



# *Resolution*

No. 2380

OFFICE OF THE  
MAYOR  
CITY OF SAN LUIS

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA DECLARING ITS INTENTION TO PROVIDE THE ENHANCED MUNICIPAL SERVICES WITH INSTALLATION, OPERATION, MAINTANANCE AND REPAIR ON CERTAIN LANDSCAPE IMPROVEMENTS INCLUDED WITHIN, NEAR AND ADJACENT TO THE RETENTION BASINS AND PARKING AND PARKWAYS AND RELATED FACILITIES TOGETHER WITH APPURTENANT STRUCTURES SERVING THE AREA DESCRIBED AS ORCHIDEA PARK SUBDIVISION LANDSCAPE IMPROVEMENT DISTRICT, SAN LUIS, ARIZONA.**

**WHEREAS**, pursuant to Title 48, Chapter 4, Article 2, Arizona Revised Statutes, a Municipal Improvement District (MID) may be formed for the sole purpose of the operation, installation, maintenance, repair and improvements of pedestrian malls, off-street parking facilities, retention and detention basins, and parkings and parkways;

**WHEREAS**, a petition has been received by Mayor and City Council of the City of San Luis to form a MID to provide installation, operation, maintenance and repair of the landscape improvements within, near and adjacent to the retention and detention basins and the parkings and parkways and related improvements as mentioned on petition for Orchidea Park Subdivision;

**WHEREAS**, the formation of a MID for the installation, operation, maintenance and repair of the landscape improvements within, near, and adjacent to retention and detention basins and the parkings and parkways and related improvements serving Orchidea Park Subdivision will provide a dedicated stream of funding for the maintenance of those improvements and will provide neighborhood decisions on those improvements, and will privatize the maintenance of those improvements;

**WHEREAS**, the Mayor and City Council of the City of San Luis, Arizona, find and declare that the formation of the MID to provide the installation, operation, maintenance and repair of the landscape improvements within, near, and adjacent to the retention and detention basins and the parkings and parkways and related improvements in the Orchidea Park Subdivision to be of more than local or ordinary public benefit, and not a general public benefit, and further that the expenses of said operation, maintenance, and repair shall be Orchidea Park Subdivision District.

**WHEREAS**, the Mayor and City Council of the City of San Luis, Arizona, find and declare that the installation, operation, maintenance and repair of landscaping improvements in the retention and detention basins and the parkings and parkways and related improvements in the District is incidental to the maintenance and preservation of the retention and detention basins and the parkings and parkways and related improvements, has aesthetic value, and maintains and increases the value of property within the District;

**WHEREAS**, the Mayor and City Council of the City of San Luis, Arizona find and declare that the installation, operation, maintenance and repair of landscaping improvements within, near or adjacent to the retention and detention basins and the parkings and parkways and related improvements in the MID preserves and promotes the health, safety, and welfare of those citizens living within the District as well as preservation of the streets and parkways in the District which may be adversely impacted by drainage; and,

**WHEREAS**, the Mayor and City Council of the City of San Luis, Arizona find and declare that the installation, operation, maintenance and repair of a landscaped buffer between a parkway and the adjacent developments reduces the visual and other impact of light, air, and noise pollution and tends to increase personal and vehicular safety on the parkway and decreases the likelihood vehicular accidents will harm adjacent developments in furtherance of the health, safety and welfare of those citizens living within the District.

**NOW THEREFORE, BE IT RESOLVED** by the Mayor and City Council of the City of San Luis as follows:

**Section 1:** The petition to form a MID for Orchidea Park Subdivision purporting to be signed by all of the real property owners within the proposed District attached as Exhibit "A" is hereby accepted as provided in A.R.S. § 48-574(C).

**Section 2:** Orchidea Park Subdivision Landscape, serving Orchidea Park Subdivision to install, operate, maintain and repair landscaping improvements included within, near, and Resolution No. 2378 Exhibit A facilities together with appurtenant structures of Orchidea Park Subdivision, for the purpose mentioned in the attached petition, is hereby created.

**Section 3:** The expenses of Orchidea Park Subdivision Landscape shall be assessed to the several properties within the MID as provided for in A.R.S. § 48-574 et seq.

**Section 4:** No sooner than fifteen (15) calendar days after this Resolution is adopted, City staff shall present a legal description of the boundary for Orchidea Park Subdivision Landscape and a diagram for Orchidea Park Subdivision Landscape to Mayor and City Council for consideration to declare an intention to order improvements to Orchidea Park Subdivision Landscape as provided in A.R.S. § 48-576.

**PASSED AND ADOPTED** by the Mayor and City Council of the City of San Luis, Arizona, this **8th** day of **October 2025**.

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Nieves Riedel, Mayor

**ATTEST:**

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Sonia Cornelio, City Clerk

**APPROVED AS TO FORM:**

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Kay Marion Macuil, City Attorney

**PETITION, WAIVER, AND CONSENT TO FORMATION  
OF A MUNICIPAL IMPROVEMENT DISTRICT  
BY THE CITY OF SAN LUIS**

Orchidea Park Subdivision Landscape Improvement District

**MID Name**

Orchidea Park Subdivision

**Subdivision Name**

**To: Honorable Mayor and City Council  
City of San Luis, Arizona**

Pursuant to Arizona Revised Statutes ("A.R.S.") §48-574, the undersigned property owners respectfully petitions the Mayor and City Council of the City of San Luis, Arizona (the "City Council") to order the formation of a Municipal Improvement District (the "District") under A.R.S., Title 48, Chapter 4, Article 2. In support of this petition, the undersigned agrees to waive certain rights under Arizona Improvement District Law and to consent to the formation and completion of the District.

1. Area of District. The proposed District is described by a map/diagram and by a legal description on "Exhibit A" that is attached hereto and incorporated herein by reference. The proposed District consists of 160 acres and is entirely within the corporate boundaries of the City of San Luis.
2. Ownership. The undersigned (is) (are) the sole owner(s) of the real property within the proposed District (the "Petitioner(s)") including any required public dedications of property.
3. Purpose. The District is proposed to be formed for the purpose of the installation, operation, maintenance, repair, and improvements of landscape, irrigation, cluster box units, recreational amenities, subdivision signs, and hardscape in pedestrian malls, off-street parking facilities, retention and detention basins, parking areas and parkways adjacent to designated public roadways within the proposed District.
4. Public Convenience and Necessity. The necessity for the proposed District is for the operation, maintenance, repair, and improvements of landscape, irrigation, cluster box units, subdivision signs, and hardscape in parkways and parking areas adjacent to designated public roadways within the proposed District by the levying of special assessments in the proposed District.
5. Waiver and Consent. The Petitioners, with full knowledge of their rights being waived hereunder, hereby expressly waive all of the following:
  - (a) Any and all irregularities, illegalities, or deficiencies which may exist in the acts or proceedings resulting in the adoption of the Resolution of Intention and the Resolution Ordering the Work relating to the District.

- (b) Any necessity for publication and posting of the Resolution of Intention and the Notice of Proposed Improvements pursuant to A.R.S §48-578.
- (c) All rights to petition to dissolve the district pursuant to A.R.S. §48-574(N).
- (d) All protest rights whatsoever under A.R.S. §48-579(A) and (B) as amended, which provide for protests against the work; and
- (e) All objections to the filing of and legislative adoption by the City Council of the plans and specifications, the Engineer's estimate and the Assessment Diagram, all of which provide for the completion of the District.

Further, the improvements described above are of more than local or ordinary public benefit, and not a general public benefit.


IN WITNESS WHEREOF, the parties have executed this Petition and Waiver Agreement as of the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Von Verde Partners, LLC  
 10602 S. Camino del Sol  
 Yuma, AZ 85367

By: David Loo 8/11/2025 APN 227-14-002  
 David Loo, Managing Member Date Parcel ID

STATE OF ARIZONA )  
 )ss.  
 County of Yuma )

The foregoing acknowledged before me this 11<sup>th</sup> day of AUGUST, 2025 by David Loo, Von Verde Partners, LLC, an Arizona Limited Liability Corporation, on behalf of said Corporation.

 VIANEY RAUL VEGA  
 Notary Public - ARIZONA  
 YUMA COUNTY  
 Commission No. 625999  
 My Commission Expires 04/04/2026  
 My Commission Expires

[Signature]  
 Notary Public

**ACCEPTED AND APPROVED BY:**

CITY OF SAN LUIS, ARIZONA AN  
ARIZONA MUNICIPAL CORPORATION

By: \_\_\_\_\_  
Nieves Riedel, Mayor

**ATTEST:**

\_\_\_\_\_  
Sonia Cornelio, City Clerk

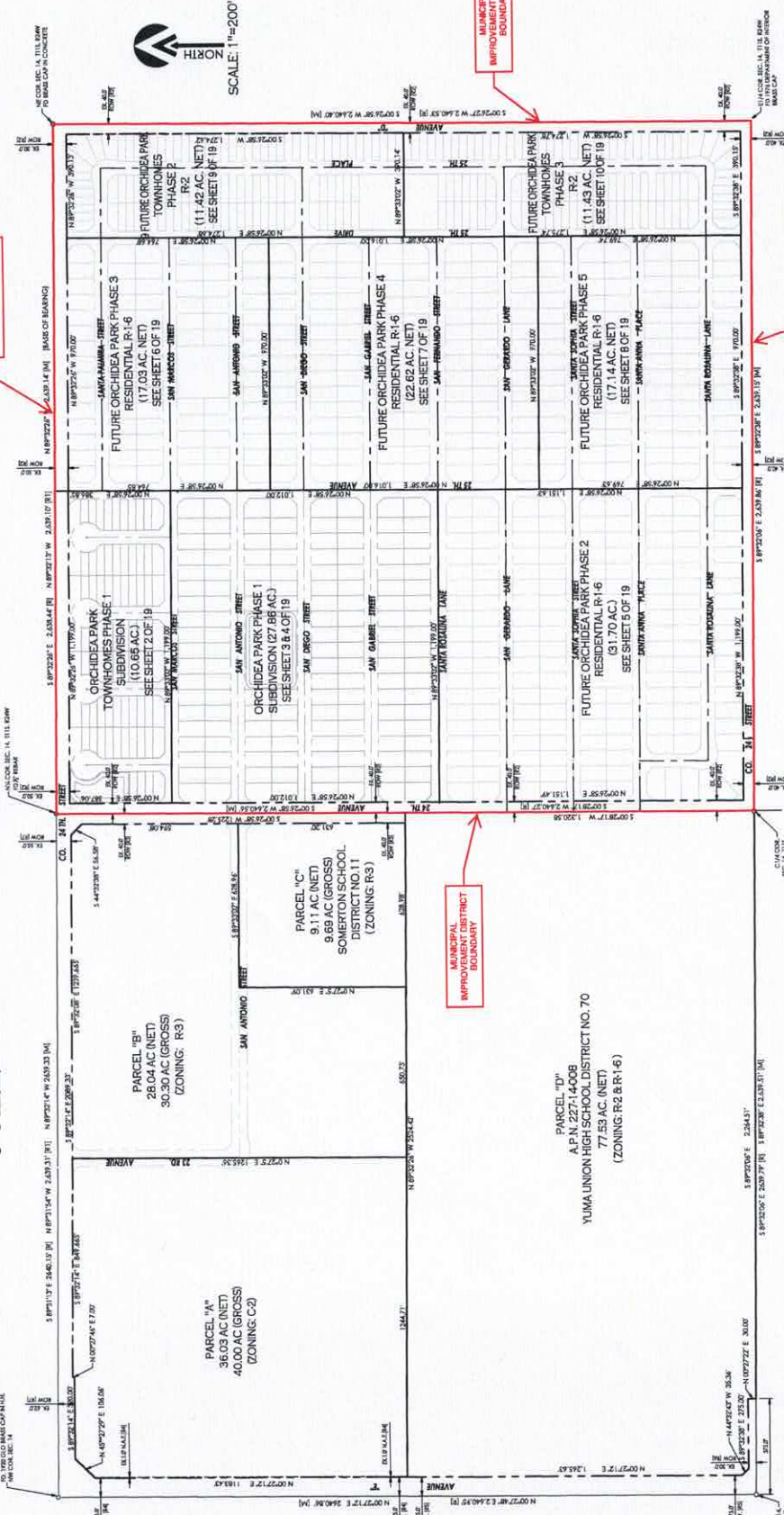
**APPROVED AS TO FORM:**

\_\_\_\_\_  
Kay Marion Macuil, City Attorney

Orchidea Park Subdivision Landscape Improvement District  
Petition Exhibit A

ORCHIDEA PARK SUBDIVISION  
A SUBDIVISION OF A PORTION OF THE N<sup>1</sup>/<sub>2</sub> OF SECTION 14, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.  
MAY OF 2024 ACREAGE: 320.00 AC.

PRELIMINARY PLAT AMENDMENT (NORTH HALF)



**NOTES:**  
 1. THIS PLAT IS SUBJECT TO THE RECORDS OF THE YUMA COUNTY RECORDS OFFICE.  
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**OWNER OF RECORD:**  
 YUMA UNION HIGH SCHOOL DISTRICT NO. 70  
 77.93 AC. (NET)  
 (ZONING: R2 & R-1-6)

**PARCEL "A"**  
 36.03 AC (NET)  
 40.00 AC (GROSS)  
 (ZONING: C2)

**PARCEL "B"**  
 28.04 AC (NET)  
 30.30 AC (GROSS)  
 (ZONING: R3)

**PARCEL "C"**  
 9.11 AC (NET)  
 9.89 AC (GROSS)  
 SCHOOL DISTRICT NO. 11  
 (ZONING: R3)

**PARCEL "D"**  
 A.P.N. 227-14-008  
 YUMA UNION HIGH SCHOOL DISTRICT NO. 70  
 77.93 AC. (NET)  
 (ZONING: R2 & R-1-6)

**LEGEND**

(S)	SECTION BOUNDARY
(R)	RECORDS BOUNDARY
(C)	COUNTY BOUNDARY
(M)	MUNICIPAL BOUNDARY
(I)	IMPROVEMENT DISTRICT BOUNDARY
(L)	LAND SURVEYOR'S BOUNDARY
(O)	ORCHIDEA PARK SUBDIVISION
(V.C.E.)	VEGETATION CLEARANCE EASEMENT
(M.C.D.)	MUNICIPAL COUNCIL DISTRICT
(M.A.C.)	MUNICIPAL ANTI-CORRUPTION
(R)	RESIDENTIAL
(M)	MUNICIPAL
(R)	RECORDS
(I)	IMPROVEMENT DISTRICT
(S)	SECTION

**LAND SURVEYOR'S CERTIFICATE:**  
 I, the undersigned, being duly qualified and licensed as a Land Surveyor in the State of Arizona, do hereby certify that the foregoing is a true and correct copy of the original record of the above described land as shown to me by the owner thereof, and that the same is in accordance with the original record of the same as shown to me by the owner thereof.

**VEGA & VEGA**  
 LAND SURVEYORS  
 2615 S. AVE. 217 E. SUITE 3, YUMA, AZ 85305  
 WWW.VEGA-SURVEYORS.COM

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