASE #
2020-0792F

DATE:
1/13/2021

PLANNING & ZONING



GIS

CREATED BY:
ISAAC GUTIERREZ

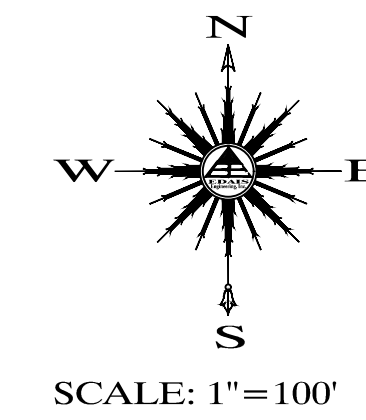
CHECKED BY:
ROMAN PACHECO

APPROVED BY:
JOSE A. GUZMAN

LA ESPERANZA ESTATES

A SUBDIVISION OF PARCEL B OF BARKLEY LOT SPLIT No. 3 AS RECORDED IN BOOK 27 OF PLATS, PAGES 68 YUMA COUNTY RECORDERS OFFICE. YUMA, COUNTY, AZ. AND BEING A PORTION OF THE N 1/2 OF THE SW 1/4 OF SECTION 6, T11S, R24W, G. & S. R. B. & M. YUMA COUNTY ARIZONA
 DATE OF PREPARATION: AUGUST 2020 NUMBER OF LOTS: 54 ACREAGE: 15.1

FINAL PLAT



OFFICE OF YUMA COUNTY RECORDER

BOOK _____ OF _____
 PAGE _____

SUBDIVIDER/OWNER

RIEDEL HOLDINGS, LLC
 P.O. BOX 1649
 SAN LUIS, AZ 85349
 (928) 627-9385

BASIS OF BEARING

THE SOUTH LINE OF THE SW 1/4 OF THE SECTION 6, T11S, R24W, NAMED N 89°40'11" E AS SHOWN ON BARKLEY LOT SPLIT No. 3 RECORDED IN BOOK 27 OF PLATS PAGE 68, YUMA COUNTY RECORDER.

LEGEND

- CENTERLINE
- BOUNDARY LINE
- EXISTING LOTS
- EXISTING DIRT ROAD
- FOUND MONUMENT (TYPE AS SHOWN)
- SET 1/2" REBAR W/CAP LS 49335
- B.C. INDICATES BRASS CAP
- H.H. INDICATE HAND HOLE
- (R1) RECORDED INFORMATION PER BARKLEY LOT SPLIT No. 3 AS SHOWN IN BOOK 27 OF PLATS, PAGE 68 YUMA COUNTY RECORDS
- (R2) DATA REFER TO 110' U.S.B.R. EAST MAIN CANAL R.O.W. AS SHOWN ON R.O.W. MAP No. 35-303-646 RECORD @ YUMA COUNTY WATER USERS ASSOC.
- A.P.N. ASSESSOR PARCEL NUMBER
- Ⓢ EXISTING NUMBER LOT

SURVEYOR'S CERTIFICATE

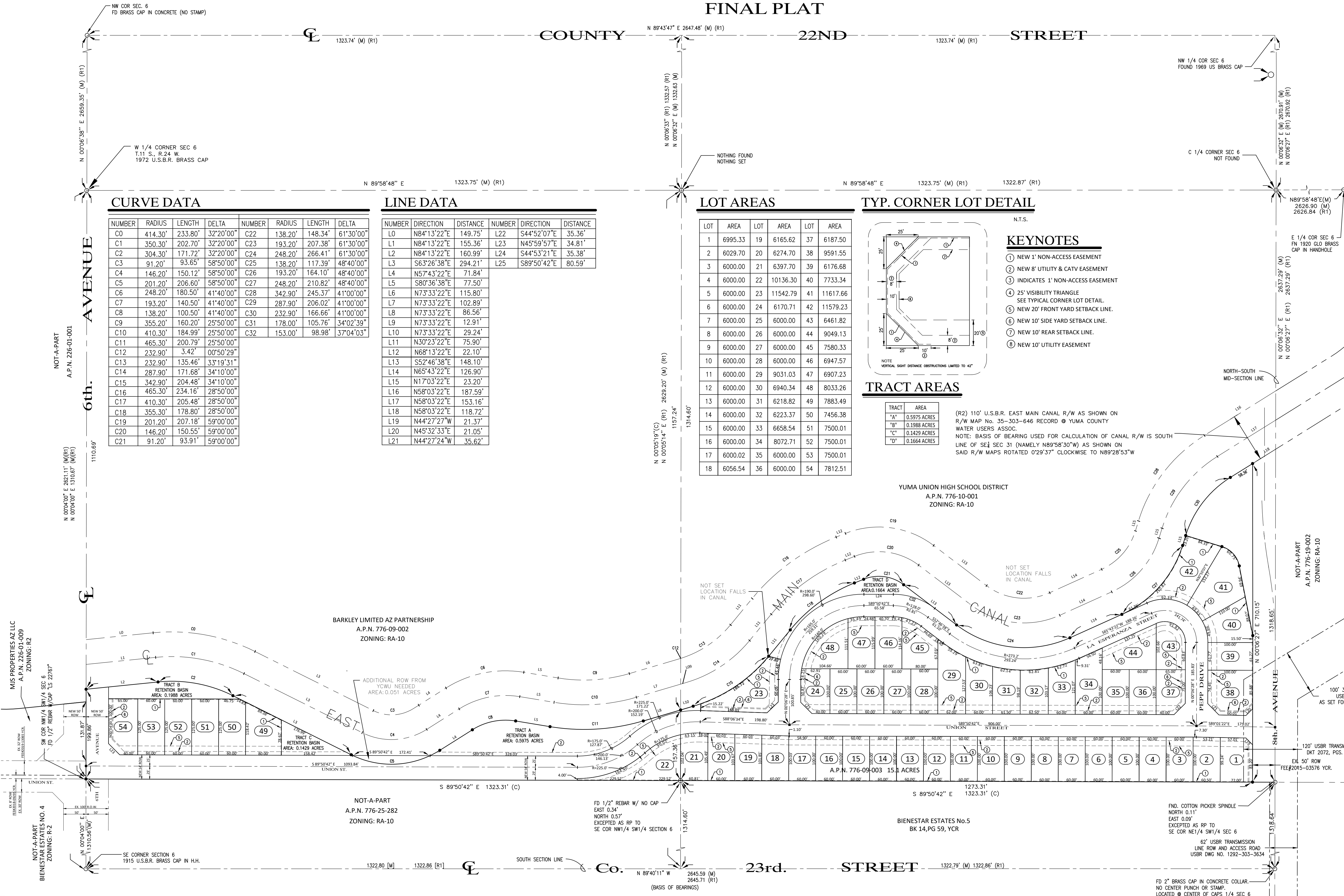
I HEREBY CERTIFY THAT I AM A LAND SURVEYOR LISTED ON THE ROSTER OF ACTIVE REGISTRANTS BY THE STATE BOARD OF TECHNICAL REGISTRATION OF ARIZONA AND THAT THIS MAP CONSISTING OF ONE (2) SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN.

JUAN N. LOMELI R.L.S. No. 22767

PREPARED BY:

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

SHEET 2 OF 2



CURVE DATA

NUMBER	RADIUS	LENGTH	DELTA	NUMBER	RADIUS	LENGTH	DELTA
C0	414.30'	233.80'	32°20'00"	C22	138.20'	148.34'	61°30'00"
C1	350.30'	202.70'	32°20'00"	C23	193.20'	207.38'	61°30'00"
C2	304.30'	171.72'	32°20'00"	C24	248.20'	266.41'	61°30'00"
C3	91.20'	93.65'	58°50'00"	C25	138.20'	117.39'	48°40'00"
C4	146.20'	150.12'	58°50'00"	C26	193.20'	164.10'	48°40'00"
C5	201.20'	206.60'	58°50'00"	C27	248.20'	210.82'	48°40'00"
C6	248.20'	180.50'	41°40'00"	C28	342.90'	245.37'	41°00'00"
C7	193.20'	140.50'	41°40'00"	C29	287.90'	206.02'	41°00'00"
C8	138.20'	100.50'	41°40'00"	C30	232.90'	166.66'	41°00'00"
C9	355.20'	160.20'	25°50'00"	C31	178.00'	105.76'	34°02'39"
C10	410.30'	184.99'	25°50'00"	C32	153.00'	98.98'	37°04'03"
C11	465.30'	200.79'	25°50'00"				
C12	232.90'	3.42'	00°50'29"				
C13	232.90'	135.46'	33°19'31"				
C14	287.90'	171.68'	34°10'00"				
C15	342.90'	204.48'	34°10'00"				
C16	465.30'	234.16'	28°50'00"				
C17	410.30'	205.48'	28°50'00"				
C18	355.30'	178.80'	28°50'00"				
C19	201.20'	207.18'	59°00'00"				
C20	146.20'	150.55'	59°00'00"				
C21	91.20'	93.91'	59°00'00"				

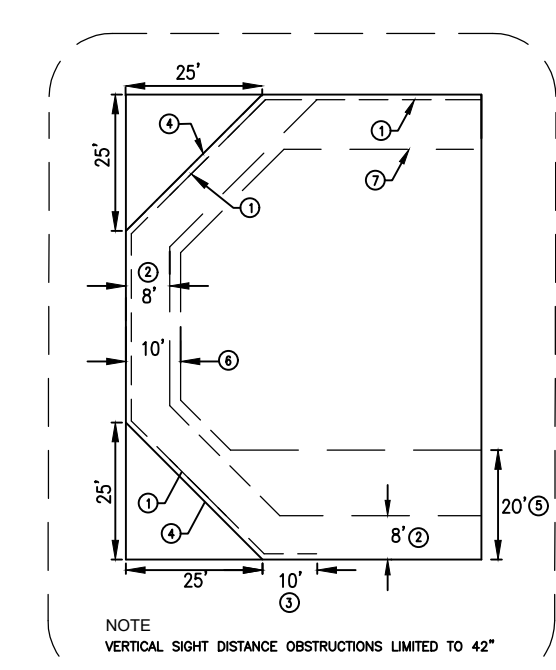
LINE DATA

NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L0	N84°13'22"E	149.75'	L22	S44°52'07"E	35.36'
L1	N84°13'22"E	155.36'	L23	N45°59'57"E	34.81'
L2	N84°13'22"E	160.99'	L24	S44°53'21"E	35.38'
L3	S63°26'38"E	294.21'	L25	S89°50'42"E	80.59'
L4	N57°43'22"E	71.84'			
L5	S80°36'38"E	77.50'			
L6	N73°33'22"E	115.80'			
L7	N73°33'22"E	102.89'			
L8	N73°33'22"E	86.56'			
L9	N73°33'22"E	12.91'			
L10	N73°33'22"E	29.24'			
L11	N30°23'22"E	75.90'			
L12	N68°13'22"E	22.10'			
L13	S52°46'38"E	148.10'			
L14	N65°43'22"E	126.90'			
L15	N17°03'22"E	23.20'			
L16	N58°03'22"E	187.59'			
L17	N58°03'22"E	153.16'			
L18	N58°03'22"E	118.72'			
L19	N44°27'27"W	21.37'			
L20	N45°32'33"E	21.05'			
L21	N44°27'24"W	35.62'			

LOT AREAS

LOT	AREA	LOT	AREA	LOT	AREA
1	6995.33	19	6165.62	37	6187.50
2	6029.70	20	6274.70	38	9591.55
3	6000.00	21	6397.70	39	6176.68
4	6000.00	22	10136.30	40	7733.34
5	6000.00	23	11542.79	41	11617.66
6	6000.00	24	6170.71	42	11579.23
7	6000.00	25	6000.00	43	6461.82
8	6000.00	26	6000.00	44	9049.13
9	6000.00	27	6000.00	45	7580.33
10	6000.00	28	6000.00	46	6947.57
11	6000.00	29	9031.03	47	6907.23
12	6000.00	30	6940.34	48	8033.26
13	6000.00	31	6218.82	49	7883.49
14	6000.00	32	6223.37	50	7456.38
15	6000.00	33	6658.54	51	7500.01
16	6000.00	34	8072.71	52	7500.01
17	6000.02	35	6000.00	53	7500.01
18	6056.54	36	6000.00	54	7812.51

TYP. CORNER LOT DETAIL



KEYNOTES

- 1 NEW 1' NON-ACCESS EASEMENT
- 2 NEW 8' UTILITY & CATV EASEMENT
- 3 INDICATES 1' NON-ACCESS EASEMENT
- 4 25' VISIBILITY TRIANGLE SEE TYPICAL CORNER LOT DETAIL
- 5 NEW 20' FRONT YARD SETBACK LINE.
- 6 NEW 10' SIDE YARD SETBACK LINE.
- 7 NEW 10' REAR SETBACK LINE.
- 8 NEW 10' UTILITY EASEMENT

TRACT AREAS

TRACT	AREA
"A"	0.5975 ACRES
"B"	0.1988 ACRES
"C"	0.1429 ACRES
"D"	0.1664 ACRES

(R2) 110' U.S.B.R. EAST MAIN CANAL R/W AS SHOWN ON R/W MAP No. 35-303-646 RECORD @ YUMA COUNTY WATER USERS ASSOC.
 NOTE: BASIS OF BEARING USED FOR CALCULATION OF CANAL R/W IS SOUTH LINE OF SEC 31 (NAMED N89°58'30"W) AS SHOWN ON SAID R/W MAPS ROTATED 0°29'37" CLOCKWISE TO N89°28'53"W

PREPARED BY: Edais Engineering, Inc. JOB# 17-025



City of San Luis

Planning & Zoning Department

Development Services • GIS • Building Safety • Code Enforcement

February 5, 2021

Najek K. Edais
Edais Engineering, Inc.
3075 S. Avenue 4E
Yuma, AZ 85365

Re: Subdivision Case No. 2020-0792F- La Esperanza Estates Subdivision

City staff has reviewed the submittal of the final plat for La Esperanza Estates Subdivision and have the following comments:

City Engineer:

Final Plat-

1. There is a discrepancy between the northern boundary of the subdivision as shown on the plat (and as previously shown on Barkley Lot Split No. 3), which appears to be intended to be the south right-of-way line of the East Main Canal, and the location of the East Main Canal Right-of-Way as shown on USBR right-of-way maps and as the canal is physically located. This discrepancy is about 28 feet (USBR distance of 540.3 feet from the C-1/4 Corner to the centerline of the canal right-of-way at 8th Avenue vs. 512.25 feet per Barkley Lot Split No. 3 and this plat and USBR Distance of 1083.4 from the W-1/4 Corner to the centerline of the r/w at 6th Avenue vs. about 1055.4 (1110.89 - 55' at angle) per Lot Split No. 3 and this plat.) It is understood that Edais Engineering is already aware of this.

This discrepancy is a legal question as to land ownership that needs to be resolved by the property owner (and confirmed by City legal.).

It appears that there are two possible resolutions to this discrepancy – (1) that the north boundary of the subdivision property was established by the survey measurements shown on the Barkley Lot Split No. 3 plat and subsequent warranty deed (Fee 2016-03242, where property was described simply as Parcel B of Lot Split Np. 3) and that the property as deeded overlaps with the East Main Canal right-of-way by about 28 feet; or (2) that the north boundary of the property was intended to be the south right-of-way line of the East Main Canal as shown on US Bureau of Reclamation right-of-way maps (as modified, or not, based on the as-built location of the canal), and thus the property boundary would need to be adjusted south about the 28 feet. It is noted that the East Main Canal right-of-way is believed to be held by the USBR as an easement and not in fee title and so there is an underlying fee title holder and the existence of the canal right-of-way does not automatically create a line of possession. The subdivision plat and improvement plans need to be revised as needed depending on how the discrepancy is resolved.

2. At about 600 feet east of 6th Avenue there is an area shown as “additional right-of-way from Yuma County Water Users’ Needed.” Revise to show encroachment license number as issued by the YCWUA. As the canal right-of-way is an easement, dedication of the underlying property by the fee title holder to the City of San Luis will also be required.
3. Lot area table shows only lots 1-18 – add remaining lots.
4. Add street names to the subdivision plat. Show lot lines of Bienestar 5-A on the plat.
5. The perimeter wall of Bienestar Estates 5-A encroaches upon proposed lots 9, 20 and 21. This wall, which is effectively a line of possession, either needs to be relocated to the property line, or if it is property now claimed by the adjacent Bienestar 5-A lot owners, the subdivision boundary adjusted to match the wall.
6. Lot 38 includes a USBR powerline right-of-way across it. This right-of-way (including down guys outside of the right-of-way) are separated from the usable portion of the lot by the perimeter wall. As the area outside of the perimeter wall is not usable to the property owner, instead dedicate this property to the City of San Luis as additional street right-of-way.
7. Similarly, Lot 1 includes a powerline right-of-way across its east 20-feet but this right-of-way is shown within the perimeter wall, with the powerline crossing above the east side of the lot area. Either provide a license for encroachment for the wall being upon the right-of-way from the YCWUA or relocate the wall to the west side of the right-of-way and dedicate the land within the transmission line right-of-way to the City of San Luis as additional road right-of-way (Note that Bienestar 5A was developed with the transmission line right-of-way free of walls and the lot lines beginning west of the transmission line.)
8. Show survey monuments to be set per City of Yuma Standards be set for the subdivision boundary and the street centerlines.
9. Drafting error at County 22nd Street and 8th Avenue (survey monument misplaced, “found US?? Brass cap.”)
10. There is a sloped area shown to the northeast of lots 40-42 that, if not intended to be a part of the lots, needs to be dedicated to the City of San Luis as additional street right-of-way.
11. Show recording information for new right-of-way needed at the intersection of 6th Avenue and Union.
12. Add dimensions along centerline of 8th Avenue for distance to East Main Canal right-of-way.
13. Revise “Dedication” to include Tracts C and D (only Tracts A and B now listed.)
14. Submit title report and CC&R’s.

Paving and Grading Plan –

1. Lots with backyard slopes will need special covenants in place to maintain integrity of slopes. (Perhaps similar conditions as used for Las Quintas 2.)
2. Has Yuma Union High School District been made aware of the work that will be done around their irrigation pond and other areas? It appears that the YCWUA pipeline work may result in filling a portion of the High Schools retention basin (?) Also work is shown as being performed on High School property – Key notes 18, 19 – has permission been obtained from YUHSD for this?
3. There is a retaining wall shown adjacent to the East Main pathway near Lot 48. Provide fencing to prevent a fall hazard.

Details –

1. Detail D2.1 – 6th Avenue shows a 2” AC/6” ABC pavement section. 6th Avenue is a section line road and needs and arterial street pavement section.

2. Details A, B and C- 2.1 – Residential streets – all show one way street slopes, with no center crown. Provided crowned street section except in special circumstances.

Union Street and 6th Avenue Roundabout –

1. Provide signage for the roundabout.
2. Provide barricades at north end of 6th Avenue.

East Main Canal Pathway -

1. Decorative streetlights are shown (Detail C-4.) These are not an APS standard and will need to be powered and maintained by the City and not APS.
2. Section B-4 shows “Granite Mulch (D.G.)” – provide specifications for this material.

Water and Sewer Plan -

1. Show ex. easement or dedicate new City of San Luis Sewer Easement for Sewer Line across San Luis High School Property.
2. Water line in 6th Avenue shall be 12” diameter (section line road.) Stub out 2” water line to south edge of round-about construction
3. Will the Yuma County Library property be able to be served by the sewer line? If so, provide sewer service stubout to the library property.

8th Avenue –

1. Provide signing and striping plan for new left turn bay at Union Street.

Landscaping plans –

1. Show landscaping and irrigation for the Tracts B and Tract D.
2. Coordinate installation of water meters for landscaping with water plans

Public Works Department:

Plat Comments

1. Parcel “D” is called out for retention basin but is not a retention basin.

Improvement plans

1. Include specifics on slope stabilization. What is the agreement for maintenance on the slopes outside City right of way?
2. Will there be “emergency vehicle” access to pathway? We will need some type of vehicle restriction to the pathway off the Main Streets.
3. Confirm adequate radii to existing curb returns on 8th Avenue and Union Street.
4. CMU fence should follow transmission right of way on lot 38.
5. Include mid-street cross walk striping and signage on signing sheets.
6. It appears that cross section callout to be on page 2 should be 2.1.
7. Include grading north of the roundabout and show how it transitions to the north and northwest.
8. What is the basis of design for the roundabout design?

Parks and Recreation Department:

1. Recommend asphalt instead of concrete pathway.
2. Remove all the bushes from the grass area. Use in narrow areas between retention
3. Recommend to change the backflow to Wilkins 975XL2 Type
4. Replace narrow green areas with rock and bushes between Retentions (A and C) (A and D). Use as buffer between street and walking path.
5. Request Landscape/irrigation info on retention D
6. Recommend replacing adjustable manifolds to orbit brand. (4 or 8 port)
7. Recommend to relocate tree further out from 8ft pathway.

Planning and Zoning Department:

1. Applicant must submit signed petitions for the creation of Improvement Districts as per Subdivision Regulations §3.17 to §3.17-7.
2. Fence height must comply with the height requirements within the front setbacks as per City Code §152.219.
3. Applicant must submit signed petitions for the creation of Improvement Districts as per Subdivision Regulations §3.17-5 to §3.17-7.
4. Bonds or Assurances shall be submitted in accordance with Subdivision Regulations Section 6.2
5. Comply with Subdivision Regulations Section 5.1.8.A- protective covenants.
6. Corner lots need to be at least 65 feet wide. (Lot 24)
7. Base on the configuration of the lots please provide a site plan for lots 22, 23, 28 and 44.
8. Please provide Driveway location for lot 23.
9. Please provide cross section of existing subdivision and lot 17-21 seems to be a gap between existing face and the proposed new fence. Will this be used as retaining wall?
10. Applicant must comply with all conditions on Ordinance No. 400.
11. Applicant must comply with Yuma County Water Users' Association letter dated January 28, 2021.

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

WHEN RECORDED MAIL TO:



**CITY OF SAN LUIS
ATTN: CITY CLERK
P.O. BOX 1170
SAN LUIS, ARIZONA 85349**

The above area is to be reserved for recording information

CAPTION HEADING:

Ordinance

Ordinance No. 400

To amend the Official Zoning Map of the city by changing the zoning classification of 15.1 acres Rural Area Residential (RA-10) to Medium Density Residential (R1-6).



Ordinance

NO. 400

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN LUIS BY CHANGING THE ZONING CLASSIFICATION OF 15.1 ACRES 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; REPEALING ANY CONFLICTING PROVISIONS; AND PROVIDING FOR SEVERABILITY.

WHEREAS, the Mayor and City Council of the City of San Luis desire to amend the City of San Luis Official Zoning District Map (the "Zoning Map") pursuant to A.R.S. §9-462.04 to change the zoning classification for 15.1 acres of real property located on Assessor Parcel ID No. 776-09-003; as attached hereto as "Exhibit A" and

WHEREAS, the aforementioned change in zoning classification is consistent with the General Plan of the City of San Luis; and

WHEREAS, all due and proper notices of public hearings on the Zoning Map Amendment have been given and proper public hearings have been held, and a recommendation has been given regarding the Zoning Map Amendment by the Planning and Zoning Commission of the City of San Luis; and

WHEREAS, the Planning and Zoning Commission recommended approval of the zoning.

BE IT ORDAINED by the Mayor and Council of the City of San Luis, Arizona, as follows:

SECTION 1. That the above recitals are hereby incorporated as though fully set forth herein.

SECTION 2. That the Official Zoning Map of the City of San Luis is hereby amended by changing the zoning classification from Rural Area Residential (RA-10) to Medium Density Residential (R1-6) of the property subject to the following conditions:

1. Rezoning is condition upon development of the land in a manner similar to the tentative lot layout submitted for this application.

2. A full length street shall be constructed between 6th Avenue and 8th Avenue as part of the development of this property.
3. A traffic study is required and the construction of any and all improvements as recommended by the said study, including but not limited to, possible contributions to future roadway improvements such as traffic signals and/or canal crossings along 6th Avenue and 8th Avenue.
4. Owner agrees to sign necessary improvement districts for the subdivisions of the rezoned parcel. Said districts to include a street lighting improvement district, a community facilities district, and a parkway district pursuant to A.R.S §48-572.
5. Grading and erosion control shall comply with the International Building Code standards for all aspects of the development including development of lots and the building of houses or other buildings.

Property more fully described as:

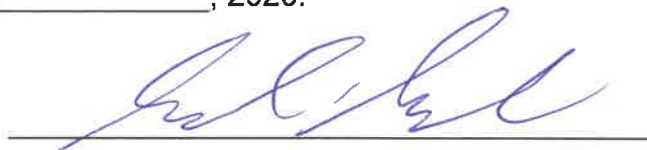
THE PARCEL B OF BARKLEY LOT SPLIT No. 3 AS RECORDED IN BOOK 27 OF PLATS, PAGES 68 YUMA COUNTY RECORDERS OFFICE. YUMA, COUNTY, AZ. AND BEING A PORTION OF THE N 12 OF THE SW 14 OF SECTION 6, T11S, R24W, G. & S. R. B. & M. YUMA COUNTY ARIZONA

SECTION 3. In the event of a conflict between the provisions of this ordinance and any other ordinance, resolution, regulation, or policy within the City of San Luis, the conflicting provisions are hereby repealed, superseded, and replaced, and the provisions of this ordinance shall govern.

SECTION 4. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance or said reference regulations.

PASSED AND ADOPTED by the Mayor and Council of the City of San Luis,

Arizona, this 12th day of August, 2020.




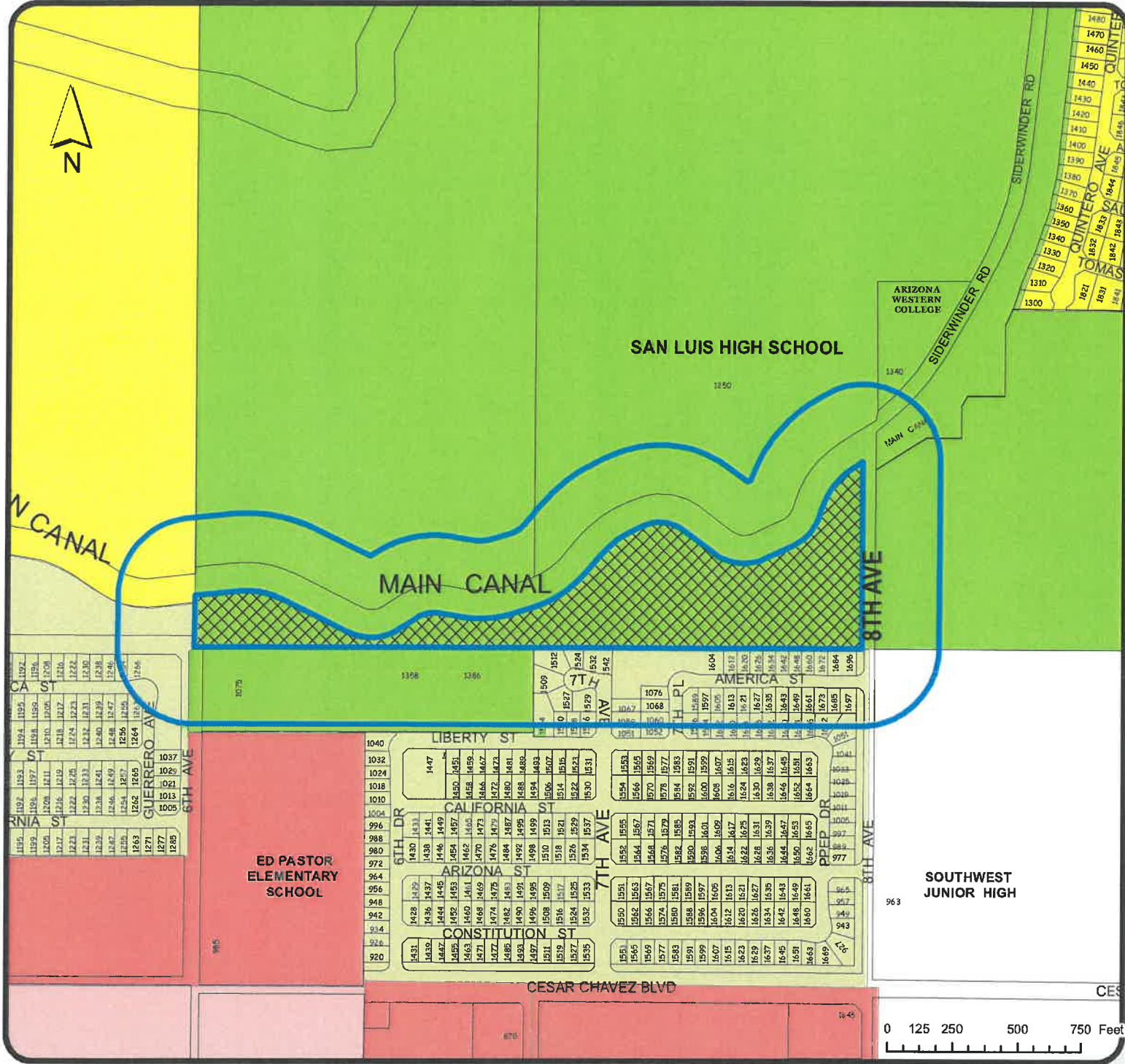
Gerardo Sanchez, Mayor

ATTEST:

APPROVED AS TO FORM:


Sonia Cornelio, City Clerk




Kay Marion Macuil, City Attorney








LOCATION MAP

REZONING

LOCATION OF SUBJECT PROPERTY

-  PID: 776-09-003
-  300ft Notification Area

Zoning

- MULTIPLE RESIDENCE ZONING DISTRICTS**
 -  R-2
 -  R-3
- COMMERCIAL ZONING DISTRICTS**
 -  C-2
- SINGLE RESIDENCE ZONING DISTRICTS**
 -  R1-9
 -  RA-10

CASE #
2020-0277

DATE:
5/21/2020

PLANNING & ZONING



GIS

CREATED BY:
ISAAC GUTIERREZ

CHECKED BY:
ROMAN PACHECO

APPROVED BY:
JOSE A. GUZMAN



January 15, 2021

SUBDIVISION CASE NUMBER: 2020-0792F

CASE SUMMARY: This is a request by Riedel Holdings LLC., for the review and approval of Final Plat submission for Parcel B of Barkley Lot Split No. 3 as recorded in book 27 of Plats, page 68 Yuma County Recorder’s Office, and being a portion of the N ½ SW ¼ of Section 6, T11s, R24W. The property is located west of 8th Avenue between Bienestar Estates No. 5 and the East Main Canal. The parcel is 15.1 acres of vacant land and four tracts. The subdivision is proposed to be divided into 54 lots ranging in size from 6,000 square feet to 11,617 square feet. The land is currently zoned as Medium Density Residential (R1-6). The Assessor’s Parcel Number is 776-09-003.

COMMENTS DUE: January 25, 2021

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. Please complete the section below and return via e-mail. For additional information, please contact me at 928-341-8563 or at P&Z@sanluisaz.gov.

Thank you,

Jose A. Guzman
Director of Planning and Zoning

Attachment: Location Map, & Plat

.....

COMMENTS NO COMMENTS

Enter Comments *below*:

Please refer to the attached letter

Date:

2/1/21

Agency:

YCWUA

Phone:

928-627-8824 Ext. 25

Return to: P&Z@sanluisaz.gov



YUMA COUNTY WATER USERS' ASSOCIATION

MAILING ADDRESS:
POST OFFICE BOX 5775
YUMA, ARIZONA 85366-5775
OFFICE: (928) 627-8824

SHIPPING ADDRESS:
3800 WEST COUNTY 15TH STREET
SOMERTON, ARIZONA 85350
FAX: (928) 627-3065

EMAIL ADDRESS:
OFFICE@YCWUA.ORG

January 28, 2021

Najeh K. Edais, P.E.
Edais Engineering, Inc.
3075 S. Avenue 4E
Yuma, AZ 85365

Re: La Esperanza Estates Preliminary Plat and Plans, Drainage Report
USBR East Main Canal Rights-of-Way
USBR Siphon Drop to Boundary 34.5 Kv Transmission Line Rights-of-Way

Dear Mr. Edais,

In response to subject plans and documents provided via email from Juan Tejada, on 12/15/20, and via email from Jose Guzman, on 1/16/20, the Yuma County Water Users' Association (Association) has reviewed the subject documents and plans and has the following comments/questions:

Preliminary Plat

- Sh. 2 of 2, Update lot 38 property line to not be within the USBR 34.5 Kv ROW.
- Sh. 2 of 2, Update east lot 1 property line to not go beyond the USBR 34.5 Kv ROW.
- Sh. 2 of 2, Tracts A-D need fencing for the side adjacent to the canal ROW.
- Sh. 2 of 2, Add a 1' NAE for Tracts A-D, Lot 1, and Lot 38 to the side adjacent to the USBR ROW.
- Sh. 2 of 2, Context reading "NOT SET LOCATION FALLS IN CANAL" means what? This note is displayed on the north side of lot 23 and on the north side of the C22 (curve note).
- Sh. 2 of 2, Add Keynote item to read "Drainage/erosion control in relation to new improvements within the subdivision lots shall be controlled within their respective lot. No discharge lines are to be built outside the subdivision lots. No discharging is to be conducted outside the subdivision lots." This item/context shall also be included in the Declaration of Restrictions (CCRs) accordingly. Please provide a copy of the preliminary Declaration of Restrictions document.

Subdivision Plans

- Sh. 1, 2 & others, The shown 3:1 slopes within the canal ROW will most likely vary. We will show the new slopes on the new pipeline design.
- Sh. 1, Update the fence line for lot 38 to not be within USBR ROW. Label the USBR 34.5 Kv ROW.
- Sh. 1, Update the east fence line for lot 1 to not be within USBR ROW. Label the USBR 34.5 Kv ROW.
- Sh. 1, Label the East Main Canal and its ROW.
- Sh. 2, Label the East Main Canal and its ROW. Please include the keynote 7 CMU wall detail.
- Sh. 4, Add Boulder/bollard set up or end of road barricade at the 6th Av entry to the multi-use path. Ensure to refer to attachment and adhere to multi-use path guidelines.
- Sh. 5, Reason for wall next to Sta 17+00 and Sta 18+00.
- Sh. 5, Profile B/4 shows MUP landscaping, but the L1 sheet does not. Is there a reason why the sheet L1 doesn't show landscaping? Ensure to refer to attachment and adhere YCWUA guidelines.
- Sh. 6, Show existing fencing along the north side of the canal ROW.
- Sh. 6, Boulder or bollard set up needs to be added at the entry of the MUP just west of 8th Av. Ensure to refer to attachment and adhere to multi-use path guidelines. Ensure to refer to attachment and adhere to multi-use path guidelines.
- Sh. 7, Label the East Main Canal and its ROW.
- Sh. 7, Show a detailed profile view for the new sanitary sewer line. Ensure to add sewer casing from.
- Sh. 8, Label the East Main Canal and its ROW.
- Sh. 10, Label the East Main Canal and its ROW. What does the construction note no. 20 mean?
- Sh. 10, Add No Motor Vehicle signage at the entry locations of the MUP accordingly. Add dog waste stations accordingly. Ensure to refer to attachment and adhere to multi-use path guidelines.
- Sh. 14, No wattles to be used.
- Sh. 14, What does the "MATCH LINE SEE SHEET 17" note mean?
- L1, Show any brush placement (MUP) within the canal ROW. Stick to YCWUA approved plant guideline.
- Sh. No., Include/provide a profile for the future 6th Av across the EMC. We need to ensure that future O&M Road access slope is not too steep. Ensure to refer to attachment and adhere YCWUA guidelines.

Najeh K. Edais, P.E.

January 28, 2021

Page Three

Drainage Report

Include the following context in the drainage report:

"Drainage/erosion control in relation to new improvements within the subdivision lots shall be controlled within their respective lot. No discharge lines are to be built outside the subdivision lots. No discharging is to be conducted outside the subdivision lots."

Sheet Appendix - C - There is only 3 spillway structures shown. Two of the basins don't include a basin. Is this by design?

Please address the questions and update the plans/documents with the comments mentioned above accordingly and resubmit them to the YCWUA for further comment and review or YCWUA plan approval.

A new License for Encroachment will need to be executed with the city for the new Multi-Use Path within the USBR East Main Canal ROW, the new sanitary sewer line across the canal ROW, and the new Union Street road within/across the USBR canal ROW and 34.5 Kv. A variance will be necessary for the multi-use path parallel encroachment and sanitary sewer line crossing. Any other new utilities across/within USBR ROW will require a new License for Encroachment.

Please get in touch with Omar Peñuñuri, Sr. Engineering Technician, Lands and ROW at 928-627-8824, ext. 25, about further coordination on this or any questions you might have.

Sincerely,



Charles A. Cowan

Head of Technical Services

YCWUA License for Encroachment No. _____
Exhibit "B"
Multi-Use Path Guidelines
August 2020

The following guidelines have been adopted to properly and efficiently operate and maintain the United States Bureau of Reclamation (USBR) facilities and Rights-of-Way (ROW) associated with the Valley Division and to preserve the integrity of the Project as a whole in relation to Multi-Use Path (MUP) projects:

- At least three dog stations are needed per mile interval. We recommend them next to rest stations, if rest stations are part of the improvement.
- At least three trashcans are needed per mile interval. These need to be fastened to the ground or base, or be heavily built. We recommend them next to rest stations, if rest stations are part of the improvement.
- Signs reading "NO MOTOR VEHICLES" are needed at every entry point. Bollards and appurtenances (3'x3' boulders, barricades or traffic signs per city code, etc.) with dual locks will need to be installed at designated entry points if necessary. The spacing between the appurtenances shall not exceed 42" in separation.
- YCWUA barricade(s) and appurtenances (3'x3' boulders, barricades or traffic signs per city code, etc.) with dual locks will need to be installed at designated entry points if necessary. The spacing between the appurtenances shall not exceed 42" in separation.
- A 1' non-access easement should be defined as part of the engineering drawings. The 1' non-access easement should fall within the development or subdivision adjacent to the YCWUA rights-of-way. The easement is to be established adjacent/parallel to the YCWUA rights-of-way, but outside the YCWUA rights-of-way. The easement(s) should be enforced at all times by the Licensee.
- At entry points to YCWUA row, the spacing between bollards or gates needs to be a minimum of 24' between the entry road and the bollard or gate placement to allow an operator of a truck to park and unlock the bollard or gate accordingly.



Department of Community Development

One City Plaza
Yuma, AZ 85364
(928) 373-5175

RECOMMENDED PLANTS

This list provides guidance when selecting plants for your landscape design project. The City's Landscape Regulations state: "Landscaping materials are intended to contribute to the community-wide goals of beautification, energy conservation, and the conservation of the community's water resources through the use of drought tolerant plants, efficient irrigation, reduced turf areas, and proper maintenance and the fundamentals of xeriscape landscaping." Listed species are particularly well-adapted to Yuma's desert climate and have low to moderate water use needs. In addition to low water use, the information provided in the tables describes the basic growth characteristics and maintenance requirements of each plant, including the following:

Water Use: All plants included in this list are low-water-use species, but the Water Use column identifies the most water-conscious varieties. Each plant is classified as Low (L), Low to Moderate (L-M), or Moderate (M). Trees classified as Moderate water use will thrive in grassy areas with sprinkler irrigation.

Litter: All plants produce litter when flowers, seedpods, or leaves drop, but some plants produce more than others. Each species is classified as producing minimal (MIN), moderate (MOD), or high (HI) litter. Carefully consider the placement of high-litter plants as they do require more maintenance.

Pruning Season: Most plants need to be pruned only once a year. The best season to prune each species differs based on when it flowers, goes dormant, and other factors. Some species, particularly succulents and cactus, do not need to be pruned.

Hardiness: The number shown indicates the lowest temperature the plant is known to tolerate.

Evergreen: Evergreen plants (Y) leaf throughout the year, while deciduous plants (N) drop their leaves in the winter months. Semi-evergreen plants (SEMI) drop their leaves for a short period with sufficiently cold temperatures.

What is xeriscape?

Xeriscape is a style of landscape design requiring low irrigation and minimal maintenance. It is an important water conservation technique, particularly in desert climates. Xeriscape landscape design utilizes many water conscious strategies including low-water plants, efficient irrigation, and limiting the use of turf. The plants listed here are adapted to and, with proper care, will thrive in Yuma's local climate.

What is the difference between a shade, street, and accent tree?

This list categories trees into three types: street trees, shade trees, and accent trees. *Street trees* are those that grow to an average height of 30 feet or more, generally have a high branching pattern, and have an upright or rounded form. Street trees are planted within 5 to 8 feet of the sidewalk or street to provide shade to pedestrians and cars. The best species for street trees are low litter and low maintenance. *Shade trees* also

grow to an average mature height of 30 feet or more and typically have a dense canopy that provides shade. Branching structure can be more spreading, vase-shaped, or layered than street trees. *Accent trees* are small, ornamental trees that typically grow to a mature height of 15 to 20 feet.

Can I plant something at my house not shown on this list?

This list provides guidance, but does not restrict private residents from planting any particular species. Lots used exclusively for one-family dwelling units, when not otherwise required as part of an approval process to provide landscaping, are exempt from the requirements of the Landscape Regulations. The regulations advise against the following species due to their pollen or seeds which aggravate allergies and other health problems: common Bermuda grass, mulberry, and olive (except the male or fruitless varieties).

NOTE: The Landscape Regulations can be found in Article 20 of the City of Yuma's Code of Ordinances, Title 15, Chapter 154. This information is provided as a general guide to the public. It is not intended to be a reproduction of all code requirements or text. If you need additional information contact Community Development at (928) 373-5175 or visit our office at One City Plaza, Yuma, AZ 85364. (v.5 8/24/2017)



Trees

		GROWTH INFORMATION						RECOMMENDED AREA					
		WATER USE	LITTER	HARDINESS (degrees F)	EVERGREEN	MATURE SIZE (H&W)	TREE TYPE	PARKWAYS	MEDIANS	SUBDIVISION WALLS	RETENTION BASINS	GATEWAY ROUTES	PARKING LOTS
<i>Acacia aneura</i> ¹ Mulga Acacia		L	MIN	15°	Y	15'X15'	ACCENT						
<i>Acacia farnesiana</i> ² Sweet Acacia		L	MIN-MOD	15°	SEMI	20'X20'	ACCENT						
<i>Acacia salicina</i> Willow Acacia		L	MIN	20°	Y	30'x15'	STREET						
<i>Acacia stenophylla</i> Shoestring Acacia		L	MIN	15°	Y	30'x20'	STREET						
<i>Brachychiton populneus</i> Bottle Tree		L-M	MIN	15°	Y	30x20'	STREET						
<i>Callistemon spp.</i> Bottlebrush		M	MIN	20°	Y	10-30x6-15'	ACCENT						
<i>Celtis reticulata</i> Western Hackberry		L-M	MIN	-20°	N	30x30'	SHADE						
<i>Ceratonia siliqua</i> Carob (female only)		L	MOD	20°	Y	40'x40'	SHADE						
<i>Chilopsis linearis</i> ^{1 2} Desert Navajo Willow		M	MOD	0°	N	20x20'	ACCENT						
<i>Delonix regia</i> Royal Ponsiana Tabachin		M	MOD	0°	SEMI	30'x60'	SHADE						
<i>Ebenopsis ebano</i> ² Texas Ebony		L	MOD	20°	Y	40'x30'	SHADE						
<i>Eucalyptus citriodora</i> Lemon-scented Eucalyptus		L	MIN	25°	Y	50'x30'	STREET						
<i>Eucalyptus spathulata</i> Narrow Leaf Gimlet		L-M	MIN	15°	Y	30'x20'	STREET						
<i>Fraxinus velutina</i> Arizona Ash, "Fan-TeX"		L-M	MIN	-10°	N	40x30'	STREET						

NOTES:















¹ Approved for use in some Yuma County Water Users' Association rights-of-way

² Approved for use near APS overhead lines, not within 15 feet

³ Not allowed within City ROW



Trees

		GROWTH INFORMATION						RECOMMENDED AREA					
		WATER USE	LITTER	HARDINESS (degrees F)	EVERGREEN	MATURE SIZE (HxW)	TREE TYPE	PARKWAYS	MEDIANS	SUBDIVISION WALLS	RETENTION BASINS	GATEWAY ROUTES	PARKING LOTS
<i>Geijera parviflora</i> Australian willow		M	MIN	15°	Y	30x20'	SHADE						
<i>Gleditsia triacanthos</i> Honey Locust		L-M	HI	15°	N	40x50'	SHADE						
<i>Jacaranda mimosifolia</i> Jacaranda		M	MOD	25°	N	30x30'	SHADE/ STREET						
<i>Lysiloma spp.</i> ¹ Desert fern, featherbush		L-M	MIN	25°	N	15x15'	ACCENT						
<i>Nerium oleander</i> Oleander Tree		L	MIN	15°	Y	15'x15'	ACCENT						
<i>Olea europaea</i> ¹ Fruitless varieties only such as Swan Hill and Wilsonii		L-M	HI	15°	Y	25'x25'	ACCENT						
<i>Olneya tesota</i> Ironwood		L	MIN	20°	N	30x30'	SHADE/ STREET						
<i>Parkinsonia spp. (Cercidium spp.)</i> ^{1 2} Blue Palo Verde and Foothills Palo Verde ² species are preferred		L	MOD	20°	N	10- 30x10- 30'	ACCENT						
<i>Phoenix canariensis</i> ³ Canary Island Date Palm		L-M	MOD-HI	25°	Y	50x30'	ACCENT						
<i>Phoenix dactylifera</i> ³ Date Palm		L-M	MOD	15°	Y	40x20'	ACCENT						
<i>Pistacia chinensis</i> ¹ Chinese Pistache		MOD	MIN	10°	N	40'x35'	SHADE/ STREET						
<i>Pistacia lentiformis</i> ¹ Mastic Tree		L-M	MIN	20°	Y	15'x20'	ACCENT						
<i>Pittosporum phylliraeoides</i> ¹ Willow Pittosporum		L-M	MOD	15°	Y	15x15'	ACCENT						
<i>Prosopis ssp.</i> Hybrid Mesquite		L-M	MOD	0°	N	30x30'	SHADE/ STREET						

NOTES:





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Trees

		GROWTH INFORMATION						RECOMMENDED AREA					
		WATER USE	LITTER	HARDINESS (degrees F)	EVERGREEN	MATURE SIZE (HxW)	TREE TYPE	PARKWAYS	MEDIANS	SUBDIVISION WALLS	RETENTION BASINS	GATEWAY ROUTES	PARKING LOTS
<i>Quercus virginiana</i> Southern Live Oak		M	MIN	0°	SEMI	40'x50'	SHADE/ STREET						
<i>Sophora secundiflora</i> ^{1 2} Texas Mountain Laurel, Mescal Bean		L-M	MIN	10°	Y	15x15'	ACCENT						
<i>Ulmus parvifolia</i> cv. 'Sempervirens' Chinese Evergreen Elm		MOD	MOD	25°	N	30x30'	SHADE/ STREET						
<i>Vitex agnus-castus</i> ^{1 2} Chaste Tree		L-M	HI	-10°	N	20x20'	ACCENT						

NOTES:















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Shrubs















		GROWTH INFORMATION						RECOMMENDED AREA						
		WATER USE	LITTER	PRUNING SEASON	HARDINESS (degrees F)	EVERGREEN	MATURE SIZE (HxW)	PARKWAYS	MEDIANS	SUBDIVISION WALLS	RETENTION BASINS	GATEWAY ROUTES	PARKING LOTS	
<i>Acacia spp.</i> ¹ Acacia		L-M	MIN	SPRING	20°	Y	5x5'							
<i>Aloysia spp.</i> ¹ Bee Brush		L-M	MIN	WINTER	15°	N	6x6'							
<i>Buddleia marrubifolia</i> Woolly Butterfly Bush		L	MIN	WINTER	10°	Y	5x5'							
<i>Caesalpinia gilliesii</i> ¹ Yellow Bird of Paradise		L-M	MIN	WINTER	5°	SEMI	6x5'							
<i>Caesalpinia pulcherrima</i> Bird of Paradise		L-M	MOD	WINTER	18-30°	N	4-10'x4-6'							
<i>Caesalpinia mexicana</i> Mexican Bird of Paradise		M	MOD	WINTER	18-30°	Y	12x10'							
<i>Calliandra californica</i> Baja Fairy Duster		L-M	MIN	SPRING	25°	SEMI	4x4'							
<i>Calliandra eriophylla</i> ¹ Fairy Duster		L-M	MIN	LATE SPRING	0-10°	N	2x3'							
<i>Callistemon spp.</i> Bottlebrush		M	MIN	LATE SUMMER	20°	Y	6-10'x6-10'							
<i>Callistemon citrinus</i> 'Little John' ¹ Dwarf Bottlebrush 'Little John'		M	MIN	LATE SUMMER	20°	Y	3x3'							
<i>Chamaerops humilis</i> Mediterranean Fan Palm		M	MIN	WINTER	10°	Y	10x15'							
<i>Convolvulus cneorum</i> Bush Morning Glory		L	MIN	NONE	20°	Y	2-4'x2-4'							
<i>Cordia boissieri</i> ¹ Texas Olive		M	MOD	WINTER	20°	Y	10x10'							
<i>Cordia parvifolia</i> Little Leaf Cordia		L-M	MIN	LATE WINTER	18°	SEMI	3x4'							

NOTES:

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Shrubs
















		GROWTH INFORMATION						RECOMMENDED AREA						
		WATER USE	LITTER	PRUNING SEASON	HARDINESS (degrees F)	EVERGREEN	MATURE SIZE (HxW)	PARKWAYS	MEDIANS	SUBDIVISION WALLS	RETENTION BASINS	GATEWAY ROUTES	PARKING LOTS	
<i>Encelia farinosa</i> Brittlebush		L-M	MIN	SPRING & FALL	25°	N	3x4'							
<i>Eremophila spp.</i> Emu Bush		L-M	MIN	LATE SPRING	20°	Y	4x5'							
<i>Euphorbia rigida</i> ¹ Gopher Plant		L-M	MIN	LATE SPRING	5°	Y	2x3'							
<i>Gossypium harknessii</i> San Marcos Hibiscus		L-M	MIN	WINTER	25°	Y	3x4'							
<i>Justicia californica</i> ¹ Hummingbird bush or chuparosa		L-M	MIN	FALL	25°	SEMI	4x4'							
<i>Lantana camara</i> ¹ Bush Lantana		L-M	MIN	WINTER	30°	N	3x3'							
<i>Leucophyllum spp.</i> Texas Ranger, Texas Sage, etc.		L-M	MIN	SPRING & FALL	0-5°	Y	8x8'							
<i>Myrtus communis</i> Myrtle		M	MIN	WINTER	20°	Y	5x4'							
<i>Rosmarinus officinalis</i> ¹ Rosemary		L-M	MIN	SPRING	10°	Y	2-3'x4-8'							
<i>Ruellia brittoniana</i> ¹ Mexican Petunia		L-M	MIN	WINTER	35°	Y	5x5'							
<i>Ruellia peninsularis</i> ¹ Desert Ruellia		L-M	MIN	WINTER	28°	Y	3X4'							
<i>Russelia equisetiformis</i> ¹ Coral Fountain Grass		L	MOD	WINTER	25°	Y	5X3'							
<i>Tecoma spp.</i> Tecoma, Yellow Bells		L-M	MOD	SPRING	28°	SEMI	6X6'							
<i>Tecomaria capensis</i> Cape Honeysuckle		M	MIN	SPRING	28°	Y	6X5'							

NOTES:

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Cactus & Succulents















		GROWTH INFORMATION						RECOMMENDED AREA					
		WATER USE	LITTER	PRUNING SEASON	HARDINESS (degrees F)	EVERGREEN	MATURE SIZE (HxW)	PARKWAYS	MEDIANS	SUBDIVISION WALLS	RETENTION BASINS	GATEWAY ROUTES	PARKING LOTS
<i>Agave spp.</i> ¹ Agave species, Century Plant		L	MIN	NONE	0-20°	Y	VARIES 2-3x2-3'						
<i>Aloe spp.</i> ¹ Aloe species		L	MIN	NONE	25°	Y	2x5'						
<i>Bulbine frutescens</i> ¹ Shrubby Bulbine, Yellow bulbine		L-M	MIN	NONE	15°	Y	1x2'						
<i>Carnegiea spp.</i> ¹ Saguaro Cactus		L	MIN	NONE	18°	Y	20x10'						
<i>Dasyliirion spp.</i> ¹ Desert spoon, Toothless desert spoon		L-M	MIN	NONE	0°	Y	4x4'						
<i>Echinocactus spp.</i> ¹ Barrel Cactus		L	MIN	NONE	18°	Y	2x2'						
<i>Echinocereus engelmannii</i> ¹ Hedgehog Cactus		L	MIN	NONE	10°	Y	1x2'						
<i>Euphorbia antisyphilitica</i> ¹ Candelilla		L	MIN	NONE	15°	Y	1x2'						
<i>Ferocactus spp.</i> ¹ Barrel Cactus		L	MIN	NONE	0-20°	Y	VARIES						
<i>Fouquieria splendens</i> ¹ Ocotillo		L-M	MIN	NONE	0-5°	N	12x10'						
<i>Hesperaloe parviflora</i> ¹ Red Yucca, Hesperaloe species		L	MIN	NONE	10°	Y	3x5'						
<i>Nolina spp.</i> ¹ Beargrass		L	MIN	SPRING	0°	Y	3x4'						
<i>Pedilanthus macrocarpus</i> ¹ Slipper Plant		L	MIN	NONE	25°	Y	3x3'						
<i>Stenocereus thurberi</i> ¹ Organ pipe cactus		L	MIN	NONE	22°	Y	10x10'						
<i>Yucca baccata</i> ¹ Narrow-leaved Yucca, Banana Yucca		L	MIN	NONE	0°	Y	3x5'						

NOTES:

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Groundcover

		GROWTH INFORMATION						RECOMMENDED AREA						
		WATER USE	LITTER	PRUNING SEASON	HARDINESS (degrees F)	EVERGREEN	MATURE SIZE (HxW)	PARKWAYS	MEDIANS	SUBDIVISION WALLS	RETENTION BASINS	GATEWAY ROUTES	PARKING LOTS	
<i>Acacia spp.</i> ¹ Trailing Acacia		L-M	MIN	FALL	15°	Y	1x10'							
<i>Asparagus densiflorus cv. 'Sprengerii'</i> ¹ Sprenger Asparagus		L-M	MIN	NONE	25°	Y	1x4'							
<i>Atriplex spp.</i> ¹ Saltbush		L-M	MIN	NONE	25°	Y	1-4'							
<i>Baccharis pilularis</i> ¹ Coyote Bush, trailing desert broom		L-M	MIN	SUMMER	5°	Y	2x4'							
<i>Baileya multiradiata</i> ¹ Desert Marigold		M	MIN	NONE	10°	Y	1'-6"x2'							
<i>Chrysactinia mexicana</i> ¹ Damianita		L	MIN	NONE	10°	Y	2x4'							
<i>Convolvulus mauritanicus</i> ¹ Ground Morning Glory		L	MIN	WINTER	15°	Y	2x3'							
<i>Dalea spp.</i> ¹ Trailing Dalea, Dalea Bush		L-M	MIN	FALL	15°	Y	2x6'							
<i>Eschscholzia mexicana</i> ¹ Mexican Gold Poppy		L	MIN	NONE	35°	Y	1'-6"x 1'-6"							
<i>Gazania rigens</i> ¹ Clumping Gazania		L	MIN	FALL	25°	Y	1x6'							
<i>Glandularia peruviana</i> ¹ Verbena Peruviana		M	MIN	WINTER	25°	Y	1x4'							
<i>Lantana spp.</i> ¹ Trailing Lantana		M	MIN	WINTER	25°	Y	1x4'							
<i>Rosmarinus officinalis cv. 'Prostratus'</i> ¹ Prostrate Rosemary		L-M	MIN	FALL	15°	Y	2x4'							
<i>Wedelia trilobata</i> ¹ Yellow Dot		L-M	MIN	WINTER	30°	Y	1'-6"x6'							

NOTES:

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