



City Council Meeting

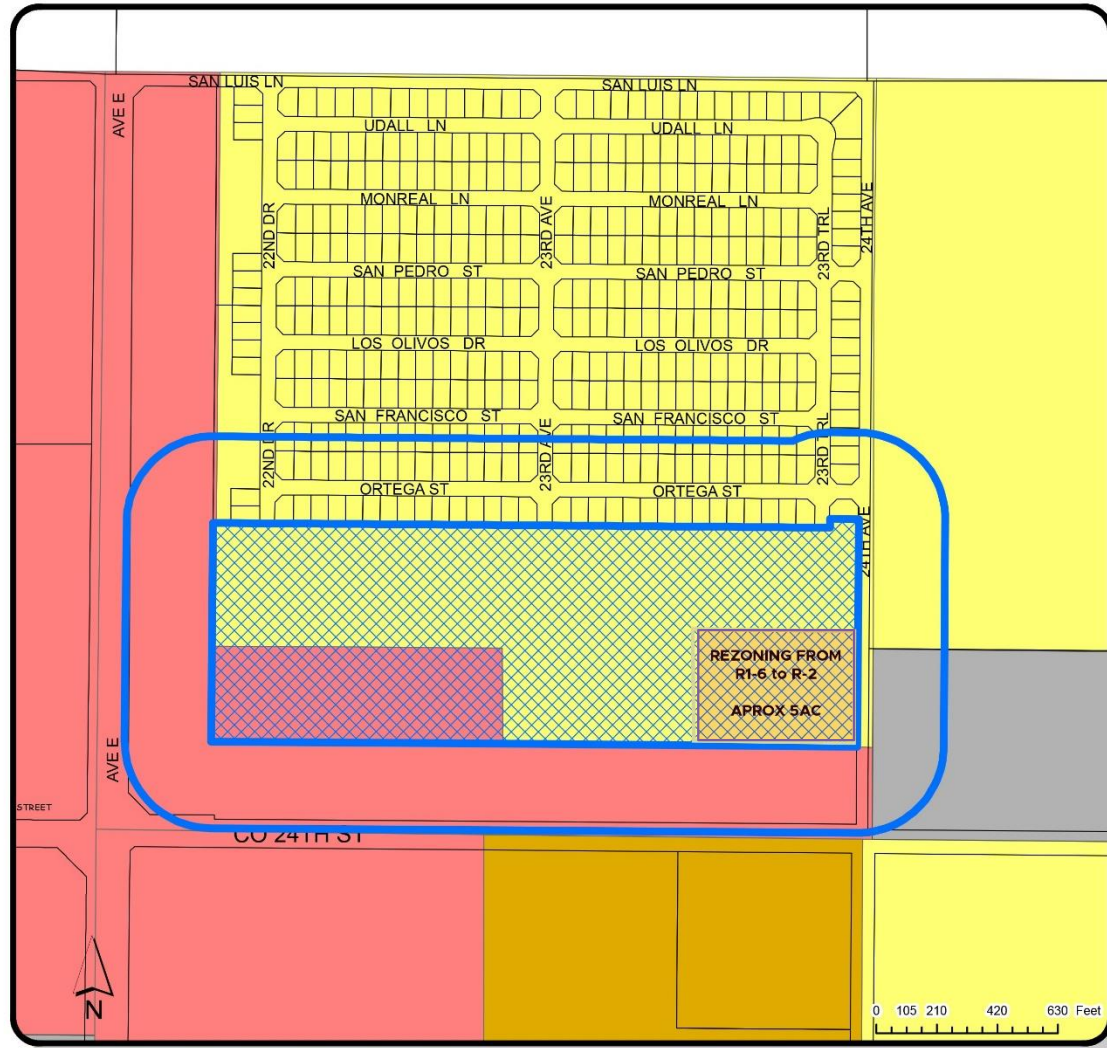
March 8, 2023

Rezoning Case No. 2022-0693

Request: To rezone 5.0 acres from Medium Density Residential (R1-6) to Medium High Density Residential (R-2). A portion of Assessor's parcel number 227-11-393, located west of 24th Avenue between Ortega Street and County 24th Street in San Luis Arizona.

- The applicant is requesting to rezone to R-2 to allow the construction of a townhome subdivision.

Rezoning Case No. 2022-0693



Zoning Map

LOCATION OF SUBJECT PROPERTIES LOCATION MAP

Assessor's Parcel Number: 22711393

REZONING CASE # 2022-0693

Zoning

SINGLE RESIDENCE ZONING DISTRICTS

- R1-6
- R-2

MULTIPLE RESIDENCE ZONING DISTRICTS

- R-3
- R-4

COMMERCIAL ZONING DISTRICTS

- C-2

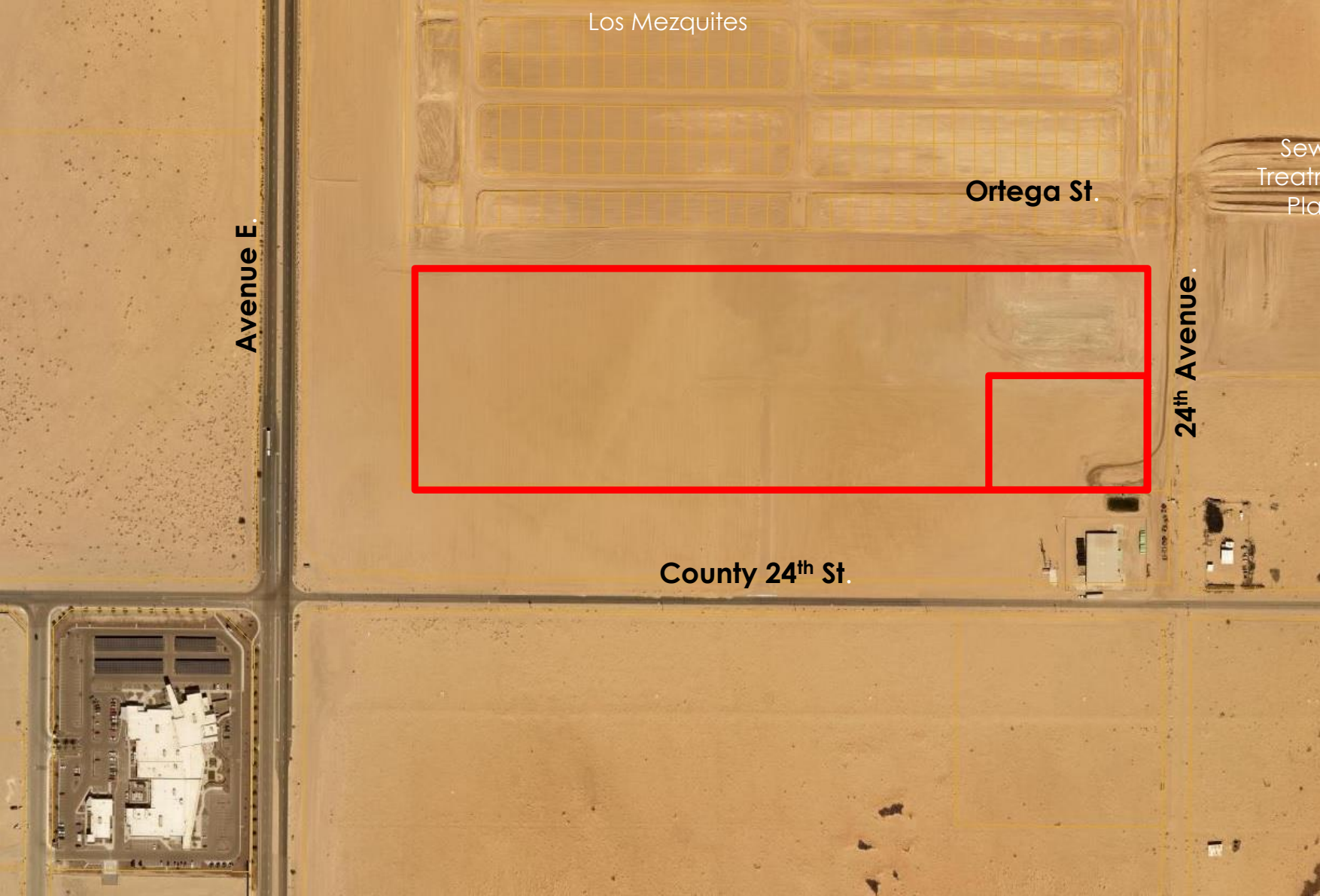
INDUSTRIAL ZONING DISTRICTS

- I-1

Legend:

- Assessor's Parcel Number: 22711393
- 300ft Notification Area

Rezoning Case No. 2022-0693



Aerial View

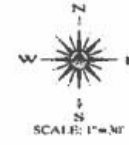
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LOS MEZQUITES TOWNHOME SUBDIVISION
 A SUBDIVISION OF LOT 343 OF THE LOS MEZQUITES SUBDIVISION UNIT 2 AS RECORDED IN BOOK 34 OF PLATS,
 PAGE 20, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA
 BEING A PORTION OF THE N 1/2 OF THE SW 1/4 OF SECTION 11, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA
 DATE OF PREPARATION: NOV 2022 NUMBER LOTS: 46 ACREAGE: 5.00 ACRES

PRELIMINARY PLAT

LEGEND

- BOUNDARY BY RIGHT LINE
- LOT LINE
- ADJACENT / SECTION LINE
- FOOT OF MAIN LINE
- EASEMENT LINE (1/4" = 100')
- METRIC NUMBER
- PLAT STREET NUMBER
- CORNER MARK (1/4" = 100')
- EASEMENT MARK (1/4" = 100')
- FOOT OF MAIN
- ADJACENT PARCEL NUMBER
- PL
- PL
- ROAD CORNER MARKS



SUBDIVIDER/OWNER

RIEDEL HOLDINGS, LLC
 1015 44th STREET SW
 P.O. BOX 1848
 SAN LUIS, AZ 85349
 5207-421-000

ZONING

FUTURE ZONING R-1-B

OPEN SPACE

NO OPEN SPACE REQUIRED - 12.5' x 12.5' x 34' - 0.50 AC

BASIS OF BEARING

THE 1/2-SECTION LINE OF SECTION 11, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA, AS SHOWN ON PLAT 1848, PAGE 20, PLATS, EQUALLY RECORDERS OFFICE, YUMA COUNTY, ARIZONA. BEARING = 002°28'28" E

LOT AREAS

LOT	AREA	LOT	AREA	LOT	AREA
1	2919.00 SF	17	3700.00 SF	33	3000.00 SF
2	3300.00 SF	18	3000.00 SF	34	2987.50 SF
3	3000.00 SF	19	3000.00 SF	35	2987.50 SF
4	2995.84 SF	20	3000.00 SF	36	3000.00 SF
5	2912.21 SF	21	3000.00 SF	37	3000.00 SF
6	3319.82 SF	22	3700.00 SF	38	3000.00 SF
7	3814.88 SF	23	3700.00 SF	39	3000.00 SF
8	2803.68 SF	24	3000.00 SF	40	3700.00 SF
9	2803.78 SF	25	3000.00 SF	41	3700.00 SF
10	3807.88 SF	26	3000.00 SF	42	3000.00 SF
11	3385.85 SF	27	3000.00 SF	43	3000.00 SF
12	2312.21 SF	28	3700.00 SF	44	3000.00 SF
13	2894.84 SF	29	3700.00 SF	45	3000.00 SF
14	3000.00 SF	30	3000.00 SF	46	3700.00 SF
15	3000.00 SF	31	3000.00 SF		
16	3700.00 SF	32	3000.00 SF		

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR LISTED ON THE ROSTER OF ACTIVE REGISTRARS BY THE STATE BOARD OF TECHNICAL REGISTRATION OF ARIZONA AND THAT THIS PLAN CONFORMS TO THE (1) STATE CURRENTLY ENFORCED SURVEYING STANDARDS AND SUPERSEDES ALL PREVIOUS SURVEYS FROM HEREIN ACCORDING TO THE RECORDS OF THE COUNTY RECORDERS OFFICE.

NOT FOR RECORDATION
FOR REVIEW ONLY

DATE: 11/02/22 11:11 AM

PREPARED BY:



Site Plan

Rezoning Case No. 2022-0693

Planning Commission Recommendation:

The Planning Commission recommends approval of Rezoning Case No. 2022-0693 subject to the following condition:

1. The owner/applicant shall submit a preliminary plat for approval in compliance with the City of San Luis subdivision regulations.