



January 5, 2022

SUBDIVISION CASE NUMBER: 2021-0750P

CASE SUMMARY: A request by Edais Engineering Inc., on behalf of Riedel Holdings LLC for the preliminary plat approval for Los Mezquites Unit 1. This subdivision will contain 196 lots, in approximately 41.2 acres. The minimum lot size is 6,000 square feet. The property is located on the southeast corner of Avenue E and County 13 ½ Street (San Luis Lane) between Avenue E and Avenue D ½ Street (24th Avenue). PID # 227-11-005, San Luis, Arizona.

PUBLIC MEETING: February 8, 2022

COMMENTS DUE: January 15, 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:

Date: 1/5/22

Agency:

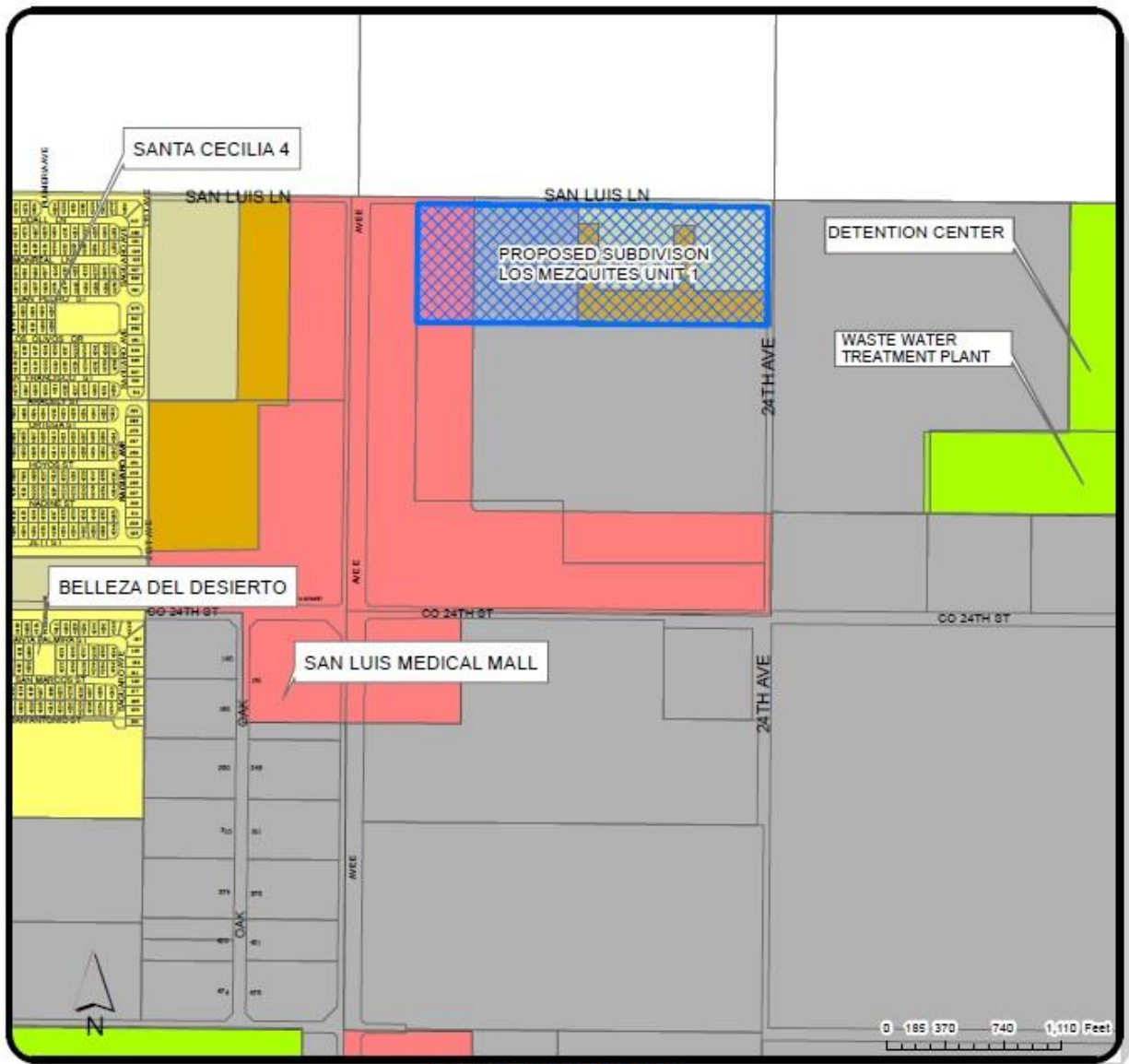
Yuma County Airport Authority

Phone:

928-726-5882


Return to: Fervillegas@sanluisaz.gov

The property is located near Rolle Airfield where aviation activity is expected to increase in the future. 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.



LOCATION MAP

LOCATION OF SUBJECT PROPERTY

 PROPOSED SUBDIVISION- LOS MEZQUITES UNIT 1

- Zoning**
-  SINGLE RESIDENCE ZONING DISTRICTS
 -  R1-A
 -  R1-B
 -  COMMERCIAL ZONING DISTRICTS
 -  C1
 -  C2
 -  INDUSTRIAL ZONING DISTRICTS
 -  I1
 -  MULTIPLE RESIDENCE ZONING DISTRICTS
 -  A1
 -  A2

SUBDIVISION

CASE #
2021-0750P

DATE:
12/28/2021

CHECKED BY:
FERNANDO VILLEGAS

PLANNING & ZONING



GIS

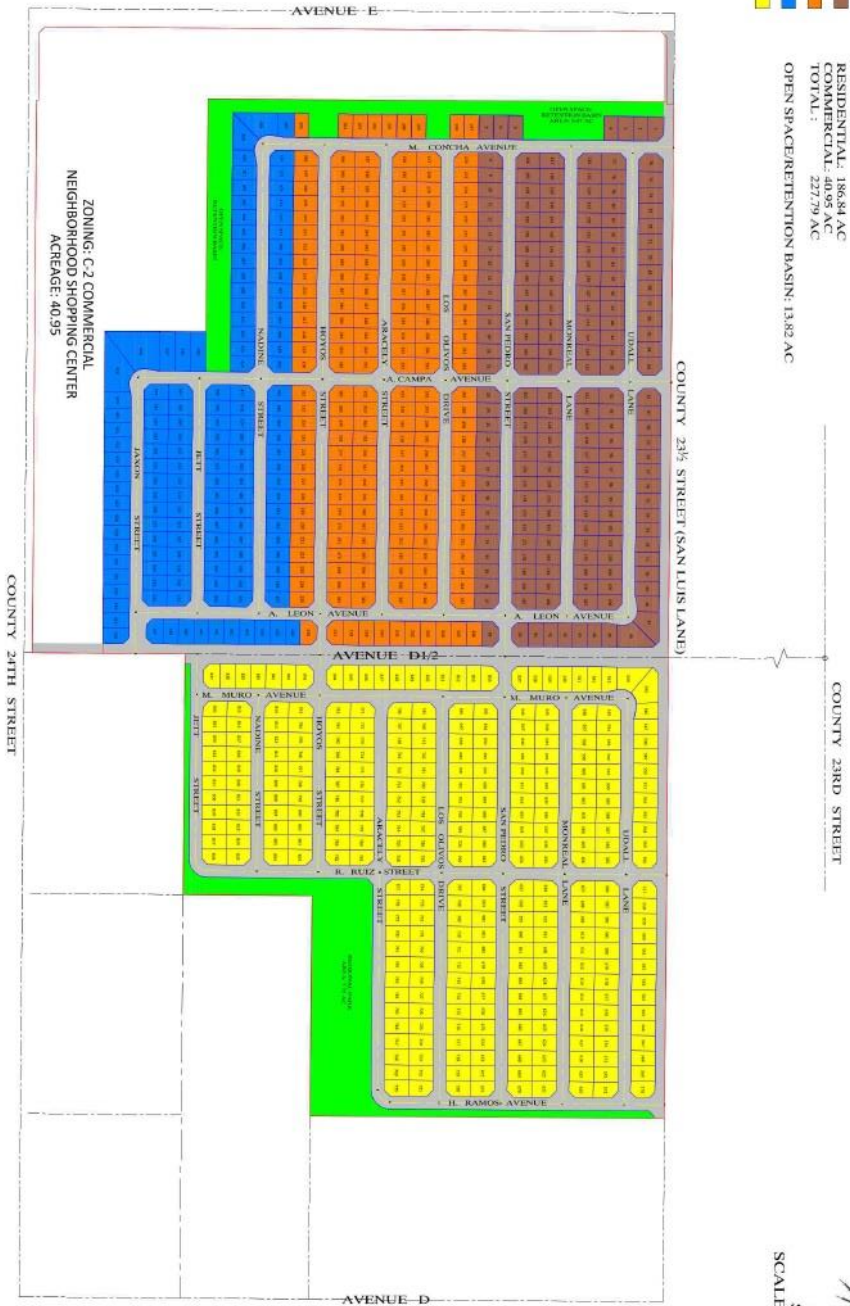
CREATED BY:
ISAAC GUTIERREZ

APPROVED BY:
JOSE A. GUZMAN

LOS MEZQUITTES SUBDIVISION

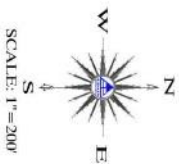
DATE OF PREPARATION: NOVEMBER 2021 NUMBER OF LOTS: 854
 MASTER PLAN LAYOUT

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



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

COUNTY 24TH STREET



REVISION	

PRELIMINARY LAYOUT

LOS MEZQUITTES SUBDIVISION

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 Tempe, Arizona 85286
 Tel: 480.831.8888 Fax: 480.831.8888
 www.edaisengineering.com

PRELIMINARY NOT FOR CONSTRUCTION

DATE: 11/15/21
 DRAWN: [Name]
 CHECKED: [Name]
 PROJECT: [Name]
 SHEET NUMBER: 1