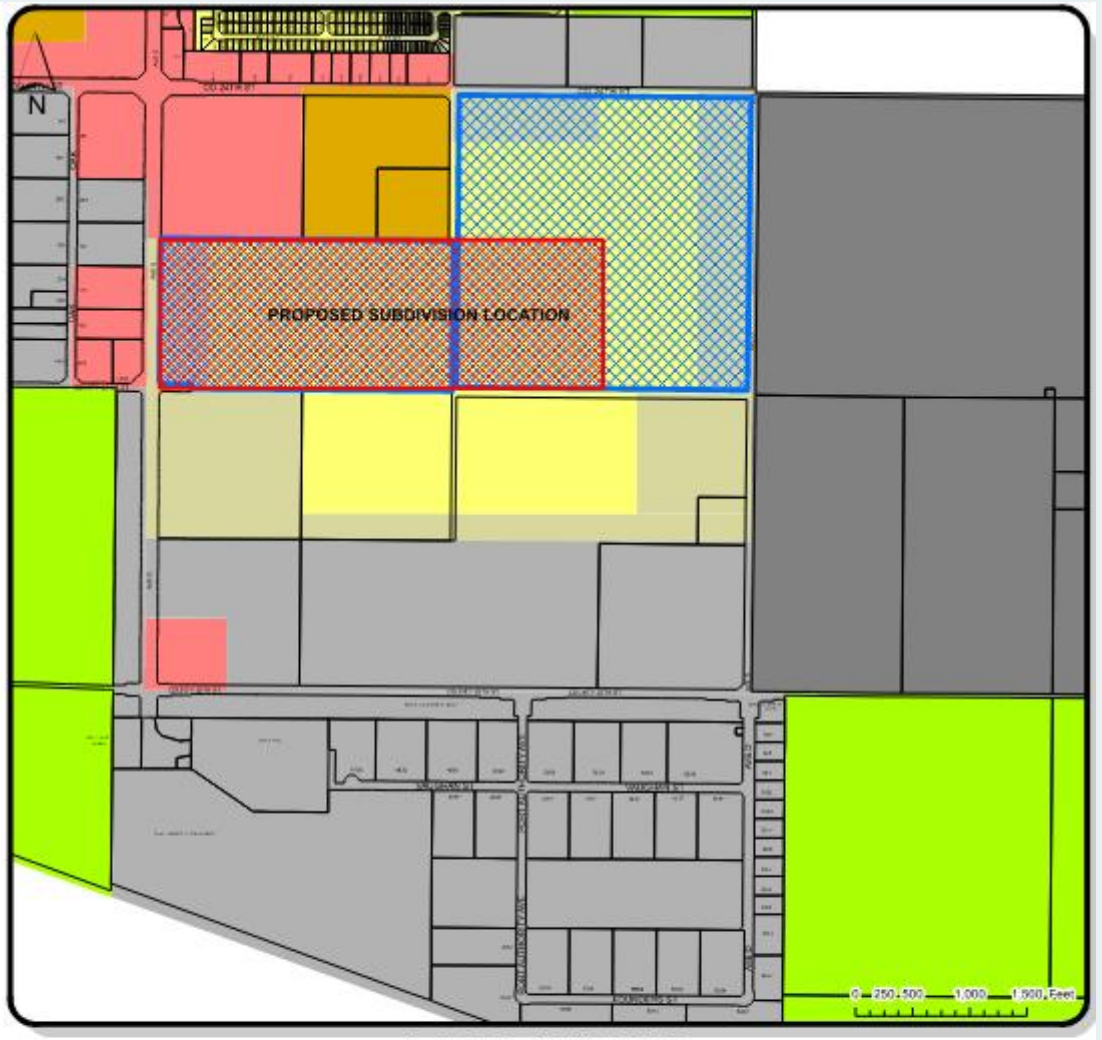
PLANNING AND ZONING MEETING
November 6, 2025

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



LOCATION MAP

Location of Subject Properties

PID: 22714002 & 22714008

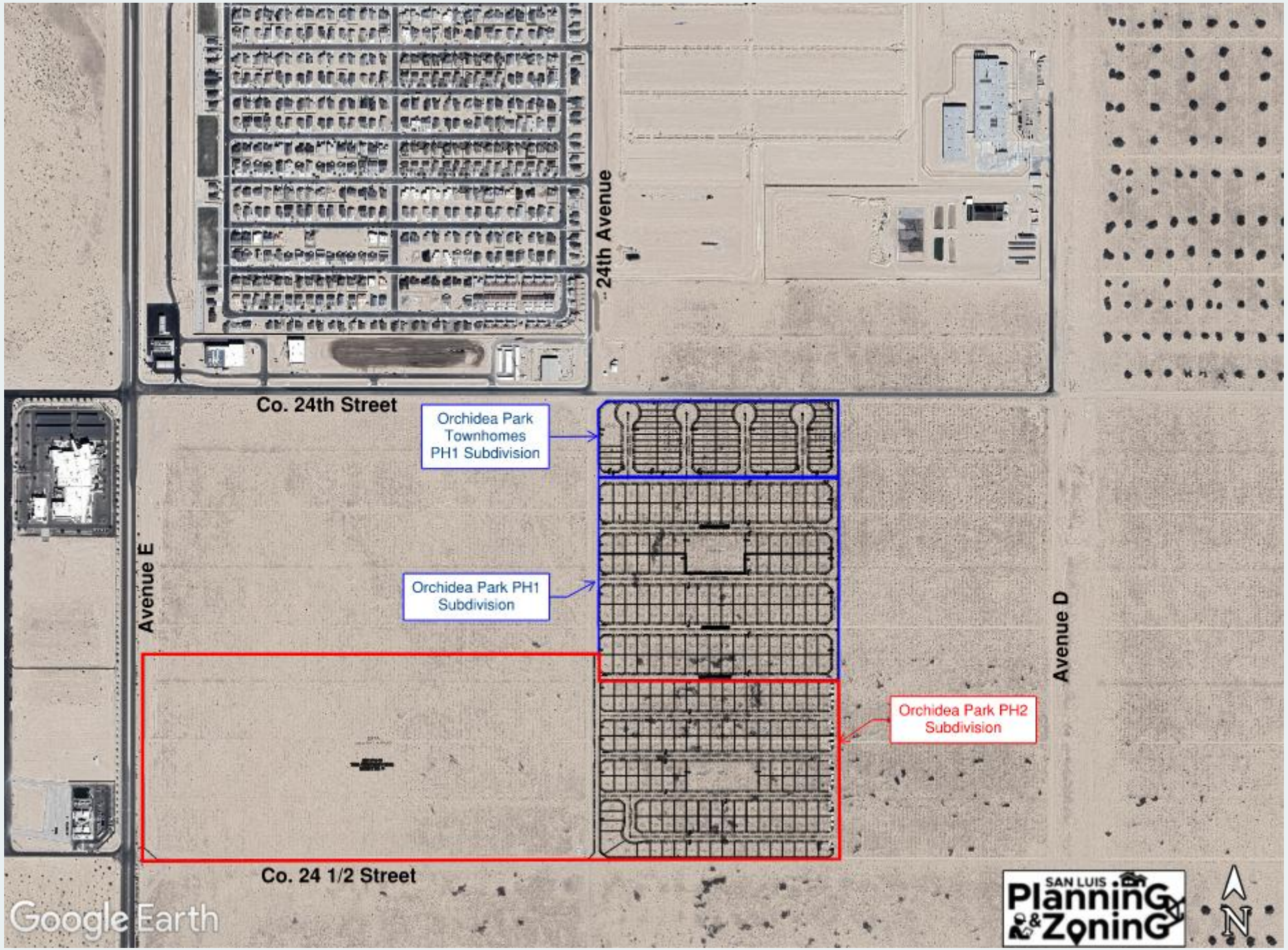
PROPOSED SUBDIVISION LOCATION

Legend

SUBDIVISION

CASE # 2025-0282P & 2025-0283F

DATE: 8/14/2025	**Development Services** GIS	**CREATED BY:** ISAAC GUTIERREZ
CHECKED BY: JUAN TEJEDA		**APPROVED BY:** JOSE A. GUZMAN

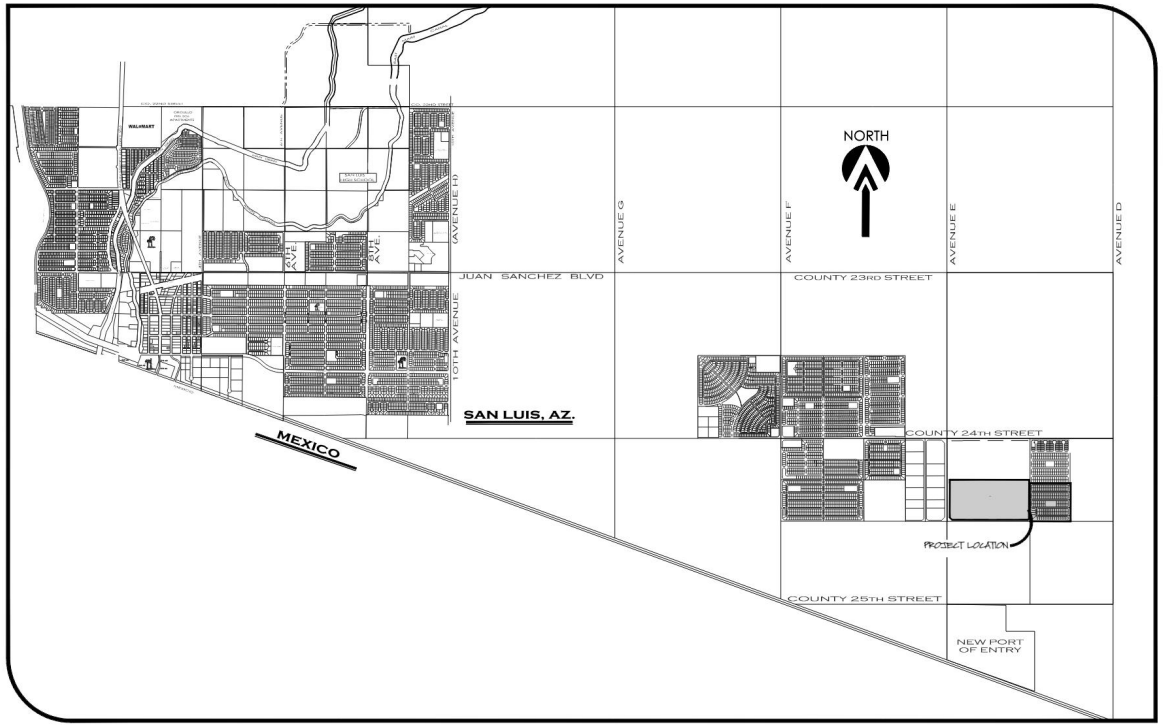

24th Avenue
Co. 24th Street
Orchidea Park Townhomes PH1 Subdivision
Orchidea Park PH1 Subdivision
Avenue E
Avenue D
Orchidea Park PH2 Subdivision
Co. 24 1/2 Street
Google Earth
SAN LUIS Planning & Zoning
N

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 W½ OF THE NW¼ OF SECTION 14, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.
OCTOBER OF 2025 ACREAGE: 110.27 AC (GROSS)

BOOK _____, OF _____
PAGE _____

FINAL PLAT



VICINITY MAP
SCALE: NTS

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 W½ OF THE NW¼ 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

APPROVED

STATE OF ARIZONA)
) SS
COUNTY OF YUMA)

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)
) SS
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

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
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

OWNER OF RECORD - LOT 297A

SUPERINTENDENT
YUMA UNION HIGH SCHOOL DISTRICT #70

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
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

ELABORATED BY:

Vnv 23-600

VEGA & VEGA ENGINEERING PLC
2619 S. Ave. 2½E, Ste 3 928-329-0000 Tel
Yuma, Az. 85365 928-247-6232 Fax
www.vegaNvega.com

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.

BY: _____ R.L.S. No. 16528
JOHN C. ENGLISH

16528
JOHN C. ENGLISH
10/30/25
REGISTERED
ARIZONA, U.S.A.

SHEET: 1 OF 4

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 W½ OF THE NW¼ OF SECTION 14, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.
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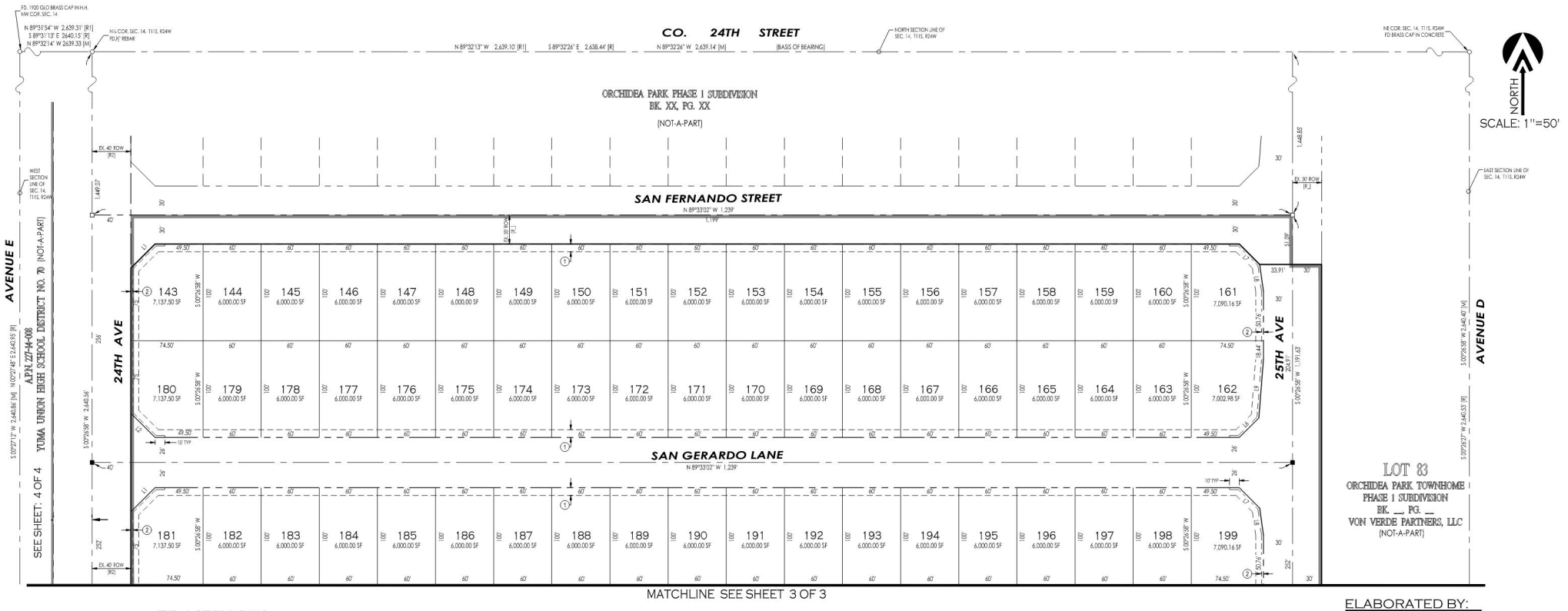
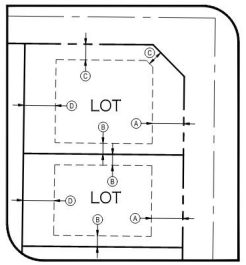
FINAL PLAT



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	LENGHT (FEET)
L1	S 45°26'58" W	35.36'
L2	N 44°33'02" W	35.36'
L3	S 45°27'10" W	35.36'
L4	S 10°50'18" W	50.00'
L5	S 80°03'38" W	50.00'
L6	S 45°26'58" W	28.63'
L7	N 44°33'02" W	29.83'
L8	N 07°27'11" W	28.41'
L9	N 04°53'09" E	61.50'

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. #4-030
- ◆ 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 GENERALS 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 8' UTILITY EASEMENT
(2) NEW 1' NON-ACCESS EASEMENT

BASIS OF BEARING

THE NORTH SECTION LINE OF THE NE¼ OF SECTION 14, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA (BEING THE CENTERLINE OF COUNTY 24TH), AS SHOWN ON LOS MEZQUITES TOWNHOMES AS RECORDED IN BOOK 35 OF PLATS, PAGE 54, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.

BEARING S 89°32'26" E

NOTE

- PROPERTY CORNERS TO BE MARKED BY 1/2" DIAMETER REBAR TAGGED WITH CAP L.S. 16528
- PROJECT ZONING: R-1-6

OWNER OF RECORD:

VON VERDE PARTNERS, LLC
10602 S. CAMINO DEL SOL
YUMA, AZ 85367

ELABORATED BY:

Vnv 23-600

VEGA & VEGA ENGINEERING PLC
2619 S. Ave. 2½E. Ste 3 928-329-0000 Tel
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16528 JOHN C. ENGLISH II 10/30/2025 REGISTERED LAND SURVEYOR ARIZONA, U.S.A.

BY: JOHN C. ENGLISH II R.L.S. No. 16528

SHEET: 2 OF 4

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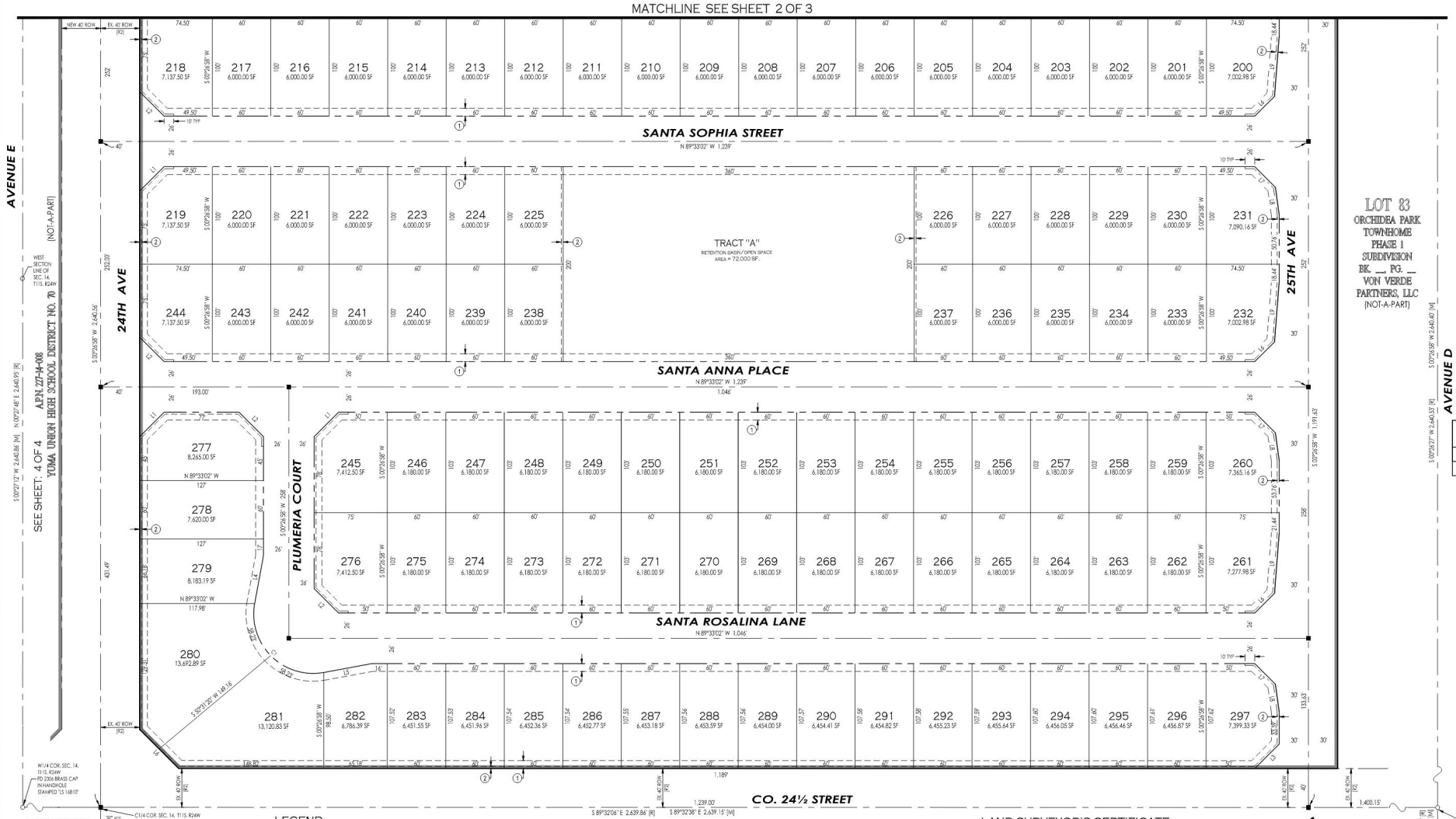

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SHEET: 3 OF 4

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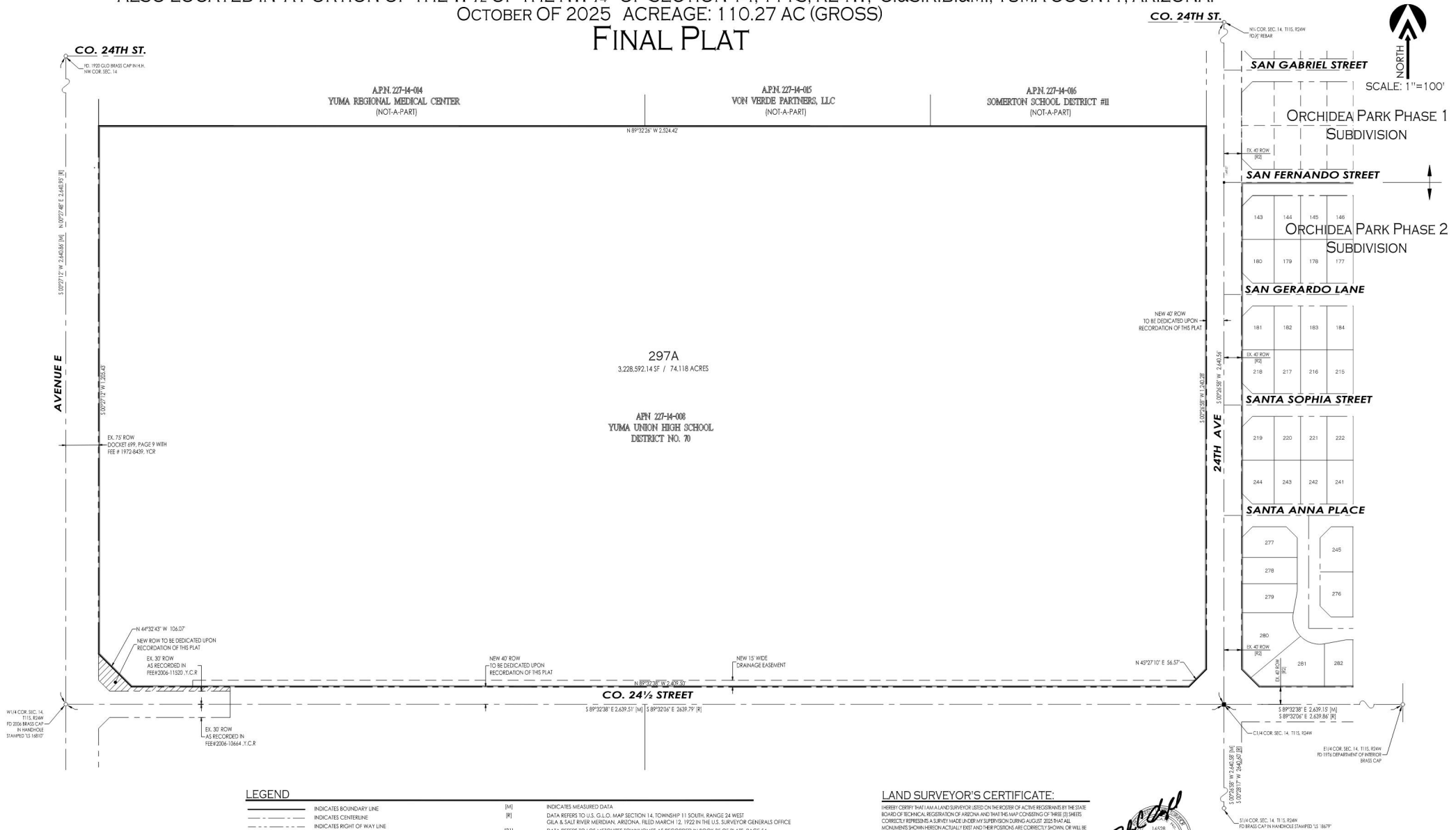

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16528 JOHN C. ENGLISH II 10/30/25 REGISTERED LAND SURVEYOR ARIZONA, U.S.A.

SHEET: 4 OF 4