



## **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 6:00 p.m., Tuesday, January 9, 2024. 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 E 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 Commission 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 6:00 p.m., el día Martes 9 de Enero del 2024. La junta se llevará a cabo en la Sala led Cabildo de la ciudad, ubicado en el 1090 E 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 E Union Street, 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 de la Comisión 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, January 9, 2024**  
**6:00 P.M.**

**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**

-Regular Planning and Zoning Commission meeting held December 12, 2023.

**4. 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.

**4. A.** Discussion and possible action on any and all matters regarding Subdivision Case No. 2023-0667P. A request by Core Engineering Group PLLC., on behalf of Border Sam LLLP, for the preliminary plat approval of Belleza del Desierto Unit III Subdivision. The property is located at the northeast corner of 20th Avenue and County 24 1/2 Street in San Luis, Arizona.

A. Staff Presentation

B. Action on Subdivision Case No. 2023-0667P

**4. B.** Discussion and possible action on any and all matters regarding election of new officers.

**5. ADJOURNMENT**



## AGENDA ITEM REVIEW FORM

3. A.

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Summary

**APPROVAL OF MINUTES**

-Regular Planning and Zoning Commission meeting held December 12, 2023.

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Attachments

Minutes

## MINUTES

REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
SAN LUIS COUNCIL CHAMBERS  
1090 E. UNION STREET  
DECEMBER 12, 2023  
6:00 p.m.

**1. CALL TO THE ORDER /ROLL CALL:** Vice Chairman Javier Barraza called the meeting to order at 6:01 p.m.

**PRESENT:**

Vice Chairman Javier Barraza  
Commission Member Veronica Zavala (via Zoom)  
Commission Member George Amaya  
Commission Member Ruben Walshe  
Commission Member Angelica Ortiz

**ABSENT:**

Chairman Marco A. Pinzon  
Commission Member Hugo Garcia

**OTHERS PRESENT:**

Jose A. Guzman, Director of Planning and Zoning  
Roman Pacheco, Planning Coordinator  
Antonio Maldonado, Video Production Specialist  
Juan Tejeda, Associate Planner  
Ruben Lopez, I.T. Technician  
Les Evans, Evans Custom Concrete, LLC.  
Mark Concha, Riedel Holdings, LLC.  
Najeh K. Edais, Edais Engineering, Inc.  
Ricardo Peralta, Riedel Holdings, LLC.

**2. PLEDGE OF ALLEGIANCE**

Commission Member George Amaya led the Pledge of Allegiance.

### 3. CONSENT AGENDA

#### 3. A. APPROVAL OF MINUTES

- Regular Planning and Zoning Commission meeting held September 12, 2023.

**MOTION: Commission Member George Amaya / Commission Member Ruben Walshe** approved the consent agenda as presented. The motion passed unanimously.

The vote was as follows:

Vice Chairman Javier Barraza	Aye
Commission Member Veronica Zavala	Aye
Commission Member George Amaya	Aye
Commission Member Ruben Walshe	Aye
Commission Member Angelica Ortiz	Aye

### 4. ITEMS REQUIRING DISCUSSION AND/OR ACTION

**4. A. Discussion and possible action on any and all matters regarding Subdivision Case No. 2023-0597P. A request by Edais Engineer Inc., on behalf of Riedel Holdings LLC., for the preliminary plat approval of La Esperanza Estates Subdivision. The property is located between 6<sup>th</sup> Avenue and 8<sup>th</sup> Avenue, north of Bienestar Estates No. 5 and south of the East Main Canal in San Luis, Arizona.**

#### **A. Staff Presentation**

**Jose A. Guzman, Director of Planning and Zoning,** summarized the staff report recommending approval of Subdivision Case No. 2023-0597P with the following conditions:

1. Applicant must address comments from Comment Letter dated 11-21-2023.
2. Developer must comply with the approved development agreement as per Resolution No. 2292.
3. Landscaping plans shall be submitted prior to presenting this item to City Council. Open Space required for this subdivision shall be 5%.

**Commission Member Angelica Ortiz** mentioned that lot 31 was more significant than the rest and asked what the lots' sizes would be. **Mr. Guzman** responded that if you looked at the plat, the minimum lot size is 6,000 square feet, but the smallest one that they're proposing is 7,000, and the biggest one is 188,000, but it is the one on the west side of the property, it is a big lot adjacent to 6<sup>th</sup> Avenue lot number 31.

**Najeh K. Edais, Edais Engineer, Inc.,** mentioned that Mr. Guzman presented the case well. I don't have anything else to add to it. It's going to be a gated community. We are just going through the process. If the commission has any questions, I would love to answer them.

**Commission Member George Amaya** asked if the City of San Luis or the developer would maintain the water and sewer infrastructure. **Mr. Edais** responded yes, they will be by the city. **Mr. Guzman** responded that the city will support the infrastructure but will have easements to access those water lines and infrastructure. Furthermore, Mr. Edais added that they had submitted the plans to ADEQ, and we got ADEQ approval.

#### **B. Action on Subdivision Case No. 2023-0597P**

**MOTION: Commission Member George Amaya / Commission Member Ruben Walshe** to approve subdivision Case No. 2023-0597P preliminary plat for the La Esperanza Estates subdivision with condition as recommended by staff. The motion passed unanimously.

The vote was as follows:

Vice Chairman Javier Barraza	Aye
Commission Member Veronica Zavala	Aye
Commission Member George Amaya	Aye
Commission Member Ruben Walshe	Aye
Commission Member Angelica Ortiz	Aye

**4. B. Discussion and possible action on any and all matters regarding Subdivision Case No. 2023-0598F. A request by Edais Engineer Inc., on behalf of Riedel Holdings LLC., for the final plat approval of La Esperanza Estates Subdivision. The property is located between 6<sup>th</sup> Avenue and 8<sup>th</sup> Avenue, north of Bienestar Estates No. 5 and south of the East Main Canal in San Luis, Arizona.**

**A. Staff Presentation**

**Jose A. Guzman, Director of Planning and Zoning**, summarized the staff report recommending approval of Subdivision Case No. 2023-0598F with the following conditions:

1. Applicant must address comments from Comment Letter dated 11-21-2023.
2. Developer must comply with the approved development agreement as per Resolution No. 2292.
3. Landscaping plans shall be submitted prior to presenting this item to City Council. Open Space required for this subdivision shall be 5%.

**B. Action on Subdivision Case No. 2023-0598F**

**MOTION: Commission Member Ruben Walshe / Commission Member George Amaya** will forward subdivision Case No. 2023-0598F to the City Council with the recommendation of approval with conditions presented by staff. The motion passed unanimously.

The vote was as follows:

Vice Chairman Javier Barraza	Aye
Commission Member Veronica Zavala	Aye
Commission Member George Amaya	Aye
Commission Member Ruben Walshe	Aye
Commission Member Angelica Ortiz	Aye

**5. ADJOURNMENT**

**Vice Chairman Javier Barraza** called to adjourn the meeting at 6:11 p.m.

APPROVED:

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Marco A. Pinzon, Chairman

ATTEST:

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Roman Pacheco, Planning Coordinator

CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING MINUTES ARE A TRUE AND CORRECT COPY OF THE MINUTES OF THE REGULAR PLANNING AND ZONING COMMISSION MEETING OF THE PLANNING AND ZONING COMMISSION, SAN LUIS, ARIZONA, HELD ON DECEMBER 12, 2023. I FURTHER CERTIFY THE MEETING WAS DULLY CALLED AND HELD, AND A QUORUM WAS PRESENT.

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Roman Pacheco, Planning Coordinator

PENDING APPROVAL



## PLANNING & ZONING AGENDA ITEM REVIEW FORM

### Planning & Zoning Commission Meeting

4. A.

**Meeting Date:** 01/09/2024

**Submitted By:** Juan Tejada, Associate Planner, Planning & Zoning Department

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#### ITEM:

Discussion and possible action on any and all matters regarding Subdivision Case No. 2023-0667P. A request by Core Engineering Group PLLC., on behalf of Border Sam LLLP, for the preliminary plat approval of Belleza del Desierto Unit III Subdivision. The property is located at the northeast corner of 20th Avenue and County 24 1/2 Street in San Luis, Arizona.

A. Staff Presentation

B. Action on Subdivision Case No. 2023-0667P

#### SUMMARY:

This is a request by Core Engineering Group PLLC., on behalf of Border Sam LLLP (a partnership agent for Border Ranches II AZ LLC), for the preliminary plat approval of Belleza del Desierto Unit III Subdivision. The property is located at the northeast corner of 20th Avenue and County 24 1/2 Street. Assessor's Parcel Number 227-15-030.

This subdivision will contain approximately 20 acres that will be divided into 91 residential lots. The residential lots range in size from approximately 6,000 square feet to 10,850 square feet.

#### GENERAL PLAN:

In October 2021, the City Council passed and adopted Resolution No. 2199, which amended the 2040 General Plan to change land use designation to Medium Density Residential (MDR). The activities proposed will be consistent with and conform to the designation. The MDR Land Use designation allows detached single-family residential density to range up to six dwelling units per acre.

#### ZONING:

The approval of the General Plan Amendment Case No. 2021-0337 and the adoption of Resolution No. 2199 allowed the owner to apply to rezone the property for residential use. On June 8, 2022, City Council approved Rezoning Case No. 2022-0190 and adopted Ordinance No. 426, rezoning this property from Light Industrial (L-I) to Medium Density Residential (R1-6). The property was rezoned with the following conditions:

1. The owner/applicant shall submit a preliminary plat application in compliance with the City of San Luis subdivision regulations.
2. That any development of the property, or portion thereof, and/or the approval of any subdivision plat, be conditioned upon payment to the city the sum of \$260.00 per acre, or any portion of an acre, as a proportionate contribution for a traffic signal at the intersection of County 24th Street and Avenue E.
3. Owner/applicant must provide a road connection along 20th Avenue from the northwest corner of the subdivision to Belleza Del Desierto Phase 2 subdivision.

The existing condition of the subject property is undeveloped vacant land with the following adjacent zoning districts:

To the north: R1-6  
To the west: R1-6  
To the south: RA-10  
To the east: L-I

**PROPOSED DEVIATIONS:**

Subdivision Regulations Section 3.21, provides for the design standards and location of the Flood Control Facilities. The applicant is proposing to do the retention basin on the property to the north owned by Harvest Preparatory. Harvest plans to use said retention for a football field in the future. There must be proper legal documentation that the maintenance and function of the retention area will be the property owner's responsibility, and there should also be a dedication or mechanism for the City to have the right to maintain grades and proper function of the retention area if necessary.

As per City Code - Zoning Regulations 18.25.040(E)(7), all residential developments, at the time of subdivision development within the "R1-6" Zoning District shall provide 5% of the net acreage of open space at a minimum. The applicant is proposing to provide funds for park improvements for East San Luis Park in lieu of the usable open space required by the Zoning Regulations.

Staff will request supplemental information or documentation needed to make a final recommendation on the proposed deviations before presenting the final plat to the Planning and Zoning Commission. However, the deviations proposed by the applicant are subject to the City Council's approval. At the time of the Final Plat presentation, City Council may approve, disapprove, or modify the proposed deviations.

**STAFF RECOMMENDATION:**

Staff does not oppose to the approval of the Preliminary Plat as long as the conditions and comments are addressed. Therefore, the staff recommends approval with the following conditions:

1. The applicant must address all comments on the review comments letter dated December 22, 2023.
2. Applicant must comply with rezoning conditions as per Ordinance No. 426.
3. Applicant agrees to provide any supplemental information or documentation required by staff to make a final recommendation on the proposed deviations before presenting the Final Plat to the Planning and Zoning Commission.
4. Applicant understands that a conditional approval of a preliminary plat, including any proposed deviations, 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 the Subdivision Regulations, any other applicable City regulations and the conditions of approval.

**RECOMMENDED MOTION:**

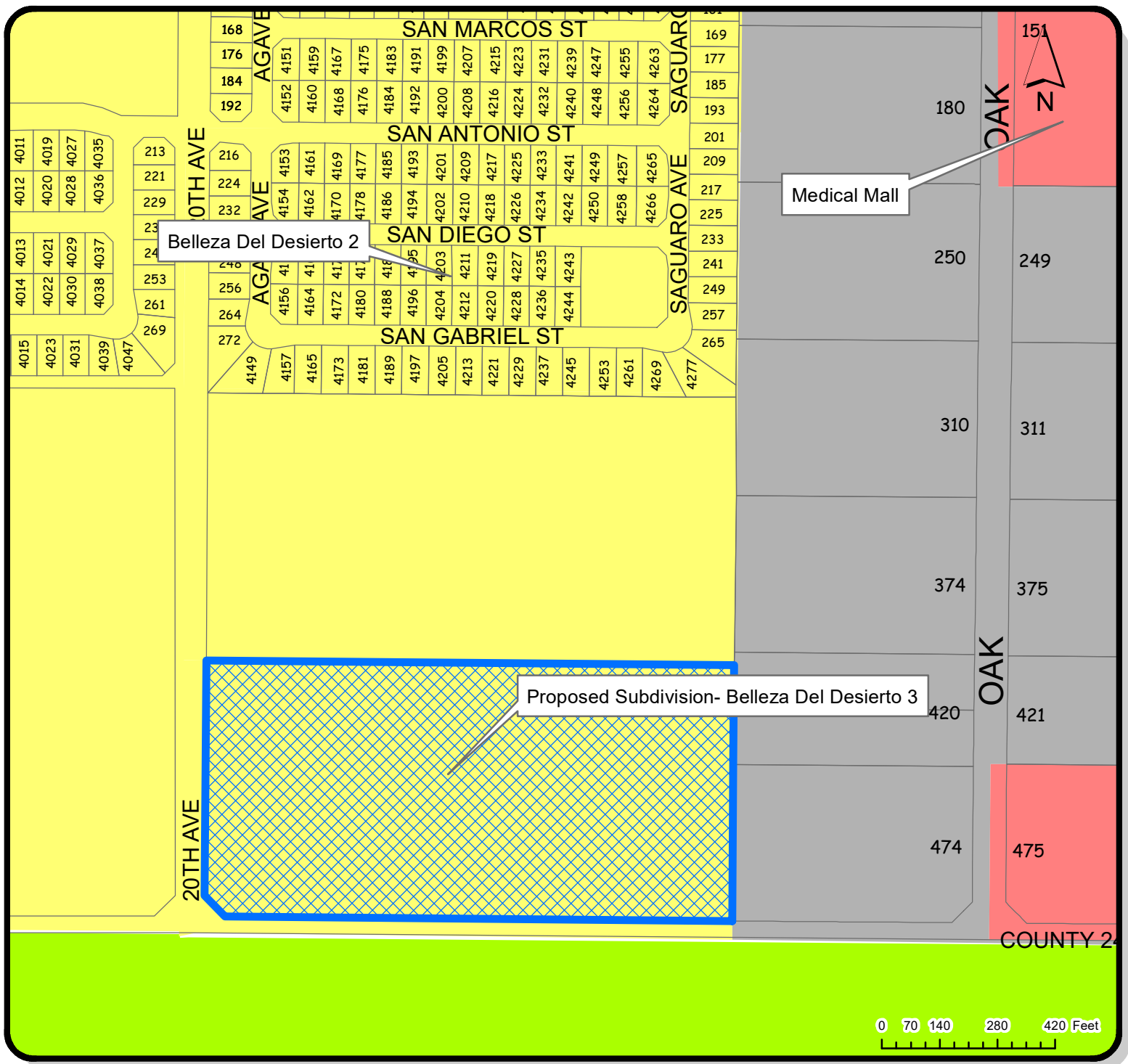
**I MOVE TO APPROVE SUBDIVISION CASE NO. 2023-0667P PRELIMINARY PLAT FOR BELLEZA DEL DESIERTO UNIT III SUBDIVISION WITH CONDITIONS AS RECOMMENDED BY STAFF.**

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**Attachments**

Location Map  
Preliminary Plat and Improvement Plans  
Review Comment Letter - December 22, 2023  
Ordinance No. 426

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**LOCATION OF SUBJECT PROPERTY**

**LOCATION MAP**

**SUBDIVISION**

 PARCEL ID: 22715030

- Legend**
- COMMERCIAL ZONING DISTRICTS
  -  C-2
  - INDUSTRIAL ZONING DISTRICTS
  -  I
  - SINGLE RESIDENCE ZONING DISTRICTS
  -  R1-6
  -  RA-10

**CASE #**  
**2023-0667P**

**DATE:**  
**12/5/2023**

**PLANNING & ZONING**



**GIS**

**CREATED BY:**  
**ISAAC GUTIERREZ**

**CHECKED BY:**  
**JUAN TEJEDA**

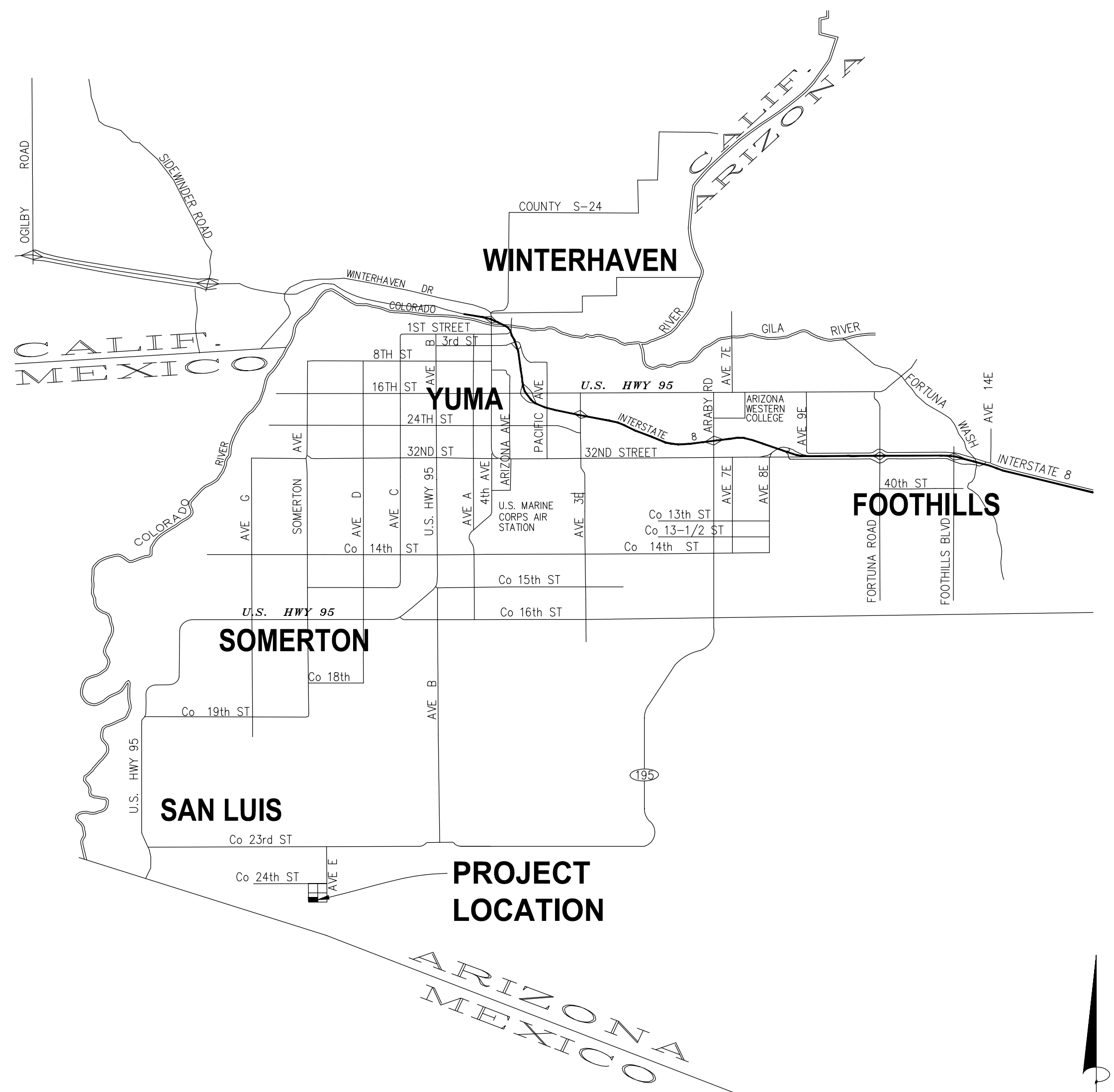
**APPROVED BY:**  
**JOSE A. GUZMAN**





# PRELIMINARY PLAT BELLEZA DEL DESIERTO UNIT III

A SUBDIVISION OF PARCEL B, FEE #2021-20450, Y.C.R., LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 11 SOUTH, RANGE 24 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA  
CREATING 91 LOTS



VICINITY MAP

NTS

### INDEX

COVER SHEET	C0.0
PAVING AND GRADING PLAN	C1.0
PAVING AND GRADING PLAN	C1.1
TYPICAL STREET SECTIONS	C1.2
WATER AND SEWER PLAN	C2.0
WATER AND SEWER PLAN	C2.1

### OWNER OF RECORD APN 227-15-030

BORDER SAM, LLLP  
10602 S. CAMINO DEL SOL  
YUMA, AZ 85367

### BASIS OF BEARINGS

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 15, T11S, R24W, G.&S.R.M., YUMA COUNTY, ARIZONA (THIS LINE BEING THE CENTERLINE OF AVENUE E) AS SHOWN PER SOUTHWEST ARIZONA INDUSTRIAL SUBDIVISION—PHASE 1 AS RECORDED IN AMENDED PLAT AT BOOK 31 OF PLATS PAGES 49 & 50, FEE #2020-06982, Y.C.R.

NAMELY: N 00°27'40" E

### BENCHMARK

PROJECT ELEVATIONS ARE BASED ON A NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITIONING USER SYSTEM (OPUS) SOLUTION AND REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).

### LEGEND

	FOUND SURVEY MONUMENT AS NOTED		FINISHED FLOOR ELEVATION
	CENTER / SECTIONAL LINE		EXISTING GROUND ELEVATION
	NEW PROPERTY LINE		EXISTING CURB ELEVATION
	EXISTING LOT LINE		EXISTING GUTTER ELEVATION
	EXISTING RIGHT-OF-WAY LINE		EXISTING EDGE OF PAVEMENT ELEVATION
	EXISTING WATER LINE		NEW CURB ELEVATION
	EXISTING SEWER LINE		NEW ASPHALT ELEVATION
	NEW BORDER CURB		NEW FLOW WAY ELEVATION
	NEW CONCRETE		NEW GRADE BREAK
	NEW ASPHALT		NEW LOT NUMBER
	NEW SIGN		
	NEW STREET NAME AND STOP SIGN		
	NEW LIGHT POLE		
	NEW BARRICADE		
	EXISTING BARRICADE		
	EXISTING VALVE		
	EXISTING SLOPE		
	NEW SLOPE		
	RIGHT-OF-WAY		

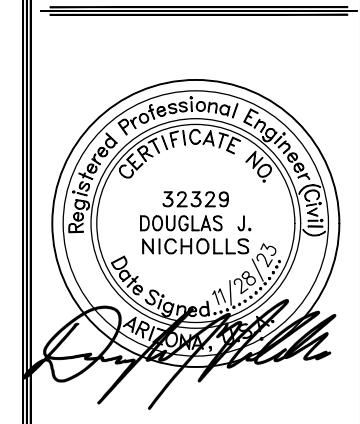
### GENERAL CONSTRUCTION NOTES

- THE LOCATION OF UTILITIES IS APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. UTILITIES SHOWN HERE ARE FOR THE PURPOSE OF ASSISTING THE CONTRACTOR IN LOCATING SAID UTILITIES. THE CONTRACTOR IN ACCORDANCE WITH ARIZONA REVISED STATUTES SHALL CONTACT THE ARIZONA BLUE STAKE CENTER (1-800-782-5348) AT LEAST 48 HOURS MINIMUM PRIOR TO THE BEGINNING OF CONSTRUCTION AND OBTAIN ON-SITE UTILITIES LOCATIONS. CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND SHALL BE RESOLVED PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DAMAGE TO A UTILITY LINE SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- ALL CITY REQUIRED COMPACTION AND LABORATORY TESTS SHALL BE FURNISHED BY THE CONTRACTOR TO THE CITY PRIOR TO ACCEPTANCE OF THE PROJECT.
- THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR TWO YEARS AFTER THE FINAL ACCEPTANCE. ANY DEFECTIVE MATERIAL OR WORKMANSHIP SHALL BE REPLACED AND/OR REPAIRED PRIOR TO FINAL ACCEPTANCE.
- ALL ROAD SURFACES, EASEMENTS, OR RIGHT-OF-WAYS DISTURBED BY CONSTRUCTION OF ANY PART OF THESE IMPROVEMENTS ARE TO BE RESTORED COMPLETELY BY THE CONTRACTOR TO THE BEFORE CONSTRUCTION CONDITION OR BETTER.
- DURING CONSTRUCTION, THE DEVELOPER/OWNER IS SOLELY RESPONSIBLE FOR INSURING THE PROPER FUNCTIONING OF THE EROSION AND SEDIMENT CONTROL MEASURES. THE DEVELOPER/OWNER SHALL TAKE WHATEVER MEASURES ARE REQUIRED TO INSURE THAT NO SEDIMENT LEAVES THE SITE.
- REFER TO SHEET 2 OF 2 OF THE FINAL PLAT FOR ALL CORRECT DIMENSIONS.
- SEE SUBDIVISION PLAT FOR ALL BOUNDARY INFORMATION AND DIMENSIONS: DO NOT SCALE.
- ALL MATERIALS AND CONSTRUCTION HEREON SHALL CONFORM TO CITY OF SAN LUIS STANDARDS (CITY OF YUMA STANDARD DETAILS, MAG SPECIFICATIONS, CITY OF SAN LUIS SUPPLEMENT), AS ADOPTED BY THE CITY OF SAN LUIS STANDARD SPECIFICATIONS AND CONSTRUCTION STANDARDS UNLESS OTHERWISE SHOWN ON THESE PLANS.
- THE ENGINEER MAKES NO REPRESENTATION OR GUARANTEE REGARDING EARTHWORK QUANTITIES OR THAT THE EARTHWORK FOR THIS PROJECT WILL BALANCE DUE TO VARIOUS FIELD CONDITIONS, CHANGING SOIL TYPES, ALLOWABLE CONSTRUCTION TOLERANCES AND CONSTRUCTION METHODS THAT ARE BEYOND THE CONTROL OF THE ENGINEER.
- NO STREET, WATER, SEWER AND IMPROVEMENTS TO BE ACCEPTED BY THE CITY OF SAN LUIS FOR MAINTENANCE UNTIL "AS-BUILT" CERTIFIED REPRODUCIBLE PLANS ARE FILED WITH AND ACCEPTED BY THE CITY OF SAN LUIS PUBLIC WORKS DEPARTMENT.
- CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL, STATE, AND FEDERAL SWPPP REQUIREMENTS AND BMP'S.

DRAWING RECORD:	
No.	
DATE:	

**CORE ENGINEERING GROUP, PLLC**  
200 East 16th Street, Suite 150  
Yuma, AZ 85364  
V - 928.344.5931 F - 928.344.5932  
www.CoreEngineeringGroup.com  
Core@core-e-g.com

**BELLEZA DEL DESIERTO UNIT III**  
SUBDIVISION OF THE SOUTH HALF, SOUTHEAST QUARTER,  
SECTION 15, TOWNSHIP 11 SOUTH, RANGE 24 WEST  
**COVER SHEET**



Date: NOV 2023  
Designed: J.R.K.  
Drawn: J.R.K.  
Checked: D.J.N.  
Proj. No.: 23-026

**C0.0**  
SHEET

Nov. 27, Nov 2023 - 3:52pm - 2:\2023\23-026\23-026\23-026 Preliminary Plat\23-026 Belleza Del Desierto Unit III Paving and Grading.dwg - Core Engineering Group, PLLC

THIS DRAWING AND THE DATA CONTAINED HEREON ARE THE PROPERTY OF CORE ENGINEERING GROUP, PLLC AND SHALL NOT BE USED, REPRODUCED OR TRANSMITTED, WITHOUT THE PRIOR EXPRESS CONSENT OF THE COMPANY, NOR SHALL ANY DATA OR INFORMATION CONTAINED HEREON BE USED IN A MANNER INCONSISTENT WITH THE PRIOR EXPRESS WRITTEN AUTHORIZATION OF THE COMPANY.









**UTILITY WARNING**

THE UNDERGROUND UTILITIES INFORMATION SHOWN HAVE BEEN PROVIDED FROM THE MAPS PROVIDED BY UTILITIES COMPANIES AS WELL AS EVIDENCE OBSERVED IN THE FIELD. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

**WATER SCHEDULE OF WORK**

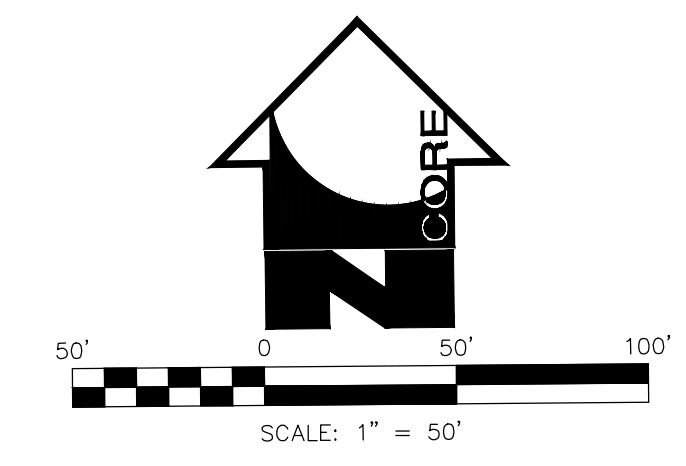
30	1" DUAL WATER SERVICE	-COY STD 5-045 & 5-055
31	1" SINGLE WATER SERVICE	-COY STD 5-035 & 5-055
32	8" PVC C-900 WATER LINE	-COY STD 5-010
33	10" PVC C-900 WATER LINE	-COY STD 5-010
34	12" PVC C-900 WATER LINE	-COY STD 5-010
35	8" WATER VALVE	-COY STD 5-065, 5-075, & 5-080
36	10" WATER VALVE	-COY STD 5-065, 5-075, & 5-080
37	12" WATER VALVE	-COY STD 5-065, 5-075, & 5-080
38	8" PVC ELL WITH THRUST BLOCK	-COY STD 5-020 & 5-025
39	8" PVC TEE WITH THRUST BLOCK	-COY STD 5-020 & 5-025
40	10" X 8" TEE WITH THRUST BLOCK	-COY STD 5-020 & 5-025
41	10" X 12" TEE WITH THRUST BLOCK	-COY STD 5-020 & 5-025
42	12" X 8" TEE WITH THRUST BLOCK	-COY STD 5-020 & 5-025
43	COMPLETE FIRE HYDRANT	-COY STD 5-155
44	TEMPORARY BLOWOFF VALVE	-COY STD 5-085
45	REMOVE EXISTING BLOWOFF VALVE AND CONNECT NEW 10" WATER LINE TO EXISTING WATER SYSTEM. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING WATER MAIN. IF CONDITIONS ARE DIFFERENT THAN WHAT IS SHOWN ON PLANS CONTRACTOR TO NOTIFY ENGINEER BEFORE MAKING ANY DETERMINATION.	

**SEWER SCHEDULE OF WORK**

50	4" PVC SEWER SERVICE	-COY STD 6-015
51	8" PVC SEWER LINE @ 0.33% MINIMUM	-COY STD 5-010
52	10" PVC SEWER LINE @ 0.24% MINIMUM	-COY STD 5-010
53	SANITARY SEWER MANHOLE	-COY STD 6-020 & 6-035
54	SANITARY SEWER CLEANOUT	-COY STD 6-005
55	14' EXTRA PROTECTION ON NEW SEWER LINE (7' EACH SIDE OF CROSSING)	-COY STD 5-005
56	CONNECT TO EXISTING MANHOLE	

**LEGEND**

	EX. MANHOLE
	EX. CLEAN OUT
	EX. WATER METER
	EX. GAS METER
	EX. MAIL BOX
	EX. IRRIGATION CONTROL VALVE
	EX. HOSE BIBB
	EX. SIGN
	NEW DOMESTIC WATER LINE
	NEW SEWER LINE
	NEW SEWER MANHOLE
	NEW SEWER CLEANOUT
	NEW SEWER CLEANOUT
	NEW GATE VALVE
	NEW THRUST BLOCK
	NEW INCREASER / REDUCER
	NEW FIRE DEPARTMENT CONNECTION
	NEW WATER METER
	NEW DUAL WATER METER



**WATER AND SEWER NOTES**

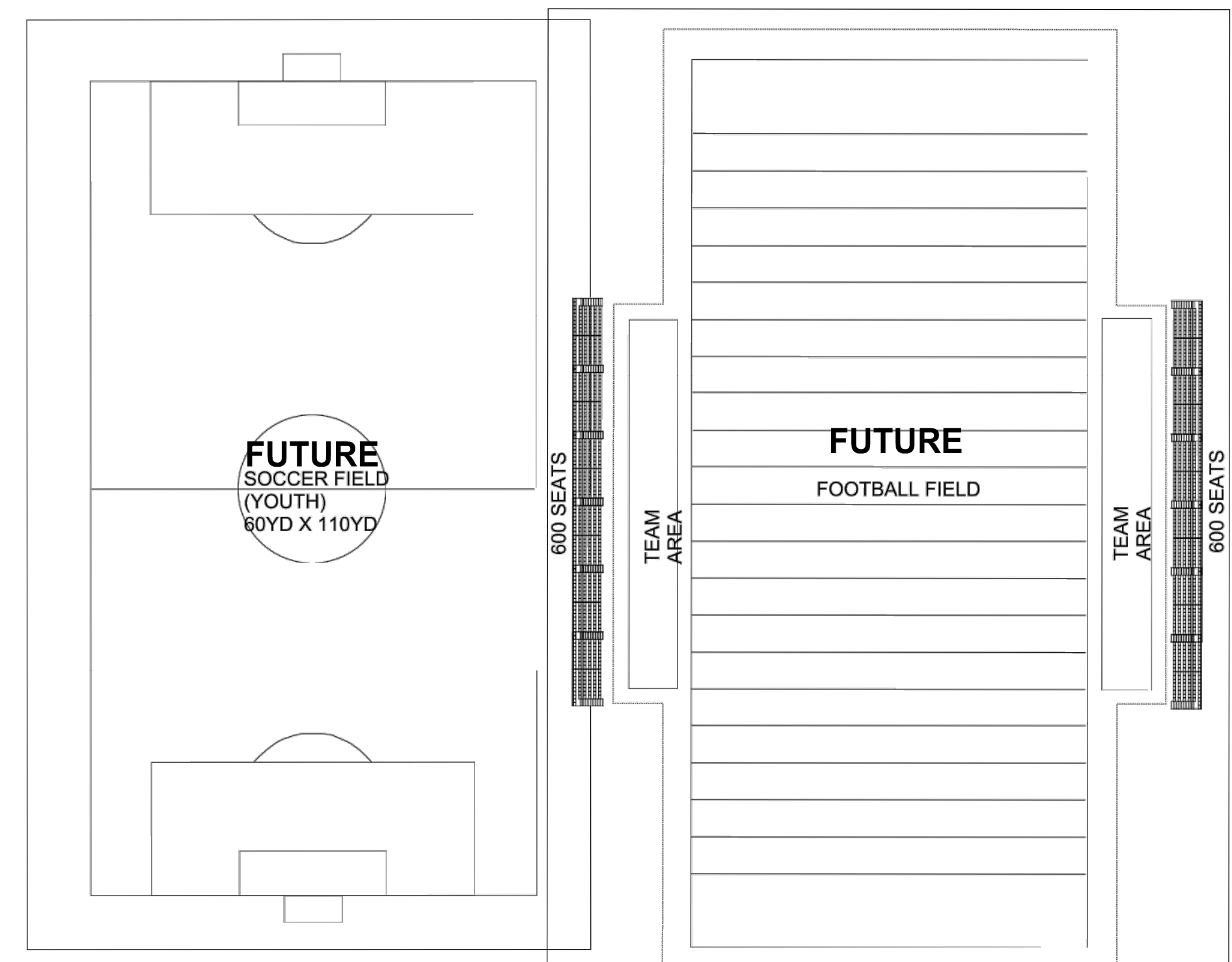
- ALL MATERIALS AND CONSTRUCTION HEREON SHALL CONFORM TO CITY OF SAN LUIS STANDARDS (CITY OF SAN LUIS STANDARD DETAILS, MAG SPECIFICATIONS, AND CITY OF SAN LUIS SUPPLEMENTS) AND SHALL BE IN ACCORDANCE WITH THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION AND FURNISHING TO THE ENGINEER OF "AS-BUILT" RECORD DRAWINGS. THE CONTRACTOR SHALL OBTAIN ONE SET OF PLANS FROM THE ENGINEER AND SHALL RECORD IN RED COLORED PENCIL ALL CASES WHERE ACTUAL FIELD CONSTRUCTION DIFFERS FROM WORK SHOWN ON PLANS, TO INCLUDE SERVICE LOCATIONS. ALL CONCEALED WORK AND UTILITIES SHALL BE DIMENSIONED.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE BLUE STAKE CENTER PER GENERAL NOTES.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES. OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO OPERATIONS. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
- THE ELEVATION OF THE EXISTING UTILITIES SHOWN ON THE PLANS IS APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE EXACT LOCATION AND ELEVATION PRIOR TO ANY UNDERGROUND CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF DISCREPANCIES EXIST BETWEEN DESIGN INFORMATION AND ACTUAL FIELD CONDITIONS.
- PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL "POTHOLE" ALL POTENTIAL POINTS OF CONFLICT BETWEEN NEW UTILITIES AND EXISTING UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF DISCREPANCIES EXIST BETWEEN DESIGN INFORMATION AND ACTUAL FIELD CONDITIONS.
- ALL UNDERGROUND NONMETALLIC CONDUITS AND LINES SHALL HAVE A MINIMUM #12 INSULATED COPPER TRACER WIRE SECURELY ATTACHED PER CITY OF YUMA STANDARD DETAILS AND HAVE 12" OF WIRE EXPOSED ON ONE END. BLUE STAKE LAW ARS 40-360.
- CONTRACTOR TO COORDINATE BACTERIOLOGICAL TEST RESULTS TAKEN ON THE SYSTEM WITH THE CITY OF SAN LUIS AND ENGINEER.
- ALL PVC WATERLINES SMALLER THAN 4" IN DIAMETER SHALL BE SCHEDULE 40 APPROVED BY NSF AND INSTALLED IN ACCORDANCE WITH NOTED MAG SPECIFICATIONS.
- ALL WATERLINES 4" IN DIAMETER AND LARGER SHALL BE PVC COMPLYING WITH AWWA C-900, CLASS DR18 AND MARKED NSF APPROVED FOR POTABLE WATER.
- SEWER PIPE SHALL BE ASTM D3034, SDR-35 PVC PIPE AND SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS.
- SEWER INSTALLATION SHALL BE IN ACCORDANCE WITH ADEQ STANDARDS.
- LEAKAGE TESTING OF THE SEWER LINE IS REQUIRED TO BE CONDUCTED IN ACCORDANCE WITH ASTM F1417 (OR MAG STANDARDS) AND PER A.A.C. R18-9-E301.D.2.J. LEAKAGE TESTING OF MANHOLES SHALL BE CONDUCTED IN ACCORDANCE WITH A.A.C. R18-9-E301.D.3.f AND g.
- A MINIMUM COVER OF 42" SHALL BE MAINTAINED ABOVE THE TOP OF ALL SEWER LINES.
- TRACER WIRE AND MONUMENTS SHALL BE SET PER CITY OF YUMA STANDARDS. (SEE NOTES 1 AND 8)
- CONTRACTOR SHALL VERIFY LOCATION OF WATER LINE RESTRAINTS. SEE SPECIFICATIONS FOR JOINT RESTRAINT REQUIREMENTS.
- WATER DISTRIBUTION SYSTEM SHALL CONFORM TO CURRENT AWWA, ASTM, NFS STANDARDS. (EB 10, CHAPTER 10, SECTION 8)
- ALL MATERIALS THAT COME INTO CONTACT WITH WATER SHALL CONFORM TO ANSI/NFS STANDARD 60 AND 61 (R18-4-23. A&B)
- INSTALLATION OF WATER MAINS, PRESSURE AND LEAKAGE TESTING, AND DISINFECTION SHALL BE IN ACCORDANCE WITH AWWA C600, EB 10, CHAPTER 7, SECTION L AND MAG 610 & 611
- DISINFECTION SHALL BE IN ACCORDANCE TO EB 8, CHAPTER 5, SECTION A AND MAG 611.2
- MANHOLE DESIGN SHALL CONFORM TO A.A.C. SECTION R18-9-E301(c)/MAG 625/MAG 505
- DESIGN, CONSTRUCTION AND CONNECTIONS OF SEWER LINES SHALL CONFORM TO A.A.C. SECTION R18-9-E301(D)(2)(g)/MAG 615

**WATER LINE TESTING PROCEDURE**

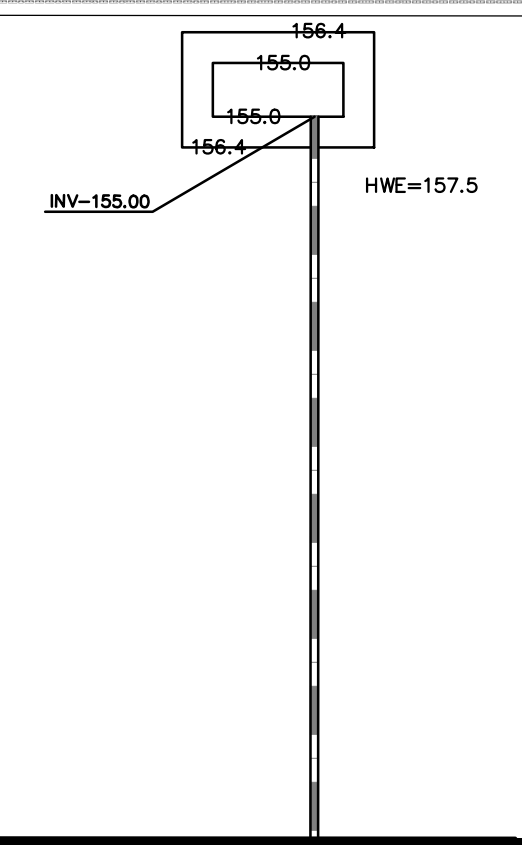
- ALL VISIBLE LEAKS SHALL BE REPAIRED REGARDLESS OF THE AMOUNT OF LEAKAGE & REGARDLESS OF WHETHER LEAK DEVELOPS UNDER TEST PRESSURE OR LINE PRESSURE.
- INITIAL PRESSURES FOR BOTH THE PRESSURE TEST AND ALLOWABLE LEAKAGE TEST SHALL BE A MINIMUM OF 150 PSI FOR WATERLINES AND 200 PSI FOR FIRELINES.
- A PRESSURE TEST SHALL BE DEEMED AS SUCCESSFUL IF IT PASSES THE CRITERIA SET FORTH BY AWWA C-600, SEC. 4 (LATEST EDITION) AND THAT CRITERIA NOTED ABOVE.
- SHOULD THE PRESSURE TEST BE UNSUCCESSFUL, THE CONTRACTOR HAS THE OPTION OF ATTEMPTING THE ALLOWABLE LEAKAGE TEST. THIS TEST WILL BE DEEMED SUCCESSFUL IF IT PASSES THE CRITERIA SET FORTH IN AWWA C-600, SEC. 4 (LATEST EDITION) OR AWWA M-23 (LATEST EDITION), WHICHEVER IS MORE RESTRICTIVE AND COMPLIES WITH THAT CRITERIA NOTED ABOVE.

**SEWER LINE TESTING PROCEDURE (COSL / MAG 2015 EDITION)**

- ALL SEWER LINES WILL BE PRESSURE TESTED WITH A MINIMUM OF 4 FT OF HEAD WITH LEAKAGE NOT TO EXCEED 50 GAL/IN-DIA/MILE/DAY.
- ALL SEWER LINE TESTS SHALL BE PERFORMED IN ACCORDANCE WITH A.A.C. SECTION R18-9-E301 (D) (2) (E) OR (K) / MAG 611.3
- LEAKAGE TESTING OF THE SEWER LINE IS REQUIRED TO BE CONDUCTED IN ACCORDANCE WITH ASTM F1417-92 AND PER A.A.C. SECTION R18-9-E301(D)2.J. LEAKAGE TESTING OF MANHOLES SHALL BE CONDUCTED IN ACCORDANCE WITH A.A.C. R18-9-E301.D.3.f AND g / MAG 611.3
- DEFLECTION TESTING AND UNIFORM SLOPE TESTING OF ALL (100%) OF THE SEWER LINE IS REQUIRED IN ACCORDANCE WITH A.A.C. SECTION R18-9-E301(D)2.i AND k / MAG 611.
- HOLIDAY TESTING OF A LINED MANHOLE SHALL CONFORM TO A.A.C. SECTION R18-9-E301(D)3.e.iii./MAG 611.4



APN 227-15-029



MATCHLINE: SEE SHEET C2.0

Date: 28 Nov 2023 - 4:18pm. 2:0023333-029 (plan) Preliminary Plan (3/23/2023) Matchline: See Elements of Elements with 11 Planning and Grading. Core Engineering Group, PLLC

DRAWING RECORD:	
DATE:	
No.:	

**CORE ENGINEERING GROUP, PLLC**  
 200 East 16th Street, Suite 150  
 Yuma, AZ 85364  
 V - 928.344.5931 F - 928.344.5932  
 www.CoreEngineeringGroup.com  
 Core@core-e-g.com

**BELLEZA DEL DESIERTO UNIT III**  
 SUBDIVISION OF THE SOUTH HALF, SOUTHEAST QUARTER,  
 SECTION 15, TOWNSHIP 11 SOUTH, RANGE 24 WEST

**WATER AND SEWER PLAN**

Registered Professional Engineer (PE)  
 CERTIFICATE NO. 32329  
 DOUGLAS J. NICHOLLS  
 License No. 17782  
 State of Arizona

Date: NOV 2023  
 Designed: J.R.K.  
 Drawn: J.R.K.  
 Checked: D.J.N.  
 Proj. No.: 23-026

Call at least two full working days before you begin excavation.

**ARIZONA 811**  
 Arizona Blue Stake, Inc.  
 Dial 8-1-1 or 1-800-STAKE-IT (762-5348)  
 In Maricopa County: (602) 263-1100

**C2.1**

SHEET

THIS DRAWING AND THE DATA CONTAINED HEREON ARE THE PROPERTY OF CORE ENGINEERING GROUP, PLLC AND SHALL NOT BE USED, REPRODUCED OR TRANSMITTED, WITHOUT THE PRIOR EXPRESS CONSENT OF THE COMPANY. NOR SHALL ANY DATA OR INFORMATION CONTAINED HEREON BE USED IN A MANNER INCONSISTENT WITH THE PRIOR EXPRESS WRITTEN AUTHORIZATION OF THE COMPANY.



# City of San Luis

Planning and Zoning Department

Development Services · GIS · Building Safety · Code Enforcement

December 22, 2023

Jon Klein  
Core Engineering Group, PLLC.  
200 East 16<sup>th</sup> Street, Suite 150  
Yuma, Az 85364

Re: Subdivision Case No. 2023-0667P Belleza del Desierto Unit III

City staff has reviewed the preliminary plat for Belleza del Desierto Unit III and have the following comments:

**City Engineer:**

**Preliminary plat**

1. Check that site distances meet City standards at entrances to 20<sup>th</sup> Avenue and County 24-1/2 Street.
2. Several street names are missing.

**Preliminary plans**

**Paving and grading plans**

1. Street grades along 20<sup>th</sup> Avenue to be coordinated with and match street grades planned for Bienestar Estates 12 to the west.
2. Provide striping plans for perimeter streets.
3. Submit traffic study for both the subject property and for the planned school on the north property.
4. Submit complete drainage report.
5. Provide easement dedicated to the City of San Luis for retention area and for storm drain line shown on property to the north. Maintenance of the retention area will be the property owners responsibility but the City will need the right to maintain grades and proper function of the retention area.
6. Show profile of planned storm drain line. Storm drain line shall have positive grades for its entire length (no sump conditions.)
7. As catch basins are in a sump conditions, the catch basins and storm drain line shall be sized considering 100-year flows to ensure no property damage occurs (include calculations in drainage report.)
8. Streets with proposed one-way slope will be reviewed with final improvement plans.

**Water and Sewer Plans**

1. Coordinate water and sewer improvements along 20<sup>th</sup> Avenue with subdivision to west.
2. Submit ADEQ permits.

**Planning and Zoning Department:**

**Preliminary plat**

1. Provide CCR's and Title report.
2. Revise to current zoning on plat.
3. On APPROVED section revise Director of Planning and Zoning to Development Service Director.
4. Add missing street names.
5. Add approximate acreage to be subdivided on plat along with assessors numbers.
6. Add owners name and assessors number of adjoining parcels or names, book, page number of adjoining subdivisions.
7. Show subdivision corner monuments and any missing street monuments to be set.
8. Non-access-easement. Please add 10' TYP as per COY STD. 3-005.

9. As per Zoning Ordinance Section 18.90.030 (C)(3) a 20 feet landscaped buffer area is required between a residential and an industrial development. The buffer should be labeled as "20' Buffer Non-Buildable Easement".
10. Coordinate streets and alignments to existing subdivisions to the west, Ana Covarrubias Place can be aligned and match Santa Ana Place.
11. As far as agreement between Harvest and Border Sam for retention basin on Harvest parcel, the needed process is under review by legal department.
12. As far as the required 5% of open space in contribution to the city, the proposition is under review, additional comments to follow.

**Improvement plans**

1. Provide landscaping plans within public right of way as per Zoning Ordinance Chapter 18.90.
2. Provide SWPPP.
3. Submit Drainage Report and verify that storm drainage pipe has the capacity and a minimum of 2 fps to prevent excessive silt deposition.
4. Please provide and call out 6' perimeter CMU wall.
5. Provide RIM elevation for storm drain manholes and verify that enough cover is provided to 24" storm drain pipe.
6. Add barricades for safety as per COY at 20<sup>th</sup> Avenue and Co. 24 ½ St. intersection.

**Water and sewer plans**

1. Submit Engineers Design Report for Water and Sewer Facilities and ADEQ permits.
2. Please provide sewer line profiles with crossings (water & storm drain) to confirm appropriate clearance.
3. Provide on plans, sewer and water line lengths and slopes as necessary.
4. Provide fire hydrant street markers.
5. Remove plat dimensioning arrows for clarification.

**Public Works Department**

**Improvement plans**

1. Assure proper gutter slopes are achieved along knuckles.
2. Will need to further review the proposed deviation from city standards for Rosalina Lane typical section.
3. Will need stormwater agreement with land owner to the north.
4. Water and Sewer mains should provide stub outs for future extension of the water and sewer system.

**Fire Department:**

The City of San Luis Fire Department has no comments at this time but reserves the right to comment upon subsequent submittals. Final decisions regarding this request are best made by the Planning and Zoning Department.

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 extension 2064.

Thank you,

Juan Tejeda  
Associate Planner



**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. 426

Border Ranches II - Rezoning of 20 acres from Light Industrial (LI) to Medium Density Residential (R1-6) for property located on the northeast corner of 20<sup>th</sup> Avenue Alignment and County 24<sup>th</sup> 1/2 Street



# *Ordinance*

NO. 426

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 20 ACRES FROM LIGHT INDUSTRIAL (LI) TO MEDIUM DENSITY RESIDENTIAL (R1-6) FOR PROPERTY LOCATED ON THE NORTHEAST CORNER OF 20<sup>TH</sup> AVENUE ALIGNMENT AND COUNTY 24 ½ STREET; 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 20 acres of real property located on Assessor Parcels ID No. 227-15-030; 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 Light Industrial (LI) to Medium Density Residential (R1-6) of the property subject to the following conditions:

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

2. That any development of the property, or portion thereof, and/or the approval of any subdivision plat, be conditioned upon payment to the city the sum of \$260.00 per acre, or any portion of an acre, as a proportionate contribution for a traffic signal at the intersection of County 24th Street and Avenue E.
3. Owner/applicant must provide a road connection along 20th Avenue from north west corner of the subject property to Belleza Del Desierto Phase 2 subdivision.

Property more fully described as:

PARCEL B OF BORDER RANCHES II LOT SPLIT, LOCATED IN THE S ½ OF THE SW ¼ OF THE NE ¼ OF SECTION 15, TOWNSHIP 11 SOUTH, RANGE 24 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA.

CONTAINING 20 ACRES MORE OR LESS

**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 8<sup>th</sup> day of June, 2022.



Gerardo Sanchez, Mayor

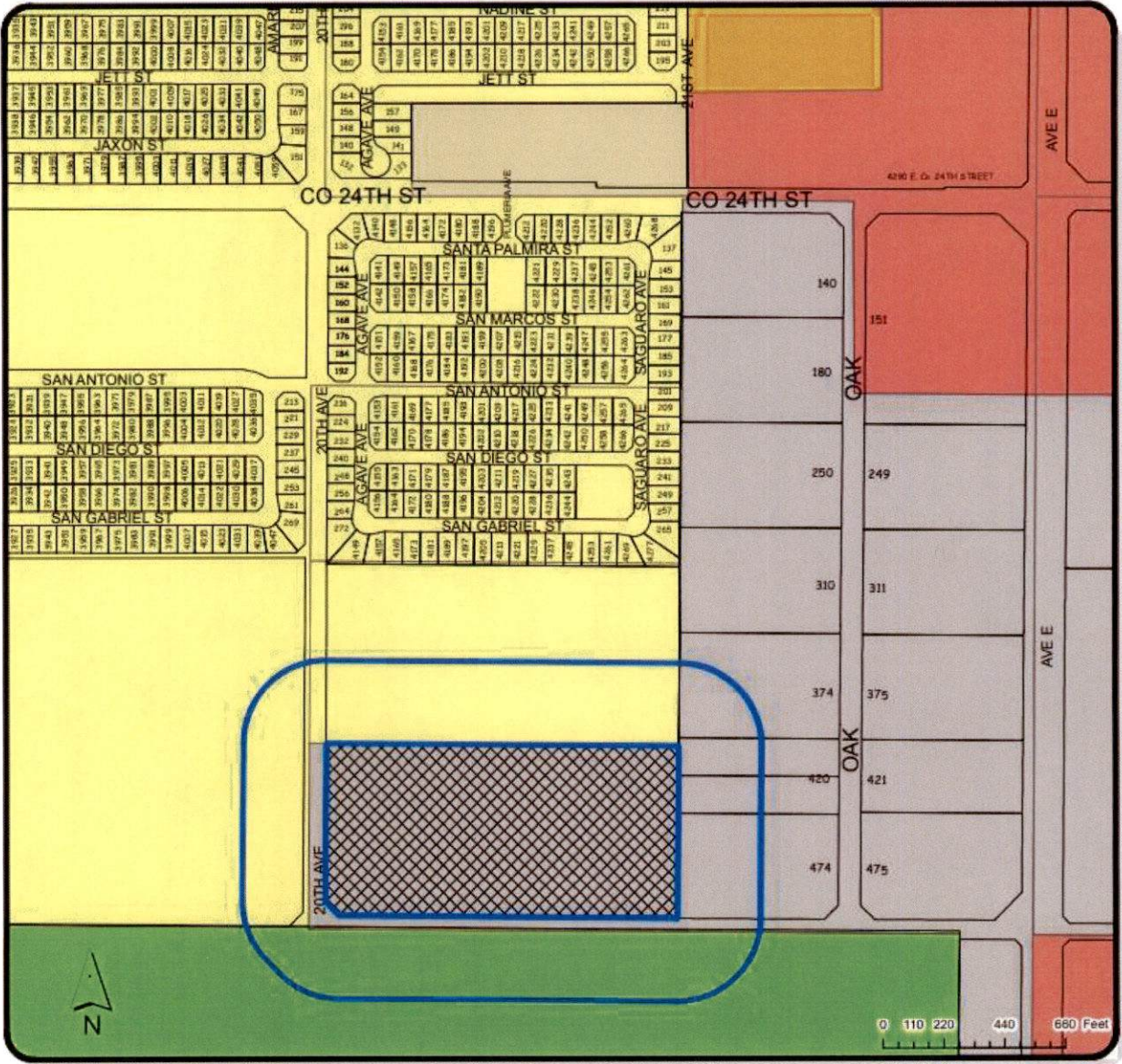
**ATTEST:**

  
Sonia Cornelio, City Clerk

**APPROVED AS TO FORM:**

  
Kay Marion Macuil, City Attorney

EXHIBIT "A"





## PLANNING & ZONING AGENDA ITEM REVIEW FORM

### Planning & Zoning Commission Meeting

4. B.

**Meeting Date:** 01/09/2024

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

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#### ITEM:

Discussion and possible action on any and all matters regarding election of new officers.

#### SUMMARY:

As per City Code Section 18.10.020(G)(1), "A member must have served on the Commission for a period of one (1) year prior to being eligible to serve as an officer. The Commission shall elect a chairperson and vice-chairperson from among its own members at its first meeting in January each year. The chairperson shall preside at all meetings and shall take such actions as necessary to preserve order and the integrity of all proceedings before the Commission. The vice-chairperson shall perform the duties of the chairperson in the latter's absence or disability."

At this time the following Commission members have served for at least one year and are eligible to act as chairperson or vice-chairperson:

Marco A. Pinzon appointed on 01/25/2017

Javier Barraza appointed on 11/09/2011

Hugo Garcia appointed on 09/26/2012

Veronica Zavala appointed on 3/28/2018

George Amaya appointed on 11/10/2020

Ruben Walshe appointed on 8/24/2022

#### RECOMMENDED MOTION:

**I MOVE TO APPOINT \_\_\_\_\_ TO SERVE AS CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION.**

**I MOVE TO APPOINT \_\_\_\_\_ TO SERVE AS VICE CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION.**

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