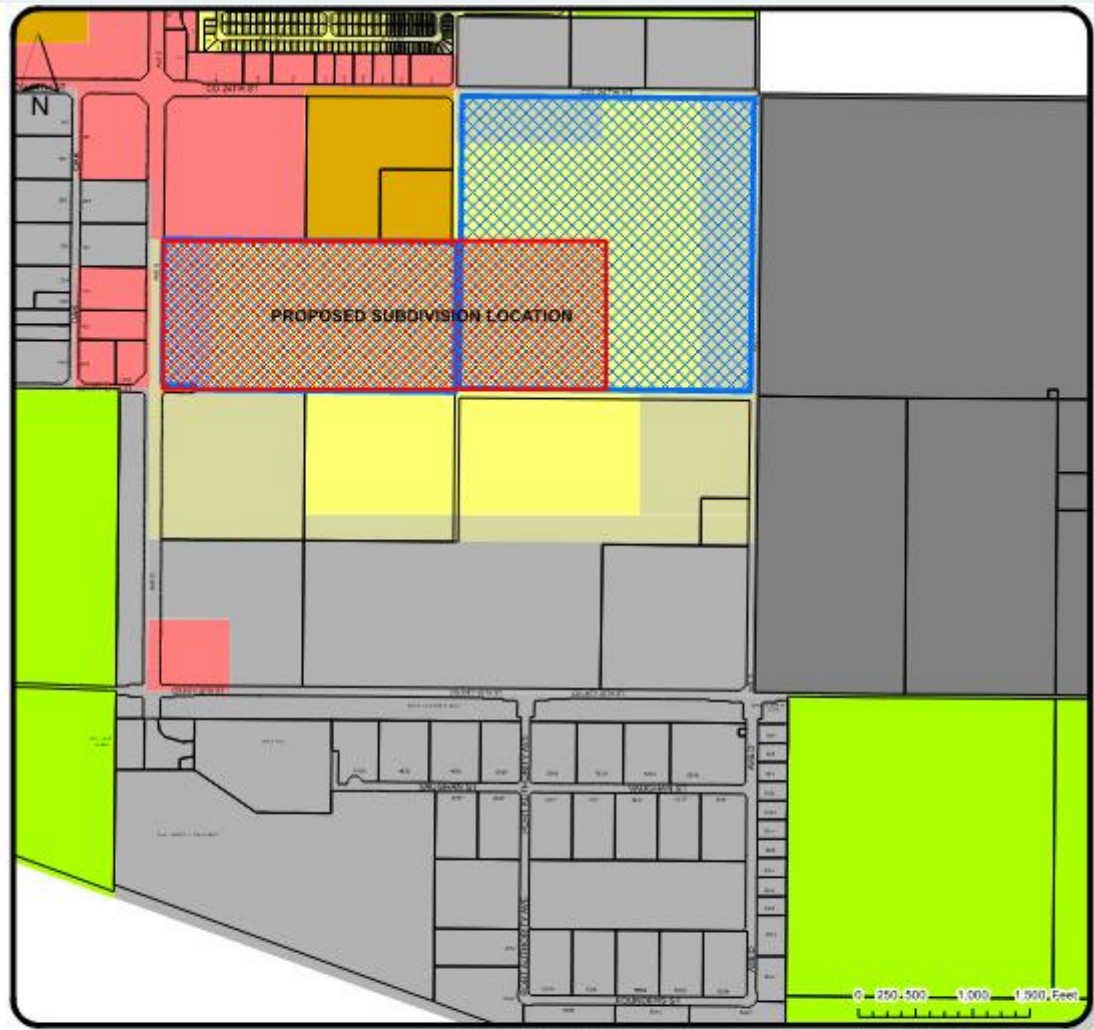




PLANNING AND ZONING MEETING  
November 6, 2025

Subdivision Case 2025-0282P and 2025-0283F  
Preliminary and Final Plat for  
Orchidea Park Phase 2 Subdivision



**Location of Subject Properties**

-  PID: 22714002 & 22714008
-  PROPOSED SUBDIVISION LOCATION

**LOCATION MAP**

- Legend**
-  COMMERCIAL ZONING DISTRICTS
  -  SINGLE RESIDENCE ZONING DISTRICTS
  -  MULTIPLE RESIDENCE ZONING DISTRICTS
  -  INDUSTRIAL ZONING DISTRICTS

**SUBDIVISION**

**CASE #** 2025-0282P &  
2025-0283F

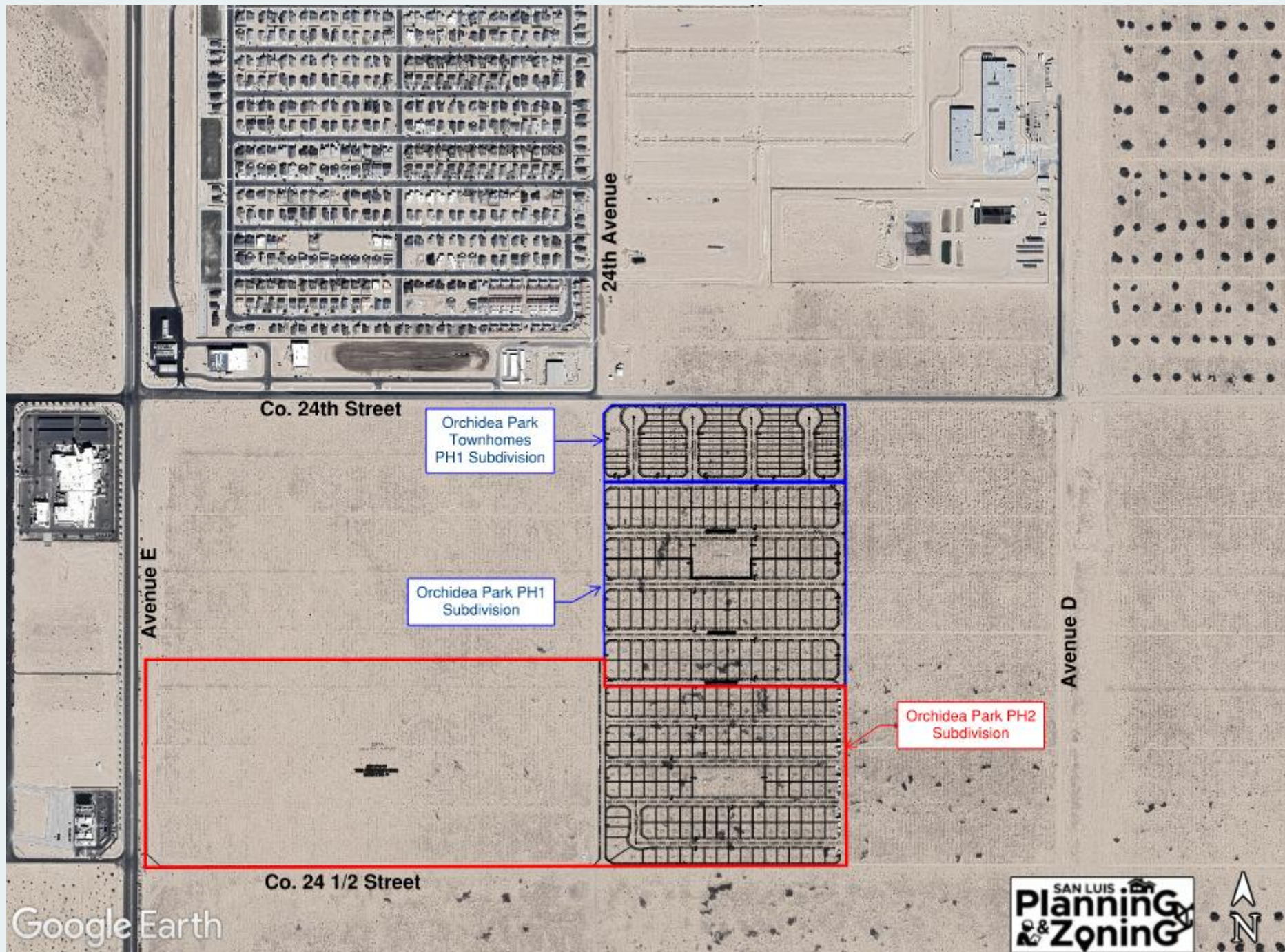
**DATE:**  
8/14/2025

**CHECKED BY:**  
JUAN TEJEDA



**CREATED BY:**  
ISAAC GUTIERREZ

**APPROVED BY:**  
JOSE A. GUZMAN



Co. 24th Street

24th Avenue

Avenue E

Orchidea Park  
Townhomes  
PH1 Subdivision

Orchidea Park PH1  
Subdivision

Avenue D

Orchidea Park PH2  
Subdivision

Co. 24 1/2 Street

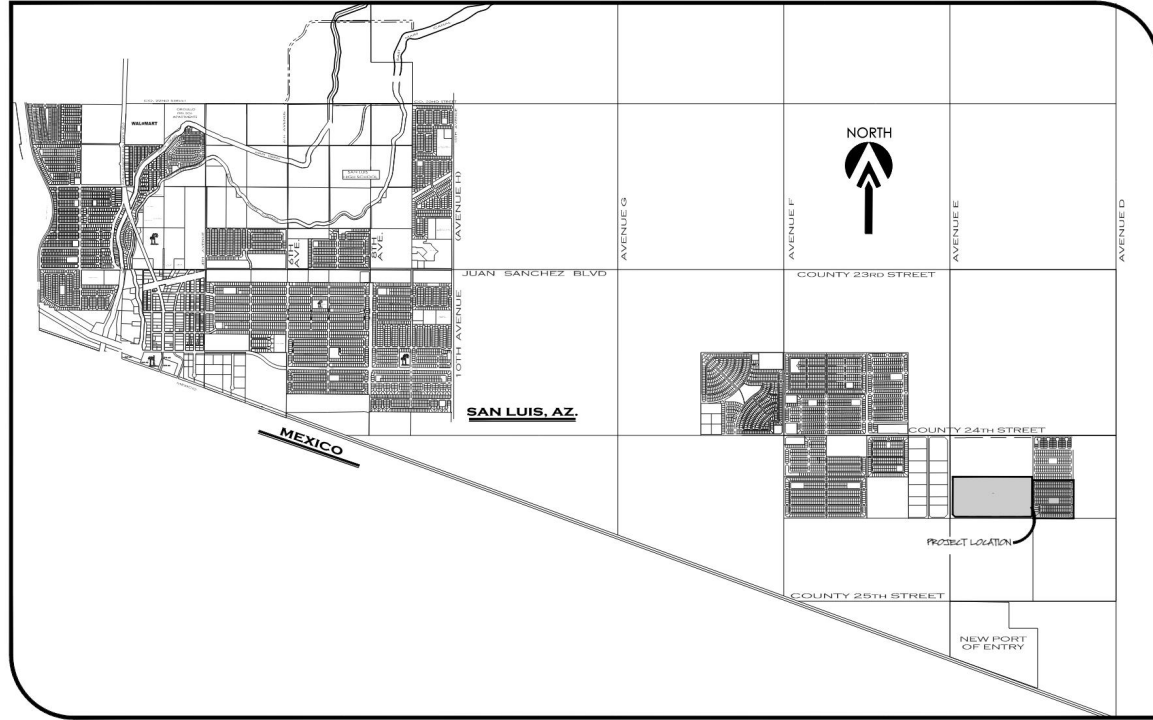


# ORCHIDEA PARK PHASE 2 SUBDIVISION

A SUBDIVISION OF LOT 82A OF ORCHIDEA PARK TOWNHOMES PHASE 1 SUBDIVISION  
 RECORDED IN BK. \_\_\_ OF PLATS, PG. \_\_\_, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY AZ.  
 ALSO LOCATED IN A PORTION OF THE W 1/2 OF THE NW 1/4 OF SECTION 14, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.  
 OCTOBER OF 2025 ACREAGE: 110.27 AC (GROSS)

## FINAL PLAT

BOOK \_\_\_\_\_ OF \_\_\_\_\_  
 PAGE \_\_\_\_\_



VICINITY MAP  
 SCALE: NTS

### OWNER OF RECORD - LOT 297A

\_\_\_\_\_  
 SUPERINTENDENT  
 YUMA UNION HIGH SCHOOL DISTRICT #70

### ACKNOWLEDGMENT

STATE OF ARIZONA }  
 COUNTY OF YUMA }  
 ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED  
 NOTARY, PERSONALLY APPEARED:  
 YUMA UNION HIGH SCHOOL DISTRICT #70

IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL.

BY: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_  
 NOTARY PUBLIC

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:  
 THAT VON VERDE PARTNERS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS CAUSED THE FOLLOWING DESCRIBED PROPERTY, A SUBDIVISION OF LOT 82A OF ORCHIDEA PARK PHASE 1 SUBDIVISION RECORDED IN BK. \_\_\_ OF PLATS, PG. \_\_\_, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY AZ, ALSO LOCATED IN A PORTION OF THE W 1/2 OF THE NW 1/4 OF SECTION 14, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA, AS PLATTED HEREON, TO BE SUBDIVIDED INTO LOTS, STREETS AND TRACT UNDER THE NAME OF "ORCHIDEA PARK PHASE 2 SUBDIVISION" AND HEREBY DECLARES THAT THE ACCOMPANYING PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF LOTS, TRACT AND STREETS CONSTITUTING SAID "ORCHIDEA PARK PHASE 2 SUBDIVISION". THAT EACH LOT SHALL BE KNOWN BY THE NUMBER, TRACT BY THE LETTER AND THE STREETS BY THE NAME GIVEN EACH RESPECTIVELY ON SAID PLAT; AND THAT VON VERDE PARTNERS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY DEDICATES THE STREETS SHOWN HEREON TO THE CITY OF SAN LUIS FOR ITS USE AND BENEFIT, TRACT "A" IS DEDICATED TO THE CITY OF SAN LUIS FOR USE AS A STORMWATER RETENTION BASIN AND COMPATIBLE USES, THE EASEMENTS ARE DEDICATED FOR THE USES SHOWN AND DEFINED ON SAID PLAT AND AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED CONCURRENTLY HERewith, A THREE-FOOT NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT FROM THE FURTHEST PROJECTION ON ALL SIDES OF ALL FIRE HYDRANTS; A 12-INCH NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT AROUND ALL WATER METERS AND A 24-INCH NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT AROUND ALL STREETLIGHTS IS HEREBY GRANTED

IN WITNESS WHEREOF: VON VERDE PARTNERS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED ATTESTED BY THE SIGNATURE OF: DAVID J. LOO, AS  
 MANAGER OF NEW MESA MANAGER, LLC  
 MANAGER OF HOF MESA, LLC  
 MANAGER OF VON VERDE DEVELOPMENT, LLC  
 MANAGER OF VON VERDE PARTNERS, LLC

THEREUNTO DULY AUTHORIZED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DAVID J. LOO  
 MANAGER OF NEW MESA MANAGER, LLC  
 MANAGER OF HOF MESA, LLC  
 MANAGER OF VON VERDE DEVELOPMENT, LLC  
 MANAGER OF VON VERDE PARTNERS, LLC

SUPERINTENDENT  
 YUMA UNION HIGH SCHOOL DISTRICT #70

### ACKNOWLEDGMENT

STATE OF ARIZONA }  
 COUNTY OF YUMA }  
 ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED  
 NOTARY, PERSONALLY APPEARED: DAVID J. LOO  
 MANAGER OF NEW MESA MANAGER, LLC  
 MANAGER OF HOF MESA, LLC  
 MANAGER OF VON VERDE DEVELOPMENT, LLC  
 MANAGER OF VON VERDE PARTNERS, LLC

IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL.

BY: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_  
 NOTARY PUBLIC

### APPROVED

STATE OF ARIZONA }  
 COUNTY OF YUMA }  
 >SS

THIS SUBDIVISION AS PLATTED HEREON HAS BEEN APPROVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA.

- \_\_\_\_\_  
MAYOR
- \_\_\_\_\_  
CITY MANAGER
- \_\_\_\_\_  
DIRECTOR OF DEVELOPMENT SERVICES
- \_\_\_\_\_  
CITY PUBLIC WORKS DIRECTOR
- \_\_\_\_\_  
CITY ENGINEER

### ACKNOWLEDGMENT

STATE OF ARIZONA }  
 COUNTY OF YUMA }  
 ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED  
 NOTARY, PERSONALLY APPEARED: SUPERINTENDENT  
 YUMA UNION HIGH SCHOOL DISTRICT #70

IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL.

BY: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_  
 NOTARY PUBLIC

### LAND SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM A LAND SURVEYOR LISTED ON THE ROSTER OF ACTIVE REGISTRANTS BY THE STATE BOARD OF TECHNICAL REGISTRATION OF ARIZONA AND THAT THIS MAP CONSISTING OF THREE (3) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING JUNE OF 2025 THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN ONE YEAR FROM RECORDATION OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS PARTS.

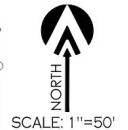
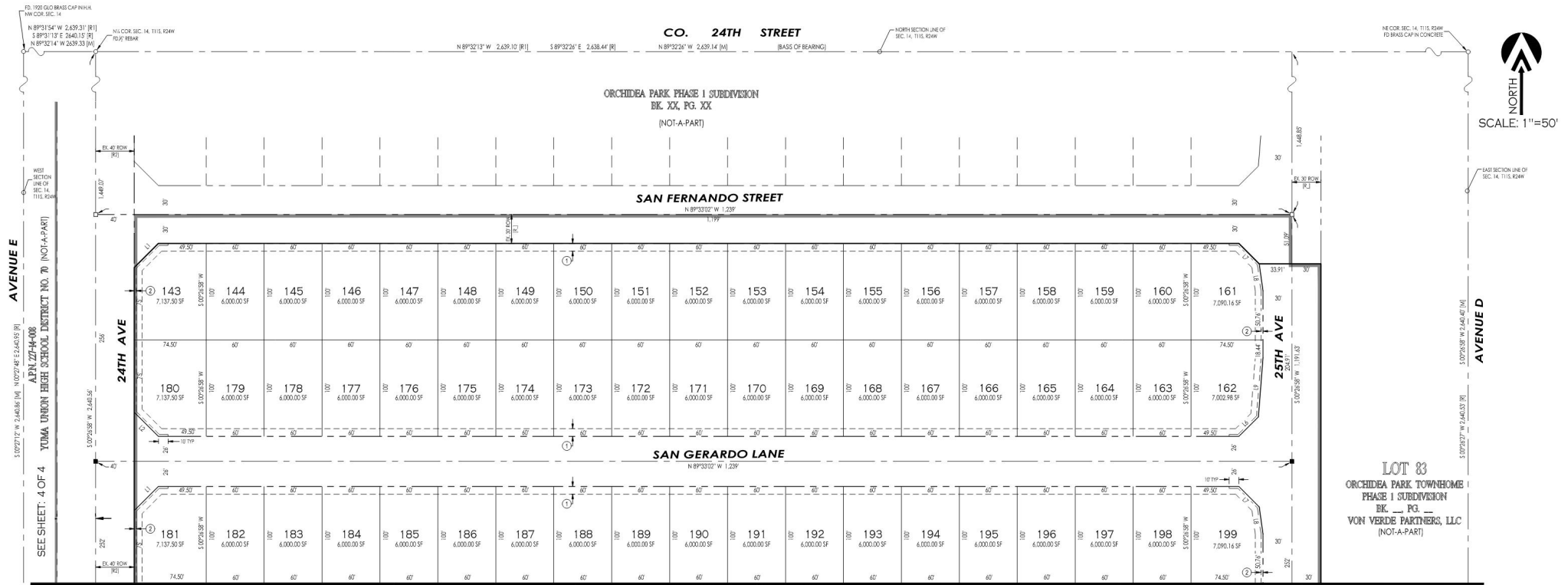
ELABORATED BY:  
 Vrv 23-600  
  
 2619 S. Ave. 21st E. Ste 3 928-329-0000 Tel  
 Yuma, Az. 85365 928-247-6232 Fax  
 www.vega-vega.com

BY: *John C. English*  
 JOHN C. ENGLISH  
 16328  
 ENGLISH  
 10/30/25  
 K.L.S. No. 16328

# ORCHIDEA PARK PHASE 2 SUBDIVISION

A SUBDIVISION OF LOT 82A OF ORCHIDEA PARK TOWNHOMES PHASE 1 SUBDIVISION  
 RECORDED IN BK. \_\_\_ OF PLATS, PG. \_\_\_, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY AZ.  
 ALSO LOCATED IN A PORTION OF THE W 1/2 OF THE NW 1/4 OF SECTION 14, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.  
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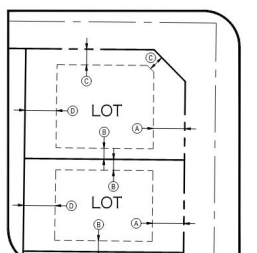
## FINAL PLAT



**LOT 83**  
 ORCHIDEA PARK TOWNHOME  
 PHASE 1 SUBDIVISION  
 BK. \_\_ PG. \_\_  
 VON VERDE PARTNERS, LLC  
 (NOT-A-PART)

MATCHLINE SEE SHEET 3 OF 3

TYP. LOT BUILDING SETBACK LAYOUT



**BUILDING SETBACKS KEYNOTES**  
 (A) FRONT YARD SETBACK = 20 FEET (B) SIDE YARD SETBACK = 7 FEET  
 (C) SIDE STREET YARD SETBACK = 10 FEET (D) REAR YARD SETBACK = 10 FEET

**LINE DATA**

LINE NUMBER	BEARING	LENGTH (FEET)
L1	S 45° 28' 58" W	35.36
L2	N 44° 33' 02" W	35.36
L3	S 45° 27' 10" W	35.36
L4	S 10° 50' 19" W	50.00
L5	S 80° 03' 38" W	50.00
L6	S 45° 28' 58" W	28.83
L7	N 44° 33' 02" W	28.83
L8	N 07° 27' 11" W	28.47
L9	N 04° 53' 09" E	61.90

**CURVE TABLE**

NUMBER	DELTA ANGLE	TANGENT	RADIUS	ARC LENGTH
C1	110° 46' 40"	88.18	60.86	117.67

- LEGEND**
- INDICATES BOUNDARY LINE
  - - - - - INDICATES CENTERLINE
  - . - . - INDICATES RIGHT OF WAY LINE
  - - - - - INDICATES EASEMENT LINE
  - 11 NEW LOT NUMBER
  - NEW SURVEY MONUMENT AS PER CITY OF YUMA STD. #4-000
  - NEW SUBDIVISION BOUNDARY MONUMENT AS PER CITY OF YUMA STD. #4-015
  - EXISTING MONUMENT (TYPE AS SHOWN)
  - B.C. INDICATES BRASS CAP
  - Y.C.R. INDICATES YUMA COUNTY RECORDERS
  - G.L.O. INDICATES GENERAL LAND OFFICE
  - N.A.E. INDICATES NON ACCESS EASEMENT
  - [M] INDICATES MEASURED DATA
  - [R] DATA REFERS TO U.S. G.L.O. MAP SECTION 14, TOWNSHIP 11 SOUTH, RANGE 24 WEST, GILA & SALT RIVER MERIDIAN, ARIZONA, FILED MARCH 12, 1922 IN THE U.S. SURVEYOR GENERAL'S OFFICE
  - [R1] DATA REFERS TO LOS MEZQUITES TOWNHOMES AS RECORDED IN BOOK 35 OF PLATS, PAGE 54, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.
  - [R2] DATA REFERS TO WARRANTY DEED WITH FEE#2012-29216, AS RECORDED IN YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.
  - [R3] DATA REFERS TO WARRANTY DEED WITH FEE#2012-29214, AS RECORDED IN YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.

- KEYNOTES**
- ① NEW UTILITY EASEMENT
  - ② NEW 1' NON-ACCESS EASEMENT
- NOTE**
- PROPERTY CORNERS TO BE MARKED BY 1/2" DIAMETER REBAR TAGGED WITH CAP L5, 16528
  - PROJECT ZONING: R-1-6
- OWNER OF RECORD:**  
 VON VERDE PARTNERS, LLC  
 100021, CAMINO DEL SOL  
 YUMA, AZ 85367
- BASIS OF BEARING**  
 THE NORTH-SECTION LINE OF THE NW 1/4 OF SECTION 14, T11S, R24W, G&S.R.B.&M., YUMA COUNTY, ARIZONA BEING THE CENTER OF COUNTY (M), AS SHOWN ON LOS MEZQUITES TOWNHOMES AS RECORDED IN BOOK 35 OF PLATS, PAGE 54, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.  
 BEARING S 69° 32' 26" E

**ELABORATED BY:**  
 Vrv 23-600  
  
 2617 S. Ave. 21st, Ste 3 928-329-0000 Tel  
 Yuma, AZ 85365 928-247-6232 Fax  
 www.vegaandvega.com

**LAND SURVEYOR'S CERTIFICATE:**  
 I HEREBY CERTIFY THAT I AM A LAND SURVEYOR LICENSED BY THE BOARD OF ACTIVE REGISTRANTS BY THE STATE BOARD OF TECHNICAL REGISTRATION OF ARIZONA AND THAT I HAVE CONSIDERED THE RECORDS OF THESE SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING AUGUST, 2025 THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE REPLACED WITHIN ONE YEAR FROM RECORDATION OF THIS MAP. THE MONUMENTS WILL BE SURVEYED TO ENABLE THE SURVEY TO BE REPRODUCED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

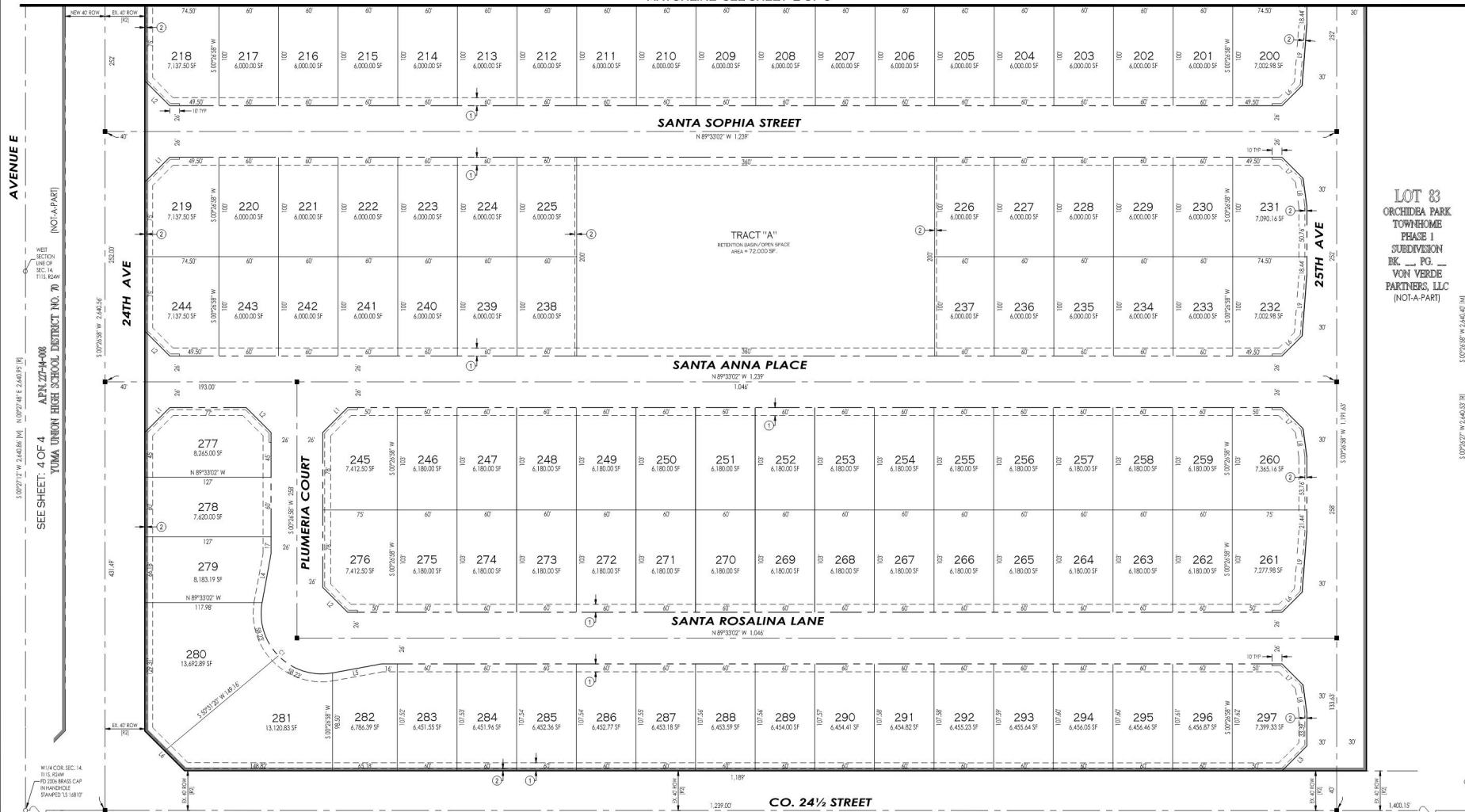
BY: *John C. English*  
 JOHN C. ENGLISH R.L.S. No. 16528

# ORCHIDEA PARK PHASE 2 SUBDIVISION

A SUBDIVISION OF LOT 82A OF ORCHIDEA PARK TOWNHOMES PHASE 1 SUBDIVISION  
 RECORDED IN BK. \_\_\_ OF PLATS, PG. \_\_\_, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY AZ.  
 ALSO LOCATED IN A PORTION OF THE W<sup>1</sup>/<sub>2</sub> OF THE NW<sup>1</sup>/<sub>4</sub> OF SECTION 14, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.  
 OCTOBER OF 2025 ACREAGE: 110.27 AC (GROSS)

## FINAL PLAT

MATCHLINE SEE SHEET 2 OF 3



LOT 83  
 ORCHIDEA PARK  
 TOWNHOME  
 PHASE 1  
 SUBDIVISION  
 BK. \_\_\_, PG. \_\_\_,  
 VON VERDE  
 PARTNERS, LLC  
 (NOT-A-PART)

### LINE DATA

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L6	S 45°28'58" W	28.63
L7	N 44°33'02" W	29.83
L8	N 02°27'11" W	28.41
L9	N 04°53'09" E	61.50

### CURVE TABLE

NUMBER	DELTA ANGLE	TANGENT	RADIUS	ARC LENGTH
C1	11°04'40"	88.18'	60.86'	117.67'

### KEYNOTES

- ① NEW 8' UTILITY EASEMENT
- ② NEW 1' NON-ACCESS EASEMENT

ELABORATED BY:  
 Vrv 23-600

**VEGA & VEGA**  
 ENGINEERS & PLANNERS  
 2619 S. Ave. 21/2, Ste 3 928-329-0000 Tel  
 Yuma, Az. 85365 928-247-6232 Fax  
[www.vegaandvega.com](http://www.vegaandvega.com)

### LEGEND

- INDICATES BOUNDARY LINE
- INDICATES CENTERLINE
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- 11 NEW LOT NUMBER
- NEW SURVEY MONUMENT AS PER CITY OF YUMA STD. #4-000
- NEW SUBDIVISION BOUNDARY MONUMENT AS PER CITY OF YUMA STD. #4-015
- EXISTING MONUMENT (TYPE AS SHOWN)
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- [R1] DATA REFERS TO U.S. METRIC SURVEY TOWNSHIPS AS RECORDED IN BOOKS OF PLATS, PAGE 54, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.
- [R2] DATA REFERS TO WARRANTY DEED WITH REF#2012.2921.6 AS RECORDED IN YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.
- Y.C.R. INDICATES YUMA COUNTY RECORDERS
- G.L.O. INDICATES GENERAL LAND OFFICE
- N.A.E. INDICATES NON ACCESS EASEMENT

### LAND SURVEYOR'S CERTIFICATE:

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BY: *John C. Engle*  
 JOHN C. ENGLE  
 R.T.S. No. 16258



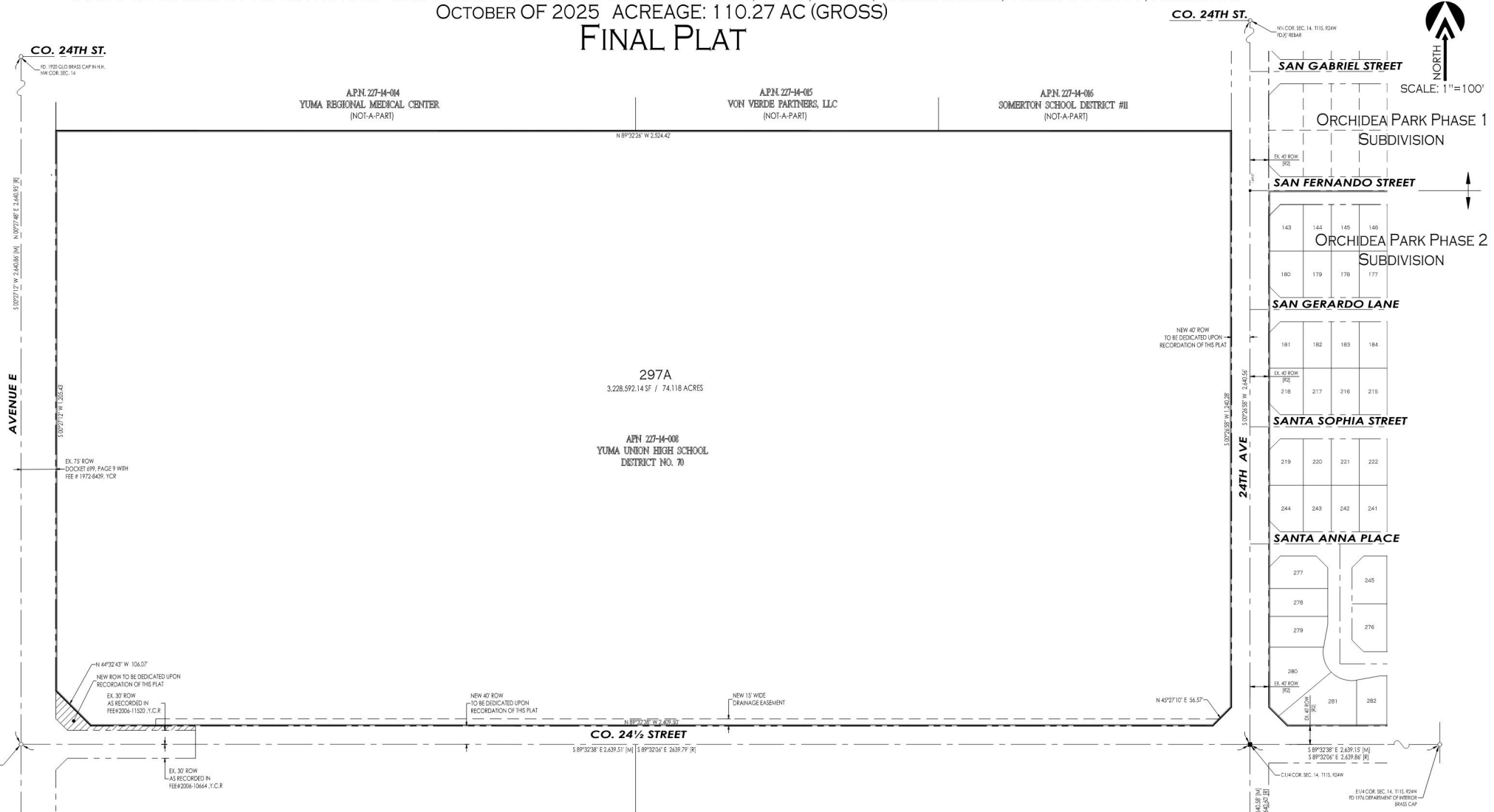
114 COR. SEC. 14, T11S, R24W  
 FD BRASS CAP IN HANDHOLE STAMPED 13 18079

114 COR. SEC. 14, T11S, R24W  
 FD BRASS CAP IN HANDHOLE STAMPED 13 18079

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 OCTOBER OF 2025 ACREAGE: 110.27 AC (GROSS)

## FINAL PLAT



LEGEND	
———	INDICATES BOUNDARY LINE
-----	INDICATES CENTERLINE
---	INDICATES RIGHT OF WAY LINE
- - - - -	INDICATES EASEMENT LINE
1	NEW LOT NUMBER
●	NEW SURVEY MONUMENT AS PER CITY OF YUMA STD. #4-030
○	NEW SUBDIVISION BOUNDARY MONUMENT AS PER CITY OF YUMA STD. #4-015
○	EXISTING MONUMENT (TYPE AS SHOWN)
B.C.	INDICATES BRASS CAP
[M]	INDICATES MEASURED DATA
[R]	DATA REFERS TO U.S. G.L.O. MAP SECTION 14, TOWNSHIP 11 SOUTH, RANGE 24 WEST, GILA & SALI RIVER MERIDIAN, ARIZONA, FILED MARCH 12, 1922 IN THE U.S. SURVEYOR GENERAL'S OFFICE
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BY: *John C. English III*  
 JOHN C. ENGLISH III R.L.S. NO. 16528

