



# Planning and Zoning Meeting

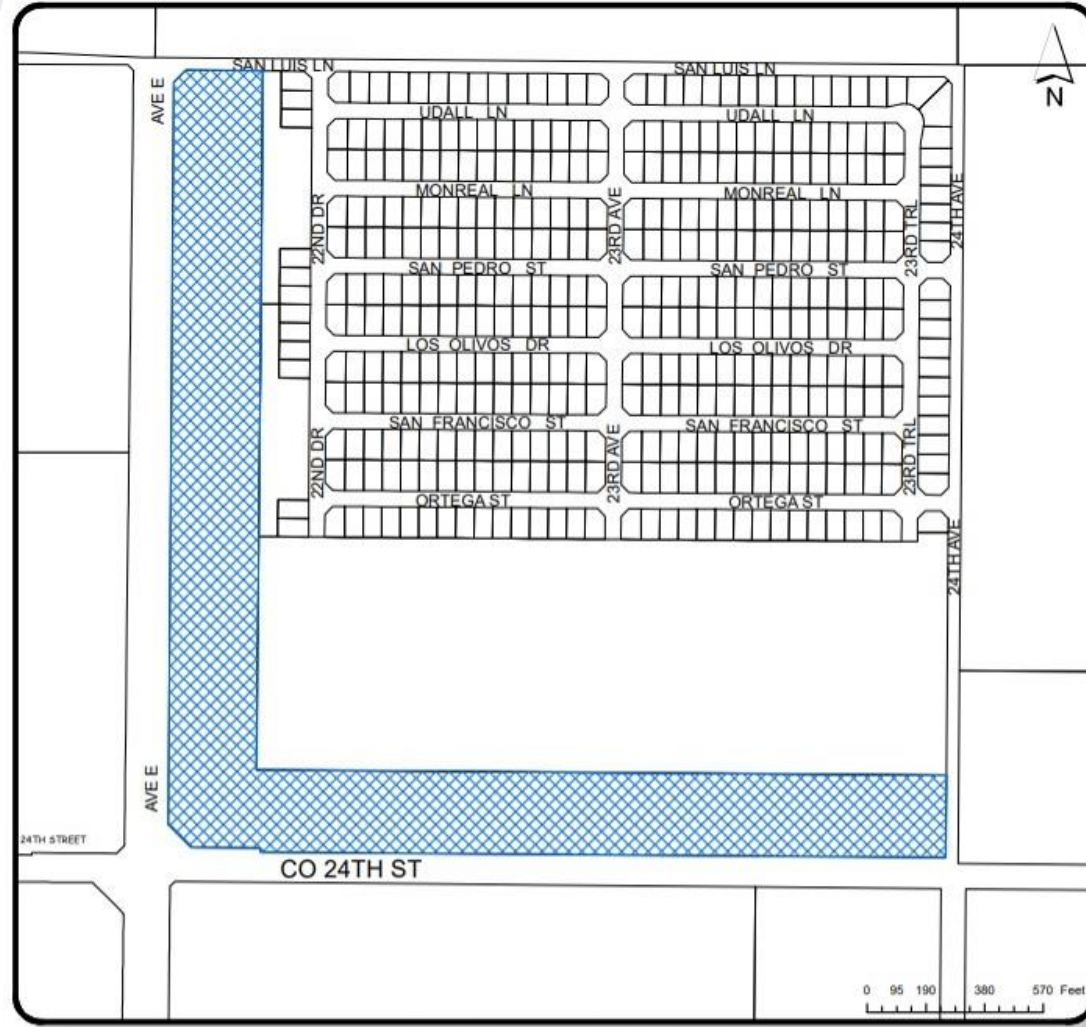
February 14, 2023

# Subdivision Case No. 2022-0688

**Request:** By Najeh Edais on behalf of Rieldel Holdings LLC for the approval of Plaza Colibri Commercial Subdivision preliminary plat.

- ⦿ The property is located on the northeast corner of County 24<sup>th</sup> Street and County 24<sup>th</sup> Street in San Luis Arizona.

# Subdivision Case No. 2022-0688



Vicinity Map

**LOCATION OF SUBJECT PROPERTY**  
PID: 22711012

**LOCATION MAP**  
Zoning

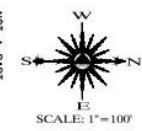
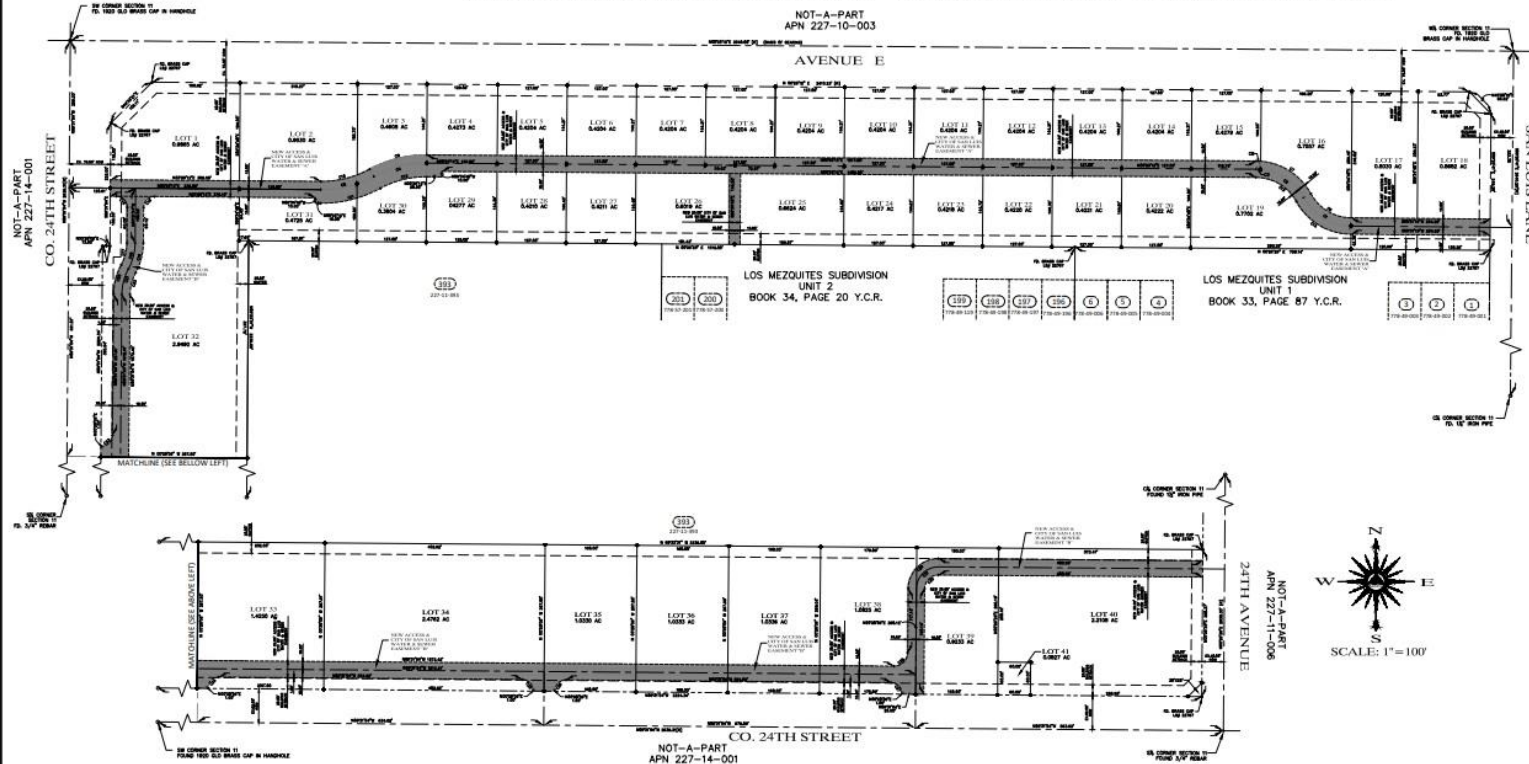
- MULTIPLE RESIDENCE ZONING DISTRICTS
- COMMERCIAL ZONING DISTRICTS
- SINGLE RESIDENCE ZONING DISTRICTS
- INDUSTRIAL ZONING DISTRICTS

**Subdivision**  
**CASE #**  
2022-0688

# Subdivision Case No. 2022-0688

## PLAZA COLIBRI COMMERCIAL SUBDIVISION

A SUBDIVISION OF "PARCEL C" OF THE AMENDED SAN LUIS PORT LOT SPLIT,  
AS RECORDED IN BOOK 33, PAGE 64, YUMA COUNTY RECORDS.  
BEING A PORTION OF THE SW $\frac{1}{4}$  OF SECTION 11, TOWNSHIP 11S, RANGE 24W, G&SRB&M.  
DATE OF PREPARATION: OCTOBER 2022 NUMBER OF LOTS: 41 ACREAGE: 30.9022 ACRES



**LOT AREAS**

LOT	AREA	LOT	AREA
1	0.8887 AC	21	0.8887 AC
2	0.8887 AC	22	0.8887 AC
3	0.8887 AC	23	0.8887 AC
4	0.8887 AC	24	0.8887 AC
5	0.8887 AC	25	0.8887 AC
6	0.8887 AC	26	0.8887 AC
7	0.8887 AC	27	0.8887 AC
8	0.8887 AC	28	0.8887 AC
9	0.8887 AC	29	0.8887 AC
10	0.8887 AC	30	0.8887 AC
11	0.8887 AC	31	0.8887 AC
12	0.8887 AC	32	0.8887 AC
13	0.8887 AC	33	0.8887 AC
14	0.8887 AC	34	0.8887 AC
15	0.8887 AC	35	0.8887 AC
16	0.8887 AC	36	0.8887 AC
17	0.8887 AC	37	0.8887 AC
18	0.8887 AC	38	0.8887 AC
19	0.8887 AC	39	0.8887 AC
20	0.8887 AC	40	0.8887 AC
21	0.8887 AC	41	0.8887 AC

**CURVE DATA**

LINE	BEARING	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE
1	N 0° 00' 00" E	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00
2	N 0° 00' 00" E	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00
3	N 0° 00' 00" E	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00
4	N 0° 00' 00" E	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00
5	N 0° 00' 00" E	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00
6	N 0° 00' 00" E	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00
7	N 0° 00' 00" E	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00
8	N 0° 00' 00" E	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00
9	N 0° 00' 00" E	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00
10	N 0° 00' 00" E	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00
11	N 0° 00' 00" E	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00
12	N 0° 00' 00" E	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00
13	N 0° 00' 00" E	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00
14	N 0° 00' 00" E	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00
15	N 0° 00' 00" E	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00
16	N 0° 00' 00" E	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00
17	N 0° 00' 00" E	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00
18	N 0° 00' 00" E	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00
19	N 0° 00' 00" E	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00
20	N 0° 00' 00" E	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00
21	N 0° 00' 00" E	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00
22	N 0° 00' 00" E	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00
23	N 0° 00' 00" E	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00
24	N 0° 00' 00" E	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00
25	N 0° 00' 00" E	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00
26	N 0° 00' 00" E	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00
27	N 0° 00' 00" E	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00
28	N 0° 00' 00" E	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00
29	N 0° 00' 00" E	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00
30	N 0° 00' 00" E	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00
31	N 0° 00' 00" E	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00
32	N 0° 00' 00" E	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00
33	N 0° 00' 00" E	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00
34	N 0° 00' 00" E	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00
35	N 0° 00' 00" E	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00
36	N 0° 00' 00" E	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00
37	N 0° 00' 00" E	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00
38	N 0° 00' 00" E	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00
39	N 0° 00' 00" E	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00
40	N 0° 00' 00" E	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00
41	N 0° 00' 00" E	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00	N 0° 00' 00" E	0.00

**LEGEND**

- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTER LINE
- NEW EASEMENT LINE
- EXISTING LOT NUMBER
- RIGHT OF WAY
- ASSESSOR PARCEL NUMBER
- EXISTING MONUMENT (TYPE AS SHOWN)
- 18" IRON W/ COP 15 (UNLESS NOTED OTHERWISE)
- (DU) INDICATES RECORD DATA AS PER AMENDED SAN LUIS PORT LOT SPLIT RECORDED IN BOOK 33, PAGE 64, YUMA COUNTY RECORDS, SIGNED DECEMBER 29, 2021 BY JUAN N. LOMEI

**OWNER/SUBDIVIDER**  
**RIEDEL HOLDINGS AZ LLC**  
 P.O. BOX 1649  
 SAN LUIS, AZ, 85349

**NEVES RIEDEL, OWNER**

**CURRENT ZONING**  
 C-2 COMMERCIAL  
 APN: 227-11-012

**BASIS OF BEARING**  
 THE WEST SECTION LINE OF SECTION 11, TOWNSHIP 11 SOUTH, RANGE 24 WEST OF THE GILA AND SALT RIVER BASE MERIDIAN, YUMA COUNTY, ARIZONA, NAMEDLY N00°22'12"E AS SHOWN ON AMENDED SAN LUIS PORT LOT SPLIT OF THE SW1/4 OF SECTION 11, T11S, R24W, BY EDAS ENGINEERING, INC., SIGNED DECEMBER 29, 2021 BY JUAN N. LOMEI.

**ACKNOWLEDGMENT**  
 STATE OF ARIZONA }  
 COUNTY OF YUMA } SS

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED, NEVES RIEDEL, WHO ACKNOWLEDGED HERSELF TO BE THE OWNER AND THAT SHE IS OWNER BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING HER NAME.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL.  
 MY COMMISSION EXPIRES \_\_\_\_\_  
 BY \_\_\_\_\_

**APPROVALS**  
 APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 DIRECTOR OF PLANNING & ZONING  
 \_\_\_\_\_ DATE \_\_\_\_\_  
 DIRECTOR OF PUBLIC WORKS

**EASEMENTS**  
 ALL EASEMENTS SHOWN ON THIS MAP SHALL BE DEDICATED FOR THE PURPOSES SHOWN AND SET FORTH HEREON AND SHALL BECOME EFFECTIVE UPON RECORDATION OF THIS MAP:  
 1. THE EASEMENTS SHOWN AS ACCESS EASEMENT SHALL BE DEDICATED AS GENERAL ACCESS TO LOTS 1-41, EMERGENCY VEHICLES ACCESS AND REFUSE COLLECTION.  
 2. THE EASEMENTS SHOWN AS CITY OF SAN LUIS WATER AND SEWER EASEMENT SHALL BE DEDICATED FOR THE BENEFIT OF THE CITY OF SAN LUIS. THIS EASEMENT GRANTS INTO THE CITY OF SAN LUIS THE RIGHT, PRIVILEGE AND EASEMENT TO ENTER UPON, SURVEY, TRAVEL ALONG, CONSTRUCT, RECONSTRUCT, LAY, RELAY, INCREASE THE SIZE OF, OPERATE, MAINTAIN AND REMOVE WATER PIPE LINES AND SEWER PIPE LINES INCLUDING DEVICES AND APPURTENANCES USES OR USEFUL IN THE OPERATION OF SAID PIPELINES, AND TO REMOVE OBJECTS INTERFERING THEREWITH, AT ANY AND ALL POINTS WITHIN, THROUGH, OVER AND ACROSS SAID EASEMENT SHOWN HEREWITH.

**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 (1) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING OCTOBER 2022. THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN.

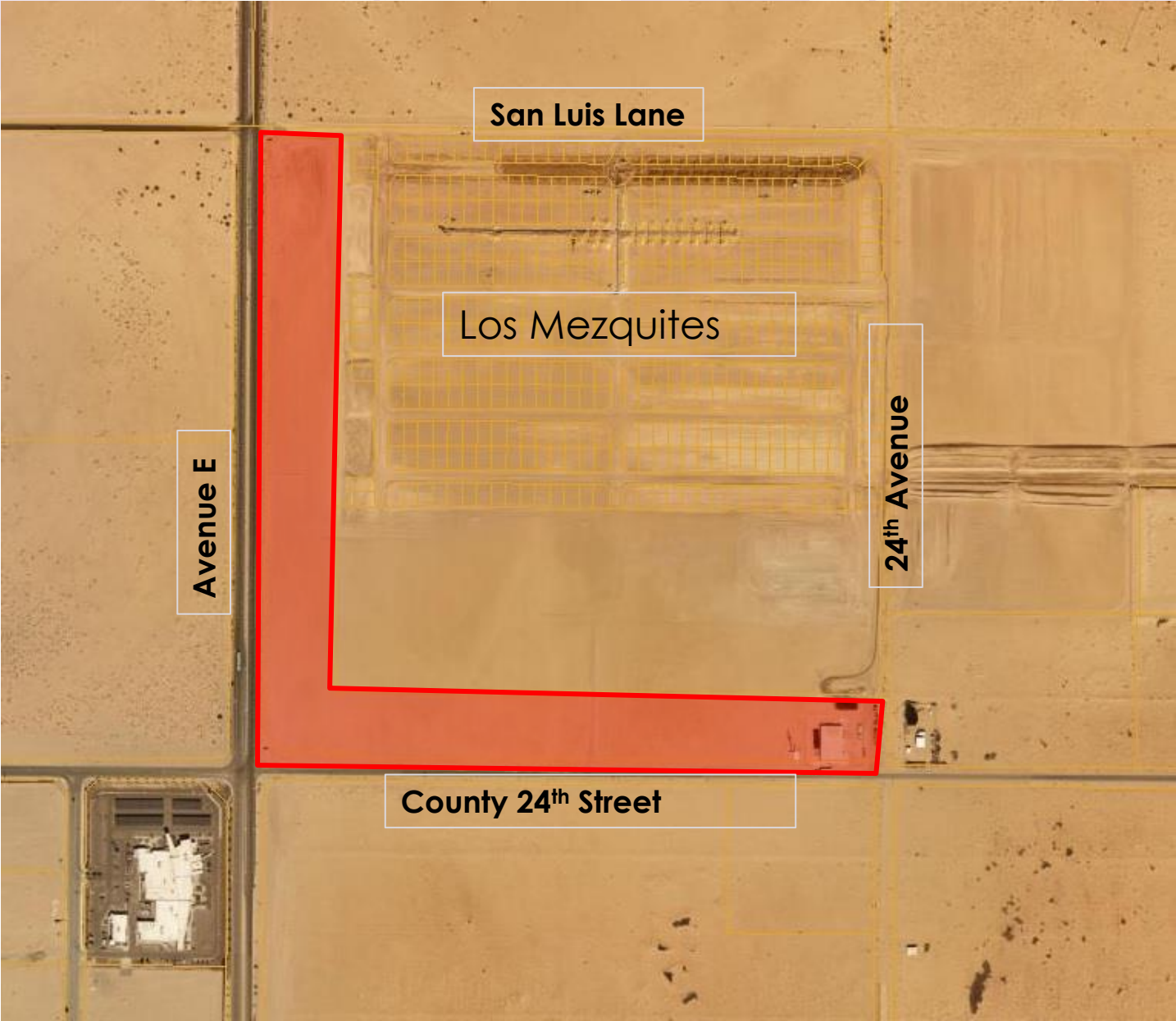
FOR REVIEW ONLY  
 NOT FOR RECORDING

BY: \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYOR'S NOTE**  
 ALL NEW PROPERTY CORNERS TO BE SET WITH A 1/2" REBAR WITH COP STAMPED "L.S. #9335"

**PREPARED BY:**  
  
 Edas Engineering, Inc.  
 3025 S. AVENUE 4 E  
 YUMA, ARIZONA 85305  
 (928) 344-2066

# Subdivision Case No. 2022-0688



**Aerial View**

# Subdivision Case No. 2022-0688

## Staff Recommendation:

Staff recommends approval with the following condition:

1. The applicant shall address review comment letter dated January 18, 2023.

## Recommended Motion:

- ⦿ **I MOVE TO APPROVE PLAZA COLIBRI COMMERCIAL SUBDIVISION PRELIMINARY PLAT WITH THE CONDITION THAT THE APPLICANT ADDRESSES REVIEW COMMENT LETTER DATED JANUARY 18, 2023.**