



January 20, 2022

SUBDIVISION CASE NUMBER: 2022-0040P

CASE SUMMARY: A request by Edais Engineering Inc., on behalf of Riedel Holdings LLC for the preliminary plat approval for Los Mezquites Unit 2. This subdivision will contain 198 lots, in approximately 38.80 acres. The minimum lot size is 6,000 square feet. The property is located west of Avenue D ½ and north of County 24th Street. PID # 227-11-011 (the north half), San Luis, Arizona.

PUBLIC MEETING: March 8, 2022

COMMENTS DUE: February 1, 2022

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 Fervillegas@sanluisaz.gov

Thank you,

Fernando Villegas
Principal Planner

Attachment: Location Map, Preliminary Plat and Master Plan

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 COMMENTS NO COMMENTS

Enter Comments below:

The City of San Luis Fire Department has concerns regarding access to the subdivision, during development, and at full build out. This parcel is land locked without access from Avenue D ½ and Co.24th Street, and San Luis Lane is currently a single lane road, which will not provide adequate emergency access to the subdivision, if blocked by traffic. A second means of ingress/egress, to the entire project, will need to be provided for Fire Fighting tactics prior to construction. The City of San Luis Fire Department reserves the right to comment upon subsequent submittals.

Date:

01/20/22

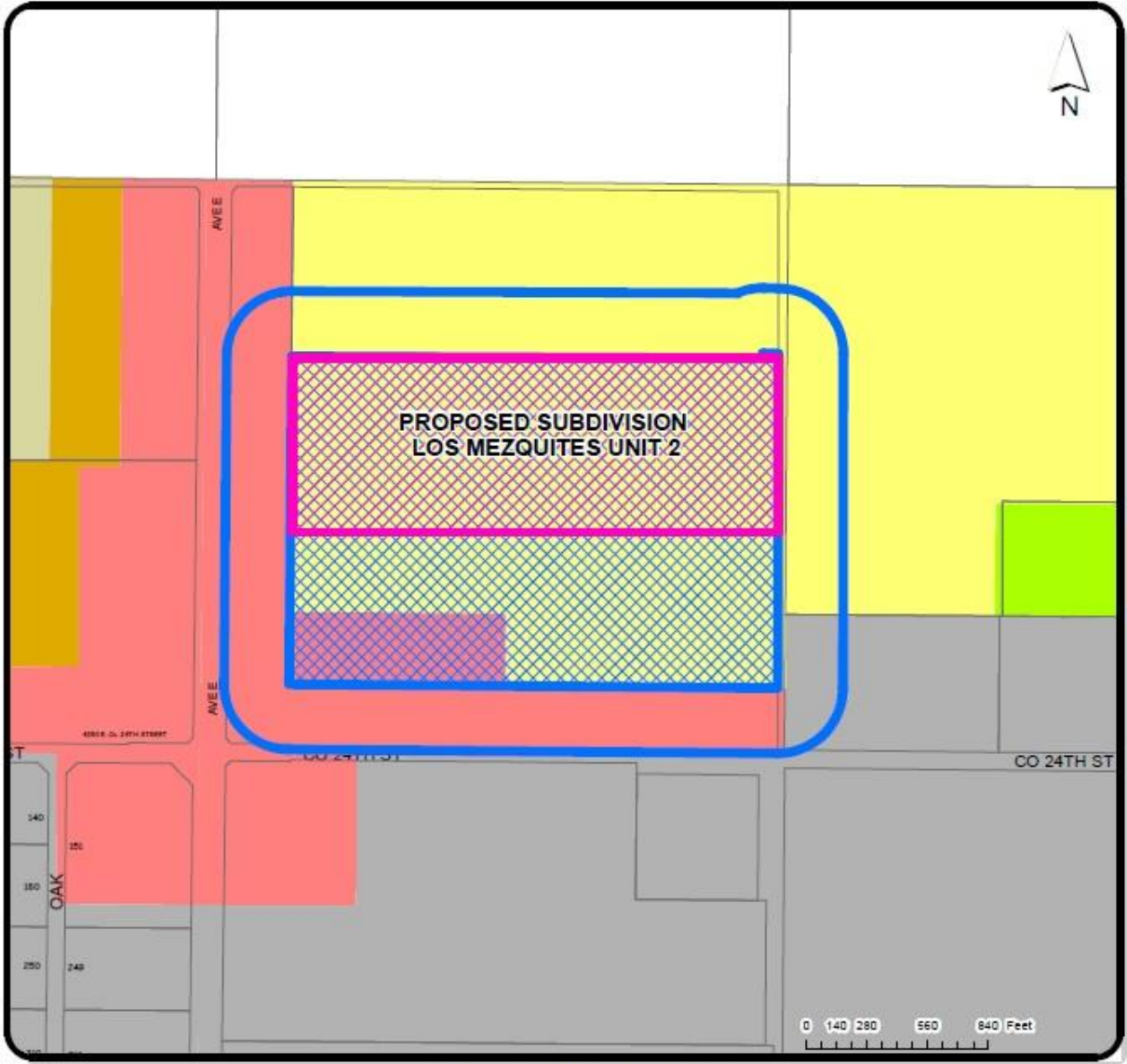
Agency:

The City of San Luis Fire Department




Phone:

928/341-8550

Return to: Fervillegas@sanluisaz.gov



LOCATION OF SUBJECT PROPERTY

-  PARCEL 227-11-011
-  300ft Notification Area
-  Proposed Subdivision Location

LOCATION MAP

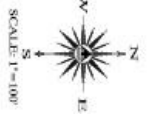
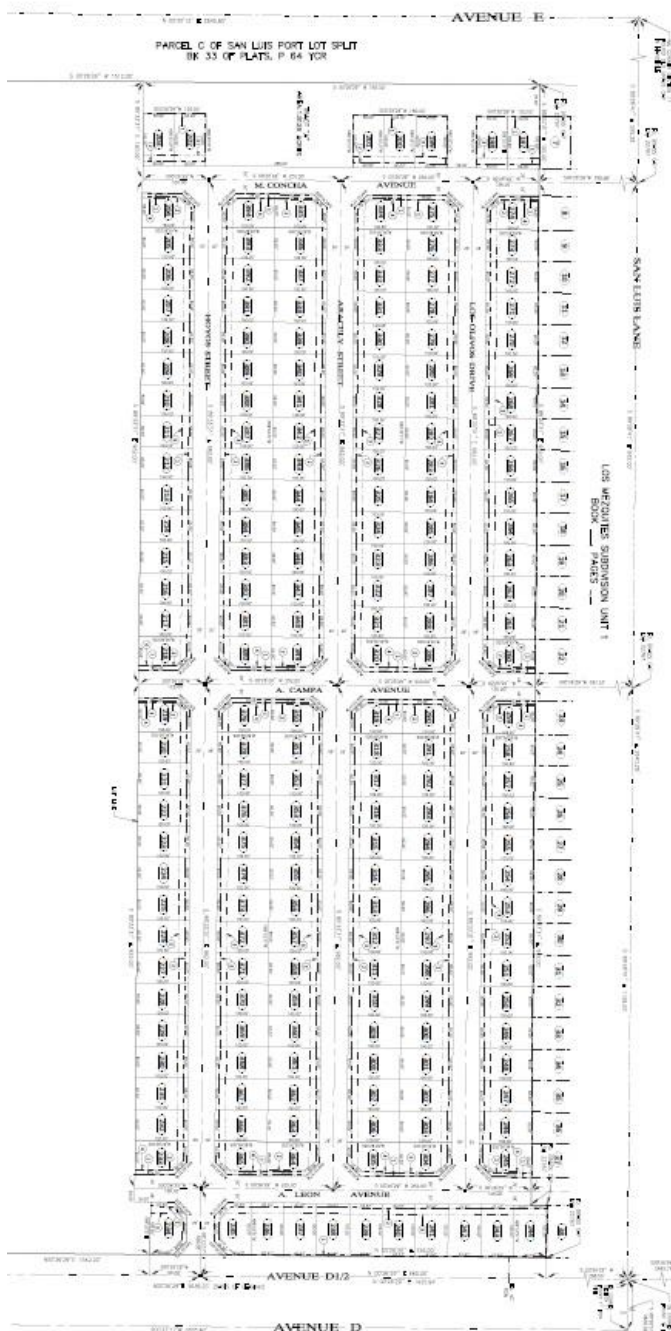
SUBDIVISION

CASE #
2022-0040-P

LOS MEZQUITES SUBDIVISION UNIT 2

A SUBDIVISION OF PARCEL B OF THE SAN LUIS PORT LOT SPLIT AS RECORDED IN BOOK 33 OF PLATS,
 PAGE 64, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA
 BEING A PORTION OF THE N 1/2 OF THE SW 1/4 OF SECTION 11, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA
 DATE OF PREPARATION: NOV 2021 NUMBER LOTS: 198 ACREAGE: 77.6820 ACRES

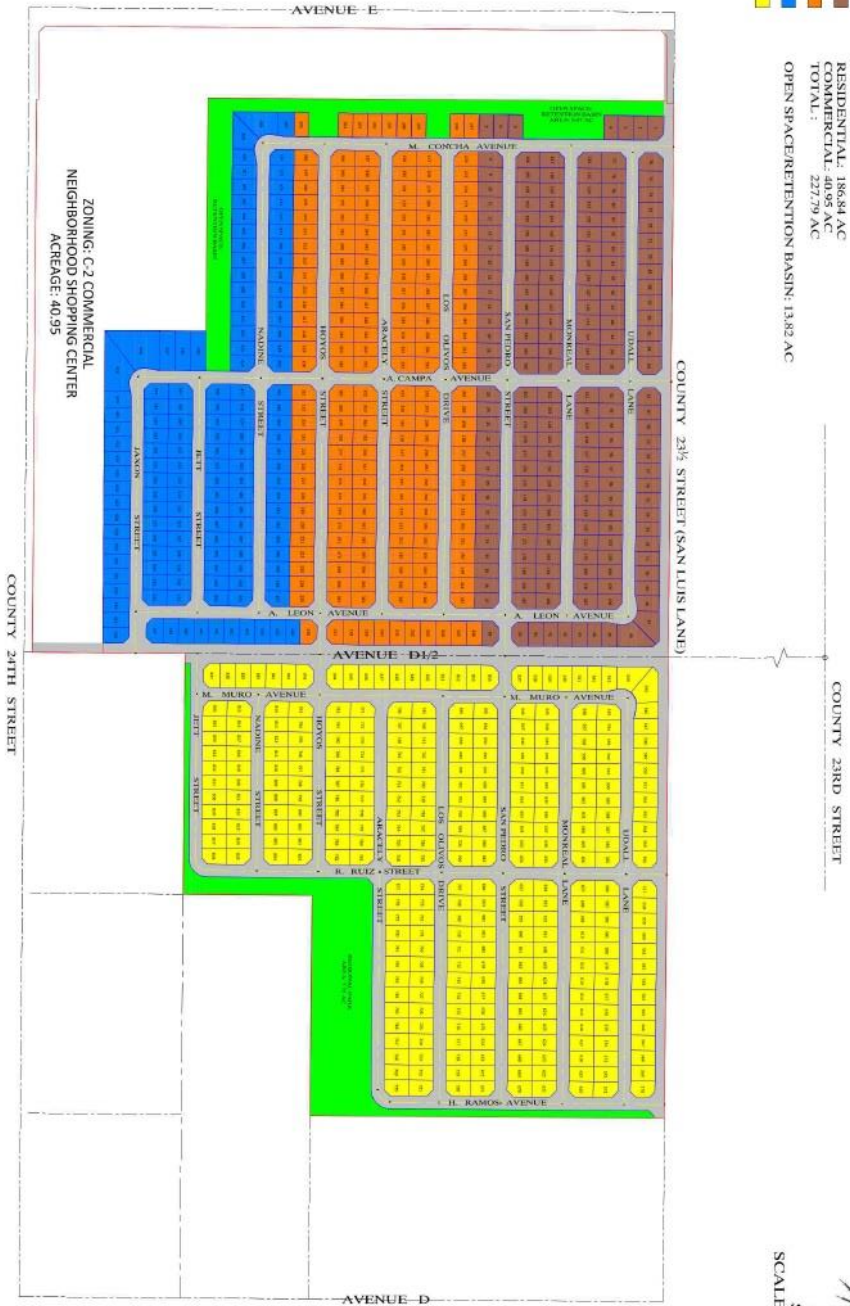
PRELIMINARY PLAT



LOS MEZQUITES SUBDIVISION

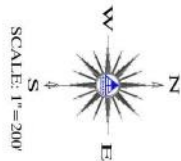
DATE OF PREPARATION: NOVEMBER 2021 NUMBER OF LOTS: 854
 MASTER PLAN LAYOUT

UNIT #	ACREAGE
UNIT 1	RESIDENTIAL: 186.84 AC
UNIT 2	COMMERCIAL: 40.95 AC
UNIT 3	TOTAL: 227.79 AC
UNIT 4	OPEN SPACE/RETENTION BASIN: 13.82 AC



ZONING: C-2 COMMERCIAL
 NEIGHBORHOOD SHOPPING CENTER
 ACREAGE: 40.95

COUNTY 24TH STREET



 EDAIS Engineering, Inc. <small>2610 N. Ave. 4, #5095 Yuma, Arizona (908) 764-1966 www.edaisengineering.com</small>	LOS MEZQUITES SUBDIVISION	PRELIMINARY LAYOUT	PRELIMINARY NOT FOR CONSTRUCTION
DATE: _____ DRAWN: _____ CHECKED: _____ PROJECT: _____ SHEET NUMBER: _____			