PLANNING & ZONING COMMISSION

January 14, 2025

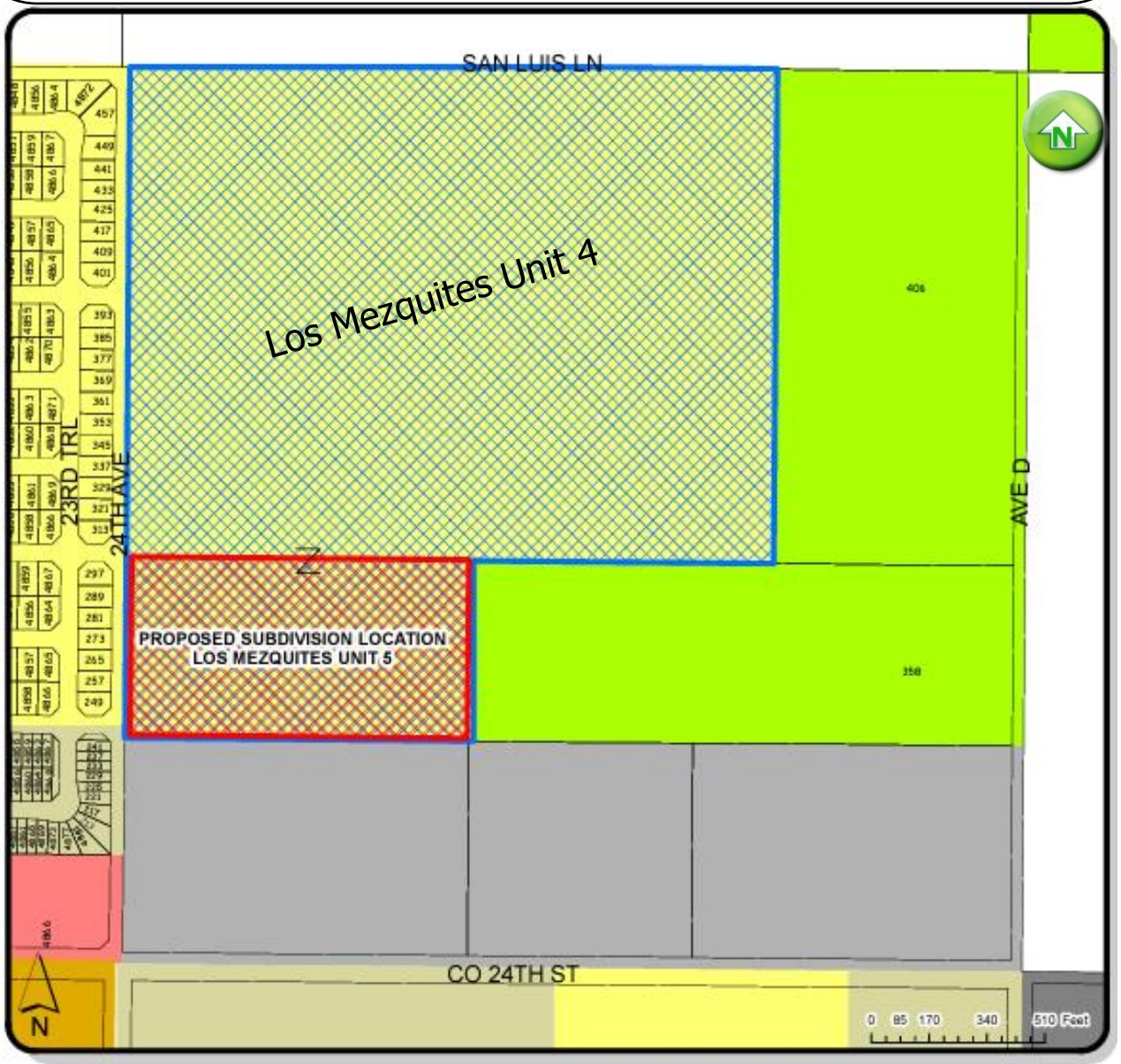
Subdivision Case Nos. 2024-0858P & 2024-0858F
Los Mezquites Unit 5 Subdivision
Preliminary and Final Plats

- Requests: Edais Engineering, Inc., representing Riedel Holdings, LLC, seeks approval of Los Mezquites Unit 5 subdivision Preliminary and Final Plats.

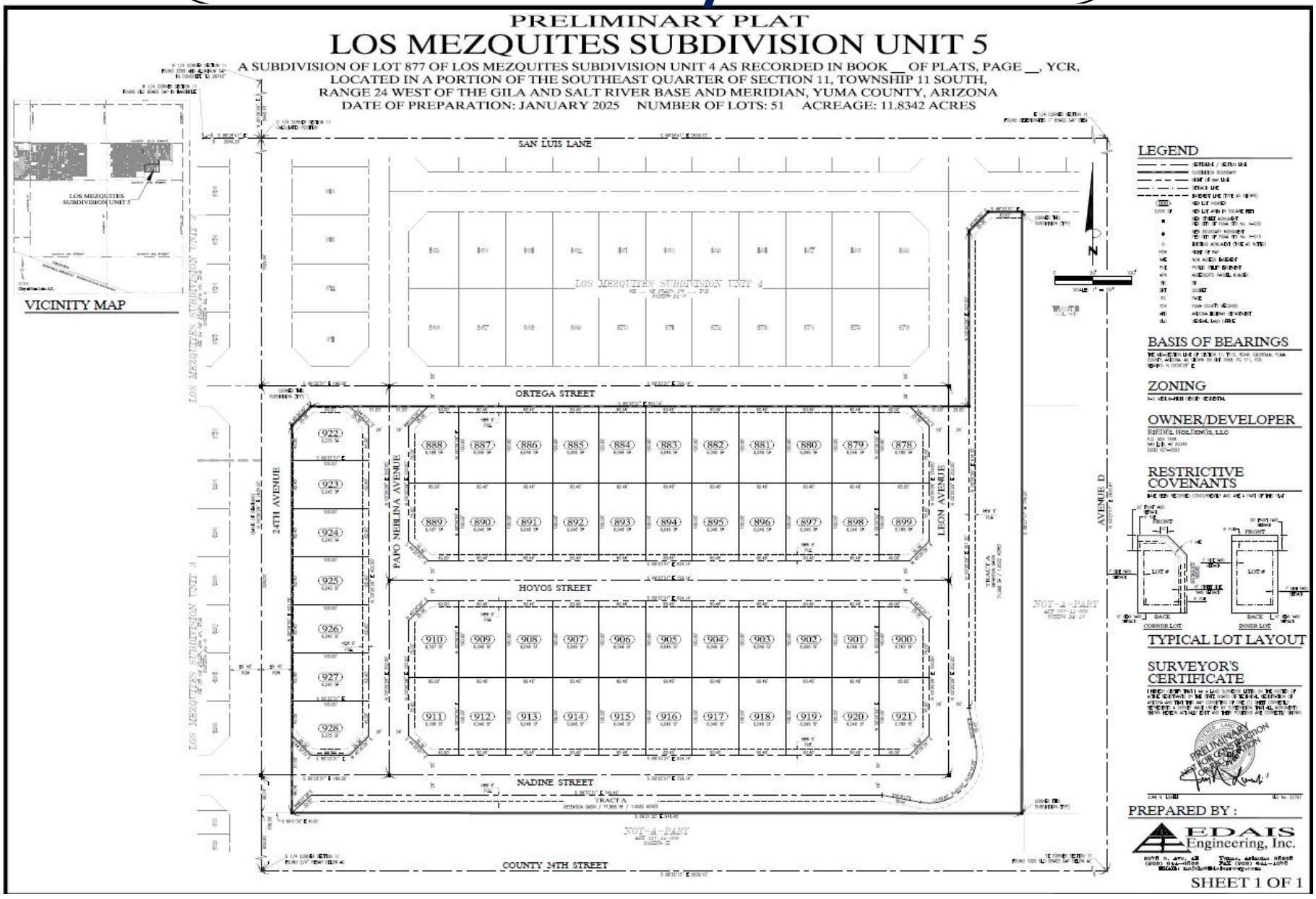
- Location: East of 24th Avenue, and South of Los Mezquites Unit 4 subdivision, San Luis, Arizona.

- Summary: This subdivision is approximately 11.83 acres in size and will consist of 51 residential lots. The residential lots range in size from approximately 6,000 square feet to 6,375 square feet, being a portion of APN 227-11-004.

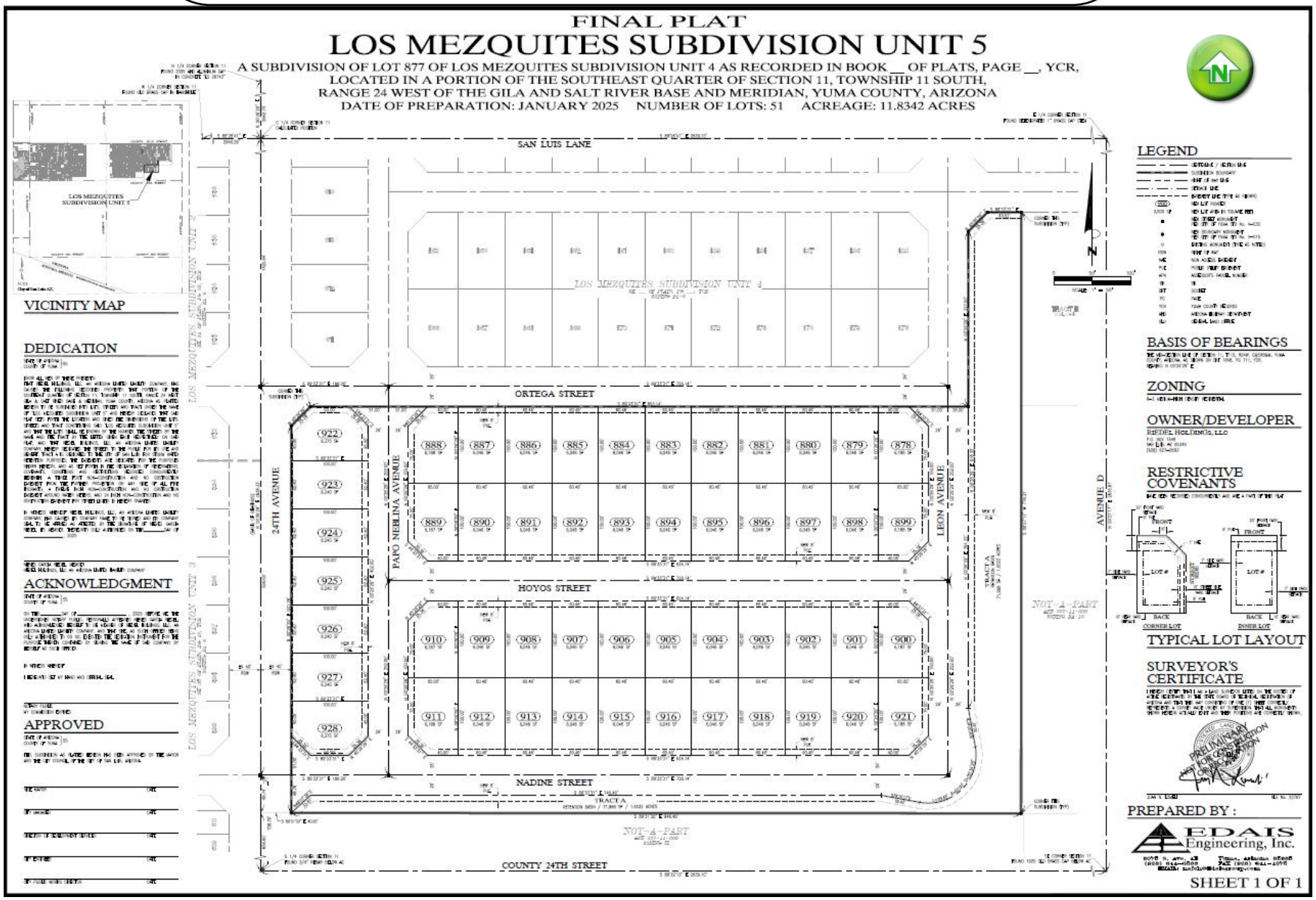
Los Mezquites Unit 5 Subdivision Preliminary and Final Plats



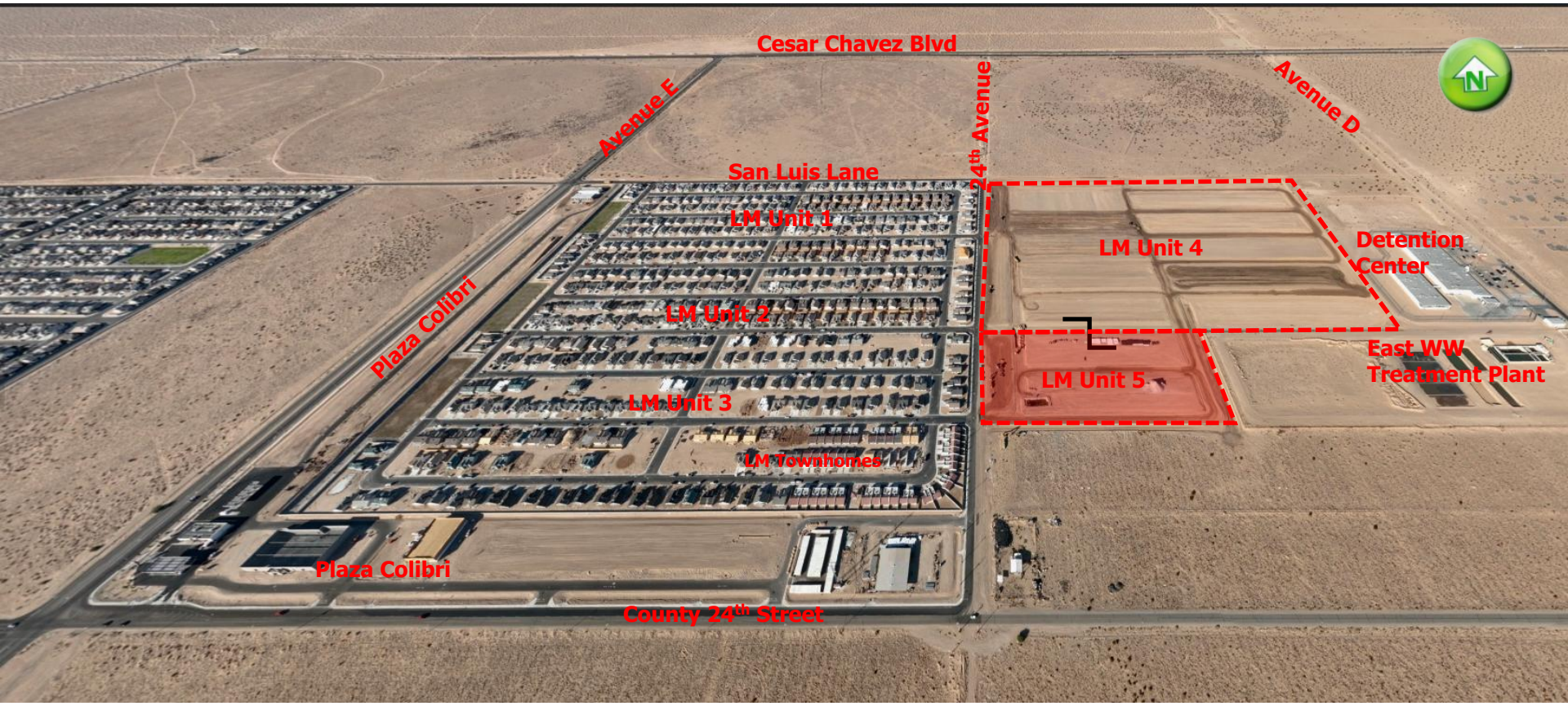
Los Mezquites Unit 5 Subdivision Preliminary Plat



Los Mezquites Unit 5 Subdivision Final Plat



Los Mezquites Unit 5 Subdivision
Preliminary & Final Plats



Looking east at subject property

Looking west from subject property

Looking south from subject property

Looking north from subject property

Los Mezquites Unit 5 Subdivision
Preliminary Plat

Staff recommends approval of Subdivision Case No. 2024-0858P with the following conditions:

1. Developer must comply with all provisions and conditions of the development agreement approved by Resolution No. 2204 and any amendments.

2. Developer must comply with all provisions and conditions of Ordinance No. 458.

Los Mezquites Unit 5 Subdivision Preliminary Plat

Staff recommends approval of Subdivision Case No. 2024-0858P with the following conditions: (cont.)

3. Developer shall develop and construct any and all improvements needed and necessary for the signalization of the intersections at County 24th Street and Ave. E and County 23 ½ Street and Ave. E in accordance with the Public Works Standards of the City and the standards of the ADOT, subject to the payback provisions of Section 15.10.130 (C) of the City Code.

Los Mezquites Unit 5 Subdivision
Final Plat

Staff recommends approval of Subdivision Case No. 2024-0858F with the following conditions:

1. Developer must comply with all provisions and conditions of the development agreement approved by Resolution No. 2204 and any amendments.

2. Developer must comply with all provisions and conditions of Ordinance No. 458.

Los Mezquites Unit 5 Subdivision
Final Plat

Staff recommends approval of Subdivision Case No. 2024-0858F with the following conditions: (cont.)

3. Developer shall develop and construct any and all improvements needed and necessary for the signalization of the intersections at County 24th Street and Ave. E and County 23 ½ Street and Ave. E in accordance with the Public Works Standards of the City and the standards of the ADOT, subject to the payback provisions of Section 15.10.130 (C) of the City Code.

Los Mezquites Unit 5 Subdivision
Preliminary and Final Plats