



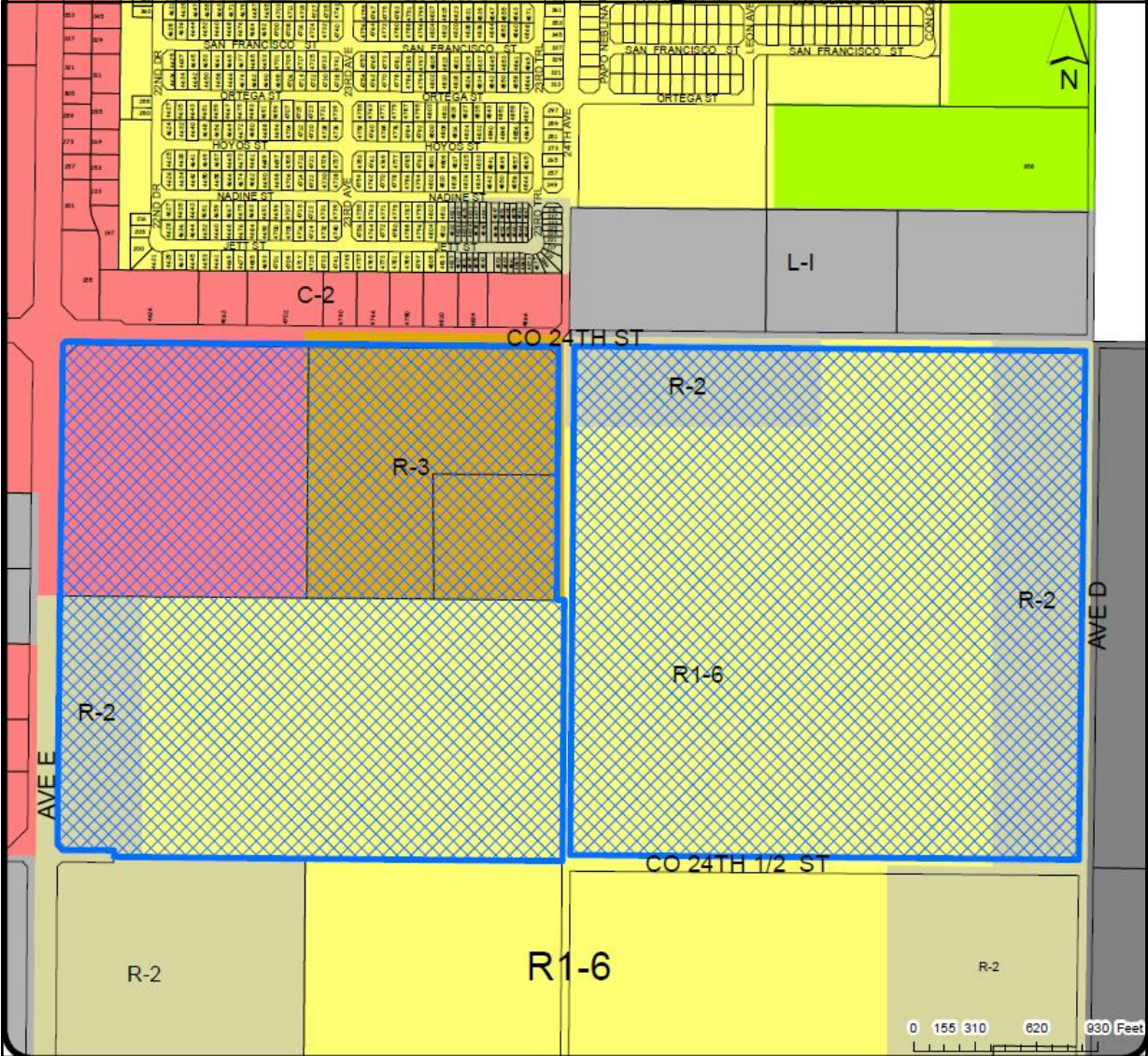
PLANNING & ZONING COMMISSION

June 10, 2025

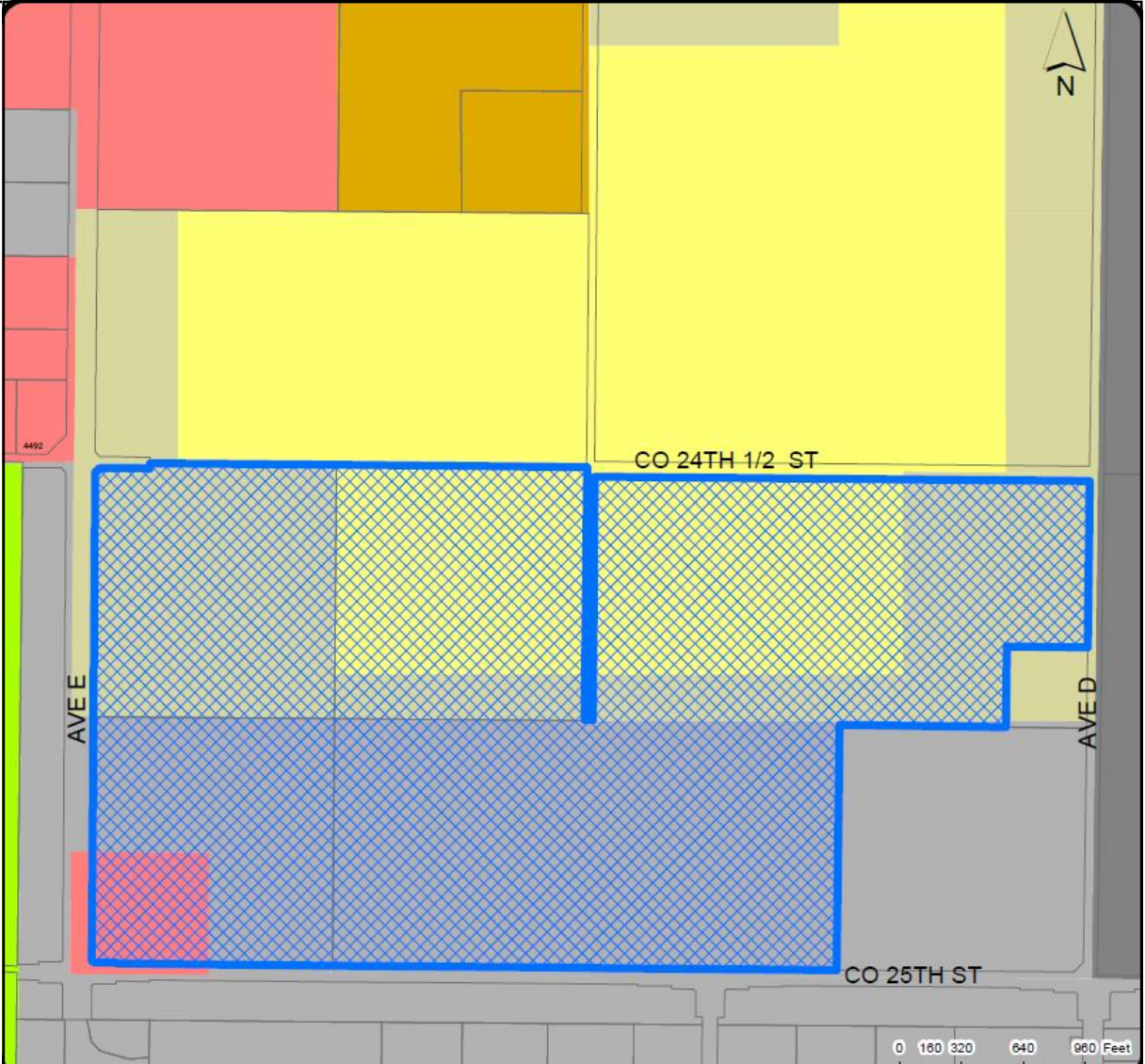
Orchidea Park Subdivision Preliminary Plat Amendment

- Requests: Vega & Vega Engineering Inc., representing Von Verde Partners, L.L.C., is requesting approval of the Orchidea Park Subdivision Preliminary Plat Amendment Case No. 2023-0194P, creating Subdivision Case Nos. 2023-0194A (north half) and 2023-0194B (south half).
- Location: Between County 24th Street and County 25th Street and Avenue D and Avenue E, San Luis, Arizona.
- Summary: The purpose of this amendment is to modify the boundary of the approved preliminary plat and divide it into north half (2023-0194A) and south half (2023-0194B). The north half preliminary plat consists of approximately 320 acre and the south half consists of approximately 278.71 acres.

Orchidea Park Subdivision Preliminary Plat Amendment

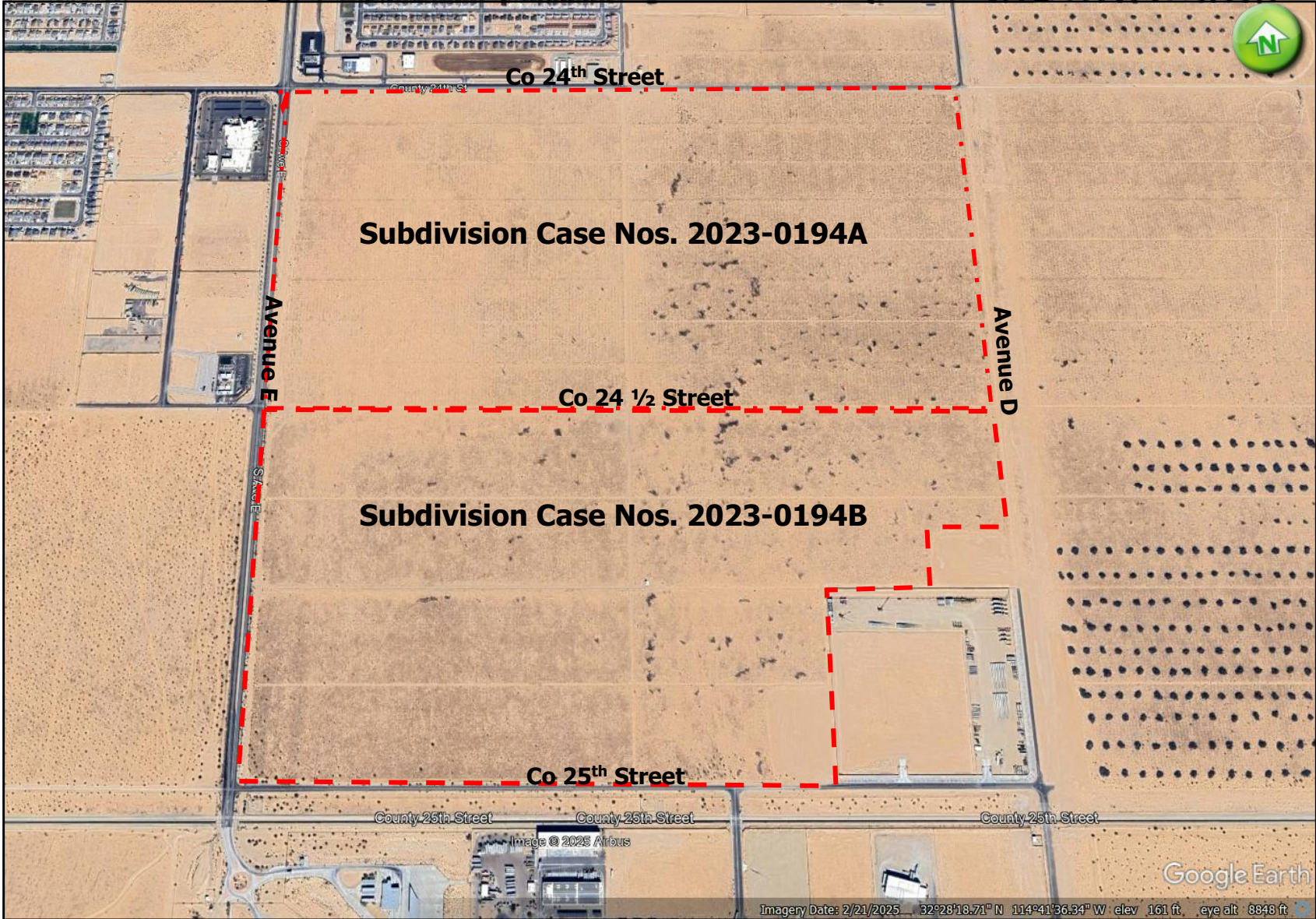


Subdivision Case Nos. 2023-0194A



Subdivision Case Nos. 2023-0194B

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Staff recommends approval of Subdivision Case No. 2023-0194P with the following conditions:

1. The owner/applicant understands that a conditional approval of a preliminary plat 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.
2. The owner/applicant shall submit a preliminary and final plat _____ for approval in compliance with the City of San Luis subdivision regulations for any phase or portion. 2
3. _____ For Orchidea Park Subdivision Preliminary Plat Amendment Case No. 2023-0194A (north half), developer must comply with the approved development agreement approved by Resolution No. 2350. 3.
4. For Orchidea Park Subdivision Preliminary Plat Amendment Case No. 2023-0194B (south half), a development agreement has to be in place before any portion or phase is to be developed.