



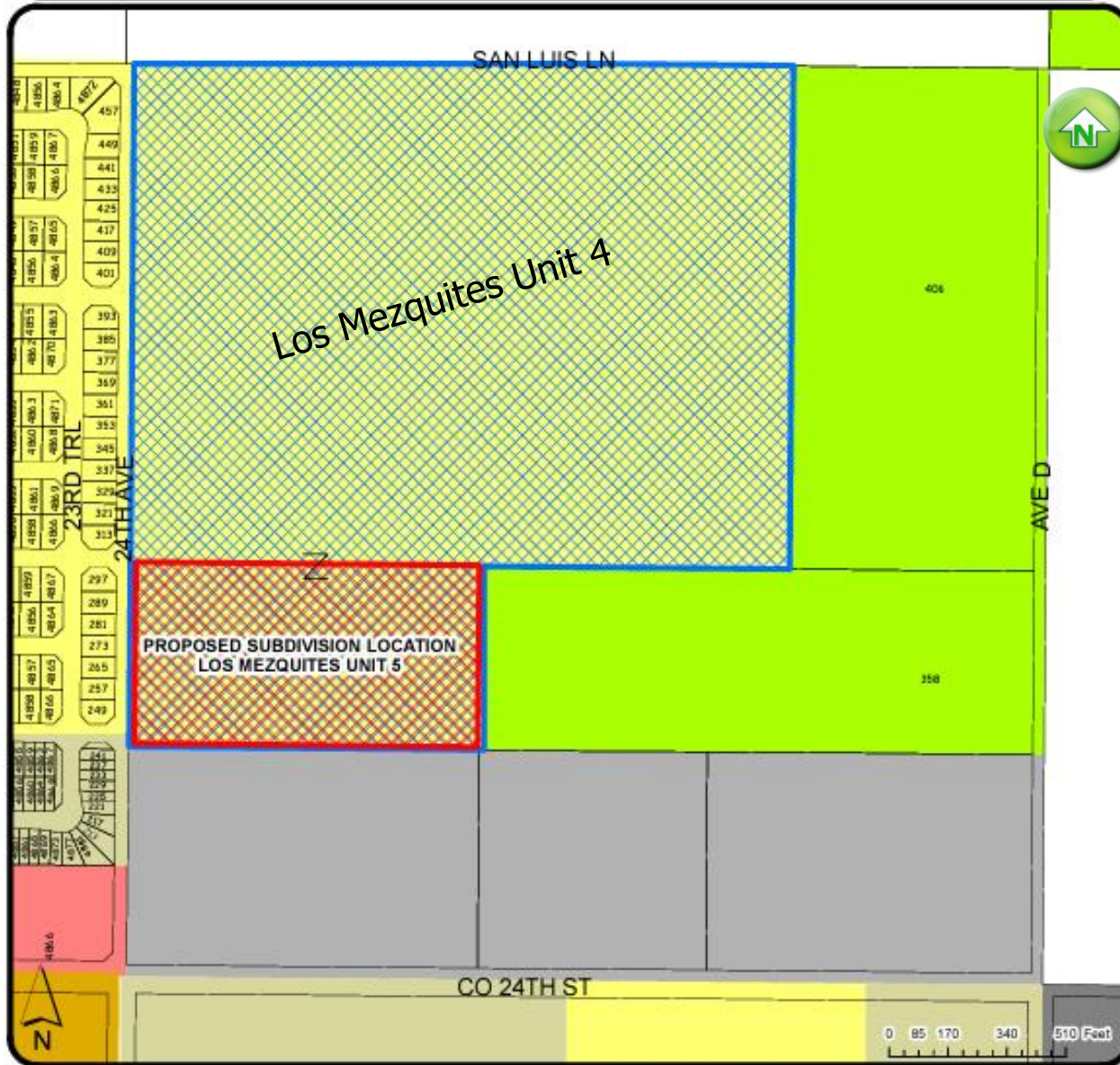
PLANNING & ZONING COMMISSION

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



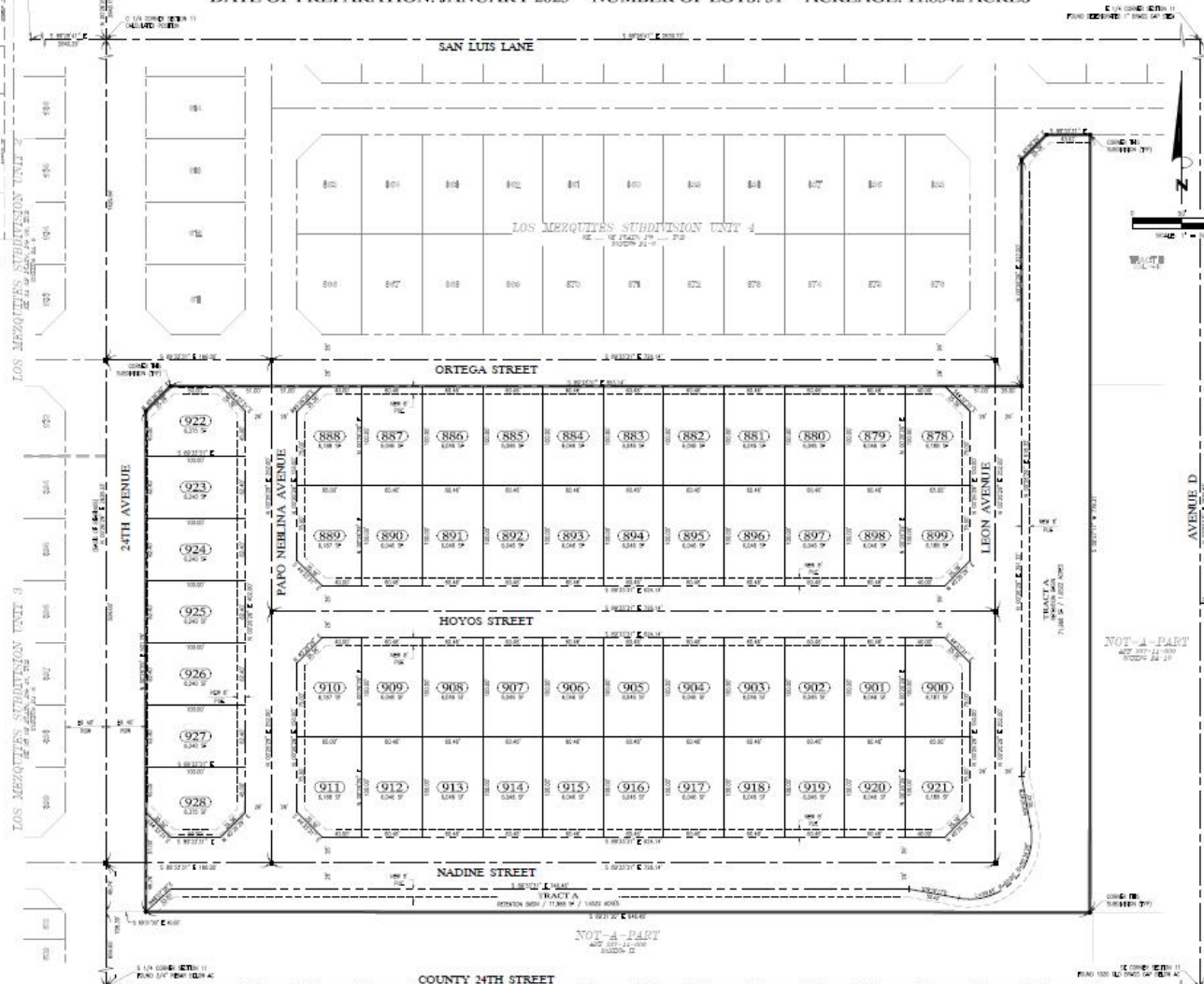
Los Mezquites Unit 5 Subdivision Preliminary Plat

PRELIMINARY PLAT LOS MEZQUITES SUBDIVISION UNIT 5

A SUBDIVISION OF LOT 877 OF LOS MEZQUITES SUBDIVISION UNIT 4 AS RECORDED IN BOOK ___ OF PLATS, PAGE ___, YCR,
LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 11 SOUTH,
RANGE 24 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA
DATE OF PREPARATION: JANUARY 2025 NUMBER OF LOTS: 51 ACREAGE: 11.8342 ACRES



VICINITY MAP



LEGEND

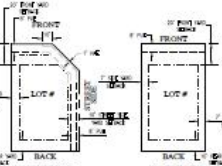
- STRIKE / REMOVE
- EXISTING BOUNDARY
- NEW BOUNDARY
- ROAD USE
- STREET USE (11' WIDE)
- STREET USE (12' WIDE)
- STREET USE (15' WIDE)
- STREET USE (20' WIDE)
- STREET USE (25' WIDE)
- STREET USE (30' WIDE)
- STREET USE (35' WIDE)
- STREET USE (40' WIDE)
- STREET USE (45' WIDE)
- STREET USE (50' WIDE)
- STREET USE (55' WIDE)
- STREET USE (60' WIDE)
- STREET USE (65' WIDE)
- STREET USE (70' WIDE)
- STREET USE (75' WIDE)
- STREET USE (80' WIDE)
- STREET USE (85' WIDE)
- STREET USE (90' WIDE)
- STREET USE (95' WIDE)
- STREET USE (100' WIDE)

BASIS OF BEARINGS
 THE BEARINGS AND DISTANCES TO THE CORNERS AND POINTS OF BEGINNING OF THIS PLAT ARE AS SHOWN ON THIS PLAT, YCR.

ZONING
 UNZONED

OWNER/DEVELOPER
 NEDRAL HOLDINGS, LLC
 1000 N. 10TH ST.
 SUITE 100
 YUMA, AZ 85401

RESTRICTIVE COVENANTS
 THE RESTRICTIVE COVENANTS ARE SET FORTH IN THE

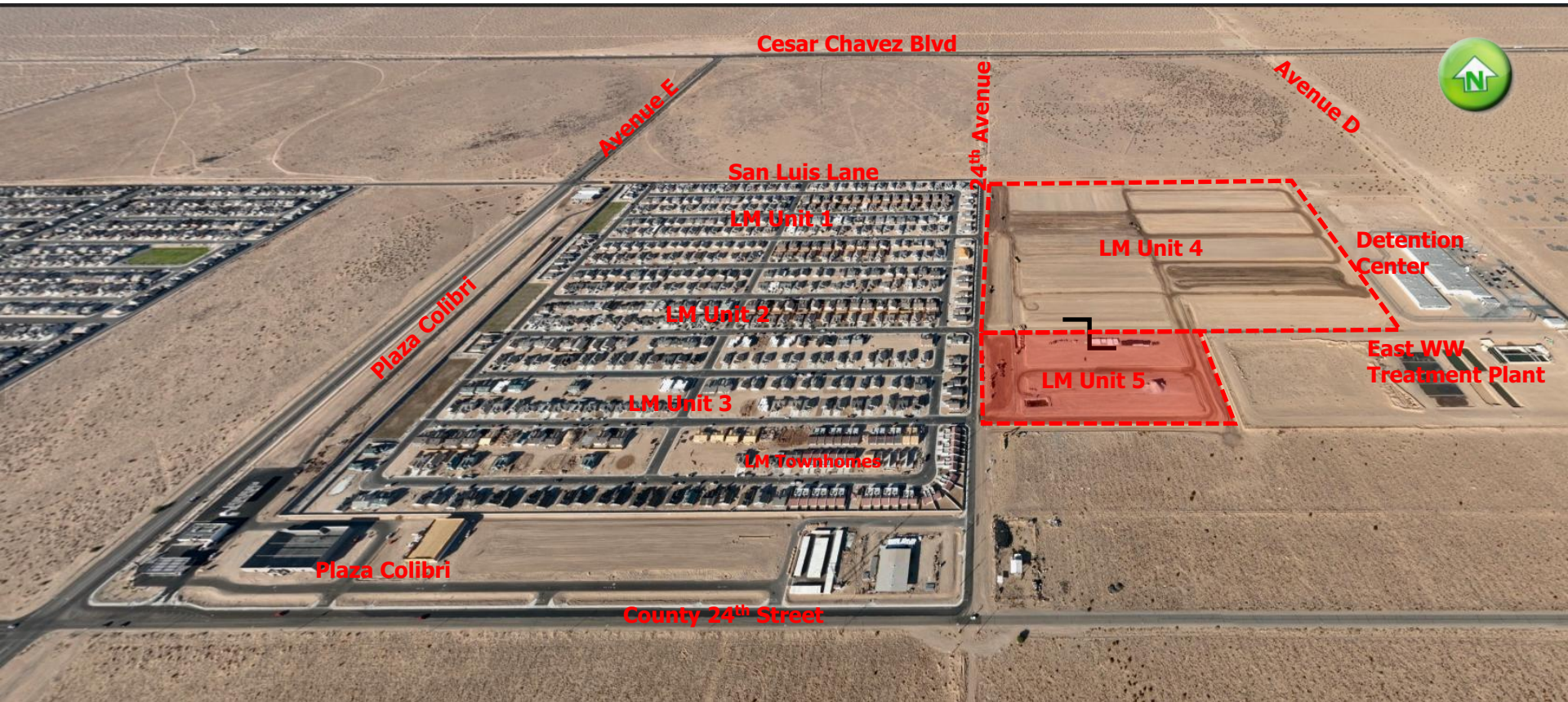


TYPICAL LOT LAYOUT

SURVEYOR'S CERTIFICATE
 I, THE SURVEYOR, HAVE EXAMINED THE PLAT AND THE RECORDS OF THE COUNTY CLERK AND THE RECORDS OF THE COUNTY SUPERVISOR AND HAVE FOUND THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARIZONA SUBDIVISION ACT AND THE RECORDS OF THE COUNTY CLERK AND THE RECORDS OF THE COUNTY SUPERVISOR.

PREPARED BY:
EDAIS Engineering, Inc.
 800 N. 4TH ST. YUMA, ARIZONA 85401
 (908) 844-1111 FAX: (908) 844-1112
 EMAIL: info@edaais.com

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

