NOTICE OF SPECIAL PLANNING AND ZONING COMMISSION MEETING

In accordance with Section 38-431.01 of the Arizona Revised Statutes of the State of Arizona, notice is hereby given to the Members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission of the City of San Luis, Arizona will hold a Special Planning & Zoning Commission Meeting at 6:00 p.m., Thursday, November 6, 2025. The meeting will take place at the City Council Chambers, located at 1090 E. Union Street, San Luis, Arizona, 85349. Everyone from the public is invited to attend the open meeting.

In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of San Luis does not discriminate on the basis of disability in the admission of or access to, or treatment of employment in its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities or services contact: ADA/Section 504 Coordinator, City of San Luis Human Resources Department, 1090 E Union Street, San Luis, Arizona 85349; (928) 341-8520.

Notice is hereby given that pursuant to A.R.S. §1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the Commission are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recordings. Parents in order to exercise their rights may either file written consent with the City Clerk to such recordings, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the City will assume that the rights afforded parents pursuant to A.R.S. §1-602.A.9 have been waived.

THIS NOTICE IS GIVEN BY:

/s/ Roman Pacheco, Planning Coordinator

AVISO DE JUNTA ESPECIAL DE LA COMISIÓN DE PLANEACIÓN Y ZONIFICACIÓN

De acuerdo a la Sección 38-431.01 de los Estatutos Revisados del Estado de Arizona, se les informa a los Miembros de la Comisión de Planeación y Zonificación y al público en general que la Comisión de Planeación y Zonificación de San Luis, Arizona, tendrá una junta especial a las 6:00 p.m., el día Jueves 6 de Noviembre del 2025. La junta se llevará a cabo en la Sala del Cabildo de la ciudad, ubicada en el 1090 E Union Street, San Luis, Arizona, 85349. El público está cordialmente invitado.

De acuerdo con el Acta de Americanos con Discapacidades y la Sección 504 del Acta de Rehabilitación de 1973, la Ciudad de San Luis no discrimina por causa de discapacidad la admisión y acceso a sus programas, actividades, servicios o en el trato en cuanto a empleo. Para más información referente a derechos y provisiones del Acta de Americanos con Discapacidades o Sección 504, o para solicitar adaptaciones que sean razonables para la participación en programas, actividades o servicios de la ciudad, contactar a: Coordinador del Acta de Americanos con Discapacidades/Sección 504, Departamento de Recursos Humanos de la Ciudad de San Luis, 1090 E Union Street, San Luis, Arizona, 85349; (928) 341-8520.

Por medio de éste aviso y de acuerdo con los Estatutos Revisados del Estado de Arizona, sujeto a ciertas excepciones reglamentarias, los padres de familia tienen el derecho de dar o no dar el consentimiento ante el Estado o alguna subdivisión política grabe a un menor de edad, ya sea en audio o video. Las juntas de la Comisión se graban en audio y/o video y como resultado, el hecho de que haya menores presentes puede ser sujeto a que sean grabados. Para que los padres de familia puedan ejercer sus derechos pueden solicitar por escrito a la Secretaria de la Ciudad dicha grabación, o tomar acción personal para asegurarse que su hijo/hija menor no esté presente cuando la grabación se lleve a cabo. Si un menor de edad está presente en el momento de la grabación, la Ciudad asumirá que los padres de familia están cediendo los derechos sobre una posible grabación de acuerdo con el Estatuto Revisado del Estado de Arizona §1-602.A.9.

ESTE AVISO ES DADO POR:

/f/ Roman Pacheco, Coordinador de Planeación

AGENDA
Planning & Zoning Commission
Special Meeting
San Luis Council Chambers
1090 E. Union Street
San Luis, AZ 85349
Thursday, November 6, 2025
6:00 P.M.

MEMBERS OF THE SAN LUIS PLANNING & ZONING COMMISSION WILL ATTEND EITHER IN PERSON, TELEPHONE, OR VIDEO CONFERENCE COMMUNICATION.

1. CALL TO ORDER/ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. CONSENT AGENDA
All matters are considered to be routine by the Planning & Zoning Commission and will be enacted by one motion. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

3. A. APPROVAL OF MINUTES
-Regular Planning and Zoning Commission meeting held on October 14, 2025.

4. PUBLIC HEARINGS – the Planning & Zoning Commission will be considering a vote or action on the following cases. Any vote or action will be considered separately for each case.

4. A. Public hearing followed by discussion and possible action on any and all matters regarding Minor Amendment Case No. 2025-0273. A request by Vega & Vega Engineering on behalf of Comite de Bienestar to amend the City of San Luis 2040 General Plan changing the land use designation of 3.13 acres from Mixed-Use Activity Center (MU) to Medium Density Residential (MDR). Portion of Assessor's Parcel Number (APN) 775-56-001, located at the northwest corner of 6th Avenue and Urtuzuastegui Street, in San Luis, Arizona. **(ITEM CONTINUED FROM MEETING OF OCTOBER 14, 2025)**

A. Staff presentation
B. Open public hearing
C. Call to the Public on this item
D. Close public hearing
E. Action on Minor Amendment Case No. 2025-0273

4. B. Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2025-0274. A request by Vega & Vega Engineering on behalf of Comite de Bienestar, to rezone approximately 3.13 acres from Rural Area Residential (RA-10) to Medium-High Density Residential (R-2) and approximately 2.80 acres from Rural Area Residential (RA-10) to High Density Residential (R-3). Assessor's Parcel Number 775-56-001, located at the northwest corner of 6th Avenue and Urtuzuastegui Street, in San Luis, Arizona. **(ITEM CONTINUED FROM MEETING OF OCTOBER 14, 2025)**

A. Staff presentation
B. Open public hearing
C. Call to the Public on this item
D. Close public hearing
E. Action on Rezoning Case No. 2025-0274

5. ITEMS REQUIRING DISCUSSION AND/OR ACTION – the Planning & Zoning Commission will be considering a vote or action on the following cases. Any vote or action will be considered separately for each case.

5. A. Discussion and possible action on any and all matters regarding Subdivision Case No. 2025-0282P. A request by Vega and Vega Engineering PLC, on behalf of Von Verde Partners LLC, for the approval of Orchidea Park Phase 2 Preliminary Plat. The property is located east of 24th Avenue and south of Orchidea Park Phase 1 Subdivision in San Luis, Arizona.

A. Staff Presentation
B. Action on Subdivision Case No. 2025-0282P

5. B. Discussion and possible action on any and all matters regarding Subdivision Case No. 2025-0283F. A request by Vega and Vega Engineering PLC, on behalf of Von Verde Partners LLC, for the approval of Orchidea Park Phase 2 Final Plat. The property is located east of 24th Avenue and south of Orchidea Park Phase 1 Subdivision in San Luis, Arizona.

A. Staff Presentation
B. Action on Subdivision Case No. 2025-0283F

6. ADJOURNMENT

AGENDA ITEM REVIEW FORM

3. A.

Summary

APPROVAL OF MINUTES

-Regular Planning and Zoning Commission meeting held on October 14, 2025.

Attachments

Minutes

MINUTES

REGULAR MEETING
PLANNING AND ZONING COMMISSION
SAN LUIS COUNCIL CHAMBERS
1090 E. UNION STREET
OCTOBER 14, 2025
6:00 p.m.

1. CALL TO ORDER /ROLL CALL: Commission Member Marco A. Pinzon called the meeting to order at 6:01 p.m.

PRESENT:

Commission Member George Amaya
Commission Member Javier Barraza
Commission Member Hugo Garcia
Vice Chairman Angelica Ortiz
Commission Member Marco A. Pinzon
Chairman Ruben Walshe

ABSENT:

Commission Member Veronica Zavala

OTHERS PRESENT:

Jose A. Guzman, Director of Development Services
Roman Pacheco, Planning Coordinator
Eulogio Vera, Director of Public Works
Israel Lara, I.T. Technician
Jose Antonio Maldonado, Graphics and Media Specialist
Manuel Hernandez, Assistant Director of Public Works
Tomas Sanchez, City Engineer
Christian Cuevas, Meeting Interpreter
Griselda Franco, Resident
Juan Javier Estrada, Resident
Alma Lomeli, Resident

Guiomar Morales, Resident
Elia Martinez, Resident
Rene Morales, Resident
Griselda Pelayo, Resident
Jonathan Pizeno, Resident
Vianey Vega, Vega and Vega Engineering

2. PLEDGE OF ALLEGIANCE

Commission Member Marco A. Pinzon led the Pledge of Allegiance.

3. CONSENT AGENDA

3. A. APPROVAL OF MINUTES

-Regular Planning and Zoning Commission meeting held on September 9, 2025.

MOTION: **Commission Member Marco A. Pinzon / Commission Hugo Garcia** approved the consent agenda as presented. The motion passed unanimously.

The vote was as follows:

Commission Member George Amaya	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Vice Chairman Angelica Ortiz	Aye
Commission Member Marco A. Pinzon	Aye
Chairman Ruben Walshe	Aye

4. PUBLIC HEARINGS

4. Public hearing followed by discussion and possible action on any and all matters regarding Minor Amendment Case No. 2025-0273. A request by Vega & Vega Engineering on behalf of Comité de Bienestar to amend the City of San Luis 2040 General Plan changing the land use designation of 3.13 acres from Mixed-Use Activity Center (MU) to Medium Density Residential (MDR). Portion of

Assessor's Parcel Number (APN) 775-56-001, located at the northwest corner of 6th Avenue and Urtuzuastegui Street, in San Luis, Arizona.

A. Staff presentation

Mr. Jose A. Guzman, Director of Development Services, summarized the staff report recommending approval of Minor Amendment Case No. 2025-0273.

B. Open public hearing

Chairman Ruben Walshe opened the Public Hearing.

C. Call to the Public on this Item

Vianey Vega, Vega & Vega Engineering, stated that he wanted to add a couple of comments to the staff. We have been working on this project with city staff and neighbors to address the concerns they have raised during their meetings. It was brought to our attention in the first neighborhood meeting that, in the first design we presented, all of our apartments were located on the northwest of the property, abutting the north line, with those lots on the north side. Their primary concern was raised and presented at that meeting, where they felt their privacy would be compromised by those three-story buildings abutting their property. Also, other items discussed at that meeting included density and additional traffic. We went back, and the staff called the developer and the engineer to a meeting to gather their thoughts and see what we can do to address those comments. We redesigned and moved our apartments to the southeast corner of the project, as shown on the site plan, and put townhomes on the northwest corner. We eliminated those three-story buildings abutting the north parcels, and now we have a larger buffer separating them from the neighbors on the east side. There is a 100-foot right-of-way on 6th Avenue, in addition to the 20-foot setback required for the buildings. We have also been working with the conditions mentioned in the rezoning, including a traffic impact study, and any other recommendations that come out of the survey will be implemented in the project. We are addressing all the concerns the neighbors have. This is a piece of undeveloped land that eventually needs to be developed.

The reason we are making the minor amendment is that R-2 has a lower density, and R-3 is a higher density allowed under the current General Plan. We want to bring a lower density, so we are doing this minor amendment. We could have done all this on R-3, which would have allowed us to develop all the apartments, since the plan allows that use. As the staff mentioned, there is a buffer between the single-family residential and industrial areas that exist on the south side. This could have been a total of three acres, with about 120 apartments. We only needed to do the rezoning because this property was state land, so it had to be rezoned, and that is a process that needs to be done as soon as the property needs to be developed. So, we reduced the portion for 54 apartments and the density to 23 townhomes. The developer is not just trying to put as many units as possible there, but to provide different housing opportunities. We are creating these opportunities for future homeowners who will have the chance to own a town home that is more affordable at this time than a regular house. If people cannot purchase a townhome, they will be able to rent apartments.

Commission Member George Amaya asked, "What is the proposed height of the townhomes?" **Mr. Vega** responded that it is a single-story building, and that we have already designed and built two models. They are located at Bienestar 10 on Avenue F, with County 24th Street at the southeast corner. It will be a similar model built over here. The ceiling height is 10 feet, the walls are 9 feet, and the roof peak is up to 20 feet; it is like a single-family home. **Amaya** then asked what the setback from the townhome was in relation to the subdivision to the north? **Mr. Vega** responded that the rear setback would be the same as a regular residence, 10 feet. The difference is that the side setbacks are zero. They are abutting one another, so that won't affect the neighbors on the north side. This is the design criteria for these townhomes: the sidewalls abut each other, but the rear yard has a 10-foot setback.

Amaya asked Mr. Guzman, "What is the current zoning for this parcel?" What are the permitted uses for the RA-10? **Mr. Guzman** responded that uses allowed on the RA-10 include residential houses on a minimum of 10 acres and farming. You can have farm animals on that property without going through a public hearing. Other permitted uses include public schools and public parks, and the primary focus of that district is agriculture and farming.

Mr. Vega further stated that the RA-10 zoning was established because the state land does not allow rezoning. They own the land as it is, and it was assigned RA-10 because it was part of the state's overall land, and they would not do any rezoning. It will remain RA-10 or RA-40, depending on the parcel's size.

Vice Chairman Angelica Ortiz asked whether there would be an additional block wall and, if so, how tall it would be. Mr. Vega responded that any subdivision must have a perimeter exterior wall on the project, and that an existing wall already exists on the north side. That wall was built by the developer of the subdivision on the north side, and it was his requirement. Now, we will be required to build anything that is above the Urtuzuastegui on the townhomes around the property and on the east side. But as far as an additional wall on the north side, the walls are six feet tall, and there is an existing wall on the north side that will remain, and the additional new walls will be six feet tall along the perimeter of the subdivision.

Commission Member Hugo Garcia asked how many units there would be. **Mr. Vega** responded, "There are 54 apartments and 23 townhomes? **Garcia** mentioned that the road looks small, and Urtuzuastegui and 6th Avenue are busy. Did you do a traffic study? **Vega** responded that, as he mentioned before, the traffic impact study is required by the rezoning and is a condition. We will address that, and it will be included as a condition in the following rezoning case.

Juan Javier Estrada, 472 N. 6th Place, stated that his concern is the number of people you guys plan to put on that small piece of land. We notice that schools are overcrowded, and the neighbors are not happy with this project. Currently, residents are invading our parking spaces, and with the agricultural season approaching, it will get worse. We are lacking police officers patrolling this area.

Griselda Pelayo, 1121 E. San Luis Lane stated that she has lived in that area for over 20 years and that, with this project, she feels invaded and that her privacy, as well as that of her neighbors, is being violated. We are currently dealing with issues with the existing apartment on the east side. As stated in previous meetings, some of the comments concerned neighbors throwing rocks into the pools and jumping the back fence on some properties. I believe there will not be any difference with the new neighbors from the proposed apartments.

Commission Member George Amaya asked staff whether the City of San Luis Building Department had ever specifically received any complaints related to construction damage for individual lot development. **Mr. Guzman** responded no.

Elia Martinez, 1115 Washington Lane, stated that, besides the concerns of safety, privacy, traffic, and property damage, there are additional concerns in the protest letter submitted by several property owners. We want the board not just to hear us but to put themselves in our shoes.

Rene Morales, 1131 E. San Luis Lane stated that his concern is that about three townhomes are going to be built, facing the back of one existing property in that area. The recreation area they are proposing is not sufficient to serve as a recreational amenity.

Jonathan Piceno, 1335 Udall Lane, stated that his concern is the number of parking spaces provided for the 76 units and 120-plus cars, on top of that, adding the traffic during the agriculture season. We have about 20 vehicles on the sand, anywhere between 20 and 40. As I heard from talking with the neighbors, they used to be on the road because they were asked at one point not to be there. So, it just flows through the parking spaces, like what we see closer to the border, where all the cars kind of mash into the neighborhood when people go to the Mexican side to run their errands.

Alma Lomeli, 1133 E. San Luis Lane thanked the board members for their attention and asked them to consider all the concerns mentioned before, as well as those in the protest letter regarding this project.

Commission Member Marco A. Pinzon asked, "Do we have enough water and sewer, enough water pressure to sustain that project? **Mr. Guzman** responded that, as part of the required impact fee study update, we must update the impact fees every five years. The impact fees include wastewater, water systems, streets, parks, and public safety services. So, whenever a house or housing unit is developed in the city, it pays its share of the impact on the city's infrastructure and services. The new impact fees were adopted in July, and they became effective on September 22, 2025. A regular house pays about $9,000 in impact fees. Those fees

are generated for those services, and by state law, they can only be spent on those specific services.

Furthermore, **Pinzon** stated that, after going through the letter, one of their concerns was that building more apartments and townhomes around regular houses would decrease the value of the property. **Mr. Guzman** responded that this often comes up in rezoning cases, but unfortunately, the city cannot make or restrict zoning based on a speculative impact on value. So, we cannot really consider that on the recommendation.

Pinzon furthermore asked, do any of the board members have any knowledge of this? **Commission member Barraza** responded that the assessor's office assesses properties based on what is around them.

Mr. Vega commented that it is comparable to what is used to determine the value of the property —and that you currently have vacant land versus developed land. The costs from one another are the comparable costs used by the assessor's office.

Commission Member Garcia asked whether there is enough capacity to drain all the sewers for all the people who will be living in this area? **Mr. Eulogio Vera**, Director of Public Works, mentioned that impact fees cover future improvements and help maintain capacity for public services. But right now, we are expanding our wastewater treatment plant to handle additional growth in the city and the east part of town. Currently, we are diverting wastewater to the east plant. So, we have the capacity to handle this development. **Garcia** furthermore asked, "Do we have enough capacity?" **Mr. Vera** said we have enough capacity in our operations to handle this development.

Betsy, 464 N. 6th Place, stated that the point here is not about being against progress, but about demanding that the project be done responsibly. They need to plan new development more responsibly, thinking ahead about traffic jams and flow.

Chairman Ruben Walshe asked Mr. Vega if there is a timeframe for this project. **Mr. Vega** responded, "Yes, there is." We are going to follow the first phase, which will be the townhomes. If we are allowed to proceed with the project, the subdivision will follow the traffic impact study. The timing is to break ground in the middle of next year and to start construction on the townhomes. The second phase will be apartments that are at least 1.5 to 2 years away.

This project is 6 acres, the total area. The density, parking, and zoning are dictated by the city ordinance, not what the developer or the engineer wants to put in there. There are requirements; as you may know, there are rules and regulations stipulated by the city's codes, and we follow them. That is the criterion for design; we are not going to cram so many units into an area that does not meet the requirements for city development. I want to reiterate that we are following all city rules and regulations. We are not asking for any exceptions. We are designing according to the code.

Mr. Lomeli furthermore asked whether the developer is following the city codes and regulations. Mr. Guzman responded that, as part of the rezoning process, they are required to follow all city codes and zoning regulations, and the developer will need to comply with all city regulations during the permitting process. Lomi stated, "How am I going to trust this developer when the offices of Comite de Bienestar do not comply with their parking requirements, and that street is currently obstructed with vehicles parked along the street due to social gatherings and weekend events?" **Mr. Guzman** mentioned that the Comite de Bienestar offices were built in accordance with previous regulations. The regulations that are used right now were adopted back in 2012. So, any new construction has to be built to those standards.

D. Close Public Hearing

MOTION: **Commission Member Javier Barraza / Commission Marco A. Pinzon** to close public hearing. The motion passed unanimously.

The vote was as follows:

Commission Member George Amaya	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Vice Chairman Angelica Ortiz	Aye
Commission Member Marco A. Pinzon	Aye
Chairman Ruben Walshe	Aye

E. Action on Minor Amendment Case No. 2025-0273

MOTION: **Commission Member George Amaya / Commission Member Javier Barraza** to forward Minor General Plan Amendment Case No. 2025-0273 to the city council with the recommendation of approval. The motion failed with three (3) Ayes and three (3) Nays by Commission Member Hugo Garcia, Vice Chairman Angelica Ortiz, and Commission Member Marco A. Pinzon.

The vote was as follows:

Commission Member George Amaya	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Nay
Vice Chairman Angelica Ortiz	Nay
Commission Member Marco A. Pinzon	Nay
Chairman Ruben Walshe	Aye

There were comments among the commission members and Mr. Guzman.

MOTION: **Commission Member Hugo Garcia / Vice Chairman Angelica Ortiz** to continue this item to the next available Planning and Zoning Commission Meeting.

The vote was as follows:

Commission Member George Amaya	Nay
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Vice Chairman Angelica Ortiz	Aye
Commission Member Marco A. Pinzon	Aye
Chairman Ruben Walshe	Aye

5. B. Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2025-0274. A request by Vega & Vega Engineering on behalf of Comité de Bienestar, to rezone approximately 3.13 acres from Rural Area (RA-10) to Medium-High Density Residential (R-2) and approximately 2.80 acres from Rural Area (RA-10) to High Density Residential (R-3), Assessor's Parcel Number (APN) 775-56-001, located at the northwest corner of 6th Avenue and Urtuzuastegui Street, San Luis, Arizona. (Item continued from meeting of September 9, 2025)

A. Staff presentation

Jose A. Guzman, Director of Development Services, stated that this case is related to the previous case and the conditions we added to address some of the residents' concerns. The first condition is that they must comply with all city zoning, building, subdivision, and other applicable regulations. They have to submit a traffic study and implement any improvements required by it. The third condition is that the adjacent townhomes on the north side will be limited to one story, and the development must substantially conform to the conceptual plan presented today. They also need to comply with all local and federal construction standards regarding grading, vibration, and dust control. Based on those conditions, the staff recommends approval of the rezoning and forwarding it to the city council.

B. Open the public hearing

Chairman Ruben Walshe opened the Public Hearing.

C. Call to the Public on this Item
There was no public comment on this item

MOTION: **Commission Member Hugo Garcia / Commission Member George Amaya** to continue Rezoning Case No. 2025-0274 to the next available Planning and Zoning Commission Meeting.

The vote was as follows:

Commission Member George Amaya	Nay
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Vice Chairman Angelica Ortiz	Aye
Commission Member Marco A. Pinzon	Aye
Chairman Ruben Walshe	Aye

6. ADJOURNMENT

MOTION: **Commission Member Marco A. Pinzon / Commission Member Hugo Garcia** to adjourn the regular meeting at approximately 7:19 p.m. The motion passed unanimously.

The vote was as follows:

Commission Member George Amaya	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Vice Chairman Angelica Ortiz	Aye
Commission Member Marco A. Pinzon	Aye
Chairman Ruben Walshe	Aye

APPROVED:

_____
Ruben Walshe, Chairman

ATTEST:

_____
Roman Pacheco, Planning Coordinator

CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING MINUTES ARE A TRUE AND CORRECT COPY OF THE MINUTES OF THE REGULAR PLANNING AND ZONING COMMISSION MEETING OF THE PLANNING AND ZONING COMMISSION, SAN LUIS, ARIZONA, HELD ON OCTOBER 14, 2025. I FURTHER CERTIFY THE MEETING WAS DULY CALLED AND HELD, AND A QUORUM WAS PRESENT.

_____
Roman Pacheco, Planning Coordinator

PLANNING & ZONING
AGENDA ITEM REVIEW FORM

Special Planning & Zoning Commission Meeting **4. A.**

Meeting Date: 11/06/2025

Submitted By: Juan Tejeda, Associate Planner, Development Services, Planning & Zoning

ITEM:

Public hearing followed by discussion and possible action on any and all matters regarding Minor Amendment Case No. 2025-0273. A request by Vega & Vega Engineering on behalf of Comite de Bienestar to amend the City of San Luis 2040 General Plan changing the land use designation of 3.13 acres from Mixed-Use Activity Center (MU) to Medium Density Residential (MDR). Portion of Assessor's Parcel Number (APN) 775-56-001, located at the northwest corner of 6th Avenue and Urtuzuastegui Street, in San Luis, Arizona. **(ITEM CONTINUED FROM MEETING OF OCTOBER 14, 2025)**

A. Staff presentation
B. Open public hearing
C. Call to the Public on this item
D. Close public hearing
E. Action on Minor Amendment Case No. 2025-0273

SUMMARY:

This is a request by Vega & Vega Engineering on behalf of Comite de Bienestar to amend the City of San Luis 2040 General Plan by changing the land use designation of 3.13 acres from MU to MDR. If this minor amendment is approved, the applicant is requesting the rezoning of the same 3.13 acres from Rural Area(RA-10) to Medium-High Density Residential (R-2) for the construction and development of single-family attached townhomes, as part of a larger 5.93-acre property proposed for rezoning under Rezoning Case No. 2025-0274. The remaining 2.8 acres will remain with the MU designation to support an R-3 zoning district for multi-family apartments. This rezoning case is being processed concurrently with this minor amendment.

GENERAL PLAN:

The existing land use category for the subject property is Mixed-Use Activity Center.

Existing Land Use category

Mixed-Use Activity Center (MU): The Mixed-Use Activity Center land use category is intended to provide for the primary community focal areas and includes a wide range of high-density residential, office, commercial, and employment uses in a walkable and connected format. Mixed-Use Activity Center areas are particularly suitable for community placemaking with a focus on active gathering areas.

Zoning districts permitted within MU: R-3, C-1, C-2, and MU

Proposed Land Use Category

Medium Density Residential (MDR): The Medium Density Residential (MDR) land use category is intended to provide for detached single family residential development on moderately sized lots.

Zoning districts permitted within MDR: R1-6, R1-8, R1-12, R1-20, R1-35, R-2, MHS, MHP and PUD.

The approval of this minor amendment will allow the applicant to rezone 3.13 acres of the subject property to the R-2 zoning district. The existing condition of the subject property is undeveloped-native desert zoned RA-10. The subject property is located inside the Downtown Growth Area identified in the City of San Luis 2040 General Plan, where infrastructure can be expanded efficiently and services already exist nearby.

The proposed amendment supports several goals and policies of the General Plan 2040, including:

Policy G-7.1 The City of San Luis should only prioritize growth in areas with existing infrastructure or areas where infrastructure can be expanded in a fiscally sound manner.
The subject property is located inside the Downtown Growth Area identified in the City of San Luis 2040 General Plan, where infrastructure can be expanded. Existing development in the area has provided access to the infrastructure needed for residential development.

Policy G-9.3 Ensure growth areas are served and connected by major transportation routes and other modes of transportation.
The subject property is adjacent to 6th Avenue and Urtuzuastegui Street.Urtuzuastegui Street is fully improved, although 6th Avenue is not fully developed; the developer is required to fully improve 6th Avenue in front of this development. Also, the City has requested traffic studies for all the proposed new subdivisions. The traffic study will ensure that all the necessary improvements are made.

Goal G-13 Housing options in San Luis serve existing and future residents of all ages, abilities, and needs.
The proposed project will allow a wider variety of housing types, such as townhomes and multi-family apartments. These housing options can meet the needs of young families starting out, working professionals, and older residents who may prefer smaller, lower-maintenance homes. By providing different types of housing in one neighborhood, the project helps create a more inclusive, connected, and balanced community that reflects the diverse needs of San Luis residents.

AGENCY REVIEW:
As part of the review process, all land use cases are reviewed by various city and outside agencies. We have not received comments from other agencies.

As required by State Statute, staff sent notification letters to property owners within 300 feet of the proposed project (60 letters). We have received two opposition letters (of 30 properties) from adjacent properties, which are attached to this report.

CITIZEN REVIEW MEETING:
A Citizen Review Meeting was held on August 28, 2025, at City Hall, as required by State Statute and City Code. Four residents attended, all of whom live within 300 feet of the property.

Four neighbors were in attendance, all of whom, according to public records, reside within 300 feet of the subject property. One property owner expressed concerns that the construction of a tall apartment complex adjacent to his residence would result in an invasion of privacy, as tenants on the upper floors would have unobstructed views into neighboring backyards. He suggested that the apartment buildings be reoriented or relocated to prevent direct views into adjoining properties.

Following this meeting, staff worked closely with the applicant to explore design alternatives that could address the concerns of neighbors. As a result, the applicant revised the project layout to move the apartment building farther away from existing homes.

To keep residents informed, staff also held an additional follow-up citizen review meeting, even though it was not required by state law. The meeting was held on October 9, 2025, with the purpose of presenting the revised layout and ensuring that residents remain informed.

Residents reiterated concerns related to the construction's impacts on existing homes, neighborhood character, traffic and parking congestion, property values, loss of privacy, and overall quality of life.

PLANNING AND ZONING MEETING:
A Planning and Zoning Commission Regular Meeting was held on October 14, 2025, the item was continued to the next Planning and Zoning Meeting for further discussion due to a tie in the motion to forward this item to City Council with a recommendation of approval, three commission members in favor and 3 commission members against.

RELATIONSHIP TO REZONING CASE NO. 2025-0274
This Minor General Plan Amendment addresses only the future land use designation and does not determine building placement, building height, privacy measures, traffic improvements, or construction practices.

Those items are reviewed and acted upon as part of the rezoning process, which follows this item under Rezoning Case No. 2025-0274.

In response to concerns raised by surrounding residents, staff will be recommending specific conditions as part of the rezoning to ensure compatibility, including:

- Development shall comply with all City zoning regulations, subdivision regulations, building codes, and applicable state and federal requirements.
- A Traffic Impact Study shall be submitted during subdivision or site plan review. The developer shall construct or fund all roadway improvements required by the TIS.
- Townhome buildings adjacent to the northern property boundary shall be limited to one (1) story to protect privacy for existing homeowners.
- Development shall substantially conform to the revised conceptual plan presented on October 14, 2025, including building placement and buffering.
- The developer shall comply with all dust control, grading, compaction, and construction vibration standards.

These conditions will be formally considered and acted upon as part of Rezoning Case No. 2025-0274, not as part of this Minor General Plan Amendment.

STAFF RECOMMENDATION:
The applicant has provided the information and materials necessary for the review of the minor amendment.

The proposed amendment meets the intent and requirements of the approval criteria established by City Code and state planning statutes. The request supports compatible and orderly development, promotes housing diversity, and ensures efficient use of existing public infrastructure. Based on these findings, staff concludes that the amendment is consistent with the City of San Luis 2040 General Plan and recommends approval of Minor Amendment Case No. 2025-0273.

RECOMMENDED MOTION:

A. STAFF PRESENTATION
B. OPEN PUBLIC HEARING
C. CALL TO THE PUBLIC ON THIS ITEM
D. CLOSE PUBLIC HEARING
E. I MOVE TO FORWARD MINOR GENERAL PLAN AMENDMENT CASE NO. 2025-0273 TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL.

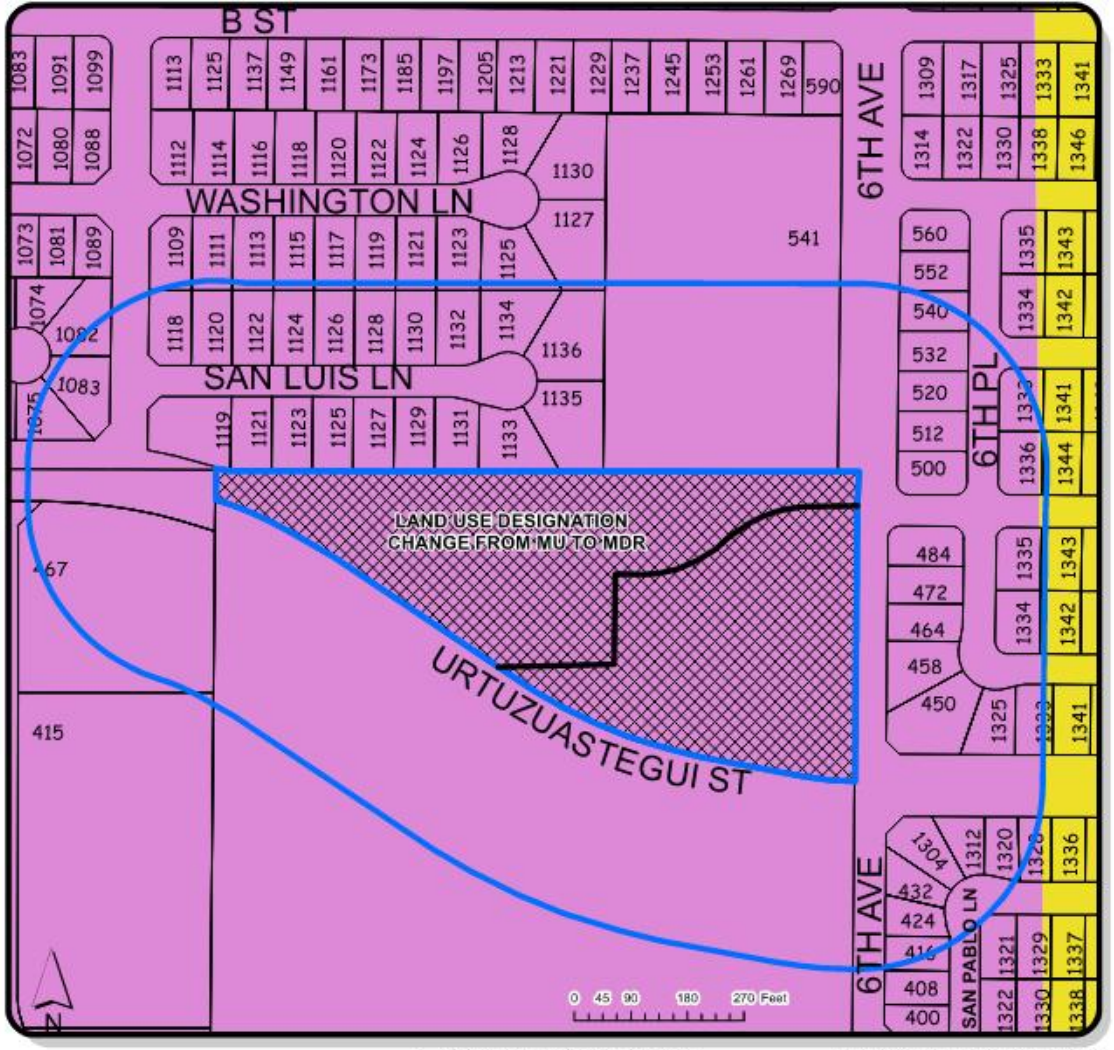
Attachments

Presentation

Location Map
Aerial
Site Plan
Minor Amendment Map
2 Opposition Letters (30 properties)

PLANNING AND ZONING MEETING
November 6, 2025

Minor Amendment Case 2025-0273
Urban Border Townhomes by Comite de Bienestar



LOCATION OF SUBJECT PROPERTY

PID:77556001

300 FT NOTIFICATION BUFFER

LOCATION MAP

LAND USE

Mixed Use Activity Center

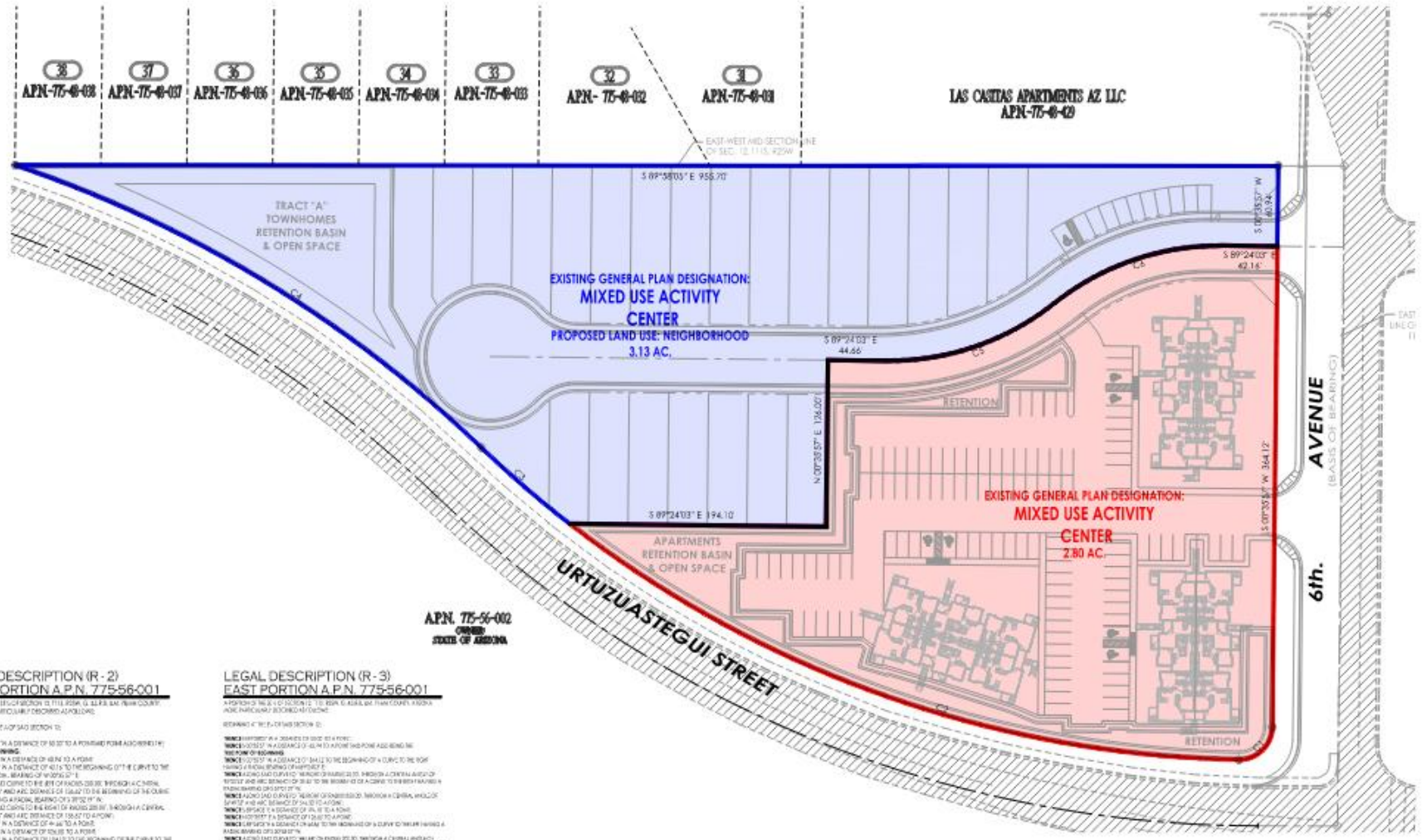
Medium Density Residential

MINOR AMENDMENT

CASE # 2025-0273

DATE:	DEVELOPMENTS SERVICES	CREATED BY:
10/14/2025	GIS	ISAAC GUTIERREZ
CHECKED BY: JUAN TEJEDA		APPROVED BY: JOSE A. GUZMAN

FRONTERA ESTATES
LAS CASITAS APARTMENTS
BIENESTAR ESTATES NO. 3
SAN LUIS INDUSTRIAL PARK
STATE LAND
5th Ave
6th Ave
6th Pl
Urtuzuastegui St
AVENUE
6th.
PROPOSED MINOR AMENDMENT AND REZONING
COMITE DE BIENESTAR
APN 775-56-001
± 6.12 ACRES
Espinoza Car Detailing
MR Machinery USA
San Luis Business Incubator
Google Earth
Image © 2025 Airbus
N



VEGA VEGA consultants
2619 S. AVE. 2½ E. STE#3 928-329-0000 TEL
YUMA, AZ. 85364 928-247-6232 FAX
VaVEngst@vega.com

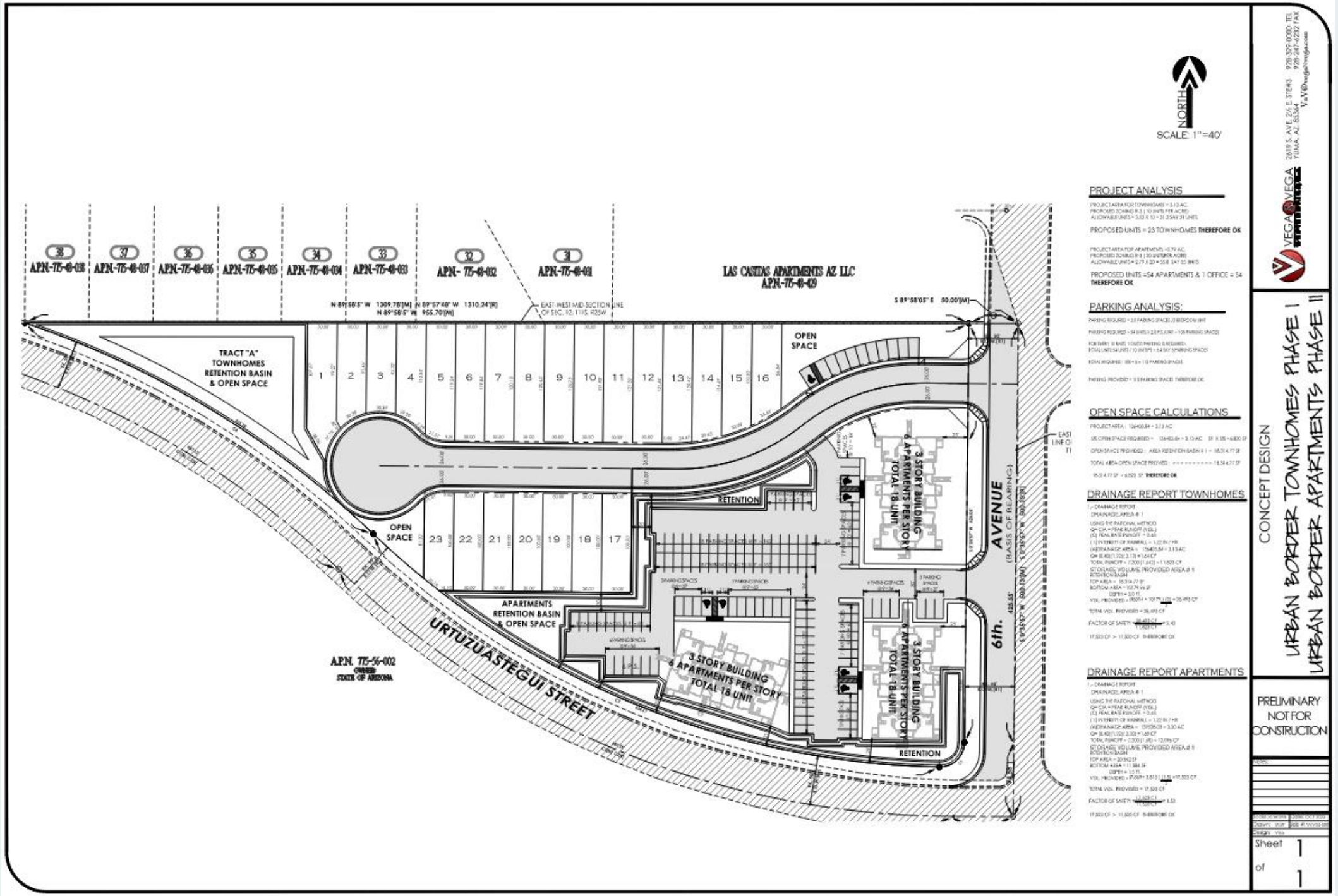
GENERAL PLAN/MAP MINOR AMENDMENT
URBAN BORDER TOWNHOMES PHASE I
URBAN BORDER APARTMENTS PHASE II

PRELIMINARY
NOT FOR
CONSTRUCTION

NOTES:

CONSTRUCTION DOCS: DATE
DRAWN: Staff CHECKED BY: VV
DWG.NO: Vega

Sheet 1
of 1


NORTH
SCALE: 1"=40'
APN-115-48-038
APN-115-48-037
APN-115-48-036
APN-115-48-035
APN-115-48-034
APN-115-48-033
APN- 115-48-032
APN-115-48-031
LAS CASITAS APARTMENTS AZ LLC
APN-115-48-029
TRACT "A"
TOWNHOMES
RETENTION BASIN
& OPEN SPACE
OPEN SPACE
OPEN SPACE
RETENTION
APARTMENTS
RETENTION BASIN
& OPEN SPACE
3 STORY BUILDING
6 APARTMENTS PER STORY
TOTAL 18 UNIT
AVENUE
(BASIS OF BEARING)
6th.
URTUZUASTEGUI STREET
APN. 115-56-002
STATE OF ARIZONA
PROJECT ANALYSIS
PROPOSED UNITS = 23 TOWNHOMES THEREFORE OK
PROPOSED UNITS =54 APARTMENTS & 1 OFFICE = 54
THEREFORE OK
PARKING ANALYSIS:
OPEN SPACE CALCULATIONS
DRAINAGE REPORT TOWNHOMES
DRAINAGE REPORT APARTMENTS
VEGA & VEGA
CONCEPT DESIGN
URBAN BORDER TOWNHOMES PHASE I
URBAN BORDER APARTMENTS PHASE II
PRELIMINARY
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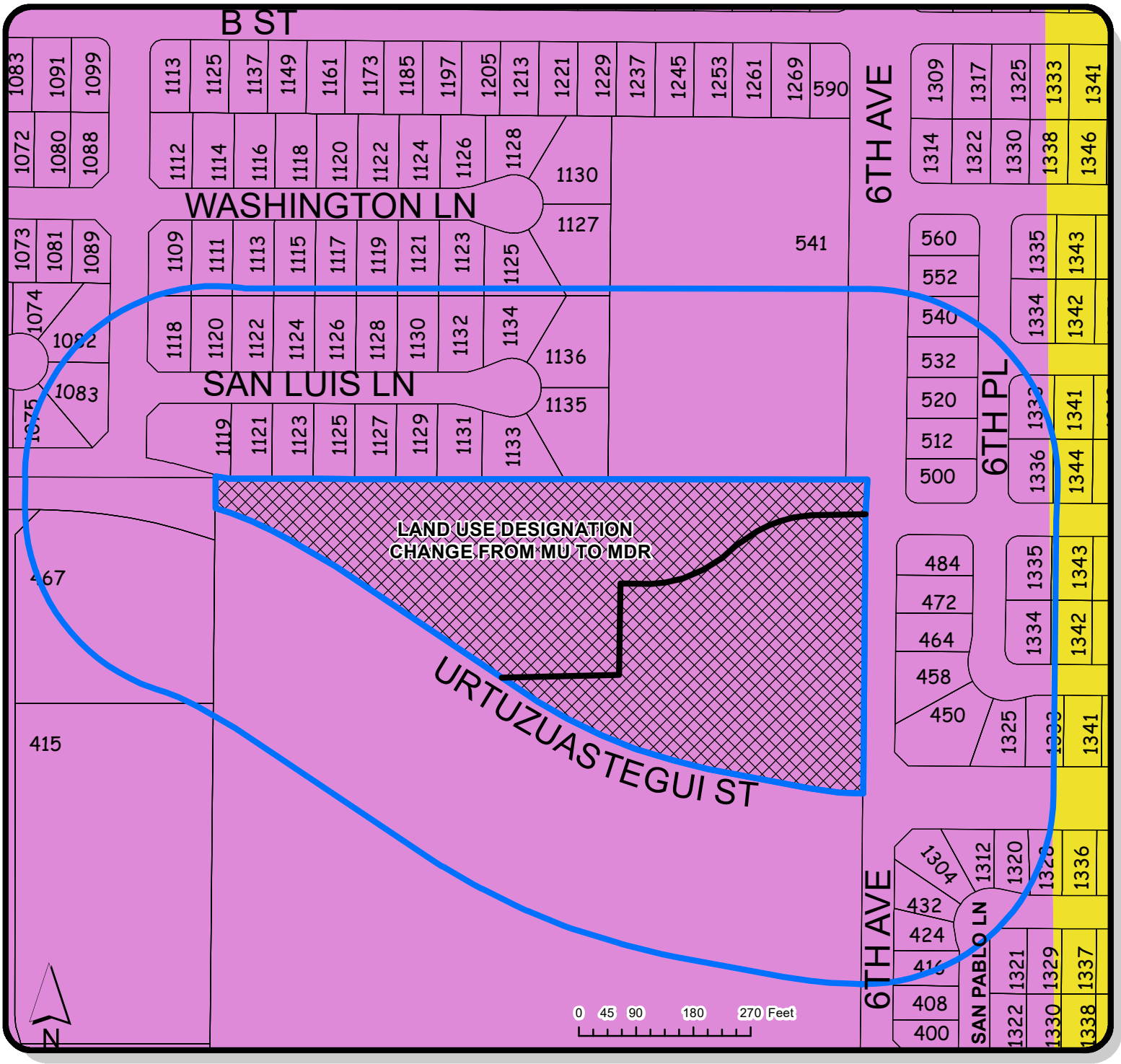
Sheet 1
of 1



LOCATION OF SUBJECT PROPERTY

- PID:77556001
- 300 FT NOTIFICATION BUFFER

LOCATION MAP

LAND USE

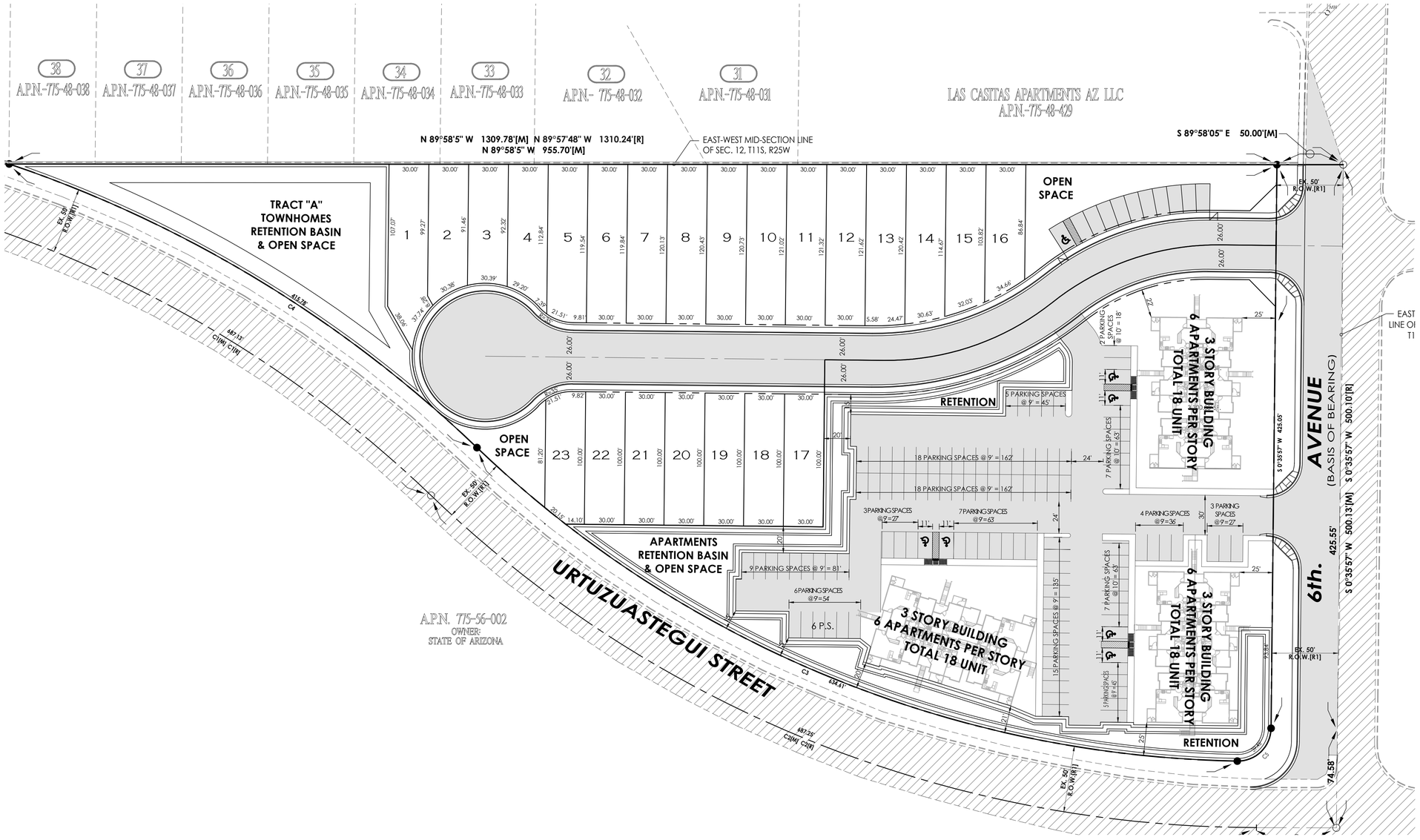
- Mixed Use Activity Center
- Medium Density Residential

MINOR AMENDMENT

CASE #
2025-0273

DATE: 10/14/2025	**DEVELOPMENTS SERVICES** GIS	**CREATED BY:** ISAAC GUTIERREZ
CHECKED BY: JUAN TEJEDA		**APPROVED BY:** JOSE A. GUZMAN

FRONTERA ESTATES
LAS CASITAS APARTMENTS
5th Ave
6th Pl
Espinoza Car Detailing
BIENESTAR ESTATES NO. 3
MR Machinery USA
SAN LUIS INDUSTRIAL PARK
Urtuzuaseguí St
TRACT "A" TOWNHOMES RETENTION BASIN & OPEN SPACE
OPEN SPACE
RETENTION
3 STORY BUILDING 6 APARTMENTS PER STORY TOTAL 18 UNIT
AVENUE (BASIS OF BEARING)
6th.
6th Ave
APARTMENTS RETENTION BASIN & OPEN SPACE
PROPOSED MINOR AMENDMENT AND REZONING
COMITE DE BIENESTAR
APN 775-56-001
± 6.12 ACRES
STATE LAND
San Luis Business Incubator
Google Earth
Image © 2025 Airbus
N



PROJECT ANALYSIS

PROJECT AREA FOR TOWNHOMES = 3.13 AC.
PROPOSED ZONING R-2 (10 UNITS PER ACRE)
ALLOWABLE UNITS = 3.13 X 10 = 31.3 SAY 31 UNITS

PROPOSED UNITS = 23 TOWNHOMES **THEREFORE OK**

PROJECT AREA FOR APARTMENTS =2.79 AC.
PROPOSED ZONING R-3 (20 UNITSPER ACRE)
ALLOWABLE UNITS = 2.79 X 20 = 55.8 SAY 55 UNITS

PROPOSED UNITS =54 APARTMENTS & 1 OFFICE = 54 **THEREFORE OK**

PARKING ANALYSIS:

PARKING REQUIRED = 2.0 PARKING SPACES /2 BEDROOM UNIT

PARKING REQUIRED = 54 UNITS X 2.0 P.S./UNIT = 108 PARKING SPACES

FOR EVERY 10 UNITS 1 GUESS PARKING IS REQUIRED;
TOTAL UNITS 54 UNITS / 10 UNIT/PS = 5.4 SAY 5 PARKING SPACES

TOTAL REQUIRED : 108 + 5 = 113 PARKING SPACES

PARKING PROVIDED = 115 PARKING SPACES THEREFORE OK.

OPEN SPACE CALCULATIONS

PROJECT AREA : 136403.84 = 3.13 AC

5% OPEN SPACE REQUIRED = 136403.84 = 3.13 AC SF X 5% =6,820 SF

OPEN SPACE PROVIDED : AREA RETENTION BASIN # 1 = 18,314.77 SF

TOTAL AREA OPEN SPACE PROVIED : = = = = = = = = = = 18,314.77 SF

18,314.77 SF > 6,820 SF, **THEREFORE OK**

DRAINAGE REPORT TOWNHOMES

1.- DRAINAGE REPORT

DRAINAGE AREA # 1

USING THE RATIONAL METHOD
Q= CIA = PEAK RUNOFF (VOL.)
(C) PEAK RATE RUNOFF = 0.43
(I) INTENSITY OF RAINFALL = 1.22 IN / HR
(A)DRAINAGE AREA = 136403.84 = 3.13 AC
Q= (0.43)(1.22)(3.13) =1.64 CF
TOTAL RUNOFF = 7,200 (1.642) = 11,823 CF

STORAGE VOLUME PROVIDED AREA # 1
RETENTION BASIN
TOP AREA = 18,314.77 SF
BOTTOM AREA =10179.96 SF
DEPTH = 3.0 FT.
VOL. PROVIDED = $\frac{(18314 + 10179)\ (3)}{2}$ = 28,493 CF

TOTAL VOL. PROVIDED = 28,493 CF

FACTOR OF SAFETY = $\frac{28,493\ CF}{11,823\ CF}$ = 2.40

17,523 CF > 11,520 CF THEREFORE OK

DRAINAGE REPORT APARTMENTS

1.- DRAINAGE REPORT

DRAINAGE AREA # 1

USING THE RATIONAL METHOD
Q= CIA = PEAK RUNOFF (VOL.)
(C) PEAK RATE RUNOFF = 0.43
(I) INTENSITY OF RAINFALL = 1.22 IN / HR
(A)DRAINAGE AREA = 139528.03 = 3.20 AC
Q= (0.43)(1.22)(3.20) =1.68 CF
TOTAL RUNOFF = 7,200 (1.68) = 12,096 CF

STORAGE VOLUME PROVIDED AREA # 1
RETENTION BASIN
TOP AREA = 20,562 SF
BOTTOM AREA =11,084 SF
DEPTH = 1.5 FT.
VOL. PROVIDED = $\frac{(7,869 + 3,813)\ (1.5)}{2}$ =17,523 CF

TOTAL VOL. PROVIDED = 17,523 CF

FACTOR OF SAFETY = $\frac{17,523\ CF}{11,520\ CF}$ = 1.52

17,523 CF > 11,520 CF THEREFORE OK

VEGA & VEGA ENGINEERING PLLC
2619 S. AVE. 2½ E. STE#3 YUMA, AZ. 85364
928-329-0000 TEL
928-247-6232 FAX
VnaV@vega&vega.com

CONCEPT DESIGN

URBAN BORDER TOWNHOMES PHASE I
URBAN BORDER APARTMENTS PHASE II

PRELIMINARY
NOT FOR CONSTRUCTION

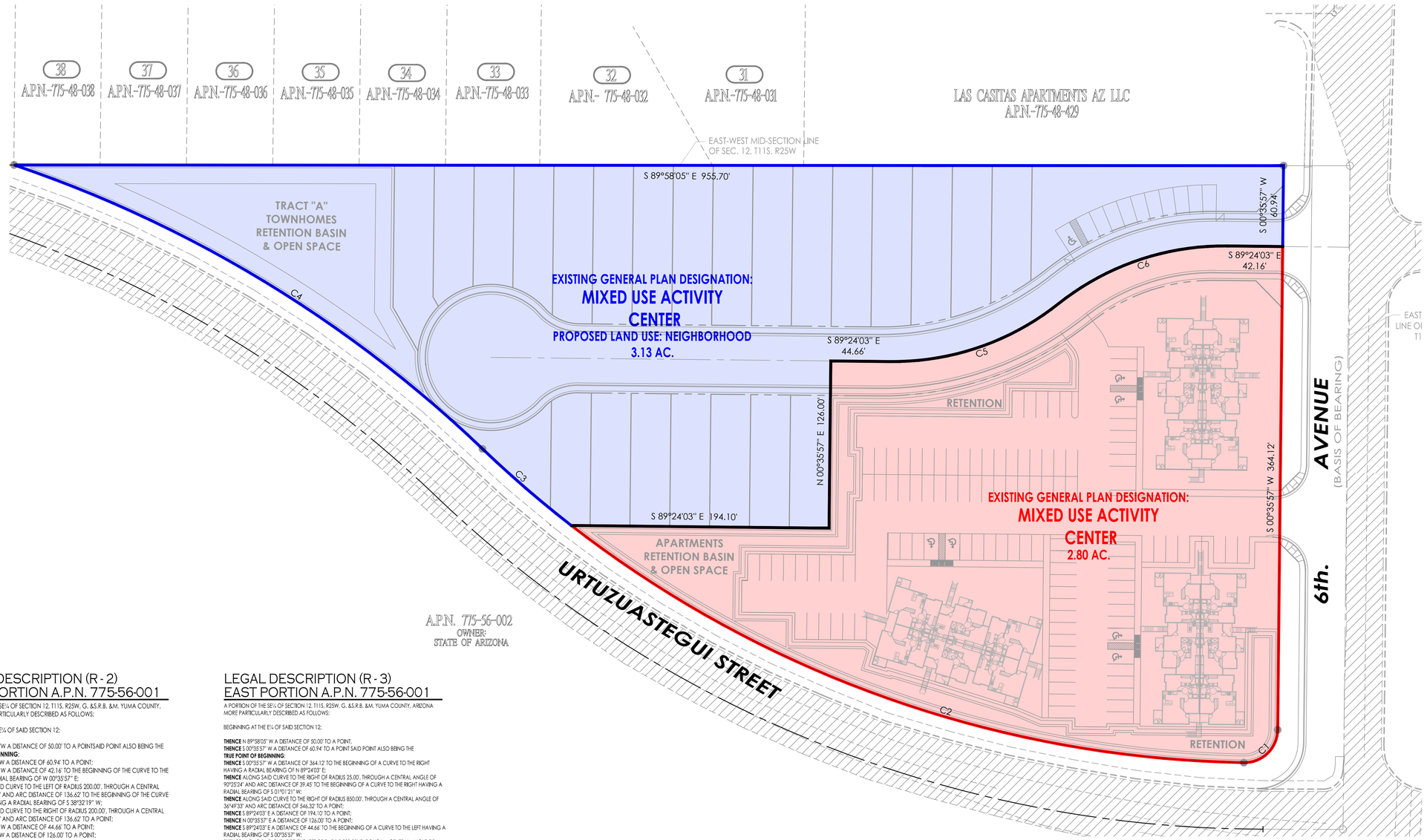
Notes:

Scale: AS SHOWN	Date: OCT 2025
Drawn: Staff	Job #: VnV25-500
Design: Vna.	

Sheet 1 of 1

NORTH

SCALE: 1"=40'



LEGAL DESCRIPTION (R - 2)
WEST PORTION A.P.N. 775-56-001

A PORTION OF THE SE¼ OF SECTION 12, T11S, R25W, G. &S.R.B. &M. YUMA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE E¼ OF SAID SECTION 12;

THENCE N 89°58'05 "W A DISTANCE OF 50.00' TO A POINTSAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;
THENCE S 00°35'57" W A DISTANCE OF 60.94' TO A POINT;
THENCE N 89°24'03" W A DISTANCE OF 42.16' TO THE BEGINNING OF THE CURVE TO THE LEFT HAVING A RADIAL BEARING OF W 00°35'57" E;
THENCE ALONG SAID CURVE TO THE LEFT OF RADIUS 200.00', THROUGH A CENTRAL ANGLE OF 39°08'16" AND ARC DISTANCE OF 136.62' TO THE BEGINNING OF THE CURVE TO THE RIGHT HAVING A RADIAL BEARING OF S 38°32'19" W;
THENCE ALONG SAID CURVE TO THE RIGHT OF RADIUS 200.00', THROUGH A CENTRAL ANGLE OF 39°08'16" AND ARC DISTANCE OF 136.62' TO A POINT;
THENCE N 89°24'03" W A DISTANCE OF 44.66 TO A POINT;
THENCE S 00°35'57" W A DISTANCE OF 126.00 TO A POINT;
THENCE N 89°24'03" W A DISTANCE OF 194.10' TO THE BEGINNING OF THE CURVE TO THE RIGHT HAVING A RADIAL BEARING OF S 37°50'54" W;
THENCE ALONG SAID CURVE TO THE RIGHT OF RADIUS 850.00', THROUGH A CENTRAL ANGLE OF 05°55'51" AND ARC DISTANCE OF 87.98' TO THE BEGINNING HAVING A RADIAL BEARING OF
N 43°46'46" E; TO THE BEGINNING OF THE CURVE OF THE LEFT
THENCE ALONG SAID CURVE TO THE LEFT OF RADIUS 950.00', THROUGH A CENTRAL ANGLE OF 25°05'42" AND ARC DISTANCE OF 416.09' TO A POINT;
THENCE S 89°58'05" E A DISTANCE OF 955.70' TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 3.13 AC. (NET) MORE OR LESS.

LEGAL DESCRIPTION (R - 3)
EAST PORTION A.P.N. 775-56-001

A PORTION OF THE SE¼ OF SECTION 12, T11S, R25W, G. &S.R.B. &M. YUMA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE E¼ OF SAID SECTION 12;

THENCE N 89°58'05" W A DISTANCE OF 50.00' TO A POINT,
THENCE S 00°35'57" W A DISTANCE OF 60.94' TO A POINT SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;
THENCE S 00°35'57" W A DISTANCE OF 364.12' TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIAL BEARING OF N 89°24'03" E;
THENCE ALONG SAID CURVE TO THE RIGHT OF RADIUS 25.00', THROUGH A CENTRAL ANGLE OF 90°25'24" AND ARC DISTANCE OF 39.45' TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIAL BEARING OF S 01°01'21" W;
THENCE ALONG SAID CURVE TO THE RIGHT OF RADIUS 850.00', THROUGH A CENTRAL ANGLE OF 36°49'33" AND ARC DISTANCE OF 546.32' TO A POINT;
THENCE S 89°24'03" E A DISTANCE OF 194.10' TO A POINT;
THENCE N 00°35'57" E A DISTANCE OF 126.00' TO A POINT;
THENCE S 89°24'03" E A DISTANCE OF 44.66' TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIAL BEARING OF S 00°35'57" W;
THENCE ALONG SAID CURVE TO THE LEFT OF RADIUS 200.00', THROUGH A CENTRAL ANGLE OF 39°08'16" AND ARC DISTANCE OF 136.62' TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIAL BEARING OF N 38°32'19" W;
THENCE ALONG SAID CURVE TO THE RIGHT OF RADIUS 200.00', THROUGH A CENTRAL ANGLE OF 39°08'16" AND ARC DISTANCE OF 136.62' TO A POINT;
THENCE S 89°24'03" E A DISTANCE OF 42.16' TO A POINT, SAID POINT BEING THE **TRUE POINT OF BEGINNING**.

CONTAINING 2.80 AC. (NET) MORE OR LESS.

CURVE DATA

NUMBER	DELTA ANGLE	CHORD LENGTH	TANGENT	RADIUS	ARC LENGTH
C1	90°25'24"	35.49'	25.19'	25.00'	39.45'
C2	36°49'33"	536.97'	282.97'	850.00'	546.32'
C3	5°55'51"	87.95'	44.03'	850.00'	87.98'
C4	25°05'42"	412.77'	211.44'	950.00'	416.09'
C5	39°08'16"	133.98'	71.09'	200.00'	136.62'
C6	39°08'16"	133.98'	71.09'	200.00'	136.62'

VEGA & VEGA ENGINEERING PLLC
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GENERAL PLAN/MAP MINOR AMENDMENT

URBAN BORDER TOWNHOMES PHASE I
URBAN BORDER APARTMENTS PHASE II

PRELIMINARY
NOT FOR
CONSTRUCTION

Notes:

Scale: AS SHOWN | Date: OCT 2025
Drawn: Staff | Job #: VnV25-500
Design: Vna.

Sheet 1
of 1

RECEIVED
OCT 8 2025
CITY CLERK'S OFFICE

RECEIVED
2025 OCT -6 PM 4:54
DEVELOPMENT SERVICES
CITY OF SAN LUIS, AZ

Date: September 19, 2025

To: Juan Leal Rubio, City Development Services, Assistant Director

Email: jleal@sanluisaz.gov

Phone: (928) 341-8563 x 2039

From: Concerned Neighbors

Subject: Objection letter to Proposed Rezoning for Three-Story Apartment Complex and Hometowns.

RE: Minor Amendment Case No. 2025-0273 / Rezoning Case No. 2025-0274

We, the undersigned residents and property owners within a 300-foot radius of the proposed rezoning project site, respectfully submit this letter to express our collective objection to the proposed rezoning and development of a three-story apartment complex and hometowns in our neighborhood.

We appreciate the city's ongoing efforts to enhance and revitalize our community. However, after careful consideration and discussion among affected neighbors, we have significant concerns regarding the impact of the proposed rezoning and subsequent construction of a multi-story apartment complex and hometowns.

Main concerns and objections:

- Neighborhood Character: The introduction of a three-story apartment complex is incompatible with the predominantly low-density, single-family residential nature of our neighborhood. The scale and design of the proposed development would alter the character and aesthetic continuity of our community.

  Construction Damage: Bringing heavy equipment, excavation and compacting terrain sends vibrations through the ground. These activities can cause significant damage to the nearby homes like, cosmetics cracks in

finishes, structural damage to foundations and walls over time, particularly in older homes and more fragile homes.

- Traffic and Safety: Increased residential density will inevitably lead to higher traffic volumes on our local streets, which are not designed to accommodate such loads. This raises concerns for pedestrian and vehicular safety, especially for children and seniors residing in the vicinity.

- Parking Congestion: With the influx of additional residents, there is a high probability that on-street parking will become congested, creating inconvenience and accessibility issues for existing residents already suffering this inconvenience on 6th Place due to the existing apartment complex on 6th Avenue. Including our proximity to the Industrial Park which is a high traffic area with both commercial big rigs and farm workers busses.

- Property values: We are concerned that the presence of a large-scale apartment complex may negatively impact property values and deter potential homeowners from investing in our neighborhood.

- Precedent for Future Development: Approving this rezoning may set a precedent for further high-density developments, significantly altering the fabric of the surrounding residential community.

- While we understand the need for new housing developments, we have significant privacy concerns that need to be addressed. We don't want our quality of life to be affected.

- The height and proximity of the proposed building will have a direct impact on the privacy of our families. The windows and balconies of the new apartments will overlook our backyard and living spaces, which are areas where we expect a reasonable degree of privacy. This intrusion into our private lives is a matter of great concern.

- Camera Surveillance System: Nearby neighbors will also be exposed to invasion of privacy by Camera Surveillance System in the apartment complex if it captures footage in private areas where a reasonable expectation of privacy exists, such as fenced backyards of and inside the neighboring home.

- Additionally, the increased foot traffic and noise from the new residents will further disrupt the peace and quiet that we currently enjoy. The presence of a large number of people in such close proximity to our homes will inevitably lead to a loss of privacy and tranquility.

Given these concerns, we respectfully urge the City Development Services to reconsider the rezoning application and to prioritize the interests and well-being of existing residents. We request that alternative development plans, compatible with the current neighborhood character and infrastructure, be explored with meaningful input from affected community members. We are blessed to live in an area where land is greatly available, and we have no doubt the investors will be able to find a better section in our beautiful city to develop their plans.

We thank you for your attention to this matter and stand ready to participate in any further discussions or meetings regarding the proposed development.

Sincerely,

Please see attached signature sheet.

Homeowner Signature Roster

	Signature	Address	Phone Number
1		1131 E. SAN LUIS LN.	928 550 0186
2		1131 E. SAN LUIS LN.	928 550 3785
3		1177 San Luis Ln	928 5170727
4	Alejandro Gazalde	1129 San Luis Ln	9284886870
5	MARTIN M.	1132 SAN LUIS LN SAN LUIS AZ	928 27-0422
6	Edward Jaime Apolonia G.	1124 E San Luis LN SL AZ	928-315-3593
7		1118 San Luis Ln.	928-261-8364
8	Melissa Rodriguez	500 North 6th Pl	928 446 9825
9	Micaela Gutiens	512 6th Pl. N.	928 920 11-47
10	JUAN LARA	1336 E. Udall LN	(928) 285 7639
11	Patricia Espinoza	472 N. 6TH PL. S.L. AZ.	(928) 210-1669
12	Maria Luz Lara/JUAN L.	464 North 6th Place S.L. AZ.	928 247 55-06
13	Maria Juarez	458 N 6th PL San Luis AZ	928-[illegible]-2515
14		1122 E. San Luis LN.	928-919-0364
15		1115 E. Washington Lane	928-919-8232
16	Rosalio Martinez S.	1130 San Luis Ln	928 655 7846
17	CESAR BOBADILLA	1136 E SAN luis LN	928-722-5881
18	Luis J. Camarena	1134 E San Luis LN	928 390-5569
19	Imelda Suarez	1126 E San Luis LN	928-446-4245
20		1127 W. Washington LN.	928-920-0374
21		1121 E. Washington Lane	928-261-[illegible]
22		1123 Washington Ln	928-246-5275
23		117 Washington Lane	928-398-9659
24	Alfredo Revalcaba	1119 E Washington LN	928-919-3079
25	Francisco de Lopez	1111 Washington Ln	928-502-5541
26	ELIZABETH POST	1083 E SAN LUIS LN	928-336-0224
27	Claudia Navarro	1075 e san luis ln	928 2714330
28		1312 E. SAN PEDRO ST	928 988 0377
29	Martha Espinoza	1132 N San Pablo LN	928 919-4708
30	Leticia Rosales-	1128-SAN-LUIS-LEN	928-323.16.50
31	Mattie Cash	1129 san LUIS LN	928-988 6870
32		1193 San Luis LN	(928) 333-1103
33	Ana G. Lopez	1133 San Luis Ln.	(928) 502-0648
34			
35			
36			
37			
38			
39			

Urban Border Phase I & II Development
Vega & Vega Engineering / Comité de Bienestar

Melissa Franco (formerly Melissa Madrigal)
500 N 6tH PL
San Luis, AZ 85336
francotaxsolutions@gmail.com | 559.719.9906
Date: October 8, 2025

To:
City of San Luis – Development Services Department
Planning & Zoning Commission and City Council
1090 E. Union Street
San Luis, AZ 85349

Re: Opposition to Rezoning Case No. 2025-0274 (6th Avenue & Urtuzuastegui Street)

Dear Mayor, Councilmembers, and Members of the Planning & Zoning Commission,

My name is Melissa Franco (formerly Melissa Madrigal), and I am a homeowner in the neighborhood adjacent to the proposed Urban Border Phase I & II development. I am writing with great respect and appreciation for the City's continued commitment to growth, progress, and the well-being of our community.

What's at stake isn't only zoning. It's our home, my mother's home, and the community that has shaped our family for more than thirty years.

A Family Rooted in San Luis
My family moved to San Luis in 1992, when this part of town was still quiet and open. We were among the first homeowners in the area, long before many of today's neighborhoods were developed. My siblings and I grew up watching the city expand; responsibly, for many years, and we've always supported the progress that has brought opportunity to San Luis.

Our home is not just property; it represents decades of hard work. My mother, who has legally passed the home to me, still resides here. Her dream has always been to enjoy her retirement in the home she built and maintained with pride. We are deeply grateful for the safety and stability that this city has provided over the years.

A Need for Balanced and Sustainable Growth
We recognize that housing demand continues to rise, and we support thoughtful development that improves quality of life for all residents. However, high-density

construction so close to long-established single-family homes raises legitimate concerns about infrastructure capacity, safety, and the preservation of neighborhood stability.

Over the years, developments such as La Casita Apartments have already shown how rapid expansion can stress local resources. Our schools, roads, and healthcare systems have all been stretched to their limits. Responsible planning today can prevent those same issues from repeating on a larger scale.

Education Capacity: Schools at Their Limit (Refer to Sources)
- San Luis High School serves roughly 2,586 students, according to recent data, and both parents and students report that the campus feels overcrowded.
- Arizona already ranks among the highest in the nation for classroom size, averaging 22.7 students per class.
- Without additional schools or classroom expansion, adding hundreds of new families would worsen teacher-to-student ratios, increase traffic around campuses, and reduce educational quality for the children of San Luis.

These issues are not theoretical! They are logistical realities that should be considered before additional residential projects are approved.

Healthcare, City Services, and Infrastructure
The San Luis Primary Care Area (PCA #89) currently serves more than 41,000 residents, many of whom already face long wait times for basic medical appointments. Our city has no full-service hospital and limited emergency response capacity.

Police, fire, and sanitation services are working at or near full capacity. Adding several hundred new residents will naturally increase response times, demand for staffing, and strain on resources. These are measurable impacts that deserve comprehensive analysis before any rezoning is approved. Our city's growth must match its infrastructure, not outpace it.

Protecting Homeowners and Property Values
For many families who helped build San Luis from its earliest days, our homes represent decades of sacrifice, steady work, and faith in this city's promise. These are not investment properties; they are the foundations of our lives. Each one tells a story of hard work, long hours, and years of saving to create something stable and lasting.

The introduction of dense apartment construction directly beside long-established single-family homes creates both physical and economic risks that cannot be ignored. Heavy excavation, grading, and vibration from large-scale construction can cause soil shifting

and foundation cracking in older homes built on settled ground. These are not hypothetical concerns, they are well-documented realities in similar developments across Arizona.

The cost to repair foundation or structural damage can easily exceed tens of thousands of dollars per household, an impossible expense for many long-time residents, retirees, and working families. Beyond the physical damage, the perception of instability alone can devalue entire neighborhoods, lowering property values for homeowners who have invested faithfully in maintaining their homes for decades.

Families like ours have invested not only financially, but emotionally. Spending years improving roofs, plumbing, landscaping, and structural integrity. Many of us did this with the understanding that the city would uphold consistent and compatible zoning standards to protect these investments. To now risk undoing that progress through incompatible, high-density development would send a message that the stability of long-time residents is secondary to new construction.

Balanced planning should protect both the City's future revenue and the residents who form its financial backbone. The strength of San Luis's economy depends on preserving the confidence of its homeowners, the taxpayers who have supported its growth since the beginning. Allowing development that risks property damage and devaluation undermines not only families like ours, but also the fiscal integrity of the City itself.

Preserving Safety and Neighborhood Character

The proposed site is located directly along the U.S.–Mexico border fence, an area that has historically required additional attention from local law enforcement and emergency services. Growing up in this neighborhood, my family often experienced situations related to the proximity of the border that made security a daily concern, especially when our parents were away working to pay for the home we still live in today.

For that reason, I know firsthand how essential strong safety measures are for families in this area. Any new large-scale housing project must be carefully evaluated for lighting, emergency access, patrol visibility, and overall resident security**.** These are not matters of politics, they are practical matters of preparedness and community safety.

Economic Responsibility and Long-Term Vision

While short-term development can boost tax revenue, poorly phased growth can cost the City more in the long run through infrastructure upgrades, increased service demands, and decreased property stability. Balanced growth safeguards both the City's finances and the residents who form its foundation.

Our family and neighbors have invested thousands of dollars over decades in maintaining and improving our homes, roofs, plumbing, foundations, landscaping, trusting that the City would uphold fair, compatible zoning standards to protect that investment.

Our Requests to the City

We respectfully ask the City Council and Planning & Zoning Commission to:

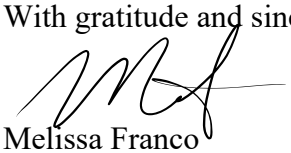
1. Postpone or deny approval of Rezoning Case 2025-0274 and GPA 2025-0273 until independent studies on traffic, education capacity, water, safety, and infrastructure are completed and shared publicly.
2. Hold a neighborhood meeting within the affected area to allow residents to review plans, visuals, and projected impacts.
3. Require detailed documentation from the developer addressing structural impact on surrounding homes, school capacity, medical service load, and public safety planning.
4. Protect neighborhood integrity by maintaining buffer zones, limiting building height, and ensuring design transitions that preserve the established residential character of the area.

Closing Words

My family and I love San Luis deeply. We are proud of this city, and we have supported its growth with patience, taxes, and trust. I write this letter not in opposition to progress, but in support of responsible progress, the kind that values families, protects seniors, and strengthens the community for generations to come.

Thank you for your time, service, and commitment to making San Luis a safe and thriving place for all who call it home.

With gratitude and sincerity,



Melissa Franco
(Formerly Melissa Madrigal)
San Luis Homeowner

Sources:

1. San Luis High School – Enrollment Data (2023–2024), Wikipedia; Niche.com Reviews.
2. YourValley.net (2025): Arizona Leads Nation in Crowded Classrooms.
3. Arizona Department of Health Services, Primary Care Area #89 – San Luis Profile (2024).

PLANNING & ZONING
AGENDA ITEM REVIEW FORM

Special Planning & Zoning Commission Meeting **4. B.**

Meeting Date: 11/06/2025

Submitted By: Juan Tejeda, Associate Planner, Development Services, Planning & Zoning

ITEM:

Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2025-0274. A request by Vega & Vega Engineering on behalf of Comite de Bienestar, to rezone approximately 3.13 acres from Rural Area Residential (RA-10) to Medium-High Density Residential (R-2) and approximately 2.80 acres from Rural Area Residential (RA-10) to High Density Residential (R-3). Assessor's Parcel Number 775-56-001, located at the northwest corner of 6th Avenue and Urtuzuastegui Street, in San Luis, Arizona. **(ITEM CONTINUED FROM MEETING OF OCTOBER 14, 2025)**

A. Staff presentation
B. Open public hearing
C. Call to the Public on this item
D. Close public hearing
E. Action on Rezoning Case No. 2025-0274

SUMMARY:

The applicant is requesting to rezone approximately 3.13 acres from Rural Area (RA-10) to Medium-High Density Residential (R-2) and approximately 2.80 acres from Rural Area (RA-10) to High Density Residential (R-3) at property located at the northwest corner of 6th Avenue and Urtuzuastegui Street. The request for Medium-Hight Density Residential (R-2) and High Density Residential (R-3) will allow the applicant to increase the residential density to accommodate a townhome subdivision and an apartment complex as proposed site plan attached.

Existing Adjacent Zoning Districts:
To the north R-3 (Las Casitas Apartments and Frontera Estates Subdivision)
To the west L-I (San Luis Industrial Park)
To the south L-I (Vacant State land)
To the east R1-6 (Bienestar Estates No. 3 Subdivision)

REVIEW(S):

As part of the review process, all land use cases are reviewed by various city and outside agencies; staff have not received comments from the other agencies.

As required by State Statute, staff sent notification letters to property owners within 300 feet of the proposed project (60 letters). We have received two opposition letters (of 30 properties) from adjacent properties, which are attached to this report.

Under A.R.S. § 9-462.04(H), "*If the owners of twenty percent or more of the property by area and number of lots, tracts and condominium units within the zoning area of the affected property, excluding government-owned property, file a protest in writing against a proposed amendment, the change shall not become effective except by the favorable vote of three-fourths of all members of the governing body*

of the municipality. If any members of the governing body are unable to vote on such a question because of a conflict of interest, then the required number of votes for passage of the question shall be three-fourths of the remaining membership of the governing body, if such required number of votes is not less than a majority of the full membership of the legally established governing body. For the purposes of this subsection, the vote shall be rounded to the nearest whole number. A protest filed pursuant to this subsection shall be signed by the property owners, excluding government-owned property, opposing the proposed amendment and filed in the office of the clerk of the municipality not later than 12:00 noon one business day before the date on which the governing body will vote on the proposed amendment or on an earlier time and date established by the governing body. "

Staff is currently reviewing the submitted signatures. If it is confirmed that the petition meets the percentage required under state statute, approval of this rezoning by the City Council will require a three-fourths majority vote (six out of seven Council members).

PUBLIC MEETINGS:
As required by State Statute and City Code, a Citizen Review Meeting was held at the City Hall on August 28, 2025, in the City Hall Chambers at 6:00 p.m. The intent of this meeting was to allow the public to learn about the project, ask questions, and express any comments. Four people from the public were in attendance, all of whom, according to public records, reside within 300 feet of the subject property. One property owner expressed concerns that the construction of a tall apartment complex adjacent to his residence would result in an invasion of privacy, as tenants on the upper floors would have unobstructed views into neighboring backyards. He suggested that the apartment buildings be reoriented or relocated to prevent direct views into adjoining properties.

During the September 9, 2025 Planning and Zoning Commission meeting, several residents raised concerns regarding the proposal. These included:

- The height of proposed apartment buildings and loss of privacy for adjacent homes;
- Potential damage to nearby homes from construction vibration caused by grading, excavation, and heavy equipment;
- Increased traffic and parking issues on surrounding streets;
- Perceived overcrowding or higher density compared to existing neighborhoods;
- Noise and dust from construction;
- Impact on public services such as schools, parks, and healthcare facilities;
- Fear of property value decline and increased vandalism or public safety issues.

Staff recognizes the concerns raised by neighbors and appreciates their active participation in the process.

Following the September meeting, staff met directly with the developer to review and address the residents' input. As a result, the applicant revised the project layout to move the apartment buildings farther south, away from the property line shared with single-family homes, and replaced that portion with single-story townhomes to preserve privacy and neighborhood compatibility.

Although not required by law, staff also organized an additional neighborhood meeting to present the revised plans to residents and allow for continued discussion and feedback. Residents reiterated their previously mentioned concerns.

ANALYSIS:
Privacy
Staff agrees that privacy is an essential component of neighborhood livability. The original proposal placed multi-story apartments closer to single-family homes, which could have created direct views into adjacent backyards. In response, the revised plan moves those buildings away from the property line and introduces single-story townhomes as a buffer. Staff is recommending a condition of approval that limits the townhomes adjacent to the northern property line to one story only to ensure long-term protection of neighboring privacy.

Construction Impacts on Existing Homes

Concerns about construction vibration, grading, and dust are understandable. While short-term construction activities are unavoidable, they are regulated through building and engineering standards that require the use of best management practices to control dust and mitigate noise.

However, claims of potential structural damage to nearby homes from grading or heavy machinery are more complex. Such damage is uncommon but possible under specific soil conditions. Developers are encouraged to perform pre-construction evaluations, use modern compacting equipment designed to minimize vibration, and maintain open communication with nearby property owners throughout construction.

The City's Building Safety Division and Engineering Department will monitor site work for compliance with applicable standards, and residents are always encouraged to report concerns during construction so they can be promptly investigated.

Traffic and Infrastructure

All rezoning cases that may generate additional traffic are required to provide a Traffic Impact Study prepared by a licensed professional engineer. This study identifies whether improvements such as additional turn lanes, signage, sidewalks, or pedestrian crossings are needed to maintain safety and traffic flow in the area. If improvements are required, the developer, not the City or nearby residents, must complete or pay for those improvements as part of the project approval process.

In addition, every new housing unit built in San Luis is subject to the City's Development Impact Fees (DIFs), which are based on a technical study adopted by the City Council and updated every five years. These fees ensure that each new home or apartment contributes its fair share toward community infrastructure, including roads, parks, public safety facilities, water, and wastewater systems. This means that when new homes are built, they help fund the improvements needed to support the City's growth, rather than placing that cost on existing residents.

Density and Community Character

While the proposed zoning allows for higher density than the surrounding neighborhood, the location and design create an appropriate transition. The site lies between residential uses to the east and industrial zoning to the west. Introducing townhomes and apartments here provides a logical buffer while helping meet the City's need for more housing options.

The General Plan 2040 emphasizes the importance of offering a variety of housing choices to accommodate the community's diverse population while making efficient use of infrastructure. Concentrating housing near major corridors like 6th Avenue supports smart growth and reduces development pressure on outlying agricultural lands.

Schools, Health Services, and Property Value

Concerns about school capacity, healthcare access, and property values are not uncommon during rezoning discussions. However, these are not factors that cities can regulate through zoning decisions. School districts, healthcare providers, and the market independently adjust to community growth. The City remains available to coordinate infrastructure planning with these entities, but cannot restrict zoning based on speculative impacts.

Parking

The City's zoning code establishes minimum on-site parking requirements for both townhomes and apartments. The developer must meet or exceed those requirements. Parking on public streets within adjacent neighborhoods is not restricted to residents only; the public right-of-way is open to all vehicles that comply with traffic laws. If a parked vehicle obstructs a driveway or violates parking regulations, residents can contact the Police Department for enforcement.

PLANNING AND ZONING MEETING:
A Planning and Zoning Commission Regular Meeting was held on October 14, 2025, the item was continued to the next Planning and Zoning Meeting for further discussion.

STAFF RECOMMENDATION:
Saff's responsibility is to evaluate each proposal based on adopted policies, technical standards, and the long-term welfare of the community. Staff's recommendation is professional, impartial, and based solely on planning principles and the established process, not on developer interests or public pressure. While the City welcomes and values all feedback, staff must remain objective to ensure fairness to all parties and compliance with Arizona law.

Staff recommends that the Planning and Zoning Commission forward a recommendation of approval to the City Council for Rezoning Case No. 2025-0274, subject to the following conditions:

1. Development shall comply with the City of San Luis zoning regulations, building code requirements, public works standards, subdivision regulations, and any applicable regulation/standard.
2. The applicant/owner shall submit a traffic study as part of the building permit or subdivision review process, and the developer shall make all improvements or contributions required by the traffic study.
3. All townhome buildings adjacent to the northern boundary shall be limited to one story to protect the privacy of existing homeowners.
4. Development shall substantially conform to the revised conceptual plan presented on October 14, 2025.
5. Developer shall comply with all local, state, and federal construction standards regarding grading, vibration, and dust control.

RECOMMENDED MOTION:

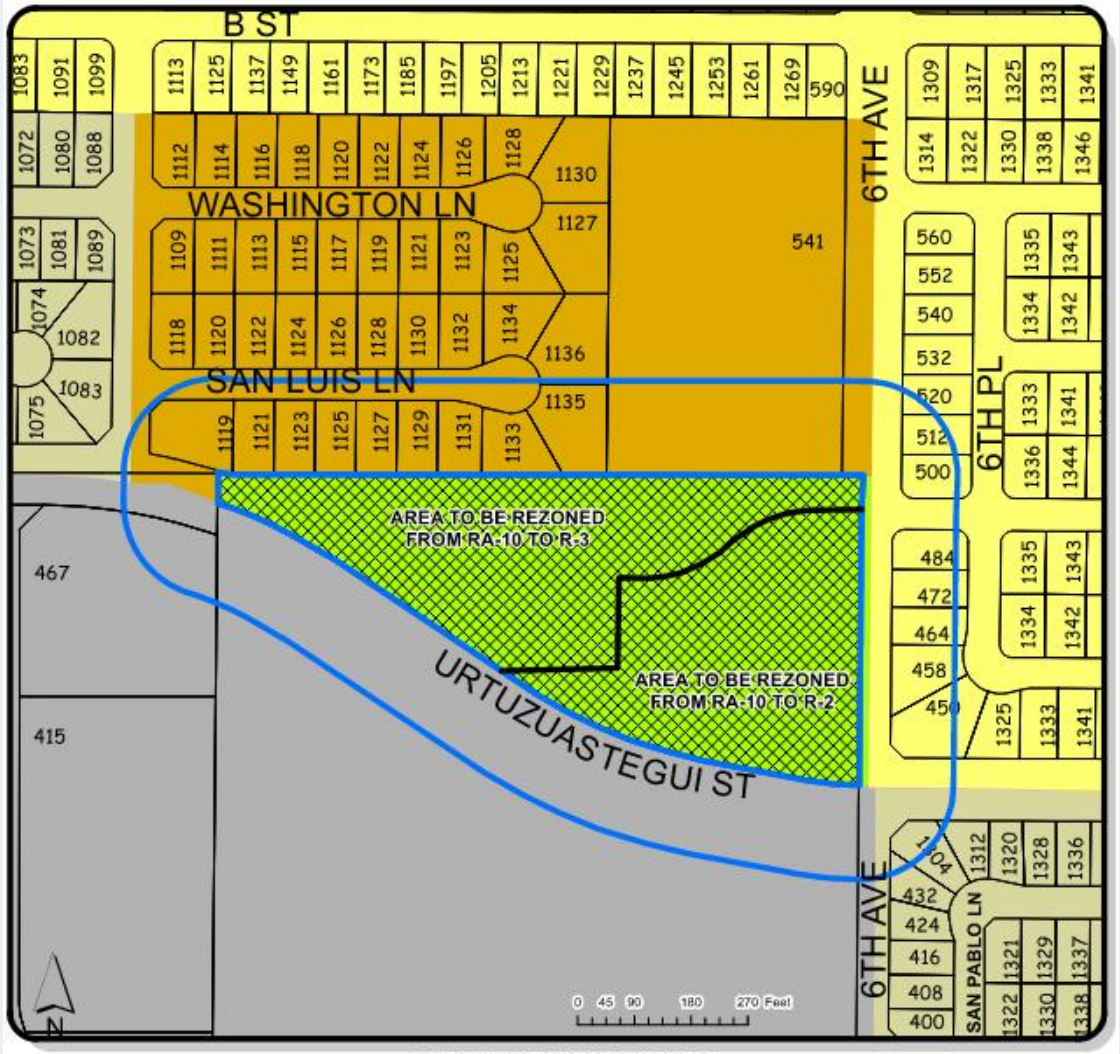
A. STAFF PRESENTATION
B. OPEN PUBLIC HEARING
C. CALL TO THE PUBLIC ON THIS ITEM
D. CLOSE THE PUBLIC HEARING
E. I MOVE TO FORWARD REZONING CASE NO. 2025-0274 TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL SUBJECT TO THE CONDITIONS OF APPROVAL RECOMMENDED BY STAFF.

Attachments

Presentation
Location Map
Aerial
Site Plan
Zoning Map
2 Opposition Letters (30 properties)

PLANNING AND ZONING MEETING
November 6, 2025

Rezoning Case 2025-0274
Urban Border Townhomes and Apartments
by Comite de Bienestar



LOCATION OF SUBJECT PROPERTY

PID:77556001

150 FT NOTIFICATION BUFFER

LOCATION MAP

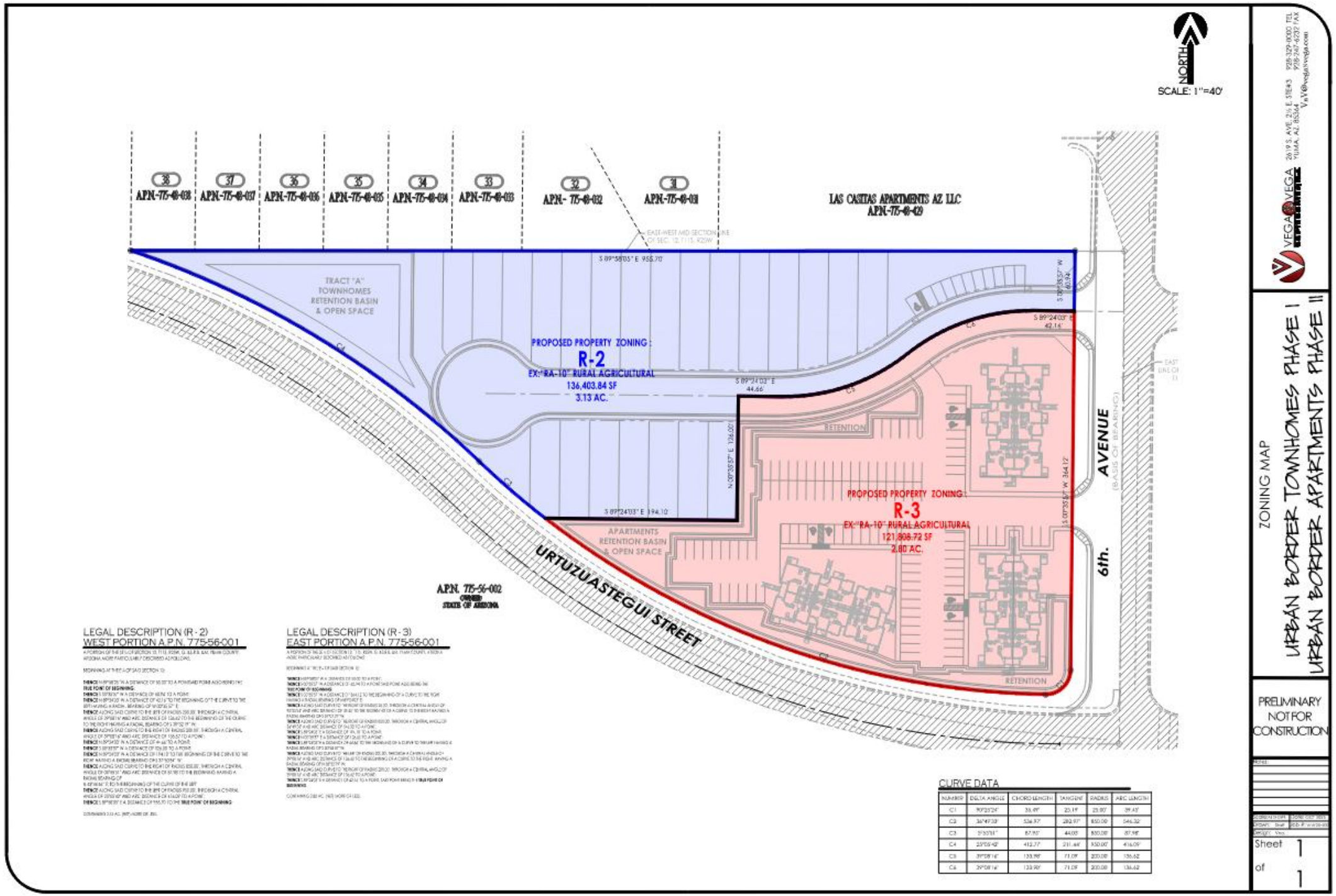
ZONING

REZONING

CASE # 2025-0274

DATE: 10/14/2025	DEVELOPMENT SERVICES GIS	CREATED BY: ISAAC GUTIERREZ
CHECKED BY: JUAN TEJEDA		APPROVED BY: JOSE A. GUZMAN

FRONTERA ESTATES
LAS CASITAS APARTMENTS
BIENESTAR ESTATES NO. 3
SAN LUIS INDUSTRIAL PARK
STATE LAND
5th Ave
6th Ave
6th Pl
Urtuzuastegui St
AVENUE
6th.
PROPOSED MINOR AMENDMENT AND REZONING
COMITE DE BIENESTAR
APN 775-56-001
± 6.12 ACRES
Espinoza Car Detailing
MR Machinery USA
San Luis Business Incubator
Google Earth
Image © 2025 Airbus
N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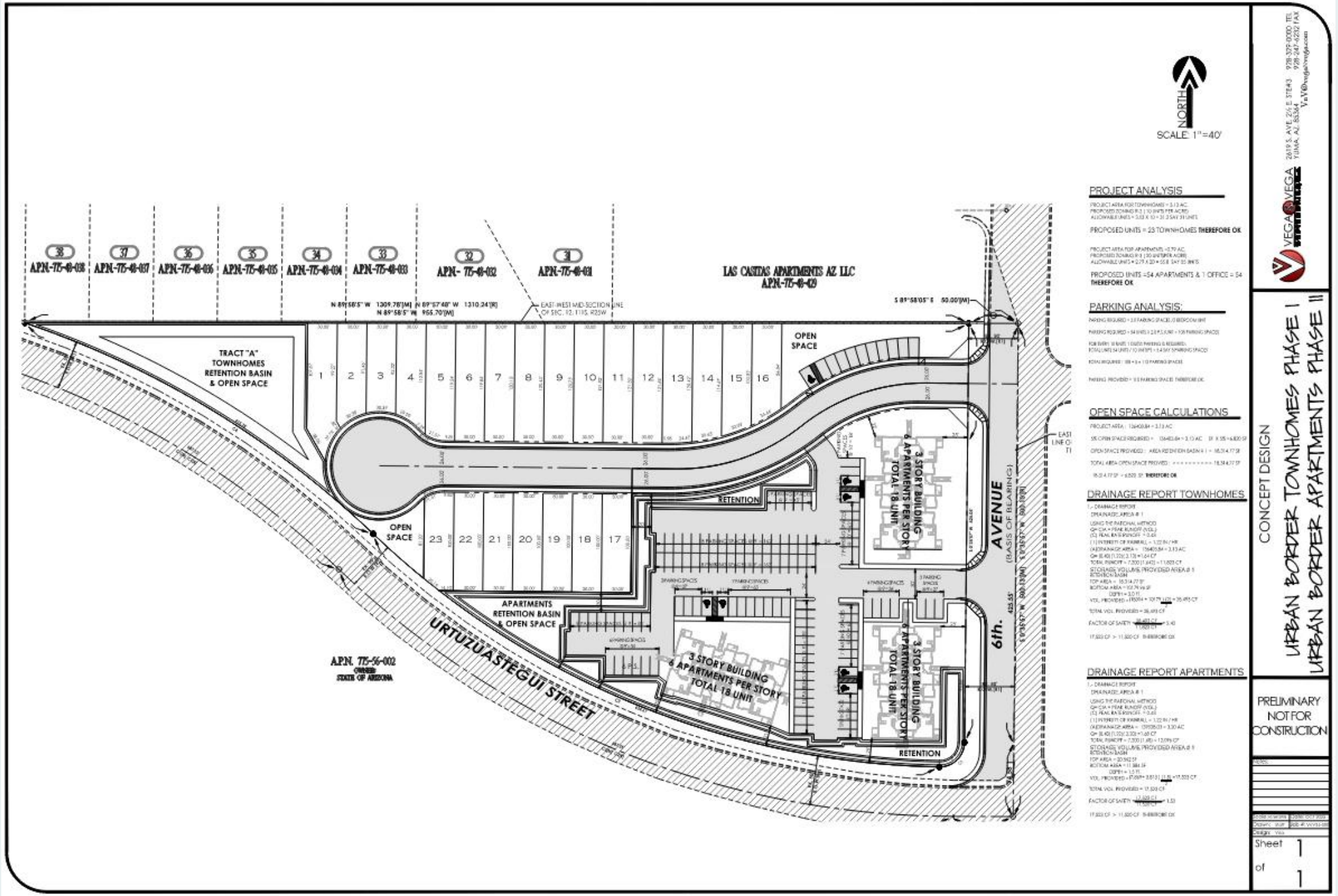
APN-775-48-038
APN-775-48-037
APN-775-48-036
APN-775-48-035
APN-775-48-034
APN-775-48-033
APN- 775-48-032
APN-775-48-031
LAS CASITAS APARTMENTS AZ LLC
APN-775-48-029
TRACT "A"
TOWNHOMES
RETENTION BASIN
& OPEN SPACE
PROPOSED PROPERTY ZONING:
R-2
EX:"RA-10" RURAL AGRICULTURAL
136,403.84 SF
3.13 AC."
PROPOSED PROPERTY ZONING:
R-3
EX:"RA-10" RURAL AGRICULTURAL
121,808.72 SF
2.80 AC.
APARTMENTS
RETENTION BASIN
& OPEN SPACE
RETENTION
RETENTION
AVENUE
(BASIS OF BEARING)
6th.
URTUZUASTEGUI STREET
APN. 775-56-002
OWNER
STATE OF ARIZONA
LEGAL DESCRIPTION (R - 2)
WEST PORTION A.P.N. 775-56-001
LEGAL DESCRIPTION (R - 3)
EAST PORTION A.P.N. 775-56-001
CURVE DATA
VEGA VEGA
ZONING MAP
URBAN BORDER TOWNHOMES PHASE I
URBAN BORDER APARTMENTS PHASE II
PRELIMINARY
NOT FOR
CONSTRUCTION
Sheet 1
of 1


NORTH
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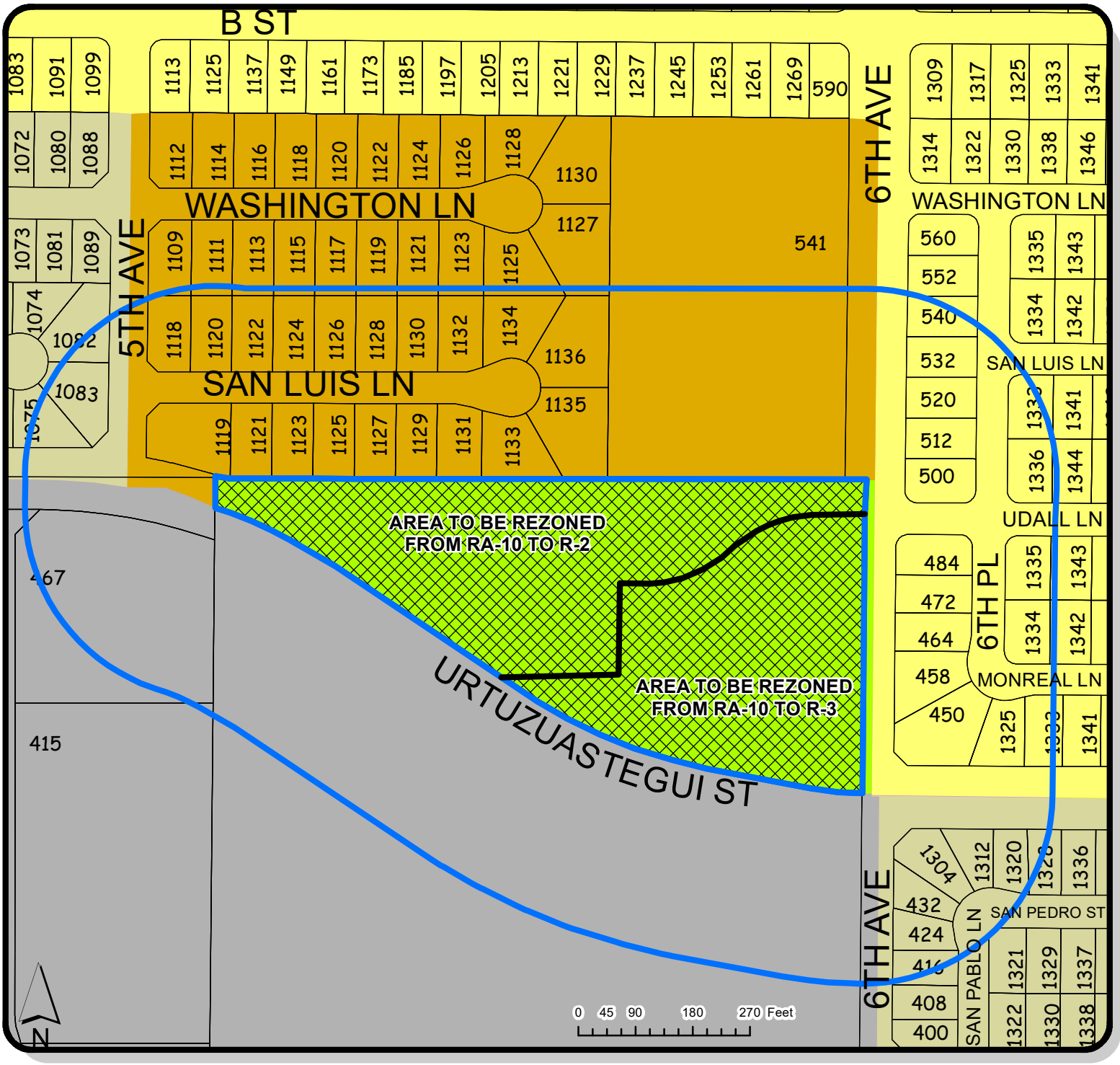
APN-115-48-038
APN-115-48-037
APN-115-48-036
APN-115-48-035
APN-115-48-034
APN-115-48-033
APN- 115-48-032
APN-115-48-031
LAS CASITAS APARTMENTS AZ LLC
APN-115-48-029
TRACT "A"
TOWNHOMES
RETENTION BASIN
& OPEN SPACE
OPEN SPACE
OPEN SPACE
RETENTION
APARTMENTS
RETENTION BASIN
& OPEN SPACE
3 STORY BUILDING
6 APARTMENTS PER STORY
TOTAL 18 UNIT
AVENUE
(BASIS OF BEARING)
6th.
URTUZUASTEGUI STREET
APN. 115-56-002
STATE OF ARIZONA
PROJECT ANALYSIS
PROPOSED UNITS = 23 TOWNHOMES THEREFORE OK
PROPOSED UNITS =54 APARTMENTS & 1 OFFICE = 54
THEREFORE OK
PARKING ANALYSIS:
OPEN SPACE CALCULATIONS
DRAINAGE REPORT TOWNHOMES
DRAINAGE REPORT APARTMENTS
VEGA & VEGA
CONCEPT DESIGN
URBAN BORDER TOWNHOMES PHASE I
URBAN BORDER APARTMENTS PHASE II
PRELIMINARY
NOT FOR
CONSTRUCTION
Sheet 1
of 1



LOCATION MAP

LOCATION OF SUBJECT PROPERTY

PID:77556001

300 FT NOTIFICATION BUFFER

ZONING

INDUSTRIAL ZONING DISTRICTS
- LI
- HI

MULTIPLE RESIDENCE ZONING DISTRICTS
- R-2
- R-3

SINGLE RESIDENCE ZONING DISTRICTS
- R1-6
- RA-10

REZONING

CASE #
2025-0274

DATE:
10/14/2025

CHECKED BY:
JUAN TEJEDA

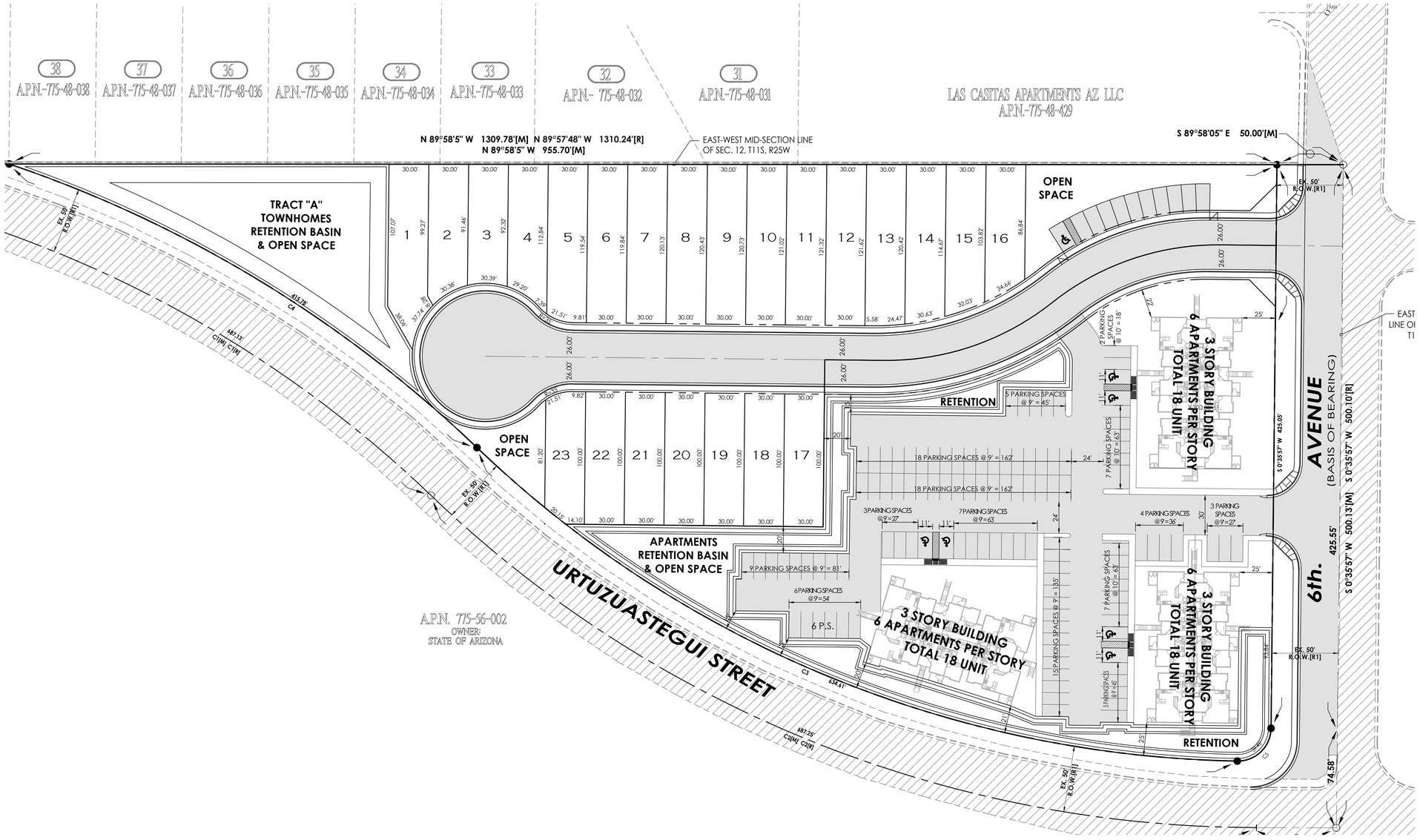
DEVELOPMENT SERVICES

GIS

CREATED BY:
ISAAC GUTIERREZ

APPROVED BY:
JOSE A. GUZMAN

FRONTERA ESTATES
LAS CASITAS APARTMENTS
5th Ave
6th Pl
Espinoza Car Detailing
BIENESTAR ESTATES NO. 3
MR Machinery USA
SAN LUIS INDUSTRIAL PARK
Urtuzuaseguí St
TRACT "A" TOWNHOMES RETENTION BASIN & OPEN SPACE
OPEN SPACE
RETENTION
3 STORY BUILDING 6 APARTMENTS PER STORY TOTAL 18 UNIT
AVENUE (BASIS OF BEARING)
6th.
6th Ave
APARTMENTS RETENTION BASIN & OPEN SPACE
PROPOSED MINOR AMENDMENT AND REZONING
COMITE DE BIENESTAR
APN 775-56-001
± 6.12 ACRES
STATE LAND
San Luis Business Incubator
Google Earth
Image © 2025 Airbus
N



PROJECT ANALYSIS

PROJECT AREA FOR TOWNHOMES = 3.13 AC.
PROPOSED ZONING R-2 (10 UNITS PER ACRE)
ALLOWABLE UNITS = 3.13 X 10 = 31.3 SAY 31 UNITS

PROPOSED UNITS = 23 TOWNHOMES **THEREFORE OK**

PROJECT AREA FOR APARTMENTS =2.79 AC.
PROPOSED ZONING R-3 (20 UNITSPER ACRE)
ALLOWABLE UNITS = 2.79 X 20 = 55.8 SAY 55 UNITS

PROPOSED UNITS =54 APARTMENTS & 1 OFFICE = 54 **THEREFORE OK**

PARKING ANALYSIS:

PARKING REQUIRED = 2.0 PARKING SPACES /2 BEDROOM UNIT

PARKING REQUIRED = 54 UNITS X 2.0 P.S./UNIT = 108 PARKING SPACES

FOR EVERY 10 UNITS 1 GUESS PARKING IS REQUIRED;
TOTAL UNITS 54 UNITS / 10 UNIT/PS = 5.4 SAY 5 PARKING SPACES

TOTAL REQUIRED : 108 + 5 = 113 PARKING SPACES

PARKING PROVIDED = 115 PARKING SPACES THEREFORE OK.

OPEN SPACE CALCULATIONS

PROJECT AREA : 136403.84 = 3.13 AC

5% OPEN SPACE REQUIRED = 136403.84 = 3.13 AC SF X 5% =6,820 SF

OPEN SPACE PROVIDED : AREA RETENTION BASIN # 1 = 18,314.77 SF

TOTAL AREA OPEN SPACE PROVIED : = = = = = = = = = = 18,314.77 SF

18,314.77 SF > 6,820 SF, **THEREFORE OK**

DRAINAGE REPORT TOWNHOMES

1.- DRAINAGE REPORT

DRAINAGE AREA # 1

USING THE RATIONAL METHOD
Q= CIA = PEAK RUNOFF (VOL.)
(C) PEAK RATE RUNOFF = 0.43
(I) INTENSITY OF RAINFALL = 1.22 IN / HR
(A)DRAINAGE AREA = 136403.84 = 3.13 AC
Q= (0.43)(1.22)(3.13) =1.64 CF
TOTAL RUNOFF = 7,200 (1.642) = 11,823 CF

STORAGE VOLUME PROVIDED AREA # 1
RETENTION BASIN
TOP AREA = 18,314.77 SF
BOTTOM AREA =10179.96 SF
DEPTH = 3.0 FT.
VOL. PROVIDED = $\frac{(18314 + 10179)\ (3)}{2}$ = 28,493 CF

TOTAL VOL. PROVIDED = 28,493 CF

FACTOR OF SAFETY = $\frac{28,493\ CF}{11,823\ CF}$ = 2.40

17,523 CF > 11,520 CF THEREFORE OK

DRAINAGE REPORT APARTMENTS

1.- DRAINAGE REPORT

DRAINAGE AREA # 1

USING THE RATIONAL METHOD
Q= CIA = PEAK RUNOFF (VOL.)
(C) PEAK RATE RUNOFF = 0.43
(I) INTENSITY OF RAINFALL = 1.22 IN / HR
(A)DRAINAGE AREA = 139528.03 = 3.20 AC
Q= (0.43)(1.22)(3.20) =1.68 CF
TOTAL RUNOFF = 7,200 (1.68) = 12,096 CF

STORAGE VOLUME PROVIDED AREA # 1
RETENTION BASIN
TOP AREA = 20,562 SF
BOTTOM AREA =11,084 SF
DEPTH = 1.5 FT.
VOL. PROVIDED = $\frac{(7,869 + 3,813)\ (1.5)}{2}$ =17,523 CF

TOTAL VOL. PROVIDED = 17,523 CF

FACTOR OF SAFETY = $\frac{17,523\ CF}{11,520\ CF}$ = 1.52

17,523 CF > 11,520 CF THEREFORE OK

VEGA & VEGA ENGINEERING PLLC
2619 S. AVE. 2½ E. STE#3 YUMA, AZ. 85364
928-329-0000 TEL
928-247-6232 FAX
VnaV@vega&vega.com

CONCEPT DESIGN

URBAN BORDER TOWNHOMES PHASE I
URBAN BORDER APARTMENTS PHASE II

PRELIMINARY
NOT FOR CONSTRUCTION

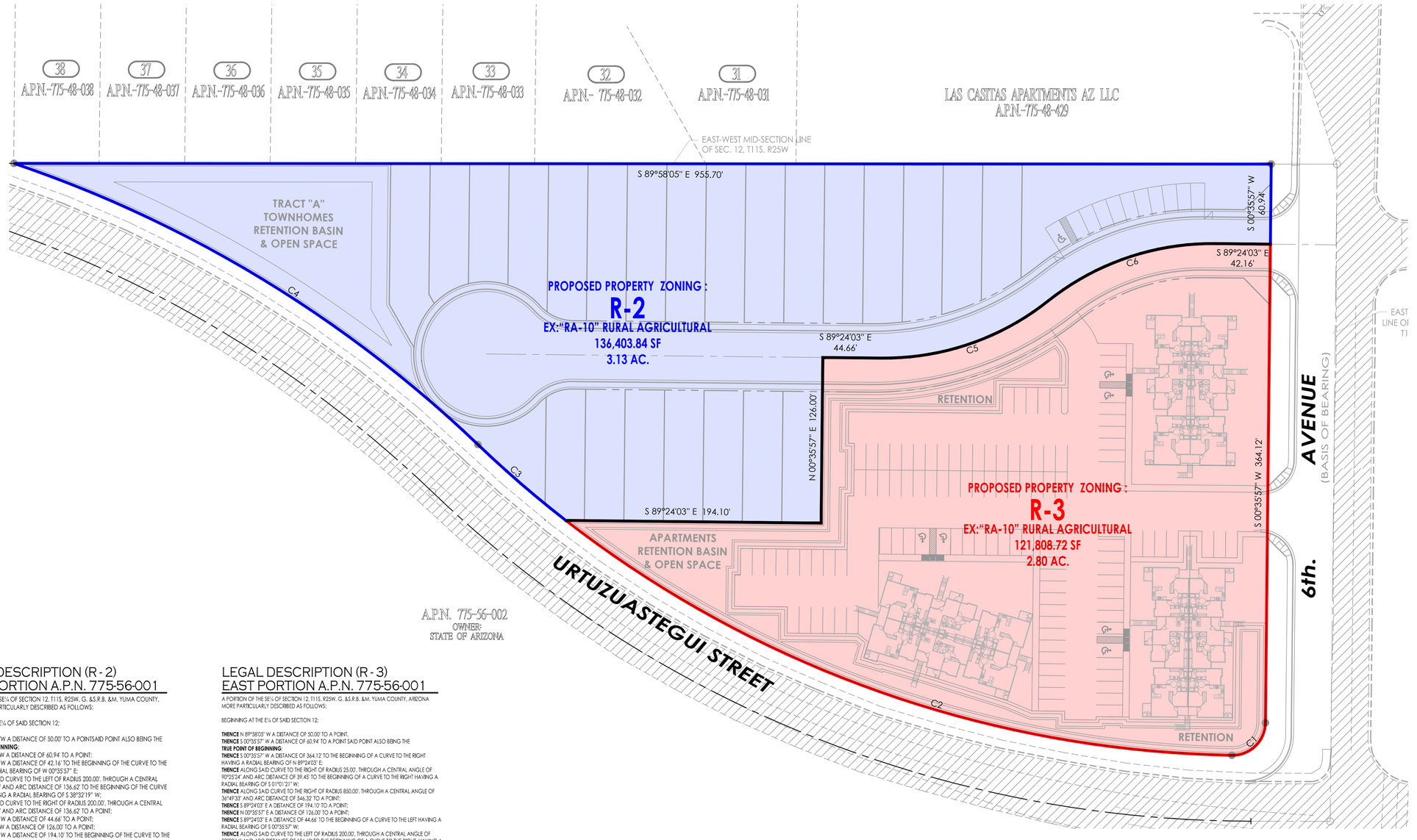
Notes:

Scale: AS SHOWN	Date: OCT 2025
Drawn: Staff	Job #: VnV25-500
Design: Vna.	

Sheet 1 of 1

NORTH

SCALE: 1"=40'



LEGAL DESCRIPTION (R - 2)
WEST PORTION A.P.N. 775-56-001

A PORTION OF THE SE¼ OF SECTION 12, T11S, R25W, G. &S.R.B. &M. YUMA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE E¼ OF SAID SECTION 12:

THENCE N 89°58'05 "W A DISTANCE OF 50.00' TO A POINTSAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**:
THENCE S 00°35'57" W A DISTANCE OF 60.94' TO A POINT;
THENCE N 89°24'03" W A DISTANCE OF 42.16' TO THE BEGINNING OF THE CURVE TO THE LEFT HAVING A RADIAL BEARING OF W 00°35'57" E;
THENCE ALONG SAID CURVE TO THE LEFT OF RADIUS 200.00', THROUGH A CENTRAL ANGLE OF 39°08'16" AND ARC DISTANCE OF 136.62' TO THE BEGINNING OF THE CURVE TO THE RIGHT HAVING A RADIAL BEARING OF S 38°32'19" W;
THENCE ALONG SAID CURVE TO THE RIGHT OF RADIUS 200.00', THROUGH A CENTRAL ANGLE OF 39°08'16" AND ARC DISTANCE OF 136.62' TO A POINT;
THENCE N 89°24'03" W A DISTANCE OF 44.66' TO A POINT;
THENCE S 00°35'57" W A DISTANCE OF 126.00' TO A POINT;
THENCE N 89°24'03" W A DISTANCE OF 194.10' TO THE BEGINNING OF THE CURVE TO THE RIGHT HAVING A RADIAL BEARING OF S 37°50'54" W;
THENCE ALONG SAID CURVE TO THE RIGHT OF RADIUS 850.00', THROUGH A CENTRAL ANGLE OF 05°55'51" AND ARC DISTANCE OF 87.98' TO THE BEGINNING HAVING A RADIAL BEARING OF
N 43°46'46" E; TO THE BEGINNING OF THE CURVE OF THE LEFT
THENCE ALONG SAID CURVE TO THE LEFT OF RADIUS 950.00', THROUGH A CENTRAL ANGLE OF 25°05'42" AND ARC DISTANCE OF 416.09' TO A POINT;
THENCE S 89°58'05" E A DISTANCE OF 955.70' TO THE **TRUE POINT OF BEGINNING**:

CONTAINING 3.13 AC. (NET) MORE OR LESS.

LEGAL DESCRIPTION (R - 3)
EAST PORTION A.P.N. 775-56-001

A PORTION OF THE SE¼ OF SECTION 12, T11S, R25W. G. &S.R.B. &M. YUMA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE E¼ OF SAID SECTION 12:

THENCE N 89°58'05" W A DISTANCE OF 50.00' TO A POINT,
THENCE S 00°35'57" W A DISTANCE OF 60.94' TO A POINT SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;
THENCE S 00°35'57" W A DISTANCE OF 364.12' TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIAL BEARING OF N 89°24'03" E;
THENCE ALONG SAID CURVE TO THE RIGHT OF RADIUS 25.00', THROUGH A CENTRAL ANGLE OF 90°25'24" AND ARC DISTANCE OF 39.45' TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIAL BEARING OF S 01°01'21" W;
THENCE ALONG SAID CURVE TO THE RIGHT OF RADIUS 850.00', THROUGH A CENTRAL ANGLE OF 36°49'33" AND ARC DISTANCE OF 546.32' TO A POINT;
THENCE S 89°24'03" E A DISTANCE OF 194.10' TO A POINT;
THENCE N 00°35'57" E A DISTANCE OF 126.00' TO A POINT;
THENCE S 89°24'03" E A DISTANCE OF 44.66' TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIAL BEARING OF S 00°35'57" W;
THENCE ALONG SAID CURVE TO THE LEFT OF RADIUS 200.00', THROUGH A CENTRAL ANGLE OF 39°08'16" AND ARC DISTANCE OF 136.62' TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIAL BEARING OF N 38°32'19" W;
THENCE ALONG SAID CURVE TO THE RIGHT OF RADIUS 200.00', THROUGH A CENTRAL ANGLE OF 39°08'16" AND ARC DISTANCE OF 136.62' TO A POINT:
THENCE S 89°24'03" E A DISTANCE OF 42.16' TO A POINT, SAID POINT BEING THE **TRUE POINT OF BEGINNING**.

CONTAINING 2.80 AC. (NET) MORE OR LESS.

CURVE DATA

NUMBER	DELTA ANGLE	CHORD LENGTH	TANGENT	RADIUS	ARC LENGTH
C1	90°25'24"	35.49'	25.19'	25.00'	39.45'
C2	36°49'33"	536.97'	282.97'	850.00'	546.32'
C3	5°55'51"	87.95'	44.03'	850.00'	87.98'
C4	25°05'42"	412.77'	211.44'	950.00'	416.09'
C5	39°08'16"	133.98'	71.09'	200.00'	136.62'
C6	39°08'16"	133.98'	71.09'	200.00'	136.62'

VEGA & VEGA ENGINEERING PLLC
2619 S. AVE. 2½ E. STE#3 YUMA, AZ. 85364
928-329-0000 TEL
928-247-6232 FAX
VnV@vega1vega.com

ZONING MAP

URBAN BORDER TOWNHOMES PHASE I
URBAN BORDER APARTMENTS PHASE II

PRELIMINARY
NOT FOR
CONSTRUCTION

Notes:

Scale: AS SHOWN | Date: OCT 2025
Drawn: Staff | Job #: VnV25-500
Design: Vna.

Sheet 1 of 1

RECEIVED
OCT 8 2025
CITY CLERK'S OFFICE

RECEIVED
2025 OCT -6 PM 4:54
DEVELOPMENT SERVICES
CITY OF SAN LUIS, AZ

Date: September 19, 2025

To: Juan Leal Rubio, City Development Services, Assistant Director

Email: jleal@sanluisaz.gov

Phone: (928) 341-8563 x 2039

From: Concerned Neighbors

Subject: Objection letter to Proposed Rezoning for Three-Story Apartment Complex and Hometowns.

RE: Minor Amendment Case No. 2025-0273 / Rezoning Case No. 2025-0274

We, the undersigned residents and property owners within a 300-foot radius of the proposed rezoning project site, respectfully submit this letter to express our collective objection to the proposed rezoning and development of a three-story apartment complex and hometowns in our neighborhood.

We appreciate the city's ongoing efforts to enhance and revitalize our community. However, after careful consideration and discussion among affected neighbors, we have significant concerns regarding the impact of the proposed rezoning and subsequent construction of a multi-story apartment complex and hometowns.

Main concerns and objections:

- Neighborhood Character: The introduction of a three-story apartment complex is incompatible with the predominantly low-density, single-family residential nature of our neighborhood. The scale and design of the proposed development would alter the character and aesthetic continuity of our community.

  Construction Damage: Bringing heavy equipment, excavation and compacting terrain sends vibrations through the ground. These activities can cause significant damage to the nearby homes like, cosmetics cracks in

finishes, structural damage to foundations and walls over time, particularly in older homes and more fragile homes.

- Traffic and Safety: Increased residential density will inevitably lead to higher traffic volumes on our local streets, which are not designed to accommodate such loads. This raises concerns for pedestrian and vehicular safety, especially for children and seniors residing in the vicinity.

- Parking Congestion: With the influx of additional residents, there is a high probability that on-street parking will become congested, creating inconvenience and accessibility issues for existing residents already suffering this inconvenience on 6th Place due to the existing apartment complex on 6th Avenue. Including our proximity to the Industrial Park which is a high traffic area with both commercial big rigs and farm workers busses.

- Property values: We are concerned that the presence of a large-scale apartment complex may negatively impact property values and deter potential homeowners from investing in our neighborhood.

- Precedent for Future Development: Approving this rezoning may set a precedent for further high-density developments, significantly altering the fabric of the surrounding residential community.

- While we understand the need for new housing developments, we have significant privacy concerns that need to be addressed. We don't want our quality of life to be affected.

- The height and proximity of the proposed building will have a direct impact on the privacy of our families. The windows and balconies of the new apartments will overlook our backyard and living spaces, which are areas where we expect a reasonable degree of privacy. This intrusion into our private lives is a matter of great concern.

- Camera Surveillance System: Nearby neighbors will also be exposed to invasion of privacy by Camera Surveillance System in the apartment complex if it captures footage in private areas where a reasonable expectation of privacy exists, such as fenced backyards of and inside the neighboring home.

- Additionally, the increased foot traffic and noise from the new residents will further disrupt the peace and quiet that we currently enjoy. The presence of a large number of people in such close proximity to our homes will inevitably lead to a loss of privacy and tranquility.

Given these concerns, we respectfully urge the City Development Services to reconsider the rezoning application and to prioritize the interests and well-being of existing residents. We request that alternative development plans, compatible with the current neighborhood character and infrastructure, be explored with meaningful input from affected community members. We are blessed to live in an area where land is greatly available, and we have no doubt the investors will be able to find a better section in our beautiful city to develop their plans.

We thank you for your attention to this matter and stand ready to participate in any further discussions or meetings regarding the proposed development.

Sincerely,

Please see attached signature sheet.

Homeowner Signature Roster

	Signature	Address	Phone Number
1		1131 E. SAN LUIS LN.	928 550 0186
2		1131 E. SAN LUIS LN.	928 550 3785
3		1177 San Luis Ln	928 5170727
4	Alejandro Gazalde	1129 San Luis Ln	9284886870
5	MARTIN M.	1132 SAN LUIS LN SAN LUIS AZ	928 27-0422
6	Edward Jaime Apolonia G.	1124 E San Luis LN SL AZ	928-315-3593
7		1118 San Luis Ln.	928-261-8364
8	Melissa Rodriguez	500 North 6th Pl	928 446 9825
9	Micaela Gutiens	512 6th Pl. N.	928 920 11-47
10	JUAN LARA	1336 E. Udall LN	(928) 285 7639
11	Patricia Espinoza	472 N. 6TH PL. S.L. AZ.	(928) 210-1669
12	Maria Luz Lara/JUAN L.	464 North 6th Place S.L. AZ.	928 247 55-06
13	Maria Juarez	458 N 6th PL San Luis AZ	928-[illegible]-2515
14		1122 E. San Luis LN.	928-919-0364
15		1115 E. Washington Lane	928-919-8232
16	Rosalio Martinez S.	1130 San Luis Ln	928 655 7846
17	CESAR BOBADILLA	1136 E SAN luis LN	928-722-5881
18	Luis J. Camarena	1134 E San Luis LN	928 390-5569
19	Imelda Suarez	1126 E San Luis LN	928-446-4245
20		1127 W. Washington LN.	928-920-0374
21		1121 E. Washington Lane	928-261-[illegible]
22		1123 Washington Ln	928-246-5275
23		117 Washington Lane	928-398-9659
24	Alfredo Revalcaba	1119 E Washington LN	928-919-3079
25	Francisco de Lopez	1111 Washington Ln	928-502-5541
26	ELIZABETH POST	1083 E SAN LUIS LN	928-336-0224
27	Claudia Navarro	1075 e san luis ln	928 2714330
28		1312 E. SAN PEDRO ST	928 988 0377
29	Martha Espinoza	1132 N San Pablo LN	928 919-4708
30	Leticia Rosales-	1128-SAN-LUIS-LEN	928-323.16.50
31	Mattie Cash	1129 san LUIS LN	928-988 6870
32		1193 San Luis LN	(928) 333-1103
33	Ana G. Lopez	1133 San Luis Ln.	(928) 502-0648
34			
35			
36			
37			
38			
39			

Urban Border Phase I & II Development
Vega & Vega Engineering / Comité de Bienestar

Melissa Franco (formerly Melissa Madrigal)
500 N 6tH PL
San Luis, AZ 85336
francotaxsolutions@gmail.com | 559.719.9906
Date: October 8, 2025

To:
City of San Luis – Development Services Department
Planning & Zoning Commission and City Council
1090 E. Union Street
San Luis, AZ 85349

Re: Opposition to Rezoning Case No. 2025-0274 (6th Avenue & Urtuzuastegui Street)

Dear Mayor, Councilmembers, and Members of the Planning & Zoning Commission,

My name is Melissa Franco (formerly Melissa Madrigal), and I am a homeowner in the neighborhood adjacent to the proposed Urban Border Phase I & II development. I am writing with great respect and appreciation for the City's continued commitment to growth, progress, and the well-being of our community.

What's at stake isn't only zoning. It's our home, my mother's home, and the community that has shaped our family for more than thirty years.

A Family Rooted in San Luis
My family moved to San Luis in 1992, when this part of town was still quiet and open. We were among the first homeowners in the area, long before many of today's neighborhoods were developed. My siblings and I grew up watching the city expand; responsibly, for many years, and we've always supported the progress that has brought opportunity to San Luis.

Our home is not just property; it represents decades of hard work. My mother, who has legally passed the home to me, still resides here. Her dream has always been to enjoy her retirement in the home she built and maintained with pride. We are deeply grateful for the safety and stability that this city has provided over the years.

A Need for Balanced and Sustainable Growth
We recognize that housing demand continues to rise, and we support thoughtful development that improves quality of life for all residents. However, high-density

construction so close to long-established single-family homes raises legitimate concerns about infrastructure capacity, safety, and the preservation of neighborhood stability.

Over the years, developments such as La Casita Apartments have already shown how rapid expansion can stress local resources. Our schools, roads, and healthcare systems have all been stretched to their limits. Responsible planning today can prevent those same issues from repeating on a larger scale.

Education Capacity: Schools at Their Limit (Refer to Sources)
- San Luis High School serves roughly 2,586 students, according to recent data, and both parents and students report that the campus feels overcrowded.
- Arizona already ranks among the highest in the nation for classroom size, averaging 22.7 students per class.
- Without additional schools or classroom expansion, adding hundreds of new families would worsen teacher-to-student ratios, increase traffic around campuses, and reduce educational quality for the children of San Luis.

These issues are not theoretical! They are logistical realities that should be considered before additional residential projects are approved.

Healthcare, City Services, and Infrastructure
The San Luis Primary Care Area (PCA #89) currently serves more than 41,000 residents, many of whom already face long wait times for basic medical appointments. Our city has no full-service hospital and limited emergency response capacity.

Police, fire, and sanitation services are working at or near full capacity. Adding several hundred new residents will naturally increase response times, demand for staffing, and strain on resources. These are measurable impacts that deserve comprehensive analysis before any rezoning is approved. Our city's growth must match its infrastructure, not outpace it.

Protecting Homeowners and Property Values
For many families who helped build San Luis from its earliest days, our homes represent decades of sacrifice, steady work, and faith in this city's promise. These are not investment properties; they are the foundations of our lives. Each one tells a story of hard work, long hours, and years of saving to create something stable and lasting.

The introduction of dense apartment construction directly beside long-established single-family homes creates both physical and economic risks that cannot be ignored. Heavy excavation, grading, and vibration from large-scale construction can cause soil shifting

and foundation cracking in older homes built on settled ground. These are not hypothetical concerns, they are well-documented realities in similar developments across Arizona.

The cost to repair foundation or structural damage can easily exceed tens of thousands of dollars per household, an impossible expense for many long-time residents, retirees, and working families. Beyond the physical damage, the perception of instability alone can devalue entire neighborhoods, lowering property values for homeowners who have invested faithfully in maintaining their homes for decades.

Families like ours have invested not only financially, but emotionally. Spending years improving roofs, plumbing, landscaping, and structural integrity. Many of us did this with the understanding that the city would uphold consistent and compatible zoning standards to protect these investments. To now risk undoing that progress through incompatible, high-density development would send a message that the stability of long-time residents is secondary to new construction.

Balanced planning should protect both the City's future revenue and the residents who form its financial backbone. The strength of San Luis's economy depends on preserving the confidence of its homeowners, the taxpayers who have supported its growth since the beginning. Allowing development that risks property damage and devaluation undermines not only families like ours, but also the fiscal integrity of the City itself.

Preserving Safety and Neighborhood Character

The proposed site is located directly along the U.S.–Mexico border fence, an area that has historically required additional attention from local law enforcement and emergency services. Growing up in this neighborhood, my family often experienced situations related to the proximity of the border that made security a daily concern, especially when our parents were away working to pay for the home we still live in today.

For that reason, I know firsthand how essential strong safety measures are for families in this area. Any new large-scale housing project must be carefully evaluated for lighting, emergency access, patrol visibility, and overall resident security**.** These are not matters of politics, they are practical matters of preparedness and community safety.

Economic Responsibility and Long-Term Vision

While short-term development can boost tax revenue, poorly phased growth can cost the City more in the long run through infrastructure upgrades, increased service demands, and decreased property stability. Balanced growth safeguards both the City's finances and the residents who form its foundation.

Our family and neighbors have invested thousands of dollars over decades in maintaining and improving our homes, roofs, plumbing, foundations, landscaping, trusting that the City would uphold fair, compatible zoning standards to protect that investment.

Our Requests to the City

We respectfully ask the City Council and Planning & Zoning Commission to:

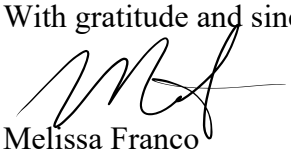
1. Postpone or deny approval of Rezoning Case 2025-0274 and GPA 2025-0273 until independent studies on traffic, education capacity, water, safety, and infrastructure are completed and shared publicly.
2. Hold a neighborhood meeting within the affected area to allow residents to review plans, visuals, and projected impacts.
3. Require detailed documentation from the developer addressing structural impact on surrounding homes, school capacity, medical service load, and public safety planning.
4. Protect neighborhood integrity by maintaining buffer zones, limiting building height, and ensuring design transitions that preserve the established residential character of the area.

Closing Words

My family and I love San Luis deeply. We are proud of this city, and we have supported its growth with patience, taxes, and trust. I write this letter not in opposition to progress, but in support of responsible progress, the kind that values families, protects seniors, and strengthens the community for generations to come.

Thank you for your time, service, and commitment to making San Luis a safe and thriving place for all who call it home.

With gratitude and sincerity,



Melissa Franco
(Formerly Melissa Madrigal)
San Luis Homeowner

Sources:

1. San Luis High School – Enrollment Data (2023–2024), Wikipedia; Niche.com Reviews.
2. YourValley.net (2025): Arizona Leads Nation in Crowded Classrooms.
3. Arizona Department of Health Services, Primary Care Area #89 – San Luis Profile (2024).

PLANNING & ZONING
AGENDA ITEM REVIEW FORM

Special Planning & Zoning Commission Meeting **5. A.**

Meeting Date: 11/06/2025

Submitted By: Juan Tejeda, Associate Planner, Development Services, Planning & Zoning

ITEM:

Discussion and possible action on any and all matters regarding Subdivision Case No. 2025-0282P. A request by Vega and Vega Engineering PLC, on behalf of Von Verde Partners LLC, for the approval of Orchidea Park Phase 2 Preliminary Plat. The property is located east of 24th Avenue and south of Orchidea Park Phase 1 Subdivision in San Luis, Arizona.

A. Staff Presentation
B. Action on Subdivision Case No. 2025-0282P

SUMMARY:

This is a request by Vega & Vega Engineering, PLC, on behalf of Von Verde Partners LLC, property owner, for the preliminary plat approval of a residential subdivision to be called Orchidea Park Phase 2 Subdivision. The property is located east of 24th Avenue and south of Orchidea Park Phase 1 Subdivision. This subdivision will consist of approximately 110.27 acres and will contain 155 residential lots and include a larger 74.11 acre lot owned by Yuma Union High School District No. 70. This larger lot was included to this plat as per development agreement approved by Resolution No. 2350, to bring into compliance said parcel which was divided by deed and not a subdivision process approved by the City. The residential lots range in size from approximately 6,000 square feet to 13,693 square feet.

GENERAL PLAN:

In 2021, City Council approved Major Amendment Case No. 2021-0335 changing the land use designation of this property to Medium Density Residential (MDR). The proposed development is consistent with the existing land use designation.

ZONING:

On September 14, 2022, the subject property was rezoned to Medium Density Residential (R1-6) as part of the approval of Rezoning Case No. 2022-0336 and Ordinance No. 430. The property to the north is planned as Orchidea Park Phase 2 Subdivision and zoned Medium Density Residential (R1-6), the properties to the east are zoned Medium Density Residential (R1-6) and proposed to be future Orchidea Park phases. In the west there is vacant land owned by Yuma Union High School District No. 70 and zoned Medium Density Residential (R1-6).

STAFF RECOMMENDATION:

The applicant has provided the information and materials necessary for the review of the preliminary plat for Orchidea Park Phase 2 Subdivision.

Staff recommends approval of Subdivision Case No. 2025-0282P with the following conditions:

1. Prior to presenting the final plat to City Council, applicant must address comments from the Comment Letter prepared by the City of San Luis Development Services Department dated October 16, 2025, to the satisfaction of City of San Luis staff.

2. Developer shall comply with development agreement approved by Resolution No. 2350.

As per Section 4.10(3) of the Subdivision Regulations, "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 these regulations (Subdivision Regulations) and the conditions of the conditional approval."

RECOMMENDED MOTION:

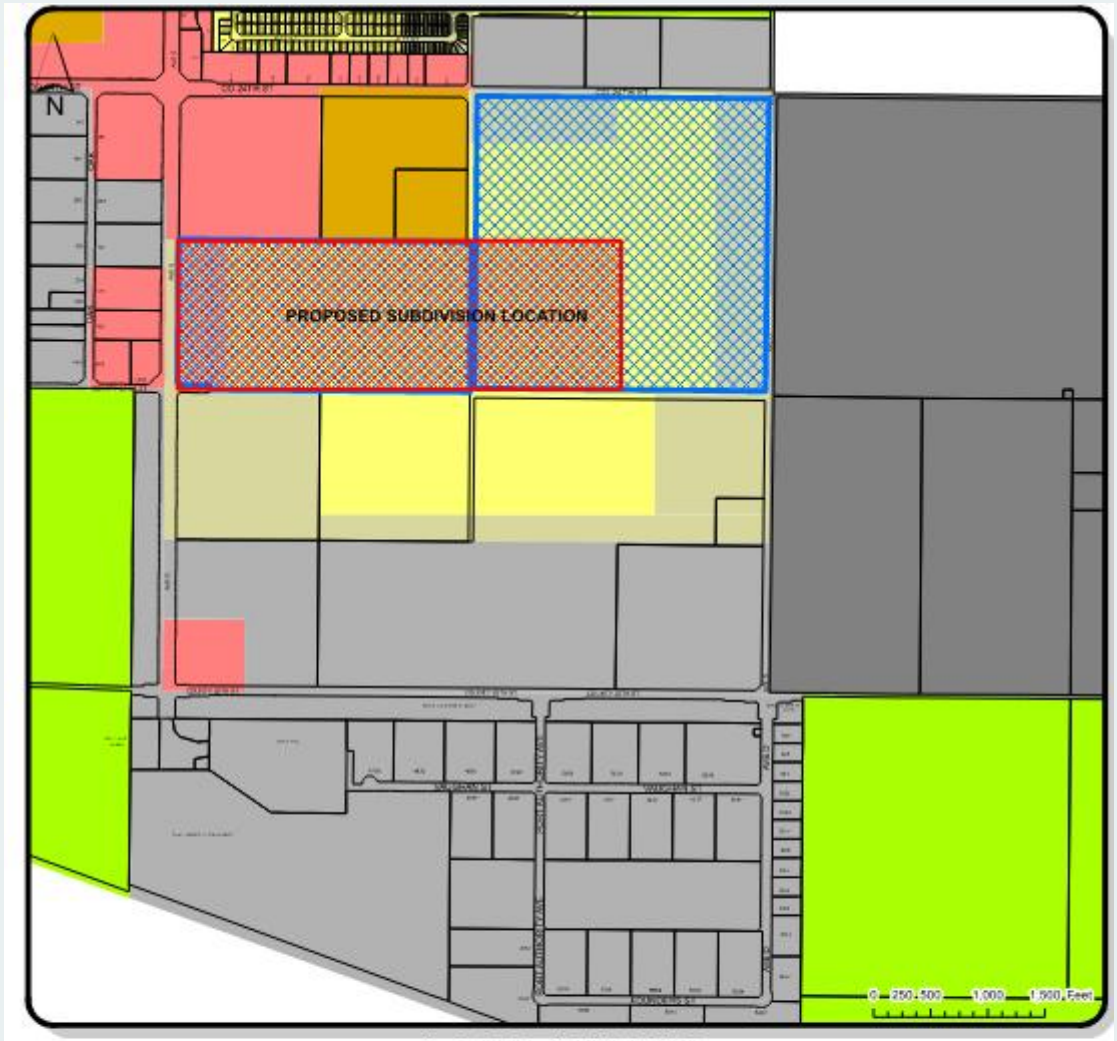
I MOVE TO APPROVE SUBDIVISION CASE NO. 2025-0282P PRELIMINARY PLAT FOR ORCHIDEA PARK PHASE 2 SUBDIVISION WITH CONDITIONS AS RECOMMENDED BY STAFF.

Attachments

Presentation
Location Map
Aerial
Preliminary Plat
Comment Letter October 16, 2025

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

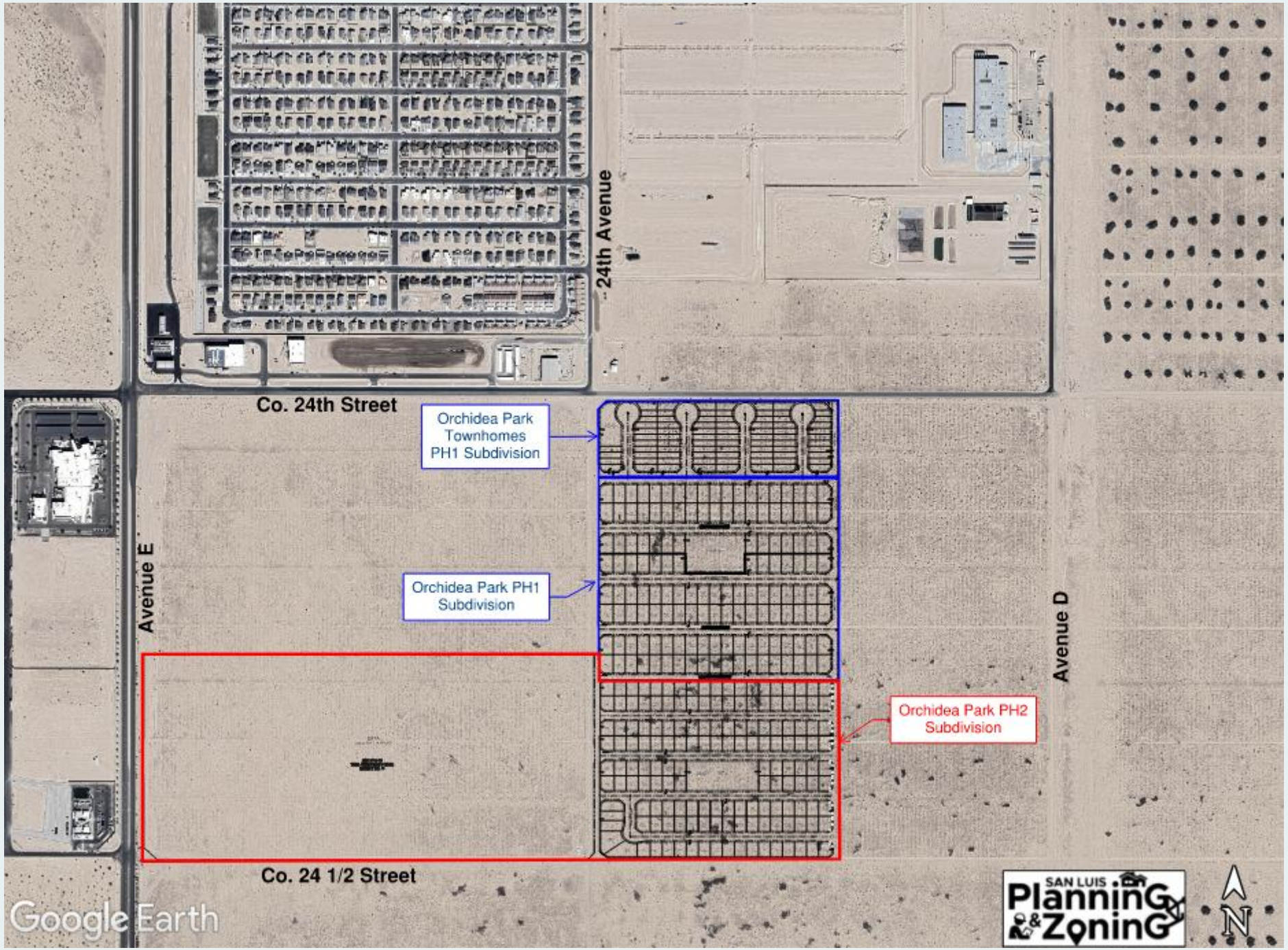
PROPOSED SUBDIVISION LOCATION

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

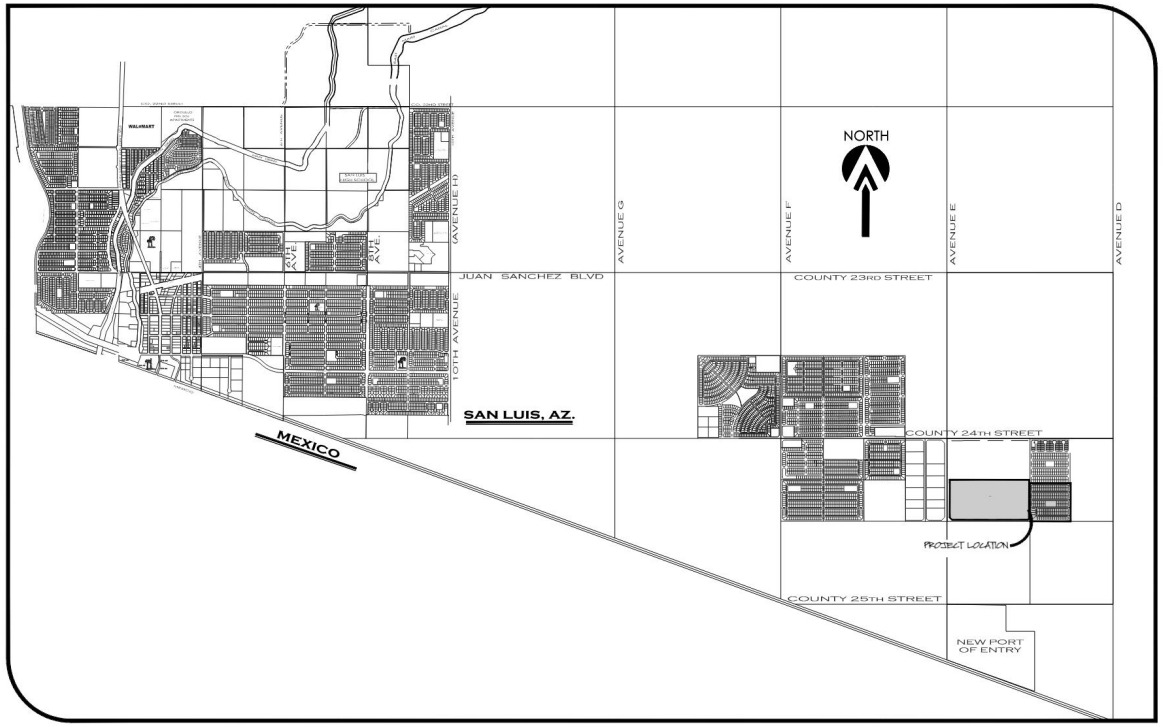

24th Avenue
Co. 24th Street
Orchidea Park Townhomes PH1 Subdivision
Orchidea Park PH1 Subdivision
Avenue E
Avenue D
Orchidea Park PH2 Subdivision
Co. 24 1/2 Street
Google Earth
SAN LUIS Planning & Zoning
N

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 & PLS
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

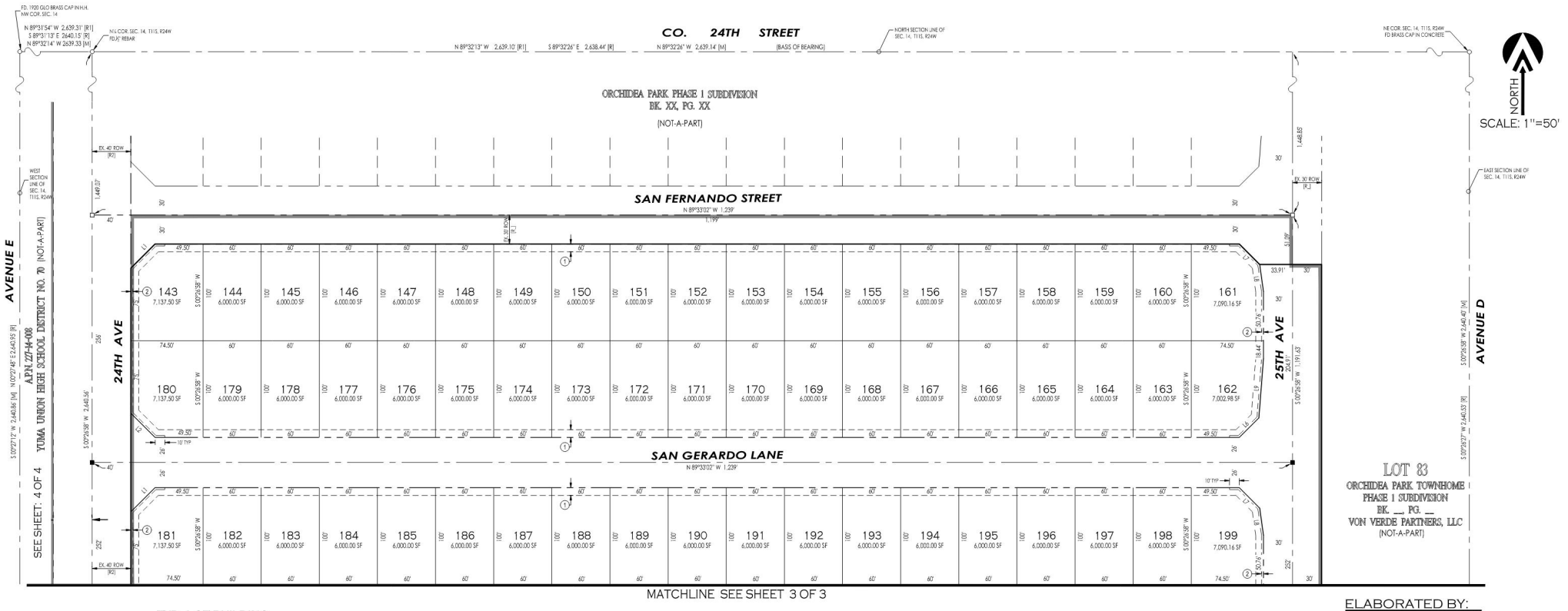
16528 JOHN C. ENGLISH 10/30/25 REGISTERED ARIZONA, U.S.A.

SHEET: 1 OF 4

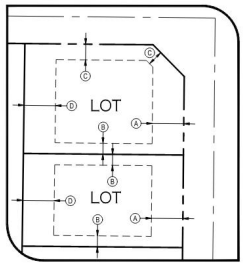
ORCHIDEA PARK PHASE 2 SUBDIVISION

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.
OCTOBER OF 2025 ACREAGE: 110.27 AC (GROSS)

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 LS. 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 P.L.C.
2619 S. Ave. 2½E. Ste 3 928-329-0000 Tel
Yuma, Az. 85365 928-247-6232 Fax
www.vegaNvega.com

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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

ORCHIDEA PARK PHASE 2 SUBDIVISION

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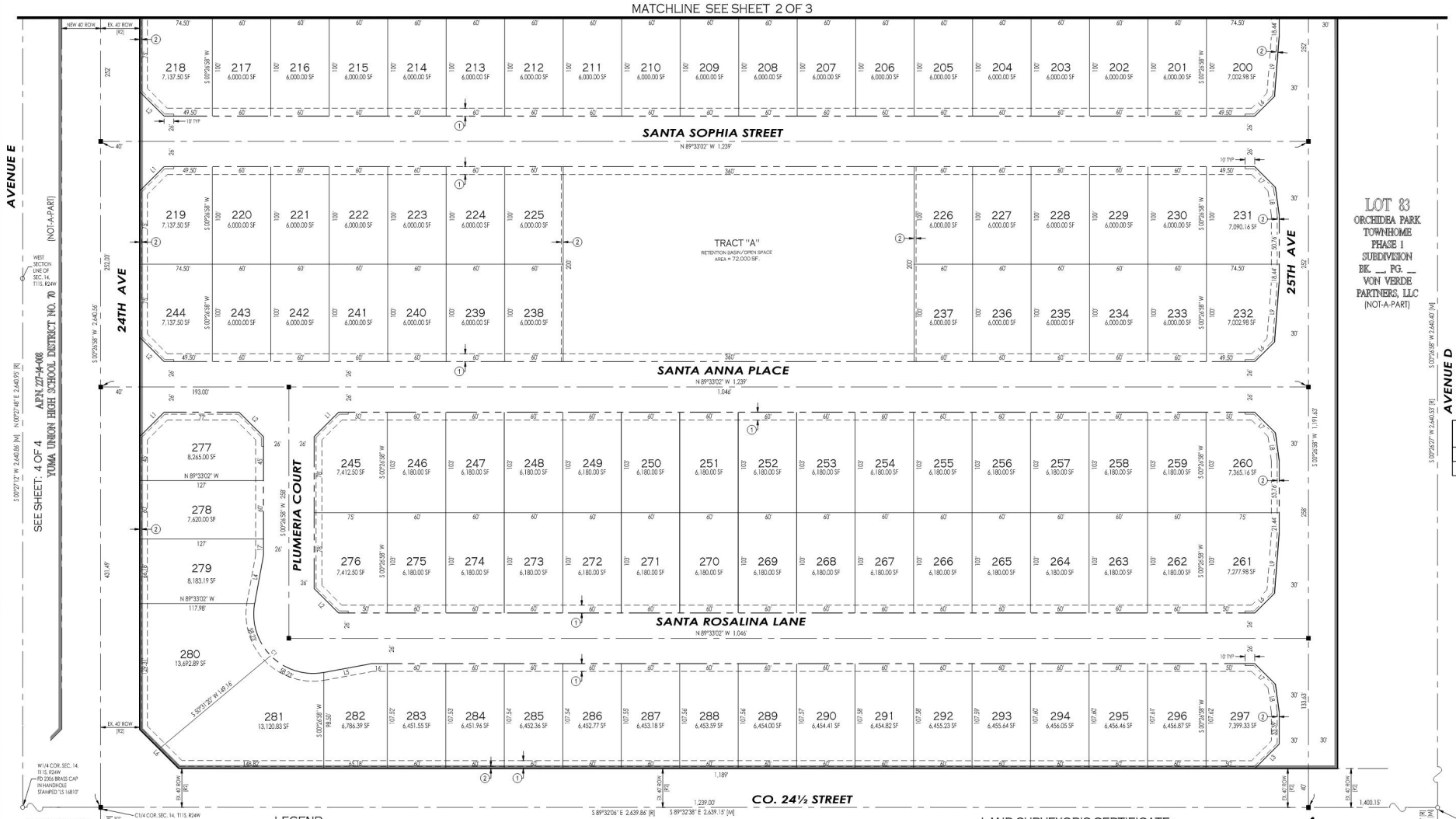

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SHEET: 3 OF 4

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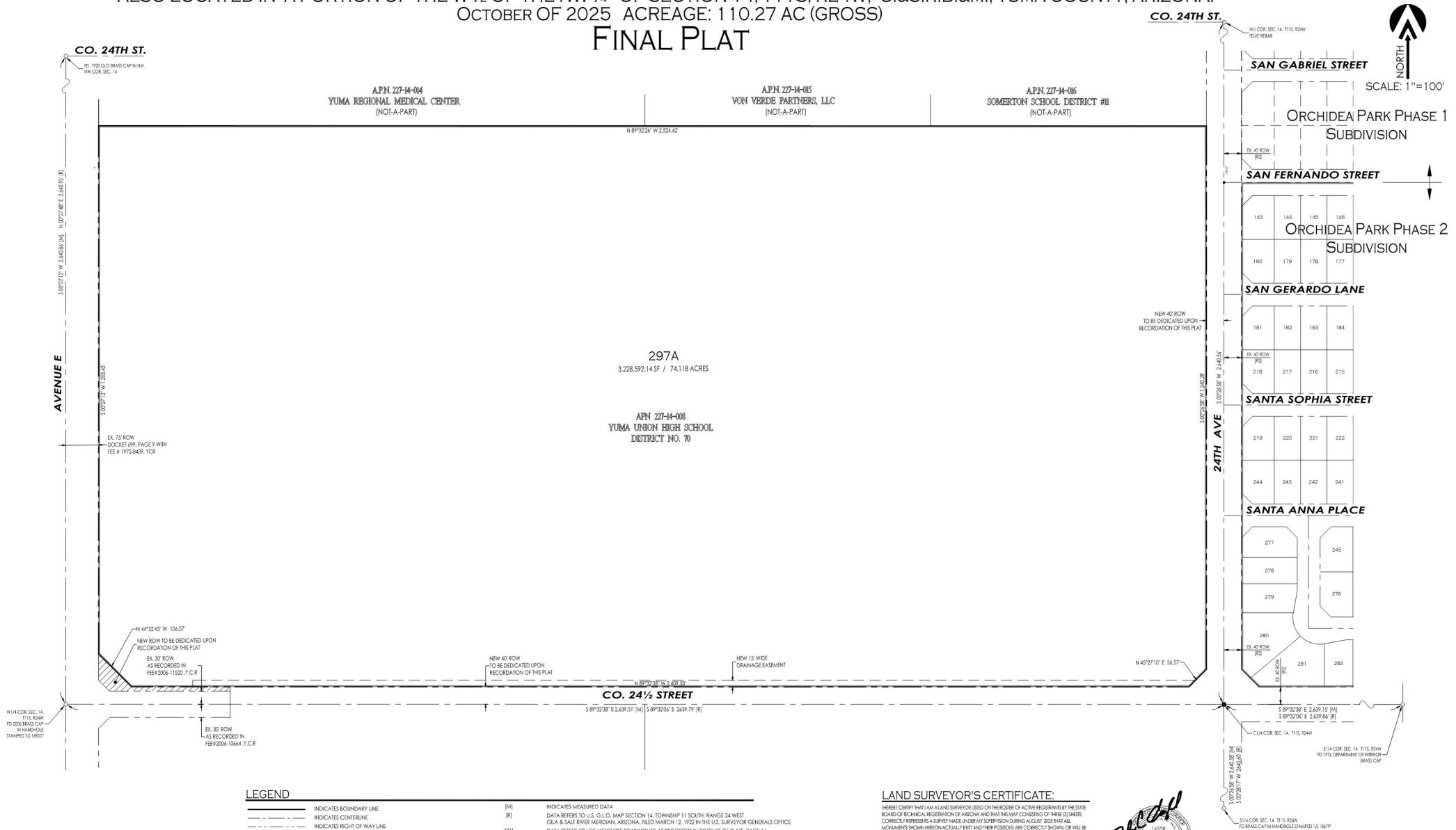

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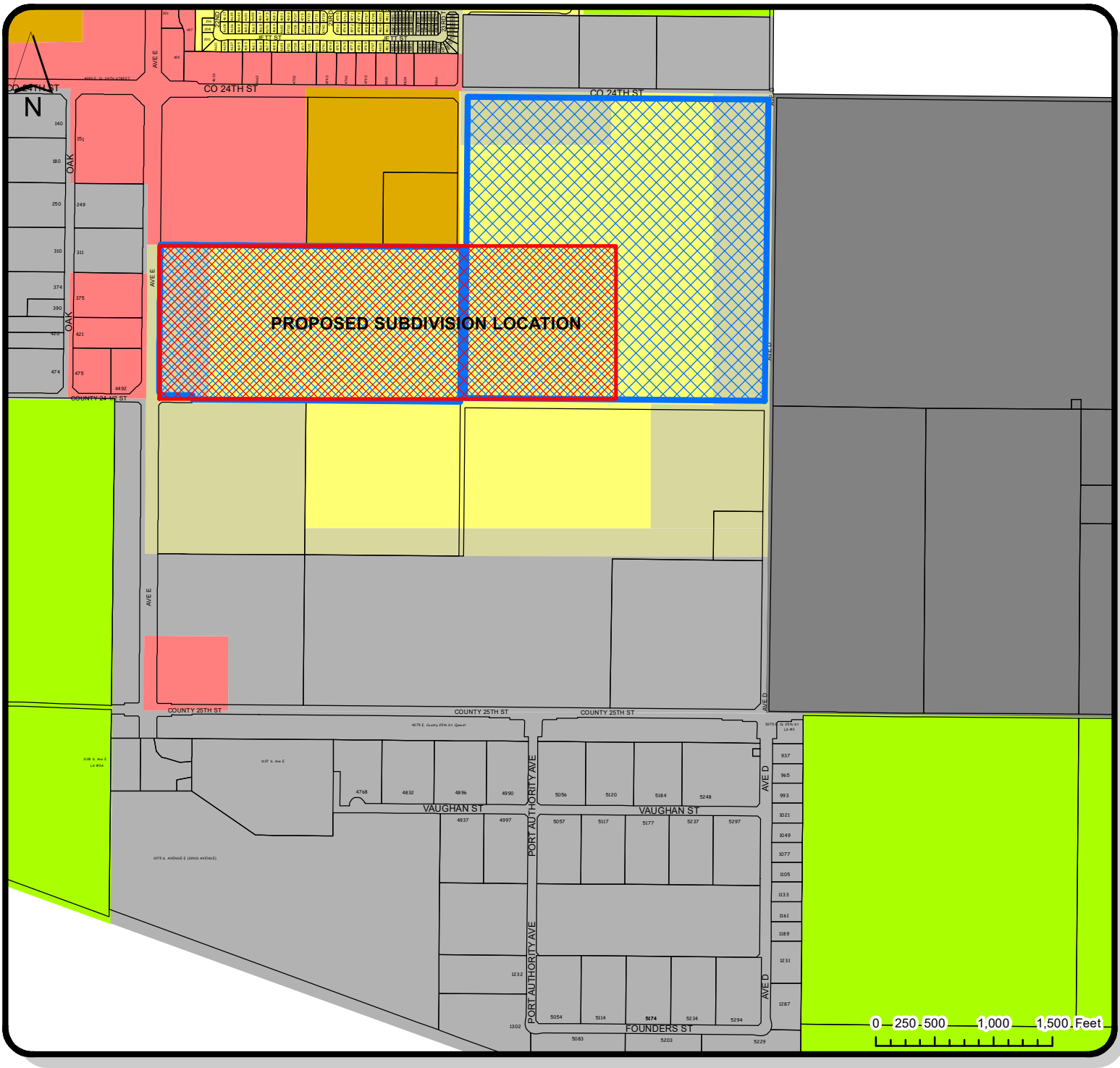
16528 JOHN C. ENGLISH II 10/30/25 REGISTERED LAND SURVEYOR ARIZONA, U.S.A.

SHEET: 4 OF 4



LOCATION MAP

Location of Subject Properties

PID: 22714002 & 22714008

PROPOSED SUBDIVISION LOCATION

Legend

COMMERCIAL ZONING DISTRICTS
C-2

SINGLE RESIDENCE ZONING DISTRICTS
R1-6
RA-10

MULTIPLE RESIDENCE ZONING DISTRICTS
R-2
R-3

INDUSTRIAL ZONING DISTRICTS
LI
HI

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

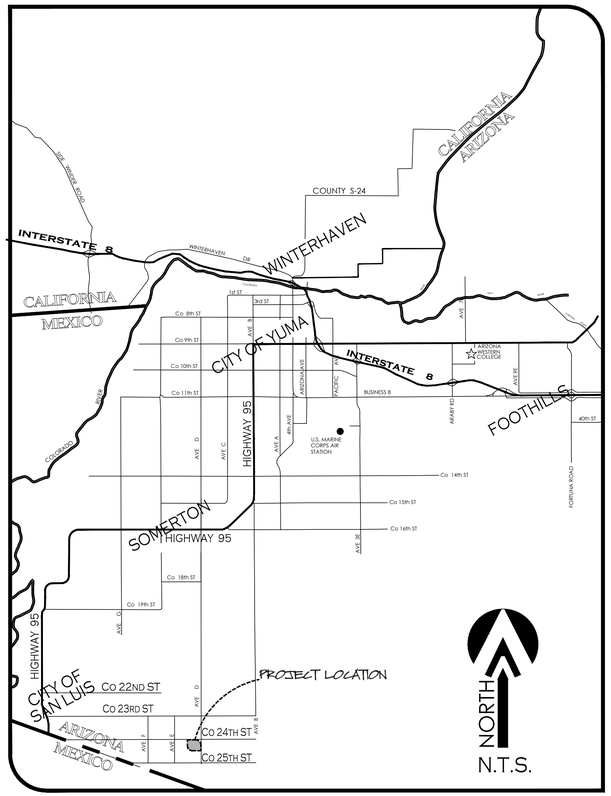
PRELIMINARY PLAT

ORCHIDEA PARK PHASE 2

SUBDIVISION

LEGEND

- INDICATES EX. ASPHALT PAVEMENT
- INDICATES EX. CONCRETE
- INDICATES BOUNDARY LINE
- INDICATES CENTERLINE
- INDICATES RIGHT-OF-WAY LINE
- INDICATES EX. CMU WALL
- =EX.=6"=PVC=W= INDICATES EX. WATER LINE
- =EX.=8"=PVC=S= INDICATES EX. SEWER LINE
- INDICATES NEW ASPHALT PAVEMENT
- INDICATES NEW CONCRETE
- INDICATES NEW CMU WALL
- 163 INDICATES EX. CONTOURS ELEVATION
- -NEW—PVC—S— INDICATES NEW SANITARY SEWER LINE
- NEW SEWER STUB
- NEW SEWER MANHOLE
- NEW 4" PVC SEWER SERVICE
- -NEW—PVC—W— INDICATES NEW WATER LINE
- NEW SINGLE WATER SERVICE
- FIRE LINE W/ END PLUG AND THRUST BLOCK
- NEW WATER VALVE
- NEW FIRE HYDRANT
- NEW TEMPORARY BLOWOFF VALVE
- 50 INDICATES LOT NUMBERS
- NEW YUMA COUNTY STD. DETAIL No. 4-040 SUB'D BOUNDARY MONUMENT
- NEW YUMA COUNTY STD. DETAIL No. 4-080 STREET MONUMENT
- EXISTING MONUMENT (TYPE AS SHOWN)
- B.C. INDICATES BRASS CAP
- Y.C.R. INDICATES YUMA COUNTY RECORDERS
- PP INDICATES EXISTING POWER POLE
- [C] INDICATES CALCULATED DATA
- [M] INDICATES MEASURED DATA
- [E] INDICATES EXISTING ELECTRICAL BOX
- GP INDICATES EXISTING GAS PADDLE
- MH INDICATES EXISTING MANHOLE
- FH INDICATES EXISTING FIRE HYDRANT
- WM INDICATES EXISTING WATER METER
- WV INDICATES EXISTING WATER VALVE
- [C.T.60.55] INDICATES EX. CURB ELEVATION
- [SW-160.56] INDICATES EX. SIDEWALK ELEVATION
- [A-T.60.50] INDICATES EX. ASPHALT ELEVATION
- [T.60.5] INDICATES EX. NATURAL SOIL ELEVATION
- A-159.02 INDICATES NEW ASPHALT ELEVATION
- C-159.02 INDICATES NEW CURB ELEVATION
- G-159.02 INDICATES NEW GUTTER ELEVATION



VICINITY MAP

N.T.S.

GENERAL CONSTRUCTION NOTES:

1. THE LOCATION OF UTILITIES IS APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. UTILITIES SHOWN HERE ARE FOR THE PURPOSE OF ASSISTING THE CONTRACTOR IN LOCATING SAID UTILITIES. THE CONTRACTOR IN ACCORDANCE WITH ARIZONA STATUTES SHALL CONTACT THE ARIZONA BLUE STAKE CENTER (1-800-782-5348S) AT LEAST 48 HOURS MIN. PRIOR TO THE BEGINNING OF CONSTRUCTION AND OBTAIN ON-SITE UTILITIES LOCATIONS. CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND SHALL BE RESOLVED PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DAMAGED TO A UTILITY SHALL BE REPAIRED AT THE CONTRACTOR EXPENSE.
2. ALL CITY REQUIRED COMPACTION AND LABORATORY TESTS SHALL BE FURNISHED BY THE CONTRACTOR TO THE CITY PRIOR TO ACCEPTANCE OF THE PROJECT.
3. THE CONTRACTOR SHALL GUARANTEED ALL MATERIALS AND WORKMANSHIP FOR TWO YEARS AFTER THE FINAL ACCEPTANCE. ANY DEFECTIVE MATERIAL OR WORKMANSHIP SHALL BE REPLACED AND/OR REPAIRED PRIOR TO FINAL ACCEPTANCE.
4. ALL ROAD SURFACES, EASEMENTS OR RIGHT OF WAYS DISTURBED BY CONSTRUCTION OF ANY PART OF THIS IMPROVEMENTS ARE TO BE RESTORED COMPLETELY BY THE CONTRACTOR TO THE BEFORE CONSTRUCTION CONDITION OR BETTER.
5. DURING CONSTRUCTION, THE DEVELOPER/OWNER IS SOLELY RESPONSIBLE FOR INSURING THE PROPER FUNCTIONING OF THE EROSION AND SEDIMENT CONTROL MEASURES. THE DEVELOPER/OWNER SHALL TAKE WHATEVER MEASURES ARE REQUIRED TO INSURE THAT NO SEDIMENT LEAVES THE SITE.
6. REFER TO SHEETS 2 OF 2 OF FINAL PLAT FOR ALL CORRECT DIMENSIONS.
7. SEE SUBDIVISION PLAT FOR ALL BOUNDARY INFORMATION AND DIMENSIONS; DO NOT SCALE.
8. ALL MATERIALS AND CONSTRUCTION HEREON SHALL CONFORM TO CITY OF SAN LUIS STANDARDS (CITY OF YUMA STANDARD DETAILS, MAG SPECIFICATIONS, CITY OF SAN LUIS SUPPLEMENT), AS ADOPTED BY THE CITY OF SAN LUIS, STANDARD SPECIFICATIONS AND CONSTRUCTION STANDARDS UNLESS OTHERWISE SHOWN ON THESE PLANS.
9. THE ENGINEER MAKES NO REPRESENTATION OR GUARANTEE REGARDING EARTHWORK QUANTITIES OR THAT THE EARTHWORK FOR THIS PROJECT WILL BALANCE DUE TO VARIOUS FIELD CONDITIONS, CHANGING SOIL TYPES, ALLOWABLE CONSTRUCTION TOLERANCES AND CONSTRUCTION METHODS THAT ARE BEYOND THE CONTROL OF THE ENGINEER.
10. NO STREET, WATER, SEWER AND IMPROVEMENTS TO BE ACCEPTED BY THE CITY OF SAN LUIS. FOR MAINTENANCE UNTIL "AS-BUILT", CERTIFIED, REPRODUCIBLE PLANS ARE FILED WITH AND ACCEPTED BY THE CITY OF SAN LUIS PUBLIC WORKS DIRECTION.
11. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL, LOCAL, STATE, AND FEDERAL SWPPP REQUIREMENTS AND BMPs.

INDEX:

Cover Sheet — 0
Cover Sheet Plat — 1 OF 3
Plat — 2 OF 3
Plat — 3 OF 3
Paving and Grading Plan — 1
Paving and Grading Plan — 2
Water and Sewer Plan — 3
Water and Sewer Plan — 4

OWNER:

VON VERDE PARTNERS LLC
10402 S CAMINO DEL SOL
YUMA AZ., 85367

BENCHMARK:

FOUND BRASS CAP IN HAND HOLE
LOCATED AT THE W¼ COR. SEC. 14, T11S, R24W,
ALSO BEING THE INTERSECTION OF
AVE 'E' AND Co. 24½ ST STREET

ELEVATION: 159.81 FEET

BASIS OF BEARING

THE NORTH SECTION LINE OF THE NE1/4 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

ENGINEER:

VnV23-600

VEGA & VEGA ENGINEERING PLC
2619 S. AVE. 2½ E, STE#3 928-329-0000 Tel
Yuma, Az. 85364 928-247-6232 Fax
www.vegaNvega.com

UTILITIES WARNING

UTILITIES IN THE AREA OF CONSTRUCTION ARE APPROXIMATE ONLY. THEY HAVE BEEN LOCATED FROM FIELD INVESTIGATION AND THE BEST AVAILABLE UTILITY RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION AND REPAIR OF ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION WHETHER SHOWN ON THESE PLANS OR NOT. THE CONTRACTOR SHALL CONTACT ALL RESPECTIVE UTILITIES AND HAVE ALL UTILITIES FIELD-LOCATED PRIOR TO CONSTRUCTION. IF ANY UNKNOWN SUBSURFACE STRUCTURES ARE ENCOUNTERED DURING CONSTRUCTION, IT SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF ENGINEER OF RECORD PRIOR TO PROCEEDING.

CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT

VEGA & VEGA ENGINEERING PLC
2619 S. AVE. 2½ E. STE#3 928-329-0000 TEL
YUMA, AZ. 85364 928-247-6232 FAX
VnV@vegaNvega.com

Cover Sheet
ORCHIDEA PARK
PHASE 2 SUBDIVISION

Registered Professional Engineer (Civil)
CERTIFICATE NO.
50476
Vianey R. Vega
Date Signed 8-20-25
Arizona, U.S.A.

Notes:

Scale: N.T.S.	Date: AUG 2025
Drawn: Staff	Job #: VnV23-600
Checked: Vna	

Sheet 0 *

I:\VNV DWG\VNV PROJECTS\VNV 2023 PROJECTS\VNV23-600 ORCHIDEA 8180X180N (X2) CADD FILES\DWG\ORCHIDEA PHASE 2\VNV23-600 ORCHIDEA PHASE 2 COVER.DWG

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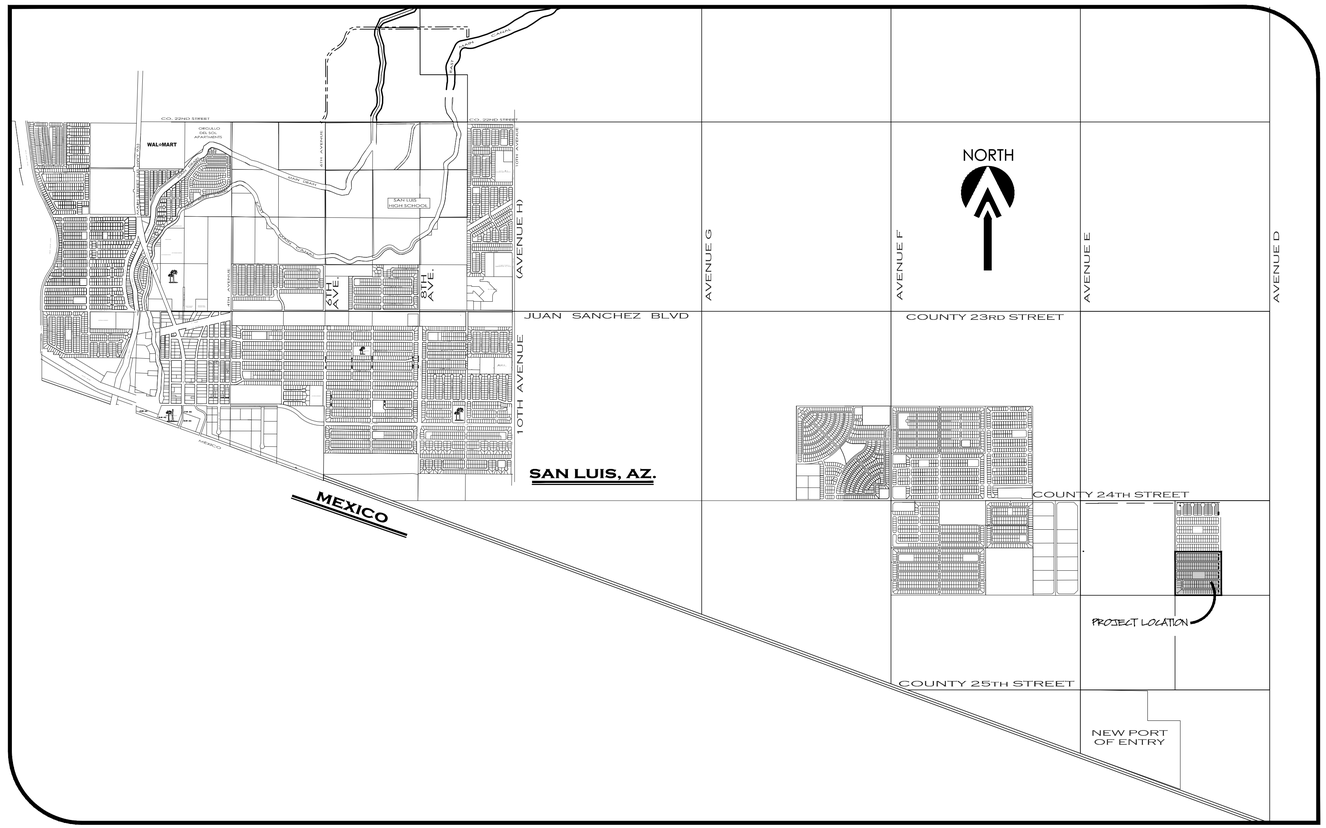
PRELIMINARY PLAT



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

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

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

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

REGISTERED LAND SURVEYOR
16528
JOHN C. ENGLISH II
8/01/25
Date Signed
ARIZONA, U.S.A.

ELABORATED BY:
Vnv 23-600

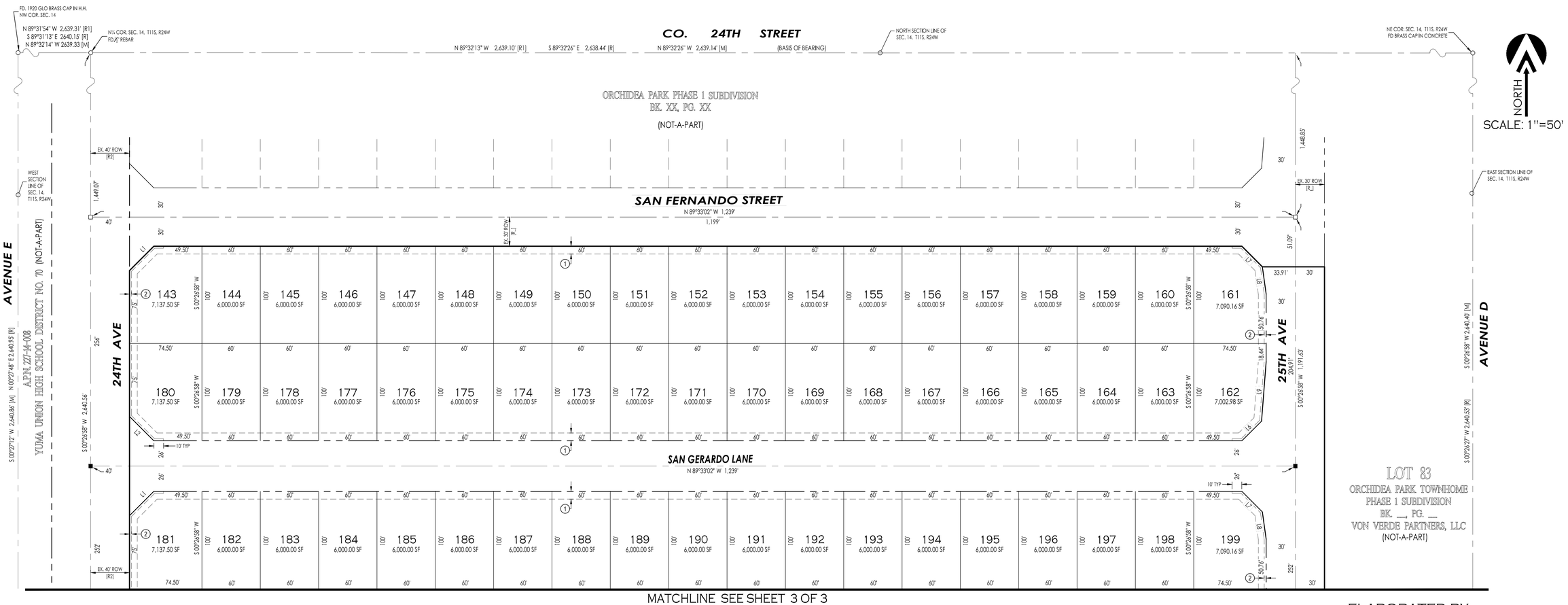
VEGA & VEGA ENGINEERING, PLC
2619 S. Ave. 2½E, Ste 3 928-329-0000 Tel
Yuma, Az. 85365 928-247-6232 Fax
www.vegaNvega.com

SHEET: 1 OF 3

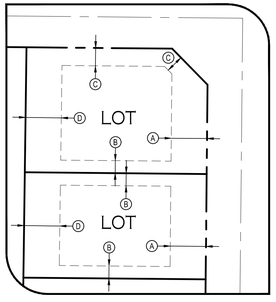
ORCHIDEA PARK PHASE 2 SUBDIVISION

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.
AUGUST OF 2025 ACREAGE: 31.58 AC (GROSS)

PRELIMINARY 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	35.35'
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 NE1/4 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
Yuma, Az. 85365 928-247-6232 Fax
www.vegaNvega.com

LAND SURVEYOR'S CERTIFICATE:

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REGISTERED LAND SURVEYOR
16528
JOHN C. ENGLISH II
08/01/25
EXPIRATION DATE: 12/31/2026
ARIZONA, U.S.A.

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

ORCHIDEA PARK PHASE 2 SUBDIVISION

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ALSO LOCATED IN A PORTION OF THE W½ OF THE NW¼ OF SECTION 14, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.
AUGUST OF 2025 ACREAGE: 31.58 AC (GROSS)

PRELIMINARY PLAT

MATCHLINE SEE SHEET 2 OF 3

NORTH

SCALE: 1"=50'

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	35.35'
L4	S 10°50'18" W	50.00'
L5	S 80°03'38" W	50.00'
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L9	N 04°53'09" E	61.50'

CURVE TABLE

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C1	110°46'40"	88.18'	60.86'	117.67'

KEYNOTES

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

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

REGISTERED LAND SURVEYOR
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JOHN C. ENGLISH II
08/01/25
ARIZONA, U.S.A.

ELABORATED BY:

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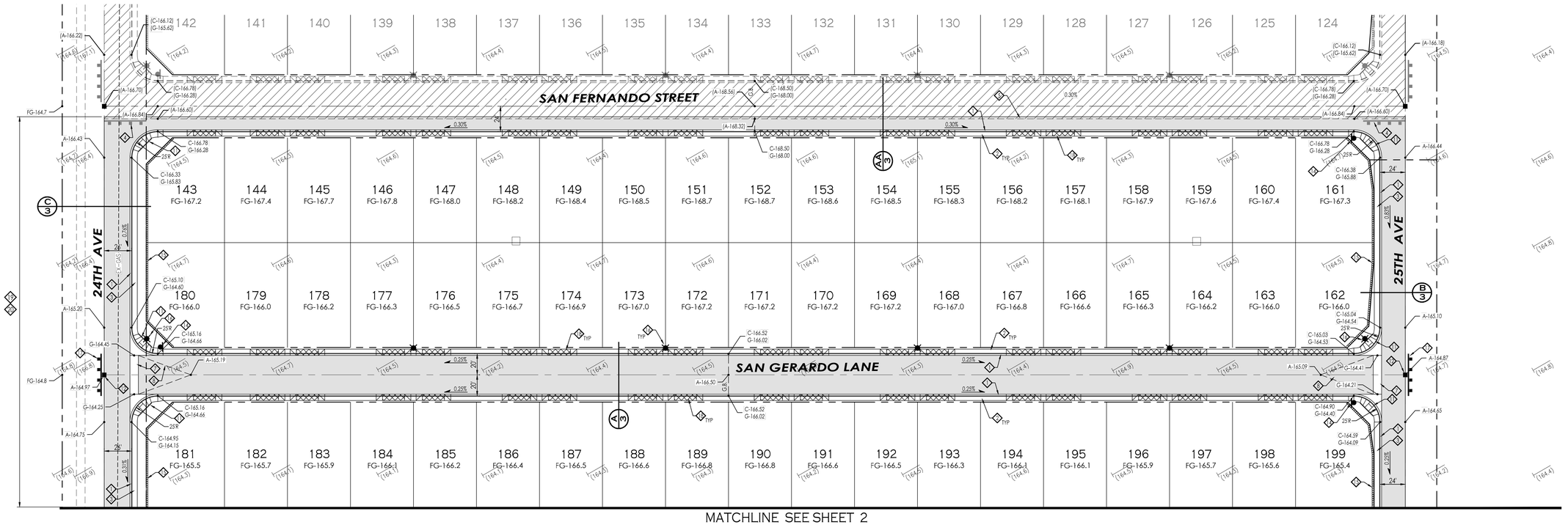
SHEET: 3 OF 3



MATCHLINE SEE SHEET 2

NORTH

SCALE: 1"=50'

LEGEND

- INDICATES EX. ASPHALT PAVEMENT
- INDICATES EX. CONCRETE
- INDICATES BOUNDARY LINE
- INDICATES CENTERLINE
- INDICATES RIGHT-OF-WAY LINE
- INDICATES EX. FENCE
- E(OH) INDICATES EX. ELECTRICAL OVERHEAD LINE
- =EX.=6"=PVC=W= INDICATES EX. WATER LINE
- =EX.=8"=PVC=S= INDICATES EX. SEWER LINE
- GAS INDICATES EX. GAS LINE
- NEW SUBDIVISION BOUNDARY MONUMENT AS PER CITY OF YUMA STD. #4-015
- NEW SURVEY MONUMENT AS PER CITY OF YUMA STD. #4-030
- EXISTING MONUMENT (TYPE AS SHOWN)
- B.C. INDICATES BRASS CAP
- Y.C.R. INDICATES YUMA COUNTY RECORDERS
- INDICATES EXISTING STREET SIGN
- MH INDICATES EXISTING MANHOLE
- FH INDICATES EXISTING FIRE HYDRANT
- WM INDICATES EXISTING WATER METER
- WV INDICATES EXISTING WATER VALVE
- INDICATES NEW STREET LIGHT
- (C-160.55) INDICATES EX. CURB ELEVATION
- (SW-160.56) INDICATES EX. SIDEWALK ELEVATION
- (A-160.50) INDICATES EX. ASPHALT ELEVATION
- (160.5) INDICATES EX. NATURAL SOIL ELEVATION
- A-161.62 INDICATES NEW ASPHALT ELEVATION
- INDICATES NEW ASPHALT PAVEMENT
- INDICATES NEW CONCRETE
- INDICATES NEW CMU WALL
- INDICATES EXISTING CMU WALL

KEYNOTES:

1. NEW VERTICAL CURB & GUTTER - AS PER C.O.Y. STD. 3-060
2. NEW 4' CONCRETE SIDEWALK - AS PER C.O.Y. STD. 3-135
3. NEW 5' CONCRETE SIDEWALK - AS PER C.O.Y. STD. 3-135
4. REMOVE EXISTING BARRICADE
5. SAWCUT 1' OF EXISTING PAVEMENT, REMOVE AND REPLACE WITH NEW PAVEMENT - SEE DETAIL A/9
6. NEW 8' CROSS GUTTER - AS PER C.O.Y. STD. 3-090
7. NEW 8' VALLEY GUTTER LAYOUT - AS PER C.O.Y. STD. 3-085
8. NEW 50' CROWN TRANSITION
9. NEW 19' CONCRETE SPILLWAY - SEE DETAIL C/9
10. NEW CONCRETE SIDEWALK RAMP (40' RADIUS MEASURED TO FACE OF CURB) - AS PER C.O.Y. STD. 3-145
11. NEW CONCRETE SIDEWALK RAMP (25' RADIUS MEASURED TO FACE OF CURB) - AS PER C.O.Y. STD. 3-145
12. NEW SURVEY MONUMENT AS PER CITY OF YUMA STD. #4-030
13. INSTALL GUARD POSTS (PER PLAN), 5FT APPART CENTERED ON E/3
14. NEW DOUBLE FACED STREET SIGN-STOP SIGN - AS PER C.O.Y. STD.- 8-020
15. NEW 6' HIGH CMU WALL (6FT HIGHT REQUIREMENT IS ON THE SIDE OF THE HIGHEST ELEVATION) AS PER C.O.Y. STD. 1-015 (CMU WALL LOCATED WITHIN THE FRONT OR SIDE SETBACK OF LOTS MUST BE 3'6" HIGH MAXIMUM).
16. NEW STREET LIGHT - TYPE A (4700 LUMENS) AS PER C.O.Y. STD. 7-010 AND C.O.Y. STD. 7-015 (IN RETENTION BASIN PROVIDE DUAL MAST ARM.)
17. NEW TYPE III BARRICADE - AS PER C.O.Y. STD. 1-045
18. NEW 21' WIDE DRIVEWAY – AS PER C.O.Y. STD. 3-105
19. REMOVE EXISTING CONRETE LINED IRRIGATION DITCH
20. PROTECT AND ADJUST EXISTING GAS LINE AS NECESSAY IF NEEDED - COORDINATE WITH SOUTHWEST GAS
21. NEW 4' CONCRETE SPILLWAY (USE 6' SIDEWALK, 6' CURB TRANSITION AND OMIT CMU BLOCK) C/7 SIM
22. NEW DOUBLE FACED STREET SIGN - AS PER C.O.Y. STD.- 8-020
23. NEW 6' CONCRETE SPILLWAY - SEE DETAIL C/9

BENCHMARK:

FOUND BRASS CAP IN HAND HOLE
LOCATED AT THE W¼ COR. SEC. 14, T11S, R24W.
ALSO BEING THE INTERSECTION OF
AVE 'E' AND Co. 24-1/2 STREET

ELEVATION: 159.81 FEET

UTILITIES WARNING

UTILITIES IN THE AREA OF CONSTRUCTION ARE APPROXIMATE ONLY. THEY HAVE BEEN LOCATED FROM FIELD INVESTIGATION AND THE BEST AVAILABLE UTILITY RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION AND REPAIR OF ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION WHETHER SHOWN ON THESE PLANS OR NOT. THE CONTRACTOR SHALL CONTACT ALL RESPECTIVE UTILITIES AND HAVE ALL UTILITIES FIELD-LOCATED PRIOR TO CONSTRUCTION. IF ANY UNKNOWN SUBSURFACE STRUCTURES ARE ENCOUNTERED DURING CONSTRUCTION, IT SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF ENGINEER OF RECORD PRIOR TO PROCEEDING.

CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT

VEGA & VEGA ENGINEERING PLLC
2619 S. AVE. 2½ E. STE#3 YUMA, AZ. 85364
928-329-0000 TEL
928-247-6232 FAX
VnV@vegaNvega.com

PAVING & GRADING
ORCHIDEA PARK
PHASE 2 SUBDIVISION

Registered Professional Engineer
CERTIFICATE NO.
50476
Vianey R. Vega
Date Signed 8-01-25
Arizona U.S.A.

Notes:

Scale: N.T.S.	Date: AUG 2025
Drawn: Staff	Job #: VnV23-600
Checked: Vna	

Sheet 1

\\VNV\VNV DRIVE\VNV PROJECTS\VNV 2023 PROJECTS\VnV23-600 ORCHIDEA SUBDIVISION\00 CAD FILES\DWG\ORCHIDEA PHASE 2\VnV23-600 ORCHIDEA PHASE2 PAVGRA.DWG

MATCHLINE SEE SHEET 1

LEGEND

- INDICATES EX. ASPHALT PAVEMENT
- INDICATES EX. CONCRETE
- INDICATES BOUNDARY LINE
- INDICATES CENTERLINE
- INDICATES RIGHT-OF-WAY LINE
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- (A-160.50) INDICATES EX. ASPHALT ELEVATION
- (160.51) INDICATES EX. NATURAL SOIL ELEVATION
- A-161.02 INDICATES NEW ASPHALT ELEVATION
- INDICATES NEW ASPHALT PAVEMENT
- INDICATES NEW CONCRETE
- INDICATES NEW CMU WALL
- INDICATES EXISTING CMU WALL

KEYNOTES:

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22. NEW DOUBLE FACED STREET SIGN - AS PER C.O.Y. STD.- 8-020
23. NEW 6' CONCRETE SPILLWAY - SEE DETAIL (C/9)

DRAINAGE REPORT

1.- DRAINAGE REPORT

DRAINAGE AREA # 1

USING THE RATIONAL METHOD
Q= CIA = PEAK RUNOFF (VOL.)
(C) PEAK RATE RUNOFF = 0.43
(I) INTENSITY OF RAINFALL = 1.22 IN / HR
(A)DRAINAGE AREA = : 1,379,922 SF = 31.679 AC
Q= (0.43)(1.22)(31.679) =16.619 CF
TOTAL RUNOFF = 7.200 (16.619) = 119.657 CF

STORAGE VOLUME PROVIDED AREA # 1

RETENTION BASIN
TOP AREA = 59,810 SF
BOTTOM AREA = 48,496 SF
DEPTH = 3 FT
VOL. PROVIDED = $(59{,}810 + 48{,}496)\frac{(3.0)}{2} = 162{,}459$ CF

TOTAL VOL. PROVIDED = 162,459 CF

FACTOR OF SAFETY = $\frac{162{,}459 \text{ CF}}{119{,}657 \text{ CF}} = 1.35 > 1.25$ THEREFORE OK.

OPEN SPACE CALCULATIONS

PROJECT AREA : 1,380,852 SF = 31.68 AC

5% OPEN SPACE REQUIRED = 1,379,981 SF X 5% = 68,999 SF

OPEN SPACE PROVIDED : AREA RETENTION BASIN = 59,810 SF.
24TH AVENUE LANDSCAPING AREA = 10,592 SF.
70,402 SF.

TOTAL AREA OPEN SPACE PROVIED : ========== 70,402 SF.

70,402 SF. > 68,999 SF **THEREFORE OK**

BENCHMARK:

FOUND BRASS CAP IN HAND HOLE
LOCATED AT THE W¼ COR. SEC. 14, T11S, R24W,
ALSO BEING THE INTERSECTION OF
AVE 'E' AND Co. 24-1/2 STREET

ELEVATION: 159.81 FEET

UTILITIES WARNING

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1-800-STAKE-IT

VEGA & VEGA ENGINEERING PLLC
2619 S. AVE. 2½ E. STE#3
YUMA, AZ. 85364
928-329-0000 TEL
928-247-0232 FAX
Vna@vegaNvega.com

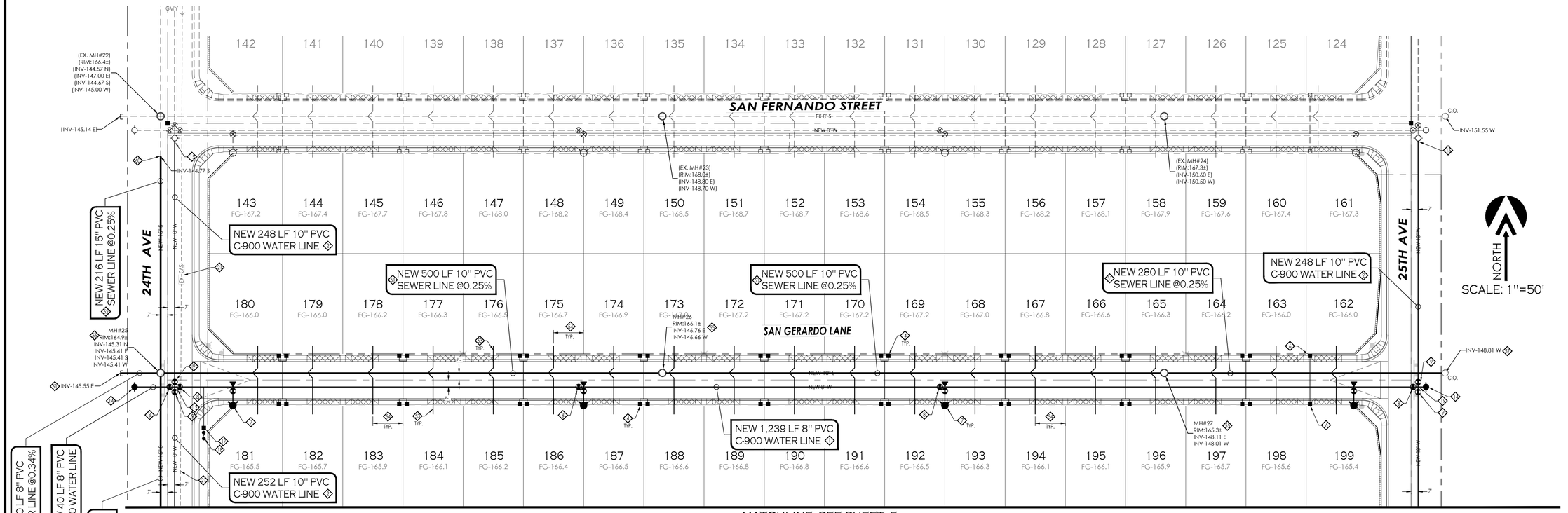
PAVING & GRADING
ORCHIDEA PARK
PHASE 2 SUBDIVISION

Registered Professional Engineer
CERTIFICATE NO.
50476
Vianey R. Vega
Date Signed 8-01-25
Arizona, U.S.A.

Notes:

Scale: N.T.S. Date: AUG 2025
Drawn: Staff Job #: VnV23-600
Checked: Vna
Sheet
2

L:\VNV DWG\VNV PROJECTS\VNV 2023 PROJECTS\VNV23-600 ORCHIDEA SUBDIVISION\00 CADD FILES\DWG\ORCHIDEA PHASE 2\VNV23-600 ORCHIDEA PHASE 2 PAVING.DWG



LEGEND

163	INDICATES EX. CONTOURS ELEVATION
= =EX. =6"=PVC =W=	INDICATES EX. WATER LINE
= =EX. =8"=PVC = S =	INDICATES EX. SEWER LINE
MH	INDICATES EXISTING MANHOLE
FH	INDICATES EXISTING FIRE HYDRANT
WM	INDICATES EXISTING WATER METER
WV	INDICATES EXISTING WATER VALVE
50	INDICATES LOT NUMBERS
—NEW—PVC—S—	INDICATES NEW SANITARY SEWER LINE
	NEW SEWER STUB
	NEW SEWER MANHOLE
	NEW SEWER CLEANOUT
	NEW 4" PVC SEWER SERVICE
—NEW—PVC—W—	INDICATES NEW WATER LINE
	NEW SINGLE WATER SERVICE
	FIRE LINE W/ END PLUG AND THRUST BLOCK
	NEW WATER VALVE
	NEW FIRE HYDRANT
	NEW TEMPORARY BLOWOFF VALVE

WATER KEYNOTES:

1. INSTALL 8" WATER MAIN - AS PER C.O.Y. STD. 5-010
2. INSTALL 10" WATER MAIN - AS PER C.O.Y. STD. 5-010
3. INSTALL 12" WATER MAIN - AS PER C.O.Y. STD. 5-010
4. INSTALL 1" DUAL WATER SERVICE (TYP.) - AS PER C.O.Y. STD. 5-045 & 5-055
5. NEW 8" 90° PVC ELL W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025
6. INSTALL 1" SINGLE WATER SERVICE (TYP.) - AS PER C.O.Y. STD. 5-035 & 5-055.
7. NEW COMPLETE FIRE HYDRANT AND FIRE HYDRANT STREET MARKERS AS PER C.O.Y. STD. 5-155 & 5-160
8. NEW 8" WATER VALVE - AS PER C.O.Y. STD. 5-065, 5-075 & 5-080.
9. NEW 10" WATER VALVE - AS PER C.O.Y. STD. 5-065, 5-075 & 5-080.
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11. NEW 12"x8" PVC TEE W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025
12. NEW 10"x8" PVC TEE W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025
13. NEW 8"x8" PVC TEE W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025
14. NEW WATERMAIN BLOWOFF VALVE - AS PER C.O.Y. STD. 5-085.
15. REMOVE EXISTING CAP AND CONNECT NEW WATER LINE TO EX. WATER SYSTEM. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING WATER MAIN. IF CONDITIONS ARE DIFFERENT THAN WHAT IS SHOWN ON PLANS CONTRACTOR TO NOTIFY ENGINEER BEFORE MAKING ANY DETERMINATION.
16. NEW 12"x12"x10" TEE W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025
17. INSTALL 1" WATER SERVICE (TYP.) - AS PER C.O.Y. STD. 5-040 & 5-060 (LANDSCAPING IRRIGATION)
18. INSTALL 1" REDUCE PRESSURE ASSEMBLY - AS PER C.O.Y. STD. 5-130 (LANDSCAPING IRRIGATION)
19. NEW 10"x10"x8"x8" CROSS W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025
20. NEW 12" TAPPING SLEEVE, CONNECT NEW 12 " WATER LINE TO EX. 12" WATER MAIN, SAWCUT EXISTING PAVEMENT AS NEEDED FOR CONNECTION AND REPLACE WITH NEW PAVEMENT, CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING 12" WATER MAIN. IF CONDITIONS ARE DIFFERENT THAN WHAT IS SHOWN ON PLANS CONTRACTOR TO NOTIFY ENGINEER BEFORE MAKING ANY DETERMINATION - SEE DETAILS (A/9A)
21. PROTECT AND ADJUST EXISTING GAS LINE AS NECESSAY IF NEEDED - COORDINATE WITH SOUTHWEST GAS

SEWER KEYNOTES:

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3. INSTALL 15" SEWER MAIN - AS PER C.O.Y. STD. 5-010
4. NEW 4" PVC SEWER SERVICE - AS PER C.O.Y. STD. 6-015.
5. CONSTRUCT ALL SEWER SERVICES TO CENTER OF THE LOT. UNLESS NOTED OTHERWISE.
6. NEW POLYMER SANITARY SEWER MANHOLE - AS PER DETAILS (E/9) (F/9)
7. NEW SHALLOW SEWER MANHOLE - AS PER MAG STD. 420 & 422
8. NEW SANITARY SEWER CLEANOUT - AS PER C.O.Y. STD. 6-005 (TEMPORARY CO. FOR PROPOSED SEWER LINE EXTENTION FOR FUTURE CONNECTION OUTSIDE OF PAVEMENT AREA)
9. NEW TYPE 'A' DROP SEWER CONNECTION - AS PER C.O.Y. STD. 6-055
10. NEW TYPE 'B' DROP SEWER CONNECTION - AS PER C.O.Y. STD. 6-060
11. CONNECT NEW SEWER LINE TO EXISTING SANITARY SEWER STUBOUT. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING SEWER . IF CONDITIONS ARE DIFFERENT THAN WHAT IS SHOWN ON PLANS CONTRACTOR TO NOTIFY ENGINEER BEFORE MAKING ANY DETERMINATION
12. NEW WATERTIGHT END CAP
13. NOT USED

NOTE:

SEE SHEETS 6, 7 AND 8 FOR SEWER PLAN & PROFILE

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VnV@vegaNvega.com

WATER & SEWER PLAN
ORCHIDEA PARK
PHASE 2 SUBDIVISION

Registered Professional Engineer Certificate No. 50476 Vianey R. Vega Date Signed 8-01-25 Arizona, U.S.A.

Notes:

Scale: N.T.S.	Date: AUG 2025
Drawn: Staff	Job #: VnV23-600
Checked: Vna	

Sheet 3

\\VNV\VNV DRIVE\VNV PROJECTS\VNV 2023 PROJECTS\VnV23-600 ORCHIDEA SUBDIVISION\00 CAD\FILES DWG\ORCHIDEA PHASE 2\VnV23-600 ORCHIDEA PHASE 2 WATER&SEWER.DWG

MATCHLINE SEE SHEET 4

NEW 500 LF 8" PVC SEWER LINE @0.34%

NEW 500 LF 8" PVC SEWER LINE @0.34%

NEW 280 LF 8" PVC SEWER LINE @0.34%

NEW 252 LF 10" PVC C-900 WATER LINE

SANTA SOPHIA STREET

MH#28 RIM:164.0± INV-146.04 N INV-146.15 E INV-146.15 W INV-146.14 S

INV-146.29 E

MH#29 RIM:164.0± INV-147.85 W INV-147.95 E

MH#30 RIM:164.0± INV-149.75 E INV-149.65 W

INV-150.71 W

C.O.

NEW 1,239 LF 8" PVC C-900 WATER LINE

NEW 40 LF 8" PVC SEWER LINE @0.34%

NEW 40 LF 8" PVC C-900 WATER LINE

NEW 252 LF 15" PVC SEWER LINE @0.25%

NEW 252 LF 10" PVC C-900 WATER LINE

24TH AVE

25TH AVE

FG-157.0

4:1

4:1

NEW 193 LF 8" PVC SEWER LINE @0.34%

NEW 500 LF 8" PVC SEWER LINE @0.34%

NEW 500 LF 8" PVC SEWER LINE @0.34%

NEW 87 LF 8" PVC SEWER LINE @0.34%

SANTA ANNA PLACE

MH#31 RIM:163.2± INV-146.77 N INV-146.87 E INV-146.87 W

MH#32 RIM:162.0± INV-147.63 E INV-147.53 W INV-147.63 S

MH#33 RIM:160.8± INV-149.43 E INV-149.33 W

MH#34 RIM:162.9± INV-151.23 E INV-151.13 W

INV-151.53 W

C.O.

INV-147.01 E

NEW 1,046 LF 8" PVC C-900 WATER LINE

NORTH

SCALE: 1"=50'

NEW 40 LF 8" PVC SEWER LINE @0.34%

NEW 40 LF 8" PVC C-900 WATER LINE

NEW 193 LF 8" PVC C-900 WATER LINE

COURT

NEW 258 LF 8" PVC C-900 WATER LINE

NEW 258 LF 10" PVC C-900 WATER LINE

NEW 258 LF 8" PVC SEWER LINE @0.34%

NEW 500 LF 8" PVC SEWER LINE @0.34%

NEW 500 LF 8" PVC SEWER LINE @0.34%

NEW 87 LF 8" PVC SEWER LINE @0.34%

PLUMERIA

SANTA ROSALINA LANE

MH#35 RIM:162.8± INV-148.51 N INV-148.61 E

MH#36 RIM:164.4± INV-150.31 W INV-150.41 E

MH#37 RIM:163.8± INV-152.11 W INV-152.21 E

INV-152.51 W

C.O.

NEW 431 LF 10" PVC C-900 WATER LINE

NEW 1,046 LF 8" PVC C-900 WATER LINE

NEW 174 LF 10" PVC C-900 WATER LINE

NEW 1,239 LF 12" PVC C-900 WATER LINE

CO. 24½ STREET

SEE SHEET 5A FOR WATERLINE IMPROVEMENTS ON CO. 24½ ST

LEGEND

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—NEW—PVC—S—	INDICATES NEW SANITARY SEWER LINE
	NEW SEWER STUB
	NEW SEWER MANHOLE
	NEW SEWER CLEANOUT
	NEW 4" PVC SEWER SERVICE
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8. NEW SANITARY SEWER CLEANOUT - AS PER C.O.Y. STD. 6-005 (LANDSCAPING IRRIGATION).
9. NEW TYPE 'A' DROP SEWER CONNECTION - AS PER C.O.Y. STD. 6-055
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NOTE:

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WATER & SEWER PLAN
ORCHIDEA PARK
PHASE 2 SUBDIVISION

Registered Professional Engineer Certificate No. 50476 Vianey R. Vega Date Signed 8-31-25 Arizona, U.S.A.

Notes:

Scale: N.T.S. Date: AUG 2025
Drawn: Staff Job #: VnV23-600
Checked: Vna
Sheet 4

I:\VNV DRIVE\VNV PROJECTS\VNV 2023 PROJECTS\VNV23-600 ORCHIDEA BABOVNDOD CADD FILES\DWG ORCHIDEA PHASE 2\VNV23-600 ORCHIDEA PHASE2 WATERW.DWG

City of San Luis

Development Services Department

Planning & Zoning · GIS · Building Safety · Code Enforcement

October 16, 2025

Vianey Vega
Vega & Vega Engineering, P.L.C.
2619 S Ave. 2½ E, Ste #3
Yuma, AZ 85364

Re: Subdivision Case No. 2025-0282P & 2025-0283F

City staff has reviewed the 1st Submittal of preliminary and final plat of Orchidea Park Subdivision Phase 2 and have the following comments:

Planning and Zoning Department

Final Plat

1. As per Development Agreement adopted by Resolution No. 2350. Section 5.7 Final Plat for Parcels D & E. The final plat for Parcel E (Orchidea Park Subdivision Phase 2) shall include Parcel D (Yuma Union High School parcel) and provide the required right of way dedications as stated in said Development Agreement.
2. Provide Subdivision Application for Yuma Union High School District No 70 since they are to be part of the plat.
3. Provide CCR's.
4. Provide recordation information on title and plat.
5. Match San Gerardo Lane's font to additional streets.
6. Legend on Sheet 2 of 3. Adjust text on [R] recorded information.

Improvement Plans

1. Sheet 0 Cover Sheet. Legend - Reference survey monuments to COY standards.
2. Sheet 2 Paving and Grading. Call out contour elevations on retention basin.
3. Include barricade at the end of 24th Avenue and 25th Avenue.
4. Sheet 2A. Provide documentation of New 40' ROW and New 15' Drainage Easement on County 24 ½ Street.

Water and sewer plans

1. Provide ADEQ permits.

Engineering Department

1. Plat sheets 2 and 3: Subdivision boundary is missing survey monuments. Also add shaded line to subdivision boundary. Add 24th Avenue and 25th Avenue right-of-way references.
2. Sheet 1, Center barricades on San Fernando Street on 24th Avenue and 25th Avenue south half's
3. Sheet 1, Add 24th Avenue and 25th Avenue right-of-way references for all proposed improvements to be within the street right-of-way.
4. Sheet 2, Add 24th Avenue, 25th Avenue and Co 24-1/2 St right of way references for all proposed improvements to be within the street right of way.

5. Sheet 2, Verify grading works around the CMU wall near the retention basin, also verify the wall heights are measure from the highest side.
6. Sheet 2, Add barricades on the south side of 24th Avenue and County 24-1/2 St.
7. Sheet 2, Add barricades on the south and east side of 25th Avenue and County 25th St.
8. Sheet 2A, There is a gas valve (GV) at the northeast corner of 24th Avenue and County 24-1/2 St, who is adjusting this valve?
9. Sheet 2B, Verify taper length shown on 24th Avenue are appropriate.
10. Sheet 3, Detail A/3, verify standard numbers.

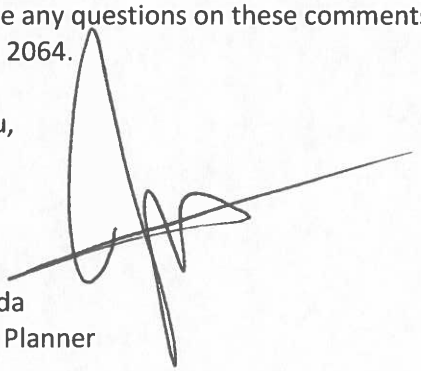
Public Works Department

1. Provide confirmation that proposed development follows the approved area traffic study.
2. Final street light design shall be coordinated with APS.
3. Provide Striping Plan.
4. Confirm all roadway tapers have adequate lengths. Include calculation on sheets.
5. Confirm vertical alignment on Co. 24.5 St is adequate for full buildout speeds.
6. Water stub-outs shall be provided on 24th Avenue and Co. 24.5 St and any where else that water lines will continue to the south as we don't have that information in the master plan.
7. Water main connection on Avenue E and Co. 24.5 St. should have isolation valves on each side of the connection.
8. Sewer main shall not exceed 200 lineal feet when sewer clean out is used. If its temporary, provide schedule as to when it will be replaced with manhole and provide all documentation to legally have a sewer manhole at the cleanout location, in the event next phase does not move forward. Assurance shall be posted.
9. Cleanout is not necessary on east end of Santa Anna Place as there are no services east of the manhole. It could potentially be a stub-out

Please be advised that the comments made here are tentative in nature. Until all documentation, information, and drawings are submitted and approved in final form, and all permits for construction are approved and issued, the City of San Luis reserves the right to make further comments or require further information or submissions. Any construction which occurs prior to issuance of proper permits is occurring in contravention of the ordinances of the City and is occurring at the risk of the Developer.

If you have any questions on these comments, please contact the Development Services Department at 928-341-8563 extension 2064.

Thank you,



Juan Tejeda
Associate Planner

PLANNING & ZONING
AGENDA ITEM REVIEW FORM

Special Planning & Zoning Commission Meeting **5. B.**

Meeting Date: 11/06/2025

Submitted By: Juan Tejeda, Associate Planner, Development Services, Planning & Zoning

ITEM:

Discussion and possible action on any and all matters regarding Subdivision Case No. 2025-0283F. A request by Vega and Vega Engineering PLC, on behalf of Von Verde Partners LLC, for the approval of Orchidea Park Phase 2 Final Plat. The property is located east of 24th Avenue and south of Orchidea Park Phase 1 Subdivision in San Luis, Arizona.

A. Staff Presentation
B. Action on Subdivision Case No. 2025-0283F

SUMMARY:

This is a request by Vega & Vega Engineering, PLC, on behalf of Von Verde Partners LLC, property owner, for the final plat approval of a residential subdivision to be called Orchidea Park Phase 2 Subdivision. The property is located east of 24th Avenue and south of Orchidea Park Phase 1 Subdivision. This subdivision will consist of approximately 110.27 acres and will contain 155 residential lots and include a larger 74.11 acre lot owned by Yuma Union High School District No. 70. This larger lot was included to this plat as per development agreement approved by Resolution No. 2350, to bring into compliance said parcel which was divided by deed and not a subdivision process approved by the City. The residential lots range in size from approximately 6,000 square feet to 13,693 square feet.

GENERAL PLAN:

In 2021, City Council approved Major Amendment Case No. 2021-0335 changing the land use designation of this property to Medium Density Residential (MDR). The proposed development is consistent with the existing land use designation.

ZONING:

On September 14, 2022, the subject property was rezoned to Medium Density Residential (R1-6) as part of the approval of Rezoning Case No. 2022-0336 and Ordinance No. 430. The property to the north is planned as Orchidea Park Phase 2 Subdivision and zoned Medium Density Residential (R1-6), the properties to the east are zoned Medium Density Residential (R1-6) and proposed to be future Orchidea Park phases. In the west there is vacant land owned by Yuma Union High School District No. 70 and zoned Medium Density Residential (R1-6).

STAFF RECOMMENDATION:

The applicant has provided the information and materials necessary for the review of the final plat for Orchidea Park Phase 2 Subdivision.

Staff recommends approval of Subdivision Case No. 2025-0283F with the following conditions:

1. Prior to to presenting this item to City Council, applicant must address comments from the Comment Letter prepared by the City of San Luis Development Services Department dated October 16, 2025, to the satisfaction of City of San Luis staff.

2. Developer shall comply with development agreement approved by Resolution No. 2350.

RECOMMENDED MOTION:

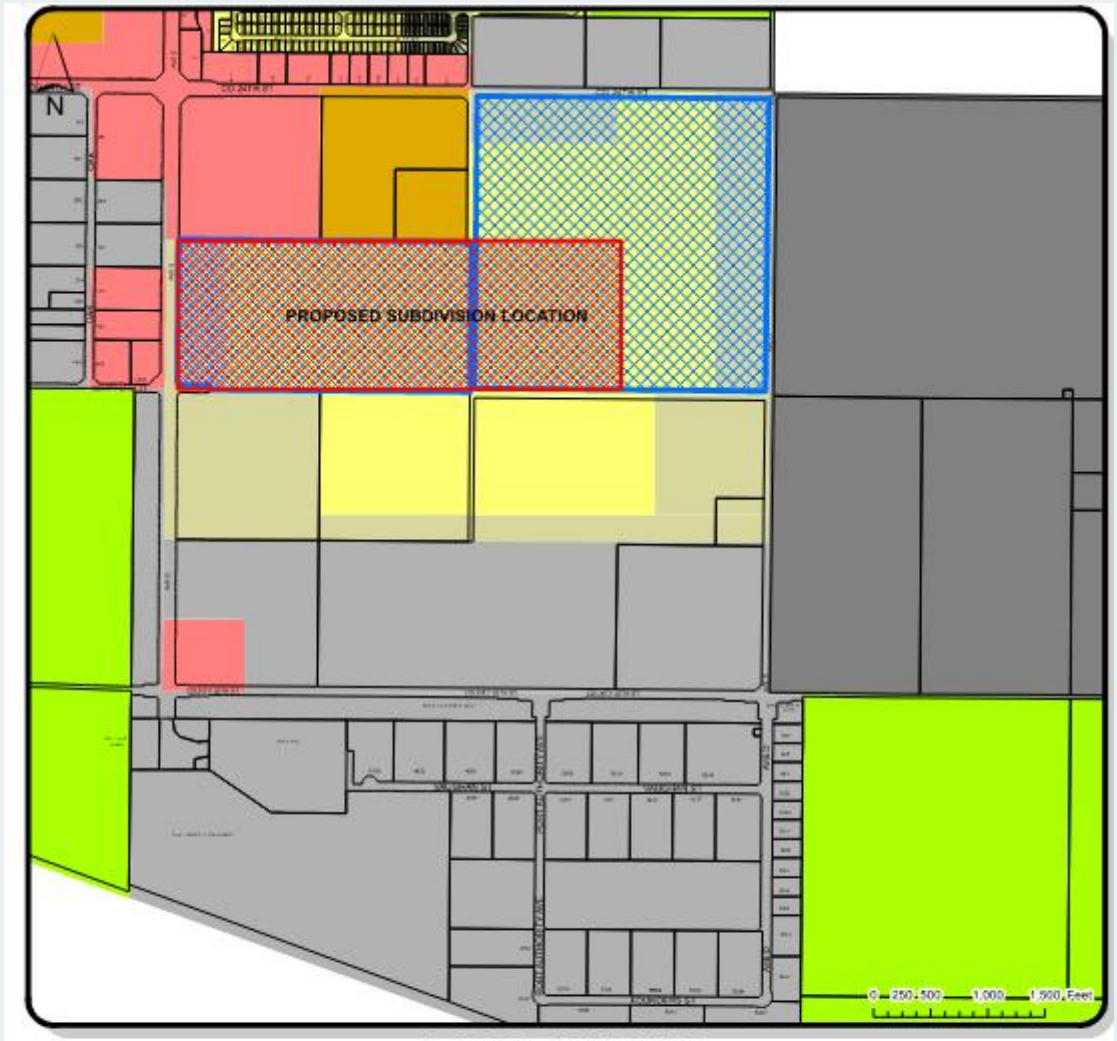
I MOVE TO FORWARD SUBDIVISION CASE NO. 2025-0283F TO THE CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL WITH CONDITIONS AS PRESENTED BY STAFF.

Attachments

Presentation
Location Map
Aerial
Final Plat
Comment Letter October 16, 2025

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

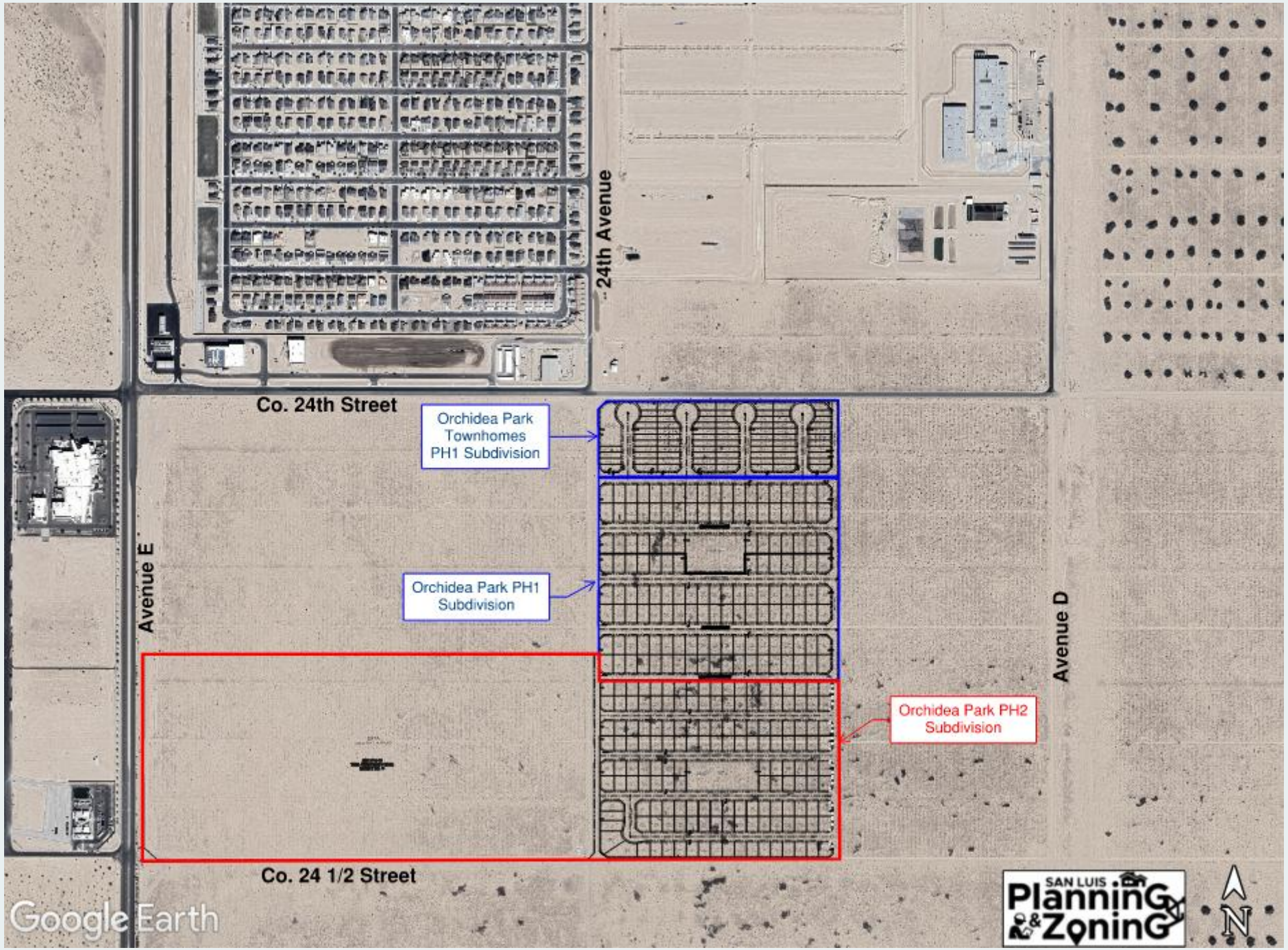
PROPOSED SUBDIVISION LOCATION

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

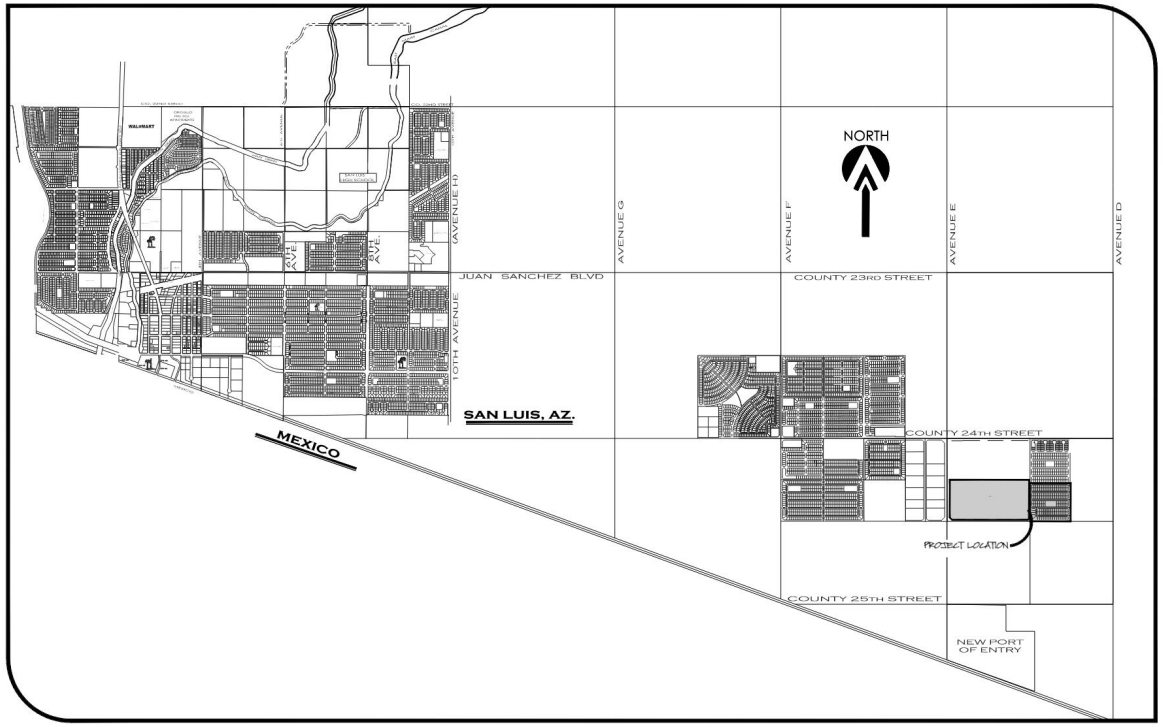

24th Avenue
Co. 24th Street
Orchidea Park Townhomes PH1 Subdivision
Orchidea Park PH1 Subdivision
Avenue E
Avenue D
Orchidea Park PH2 Subdivision
Co. 24 1/2 Street
Google Earth
SAN LUIS Planning & Zoning
N

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 & PLS
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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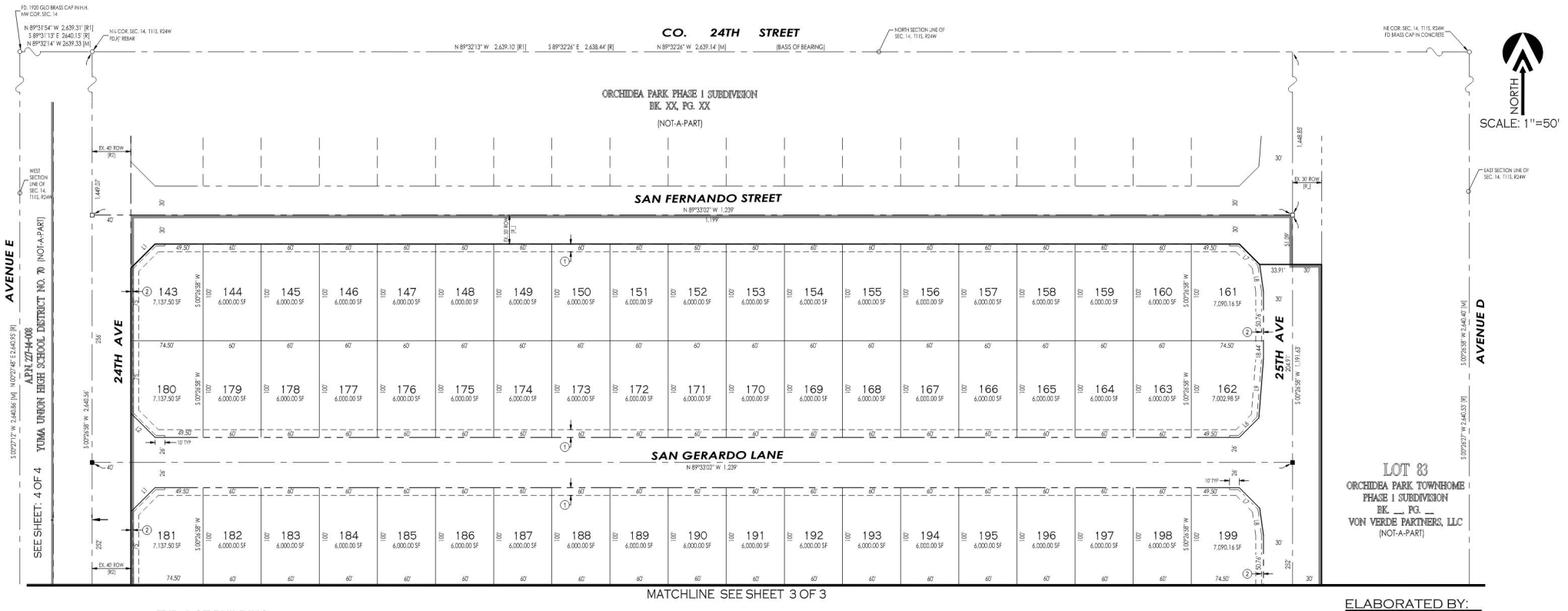
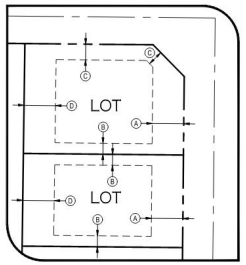
FINAL PLAT



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 LS. 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 P.L.C.
2619 S. Ave. 2½E. Ste 3 928-329-0000 Tel
Yuma, Az. 85365 928-247-6232 Fax
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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

ORCHIDEA PARK PHASE 2 SUBDIVISION

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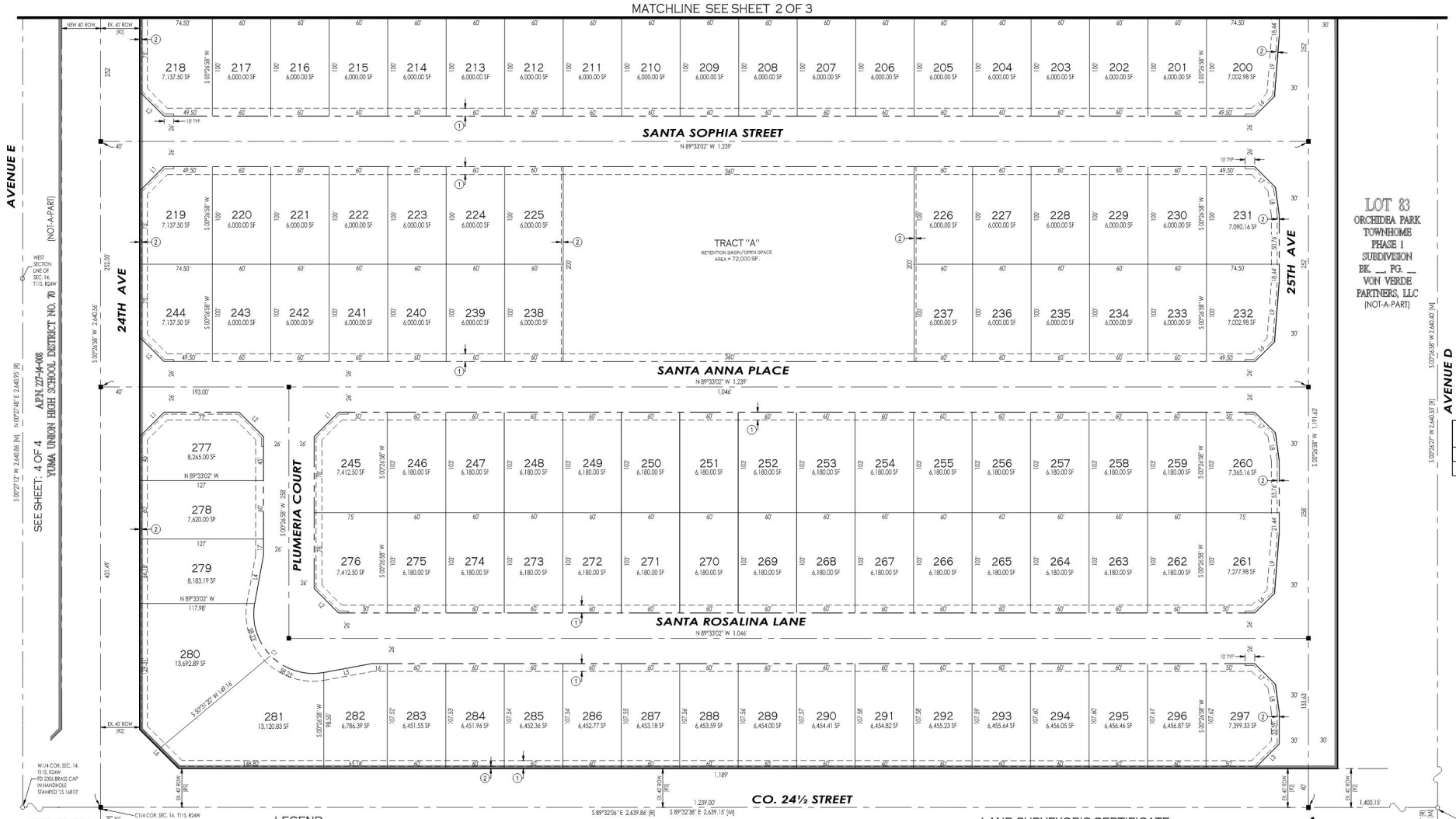

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	INDICATES CENTERLINE	[R]	DATA REFERS TO U.S. G.L.O. MAP SECTION 14, TOWNSHIP 11 SOUTH, RANGE 24 WEST GILA & SALT RIVER MERIDIAN, ARIZONA, FILED MARCH 12, 1922 IN THE U.S. SURVEYOR GENERALS OFFICE
	INDICATES RIGHT OF WAY LINE	[R1]	DATA REFERS TO LOS MEDANITOS TOWNHOMES AS RECORDED IN BOOK 35 OF PLATS, PAGE 54, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.
	INDICATES EASEMENT LINE	[R2]	DATA REFERS TO WARRANTY DEED WITH FEE#2012-29216, AS RECORDED IN YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.
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■	NEW SURVEY MONUMENT AS PER CITY OF YUMA STD. #4-030	G.L.O.	INDICATES GENERAL LAND OFFICE
●	NEW SUBDIVISION BOUNDARY MONUMENT AS PER CITY OF YUMA STD. #4-015	N.A.E.	INDICATES NON ACCESS EASEMENT
○	EXISTING MONUMENT (TYPE AS SHOWN)		
B.C.	INDICATES BRASS CAP		

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SHEET: 3 OF 4

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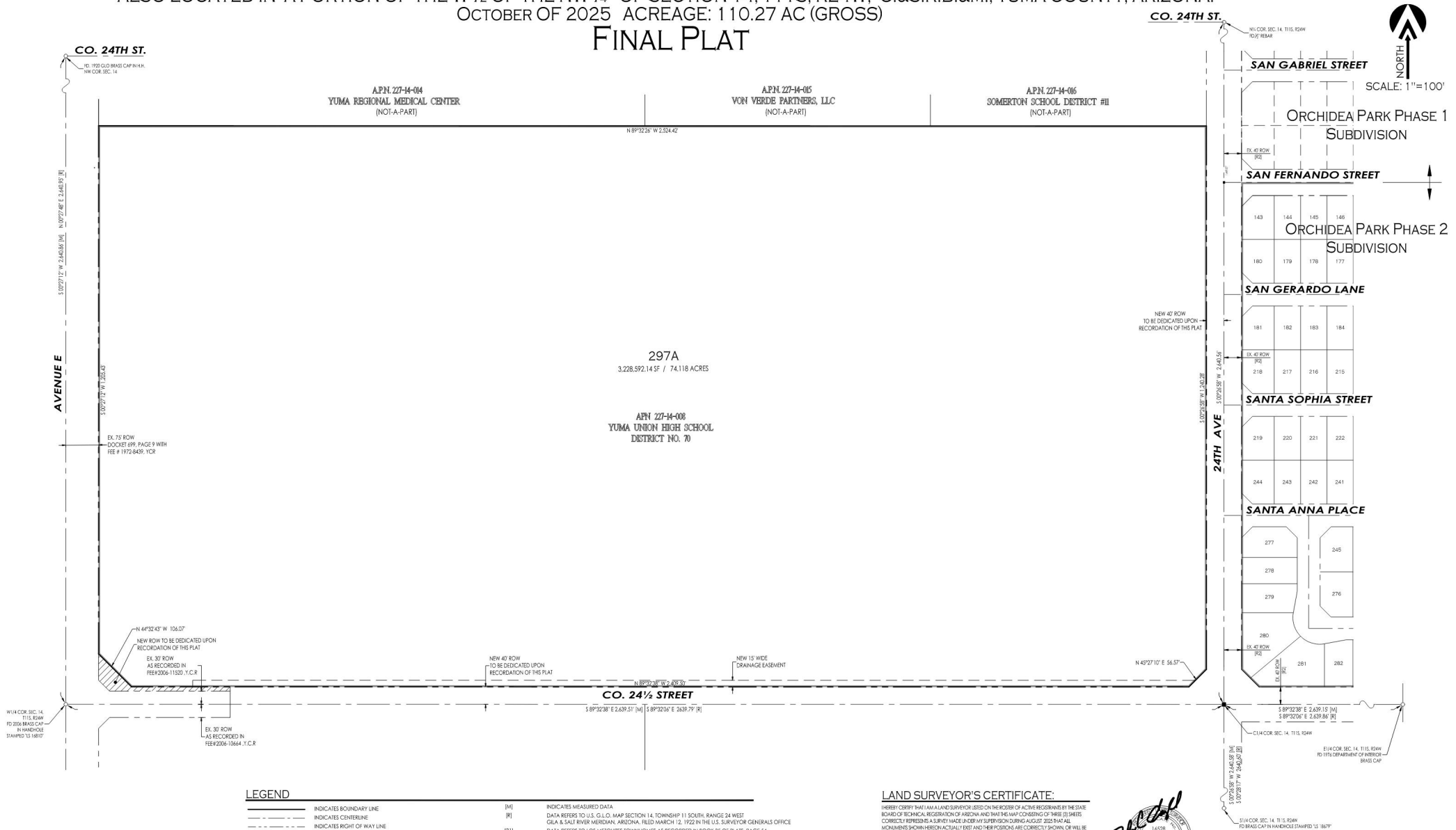

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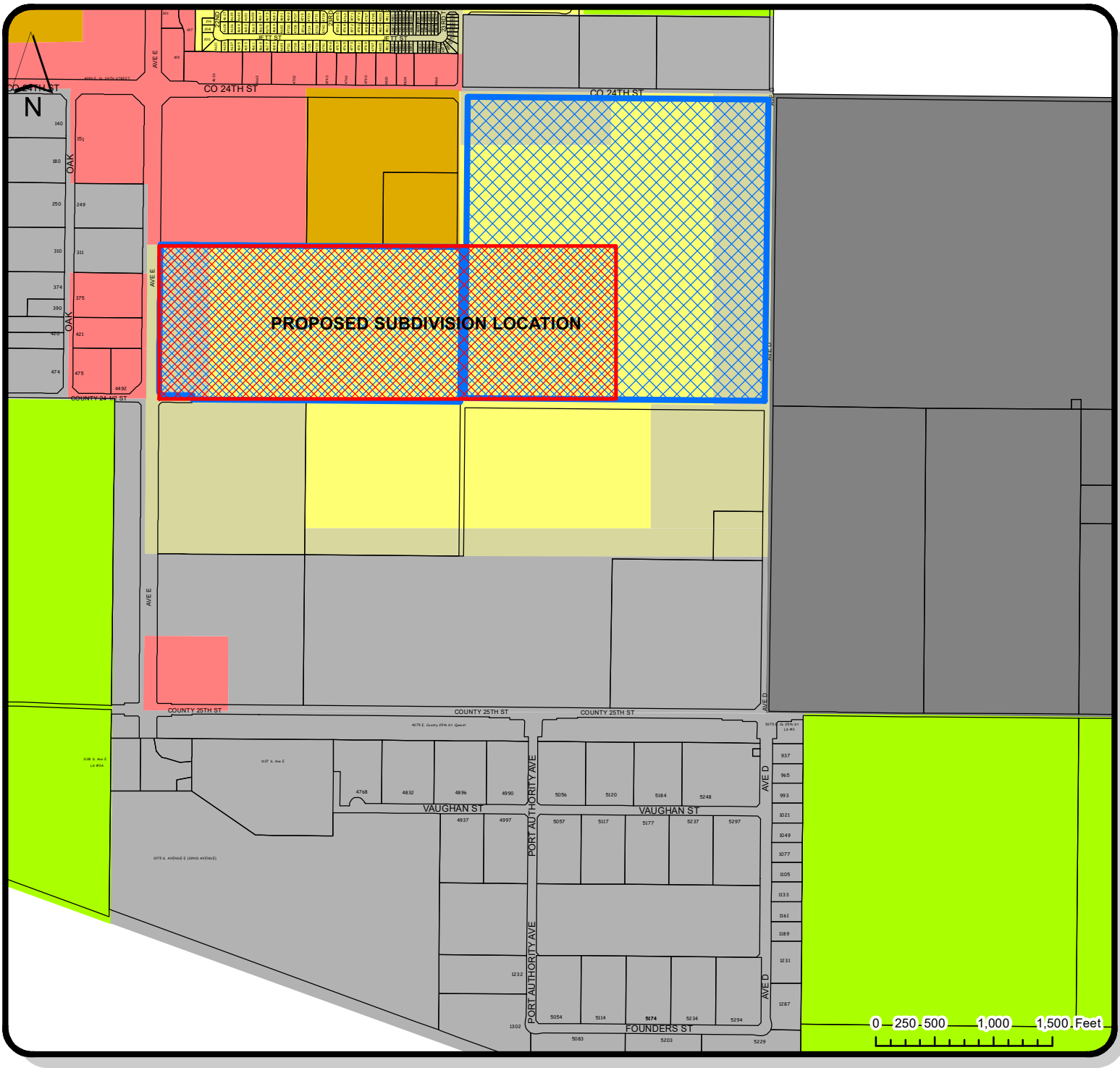
BY: JOHN C. ENGLISH II R.L.S. No. 16528

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

SHEET: 4 OF 4



LOCATION MAP

Location of Subject Properties

PID: 22714002 & 22714008

PROPOSED SUBDIVISION LOCATION

Legend

COMMERCIAL ZONING DISTRICTS
C-2

SINGLE RESIDENCE ZONING DISTRICTS
R1-6
RA-10

MULTIPLE RESIDENCE ZONING DISTRICTS
R-2
R-3

INDUSTRIAL ZONING DISTRICTS
LI
HI

SUBDIVISION

CASE # 2025-0282P & 2025-0283F

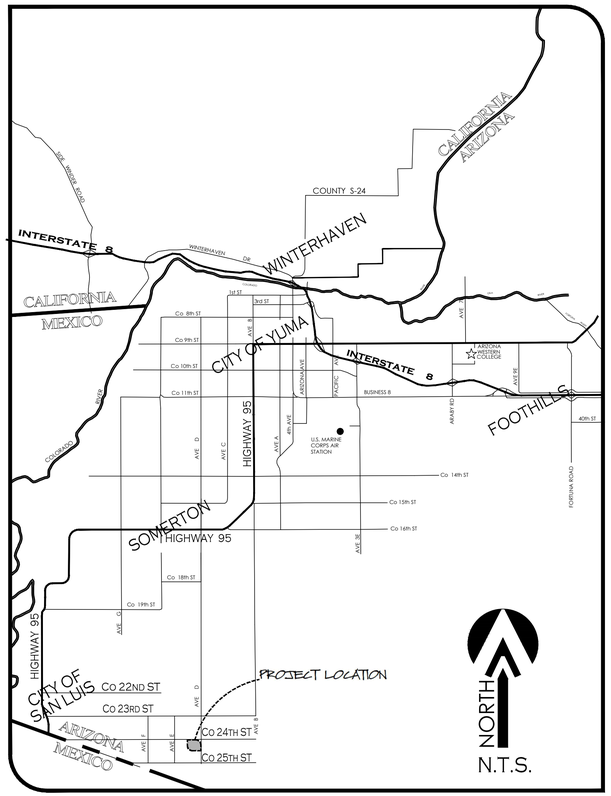
DATE: 8/14/2025	**Development Services** GIS	**CREATED BY:** ISAAC GUTIERREZ
CHECKED BY: JUAN TEJEDA		**APPROVED BY:** JOSE A. GUZMAN

ORCHIDEA PARK PHASE 2

SUBDIVISION

LEGEND

	INDICATES EX. ASPHALT PAVEMENT
	INDICATES EX. CONCRETE
	INDICATES BOUNDARY LINE
	INDICATES CENTERLINE
	INDICATES RIGHT-OF-WAY LINE
	INDICATES EX. CMU WALL
=EX.=6"=PVC=W=	INDICATES EX. WATER LINE
=EX.=8"=PVC=S=	INDICATES EX. SEWER LINE
	INDICATES NEW ASPHALT PAVEMENT
	INDICATES NEW CONCRETE
	INDICATES NEW CMU WALL
163	INDICATES EX. CONTOURS ELEVATION
-NEW—PVC—S—	INDICATES NEW SANITARY SEWER LINE
E	NEW SEWER STUB
	NEW SEWER MANHOLE
	NEW 4" PVC SEWER SERVICE
-NEW—PVC—W—	INDICATES NEW WATER LINE
	NEW SINGLE WATER SERVICE
	FIRE LINE W/ END PLUG AND THRUST BLOCK
	NEW WATER VALVE
	NEW FIRE HYDRANT
	NEW TEMPORARY BLOWOFF VALVE
50	INDICATES LOT NUMBERS
	NEW SUBDIVISION BOUNDARY MONUMENT AS PER CITY OF YUMA STD. #4-015
	NEW SURVEY MONUMENT AS PER CITY OF YUMA STD. #4-030
	EXISTING MONUMENT (TYPE AS SHOWN)
B.C.	INDICATES BRASS CAP
Y.C.R.	INDICATES YUMA COUNTY RECORDERS
PP	INDICATES EXISTING POWER POLE
[C]	INDICATES CALCULATED DATA
[M]	INDICATES MEASURED DATA
[E]	INDICATES EXISTING ELECTRICAL BOX
GP	INDICATES EXISTING GAS PADDLE
MH	INDICATES EXISTING MANHOLE
FH	INDICATES EXISTING FIRE HYDRANT
WM	INDICATES EXISTING WATER METER
WV	INDICATES EXISTING WATER VALVE
C-160.35	INDICATES EX. CURB ELEVATION
SW-160.56	INDICATES EX. SIDEWALK ELEVATION
A-160.30	INDICATES EX. ASPHALT ELEVATION
160.51	INDICATES EX. NATURAL SOIL ELEVATION
A-159.02	INDICATES NEW ASPHALT ELEVATION
C-159.02	INDICATES NEW CURB ELEVATION
G-159.02	INDICATES NEW GUTTER ELEVATION



VICINITY MAP

N.T.S.

GENERAL CONSTRUCTION NOTES:

1. THE LOCATION OF UTILITIES IS APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. UTILITIES SHOWN HERE ARE FOR THE PURPOSE OF ASSISTING THE CONTRACTOR IN LOCATING SAID UTILITIES. THE CONTRACTOR IN ACCORDANCE WITH ARIZONA STATUTES SHALL CONTACT THE ARIZONA BLUE STAKE CENTER (1-800-782-53485) AT LEAST 48 HOURS MIN. PRIOR TO THE BEGINNING OF CONSTRUCTION AND OBTAIN ON-SITE UTILITIES LOCATIONS. CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND SHALL BE RESOLVED PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DAMAGED TO A UTILITY SHALL BE REPAIRED AT THE CONTRACTOR EXPENSE.
2. ALL CITY REQUIRED COMPACTION AND LABORATORY TESTS SHALL BE FURNISHED BY THE CONTRACTOR TO THE CITY PRIOR TO ACCEPTANCE OF THE PROJECT.
3. THE CONTRACTOR SHALL GUARANTEED ALL MATERIALS AND WORKMANSHIP FOR TWO YEARS AFTER THE FINAL ACCEPTANCE. ANY DEFECTIVE MATERIAL OR WORKMANSHIP SHALL BE REPLACED AND/OR REPAIRED PRIOR TO FINAL ACCEPTANCE.
4. ALL ROAD SURFACES, EASEMENTS OR RIGHT OF WAYS DISTURBED BY CONSTRUCTION OF ANY PART OF THIS IMPROVEMENTS ARE TO BE RESTORED COMPLETELY BY THE CONTRACTOR TO THE BEFORE CONSTRUCTION CONDITION OR BETTER.
5. DURING CONSTRUCTION, THE DEVELOPER/OWNER IS SOLELY RESPONSIBLE FOR INSURING THE PROPER FUNCTIONING OF THE EROSION AND SEDIMENT CONTROL MEASURES. THE DEVELOPER/OWNER SHALL TAKE WHATEVER MEASURES ARE REQUIRED TO INSURE THAT NO SEDIMENT LEAVES THE SITE.
6. REFER TO SHEETS 2 OF 2 OF FINAL PLAT FOR ALL CORRECT DIMENSIONS.
7. SEE SUBDIVISION PLAT FOR ALL BOUNDARY INFORMATION AND DIMENSIONS; DO NOT SCALE.
8. ALL MATERIALS AND CONSTRUCTION HEREON SHALL CONFORM TO CITY OF SAN LUIS STANDARDS (CITY OF YUMA STANDARD DETAILS, MAG SPECIFICATIONS, CITY OF SAN LUIS SUPPLEMENT), AS ADOPTED BY THE CITY OF SAN LUIS, STANDARD SPECIFICATIONS AND CONSTRUCTION STANDARDS UNLESS OTHERWISE SHOWN ON THESE PLANS.
9. THE ENGINEER MAKES NO REPRESENTATION OR GUARANTEE REGARDING EARTHWORK QUANTITIES OR THAT THE EARTHWORK FOR THIS PROJECT WILL BALANCE DUE TO VARIOUS FIELD CONDITIONS, CHANGING SOIL TYPES, ALLOWABLE CONSTRUCTION TOLERANCES AND CONSTRUCTION METHODS THAT ARE BEYOND THE CONTROL OF THE ENGINEER.
10. NO STREET, WATER, SEWER AND IMPROVEMENTS TO BE ACCEPTED BY THE CITY OF SAN LUIS. FOR MAINTENANCE UNTIL "AS-BUILT", CERTIFIED, REPRODUCIBLE PLANS ARE FILED WITH AND ACCEPTED BY THE CITY OF SAN LUIS PUBLIC WORKS DIRECTION.
11. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL, LOCAL, STATE, AND FEDERAL SWPPP REQUIREMENTS AND BMPs.

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OWNER:

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

BENCHMARK:

FOUND BRASS CAP IN HAND HOLE
LOCATED AT THE W¼ COR. SEC. 14 T11S, R24W.
ALSO BEING THE INTERSECTION OF
AVE 'E' AND Co. 24-1/2 STREET

ELEVATION: 159.81 FEET

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

ENGINEER:

VnV23-600

VEGA & VEGA ENGINEERING PLC
2619 S. AVE. 2½ E, STE#3 928-329-0000 Tel
Yuma, Az. 85364 928-247-6232 Fax
www.vegaNvega.com

UTILITIES WARNING

UTILITIES IN THE AREA OF CONSTRUCTION ARE APPROXIMATE ONLY. THEY HAVE BEEN LOCATED FROM FIELD INVESTIGATION AND THE BEST AVAILABLE UTILITY RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION AND REPAIR OF ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION WHETHER SHOWN ON THESE PLANS OR NOT, THE CONTRACTOR SHALL CONTACT ALL RESPECTIVE UTILITIES AND HAVE ALL UTILITIES FIELD-LOCATED PRIOR TO CONSTRUCTION. IF ANY UNKNOWN SUBSURFACE STRUCTURES ARE ENCOUNTERED DURING CONSTRUCTION, IT SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF ENGINEER OF RECORD PRIOR TO PROCEEDING.

CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT

VEGA & VEGA ENGINEERING PLC
2619 S. AVE. 2½ E. STE#3 928-329-0000 TEL
YUMA, AZ. 85364 928-247-6232 FAX
VnV@vegaNvega.com

Cover Sheet
ORCHIDEA PARK PHASE 2 SUBDIVISION

Registered Professional Engineer
CERTIFICATE NO.
50476
Vianey R. Vega
Date Signed 10-30-25
Arizona, U.S.A.

Notes:

Scale: N.T.S. | Date: OCT 2025
Drawn: Staff | Job #: VnV23-600
Checked: Vna

Sheet
0
*

\\VNV-SRV1\VNV PROJECTS\VNV 2023 PROJECTS\VNV23-600 ORCHIDEA SUBDIVISION\00 CAD FILES\1)WG\ORCHIDEA PHASE 2\VNV23-600 ORCHIDEA PHASE 2 COVER.DWG

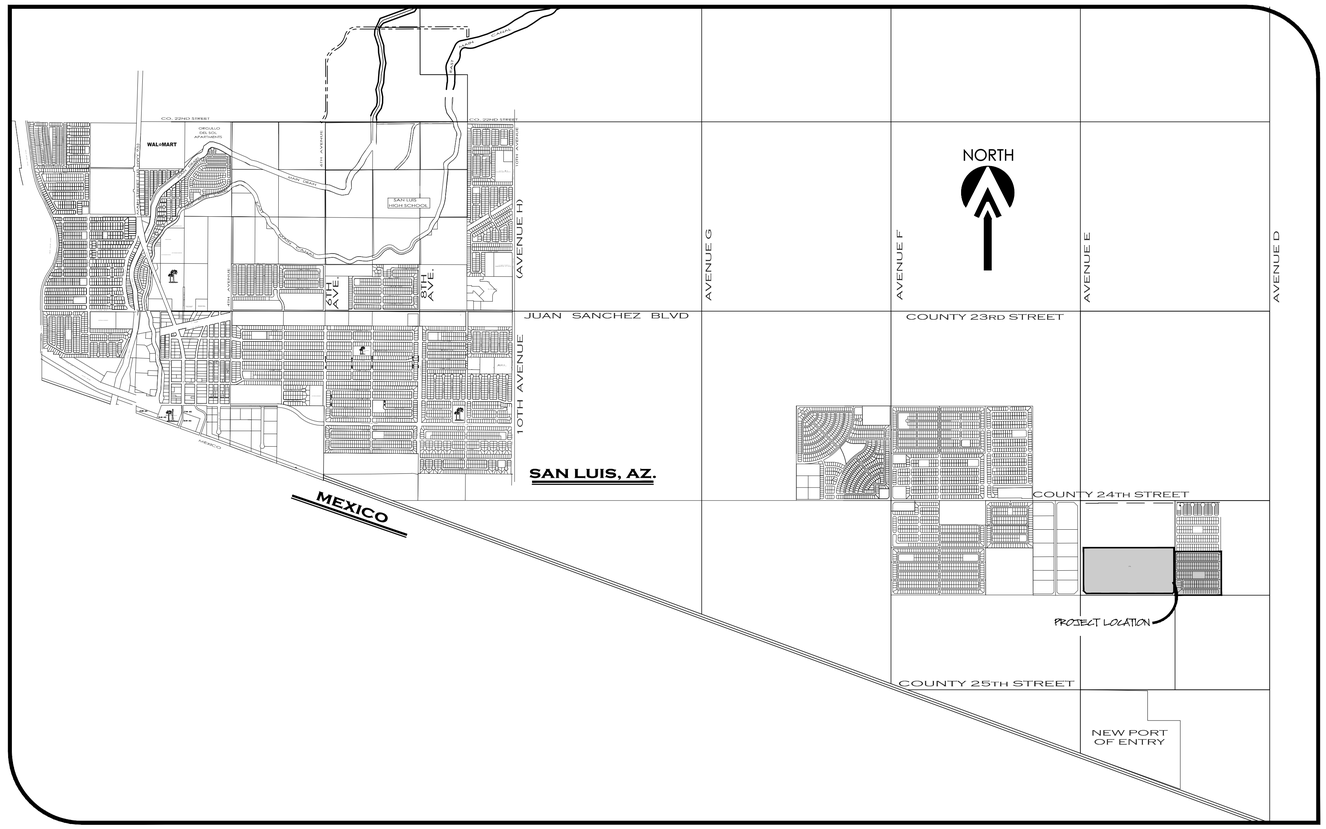
ORCHIDEA PARK PHASE 2 SUBDIVISION

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)

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)
) 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

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

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

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: 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.

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

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

ELABORATED BY:

Vnv 23-600

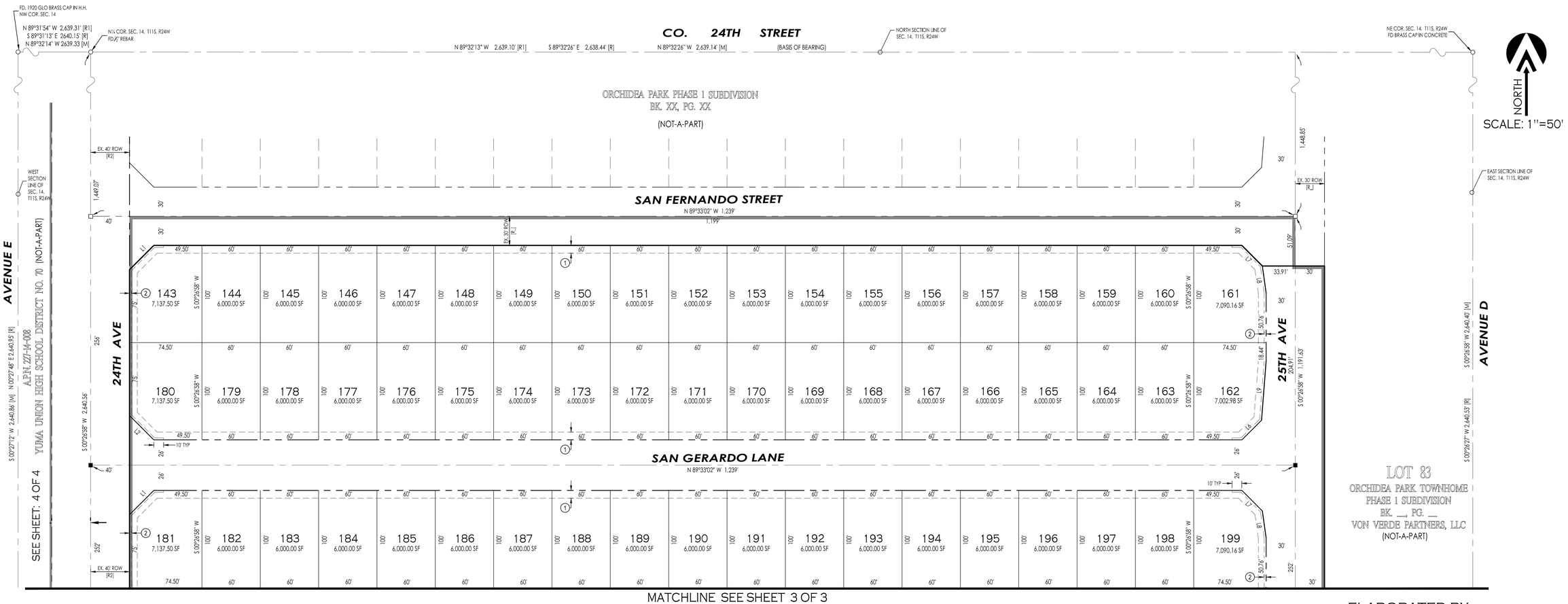
VEGA & VEGA ENGINEERING, PLC
2619 S. Ave. 2½E, Ste 3 928-329-0000 Tel
Yuma, Az. 85365 928-247-6232 Fax
www.vegaNvega.com

SHEET: 1 OF 4

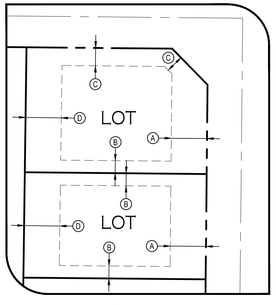
ORCHIDEA PARK PHASE 2 SUBDIVISION

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.
OCTOBER OF 2025 ACREAGE: 110.27 AC (GROSS)

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	35.35'
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
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- [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 NE1/4 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
Yuma, Az. 85365 928-247-6232 Fax
www.vegaNvega.com

LAND SURVEYOR'S CERTIFICATE:

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

BY: _____ JOHN C. ENGLISH II 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 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)

FINAL PLAT

MATCHLINE SEE SHEET 2 OF 3

NORTH
SCALE: 1"=50'

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	35.35'
L4	S 10°50'18" W	50.00'
L5	S 80°03'38" W	50.00'
L6	S 45°26'58" W	28.63'
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CURVE TABLE

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

KEYNOTES

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

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
[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
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[R2]	DATA REFERS TO WARRANTY DEED WITH FEE#2012-29216, 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

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

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

ELABORATED BY:

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www.vegaNvega.com

SHEET: 3 OF 4

ORCHIDEA PARK PHASE 2 SUBDIVISION

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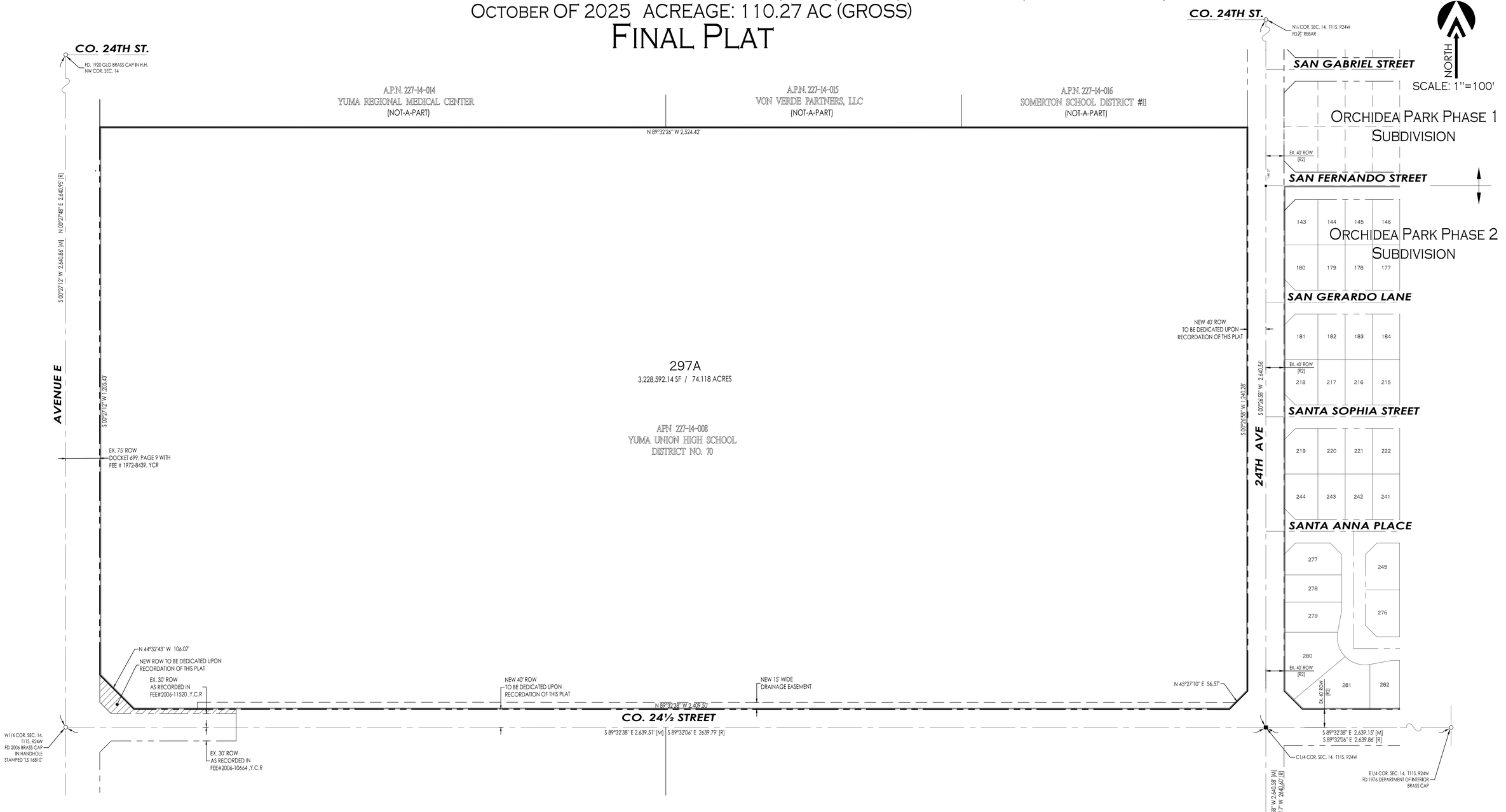
FINAL PLAT



LEGEND

———	INDICATES BOUNDARY LINE	[M]	INDICATES MEASURED DATA
— — —	INDICATES CENTERLINE	[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
— · — · —	INDICATES RIGHT OF WAY LINE	[R1]	DATA REFERS TO LOS MEZQUITES TOWNHOMES AS RECORDED IN BOOK 35 OF PLATS, PAGE 54, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.
— — — —	INDICATES EASEMENT LINE	[R2]	DATA REFERS TO WARRANTY DEED WITH FEE#2012-29216, AS RECORDED IN YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.
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	Y.C.R.	INDICATES YUMA COUNTY RECORDERS
○	EXISTING MONUMENT (TYPE AS SHOWN)	G.L.O.	INDICATES GENERAL LAND OFFICE
B.C.	INDICATES BRASS CAP	N.A.E.	INDICATES NON ACCESS EASEMENT

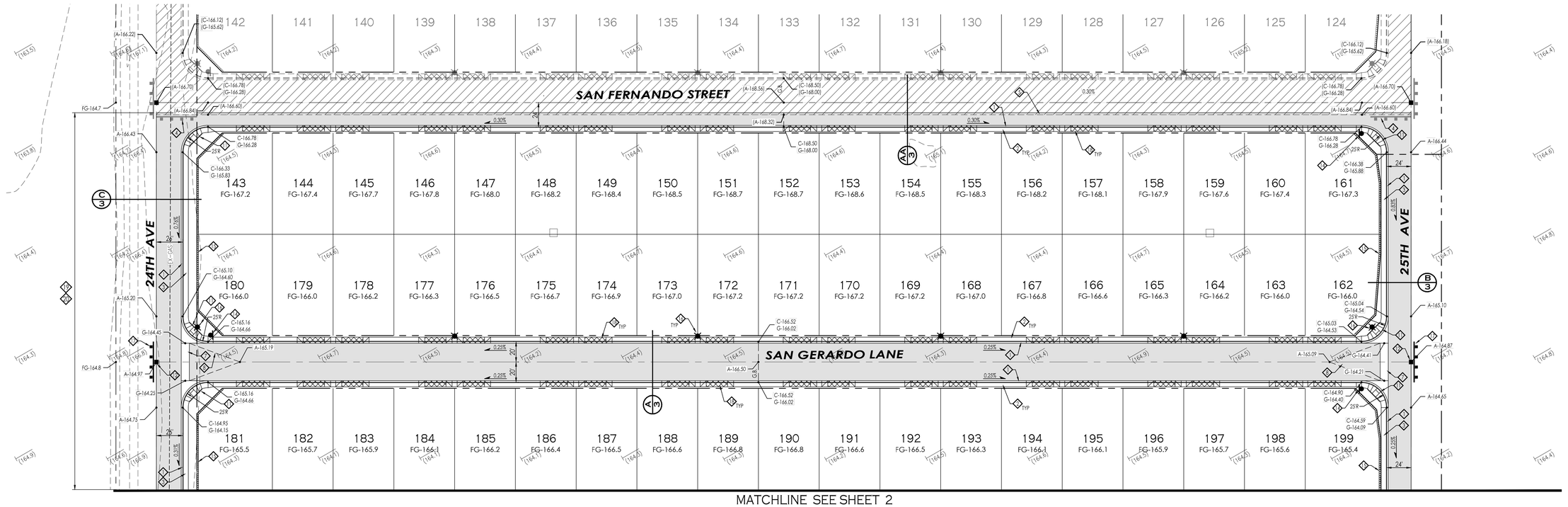
LAND SURVEYOR'S CERTIFICATE:

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 AUGUST 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: _____
JOHN C. ENGLISH II R.L.S. No. 16528

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

SHEET: 4 OF 4



NORTH

SCALE: 1"=50'

LEGEND

- INDICATES EX. ASPHALT PAVEMENT
- INDICATES EX. CONCRETE
- INDICATES BOUNDARY LINE
- INDICATES CENTERLINE
- INDICATES RIGHT-OF-WAY LINE
- INDICATES EX. FENCE
- E(OH) INDICATES EX. ELECTRICAL OVERHEAD LINE
- EX.=6"=PVC=W= INDICATES EX. WATER LINE
- EX.=8"=PVC=S= INDICATES EX. SEWER LINE
- GAS INDICATES EX. GAS LINE
- NEW SUBDIVISION BOUNDARY MONUMENT AS PER CITY OF YUMA STD. #4-015
- NEW SURVEY MONUMENT AS PER CITY OF YUMA STD. #4-030
- EXISTING MONUMENT (TYPE AS SHOWN)
- B.C. INDICATES BRASS CAP
- Y.C.R. INDICATES YUMA COUNTY RECORDERS
- INDICATES EXISTING STREET SIGN
- MH INDICATES EXISTING MANHOLE
- FH INDICATES EXISTING FIRE HYDRANT
- WM INDICATES EXISTING WATER METER
- WV INDICATES EXISTING WATER VALVE
- INDICATES NEW STREET LIGHT
- (C-160.55) INDICATES EX. CURB ELEVATION
- (SW-160.56) INDICATES EX. SIDEWALK ELEVATION
- (A-160.50) INDICATES EX. ASPHALT ELEVATION
- (160.5) INDICATES EX. NATURAL SOIL ELEVATION
- A-161.69 INDICATES NEW ASPHALT ELEVATION
- INDICATES NEW ASPHALT PAVEMENT
- INDICATES NEW CONCRETE
- INDICATES NEW CMU WALL
- INDICATES EXISTING CMU WALL

KEYNOTES:

1. NEW VERTICAL CURB & GUTTER - AS PER C.O.Y. STD. 3-060
2. NEW 4' CONCRETE SIDEWALK - AS PER C.O.Y. STD. 3-135
3. NEW 5' CONCRETE SIDEWALK - AS PER C.O.Y. STD. 3-135
4. REMOVE EXISTING BARRICADE
5. SAWCUT 1' OF EXISTING PAVEMENT, REMOVE AND REPLACE WITH NEW PAVEMENT - SEE DETAIL (A/7)
6. NEW 8' CROSS GUTTER - AS PER C.O.Y. STD. 3-090
7. NEW 8' VALLEY GUTTER LAYOUT - AS PER C.O.Y. STD. 3-085
8. NEW 50' CROWN TRANSITION
9. NEW 19' CONCRETE SPILLWAY - SEE DETAIL (C/9)
10. NEW CONCRETE SIDEWALK RAMP (40' RADIUS MEASURED TO FACE OF CURB) - AS PER C.O.Y. STD. 3-145
11. NEW CONCRETE SIDEWALK RAMP (25' RADIUS MEASURED TO FACE OF CURB) - AS PER C.O.Y. STD. 3-145
12. NEW SURVEY MONUMENT AS PER CITY OF YUMA STD. #4-030
13. INSTALL GUARD POSTS (PER PLAN), 5FT APPART CENTERED ON (E/3)
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17. NEW TYPE III BARRICADE - AS PER C.O.Y. STD. 1-045
18. NEW 21' WIDE DRIVEWAY – AS PER C.O.Y. STD. 3-105
19. REMOVE EXISTING CONRETE LINED IRRIGATION DITCH
20. PROTECT AND ADJUST EXISTING GAS LINE AS NECESSAY IF NEEDED - COORDINATE WITH SOUTHWEST GAS
21. NEW 4' CONCRETE SPILLWAY (USE 6' SIDEWALK, 6' CURB TRANSITION AND OMIT CMU BLOCK) (C/7) SIM
22. NEW DOUBLE FACED STREET SIGN - AS PER C.O.Y. STD.- 8-020
23. NEW 6' CONCRETE SPILLWAY - SEE DETAIL (C/9)
24. RAISE EXISTING GAS VALVE TO GRADE - BY SWGAS

BENCHMARK:

FOUND BRASS CAP IN HAND HOLE
LOCATED AT THE W¼ COR. SEC. 14, T11S, R24W.
ALSO BEING THE INTERSECTION OF
AVE 'E' AND Co. 24-1/2 STREET

ELEVATION: 159.81 FEET

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PAVING & GRADING
ORCHIDEA PARK
PHASE 2 SUBDIVISION

Registered Professional Engineer
CERTIFICATE NO.
50476
Vianey R. Vega
Date Signed 10-30-25
Arizona U.S.A.

Notes:

Scale: N.T.S.	Date: OCT 2025
Drawn: Staff	Job #: VnV23-600
Checked: Vna	

Sheet 1

\\VNV\VNV DRIVE\VNV PROJECTS\VNV 2023 PROJECTS\VnV23-600 ORCHIDEA SUBDIVISION\00 CADD FILES\DWG\ORCHIDEA PHASE 2\VnV23-600 ORCHIDEA PHASE2 PAVGRA.DWG

MATCHLINE SEE SHEET 1

LEGEND

- INDICATES EX. ASPHALT PAVEMENT
- INDICATES EX. CONCRETE
- INDICATES BOUNDARY LINE
- INDICATES CENTERLINE
- INDICATES RIGHT-OF-WAY LINE
- INDICATES EX. FENCE
- INDICATES EX. ELECTRICAL OVERHEAD LINE
- INDICATES EX. WATER LINE
- INDICATES EX. SEWER LINE
- INDICATES EX. GAS LINE
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- EXISTING MONUMENT (TYPE AS SHOWN)
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- Y.C.R. INDICATES YUMA COUNTY RECORDERS
- INDICATES EXISTING STREET SIGN
- INDICATES EXISTING MANHOLE
- INDICATES EXISTING FIRE HYDRANT
- INDICATES EXISTING WATER METER
- INDICATES EXISTING WATER VALVE
- INDICATES NEW STREET LIGHT
- INDICATES EX. CURB ELEVATION
- INDICATES EX. SIDEWALK ELEVATION
- INDICATES EX. ASPHALT ELEVATION
- INDICATES EX. NATURAL SOIL ELEVATION
- INDICATES NEW ASPHALT ELEVATION
- INDICATES NEW ASPHALT PAVEMENT
- INDICATES NEW CONCRETE
- INDICATES NEW CMU WALL
- INDICATES EXISTING CMU WALL

KEYNOTES:

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DRAINAGE REPORT

1.- DRAINAGE REPORT

DRAINAGE AREA # 1

USING THE RATIONAL METHOD
Q= CIA = PEAK RUNOFF (VOL.)
(C) PEAK RATE RUNOFF = 0.43
(I) INTENSITY OF RAINFALL = 1.22 IN / HR
(A)DRAINAGE AREA = : 1,379,922 SF = 31.679 AC
Q= (0.43)(1.22)(31.679) =16.619 CF
TOTAL RUNOFF = 7.200 (16.619) = 119.657 CF

STORAGE VOLUME PROVIDED AREA # 1

RETENTION BASIN
TOP AREA = 57,950 SF
BOTTOM AREA = 46,876 SF
DEPTH = 3 FT
VOL. PROVIDED = $\frac{(57{,}950 + 46{,}876)\ (3.0)}{2}$ = 157,239 CF

TOTAL VOL. PROVIDED = 157,239 CF

FACTOR OF SAFETY = $\frac{157{,}239\ CF}{119{,}657\ CF}$ = 1.31 > 1.25 THEREFORE OK.

OPEN SPACE CALCULATIONS

PROJECT AREA : 1,380,852 SF = 31.68 AC

5% OPEN SPACE REQUIRED = 1,379,981 SF X 5% = 68,999 SF

OPEN SPACE PROVIDED : AREA RETENTION BASIN = 59,810 SF.
24TH AVENUE LANDSCAPING AREA = 10,592 SF.
70,402 SF.

TOTAL AREA OPEN SPACE PROVIED : ========== 70,402 SF.

70,402 SF. > 68,999 SF **THEREFORE OK**

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LOCATED AT THE W¼ COR. SEC. 14, T11S, R24W,
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ELEVATION: 159.81 FEET

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Sheet
2

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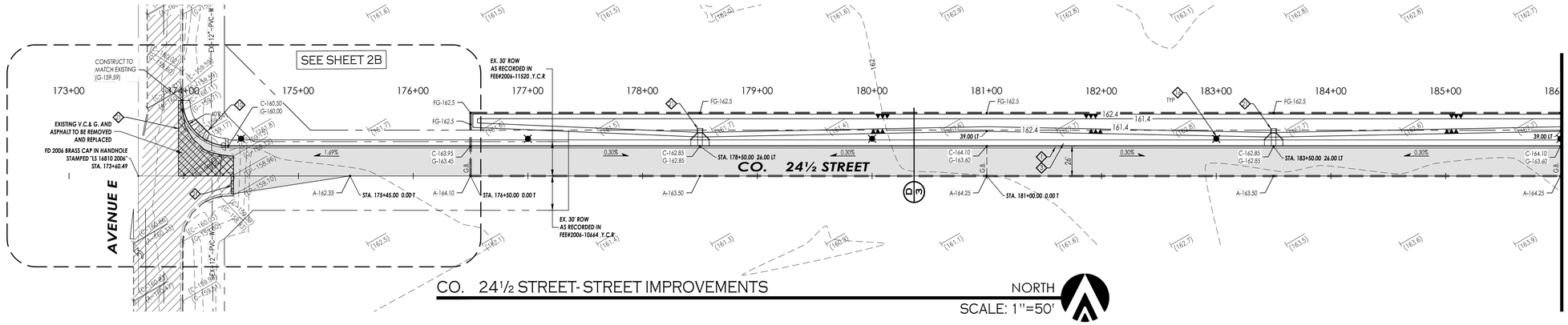
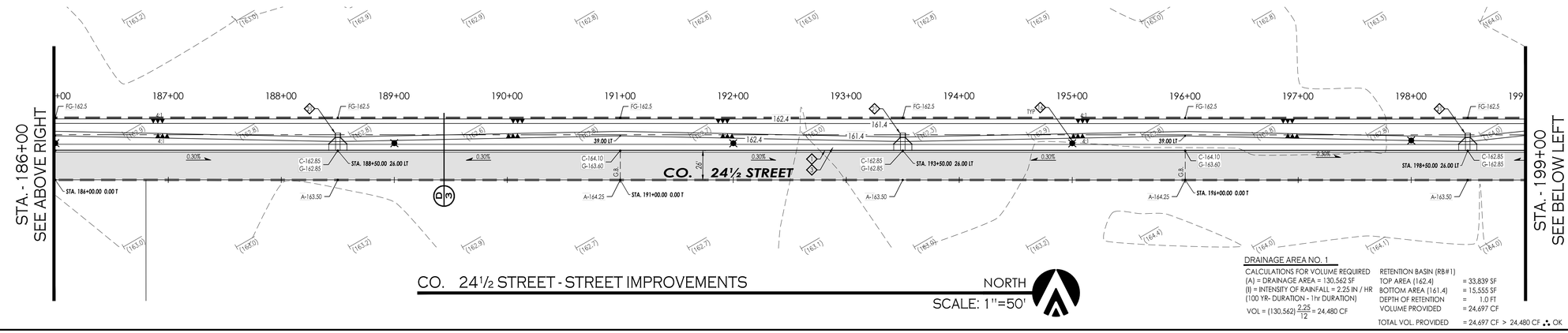


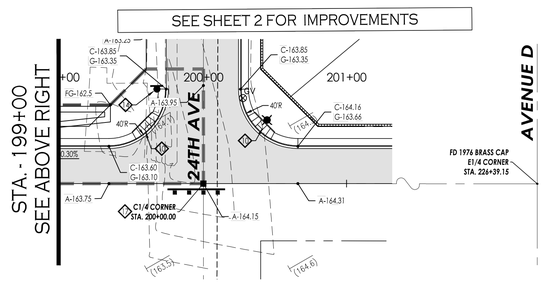


DRAINAGE AREA NO. 1

CALCULATIONS FOR VOLUME REQUIRED
(A) = DRAINAGE AREA = 130,562 SF
(I) = INTENSITY OF RAINFALL = 2.25 IN / HR (100 YR- DURATION - 1hr DURATION)
VOL = (130,562) $\frac{2.25}{12}$ = 24,480 CF

RETENTION BASIN (RB#1)
TOP AREA (162.4) = 33,839 SF
BOTTOM AREA (161.4) = 15,555 SF
DEPTH OF RETENTION = 1.0 FT
VOLUME PROVIDED = 24,697 CF

TOTAL VOL. PROVIDED = 24,697 CF > 24,480 CF ∴ OK



CO. 24½ STREET - STREET IMPROVEMENTS
NORTH
SCALE: 1"=50'

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- (C-160.55) INDICATES EX. CURB ELEVATION
- (SW-160.56) INDICATES EX. SIDEWALK ELEVATION
- (A-160.50) INDICATES EX. ASPHALT ELEVATION
- (160.51) INDICATES EX. NATURAL SOIL ELEVATION
- A-161.00 INDICATES NEW ASPHALT ELEVATION
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VnV@vegaVega.com

CO. 24½ STREET-STREET IMPROVEMENTS
ORCHIDEA PARK SUBDIVISION
PHASE 2

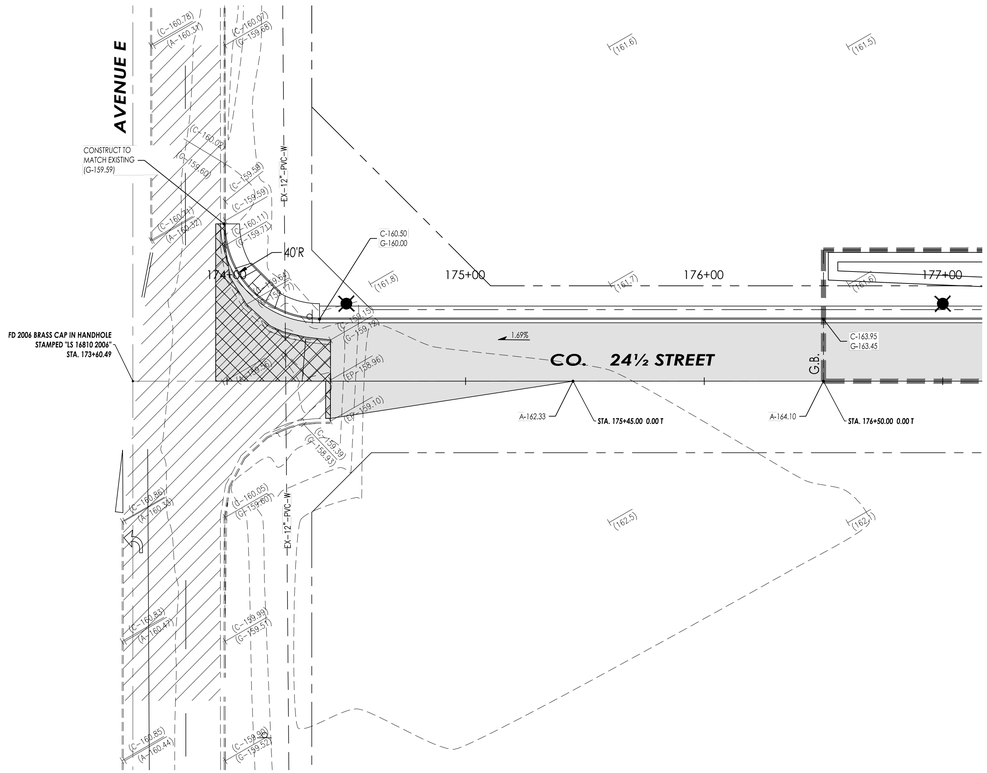
Registered Professional Engineer Certificate No. 50476 Vianey R. Vega Date Signed 10-30-25 Arizona U.S.A.

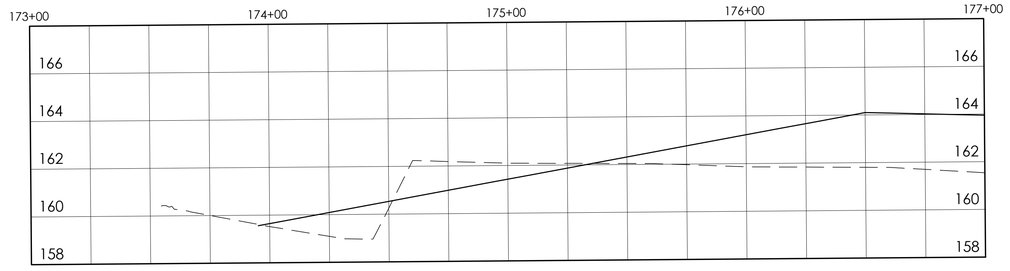
Notes:

Scale: N.T.S.	Date: OCT 2025
Drawn: Staff	Job #: VnV23-600
Checked: Vna	

Sheet
2A

\\VNV\VNV DRIVE\VNV PROJECTS\VNV 2023 PROJECTS\VNV23-600 ORCHIDEA SUBDIVISION\00 CADD FILES DWG\ORCHIDEA PHASE 2\VNV23-600 ORCHIDEA PHASE 2 PAVING.DWG

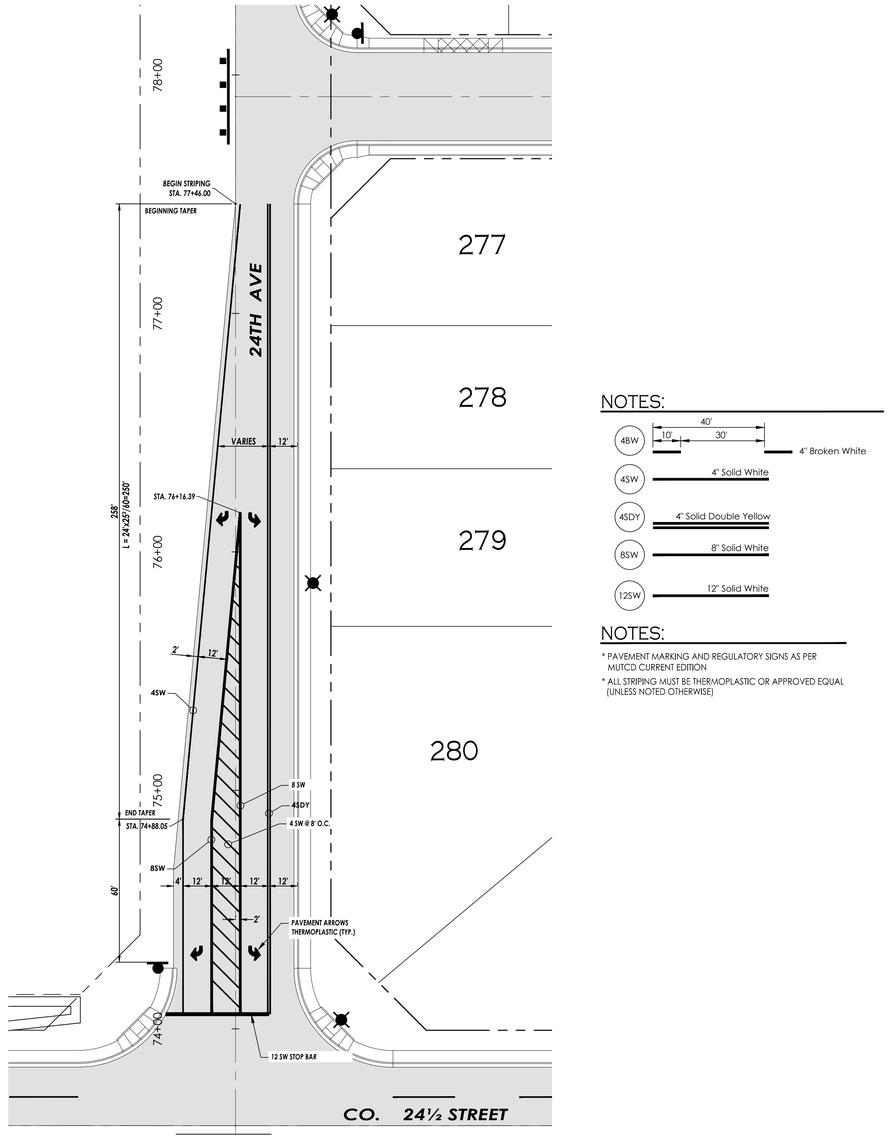




CO. 24½ STREET & AVENUE E

NORTH

SCALE: 1"=30'



CO. 24½ STREET & 24TH AVE - STRIPING PLAN

NORTH

SCALE: 1"=30'

NOTES:

4BW	40' / 10' / 30'	4" Broken White
4SW		4" Solid White
4SDY		4" Solid Double Yellow
8SW		8" Solid White
12SW		12" Solid White

NOTES:

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STRIPING PLAN
ORCHIDEA PARK
PHASE 2 SUBDIVISION

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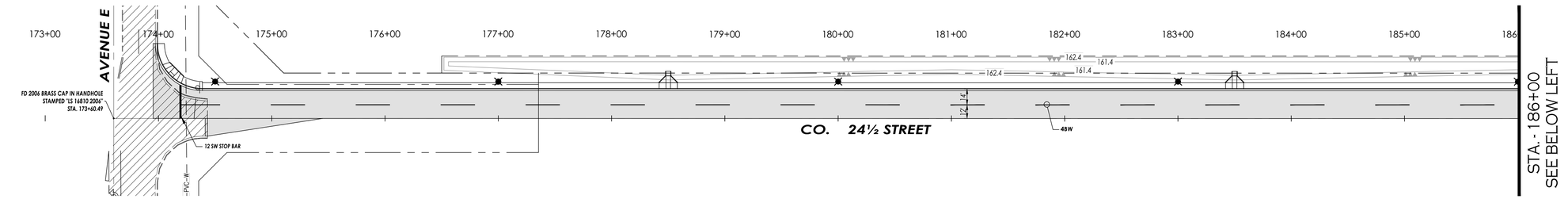
Sheet 2B

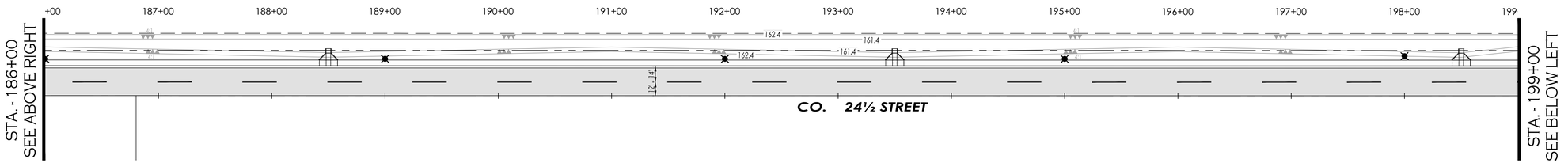
I:\VNV\VNV DRIVE\VNV PROJECTS\VNV 2023 PROJECTS\VNV23-600 ORCHIDEA SUBDIVISION\00 CADD FILES\DWG\ORCHIDEA PHASE 2\VNV23-600 ORCHIDEA PHASE2 PAVGRA.DWG



CO. 24½ STREET- STRIPING PLAN

NORTH

SCALE: 1"=50'



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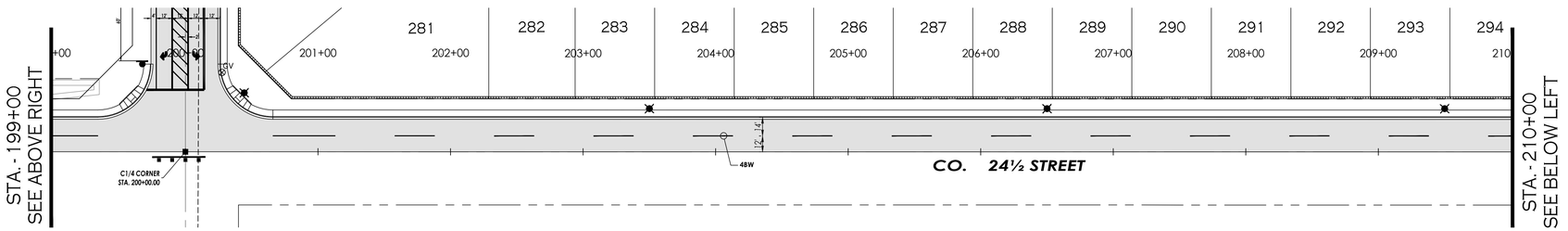
NORTH

SCALE: 1"=50'



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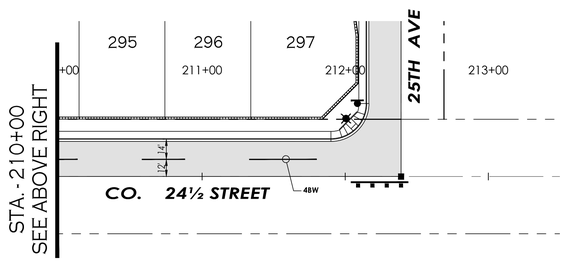

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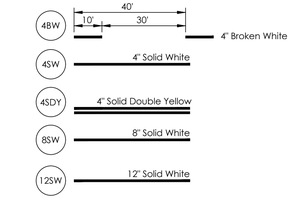
NOTES:



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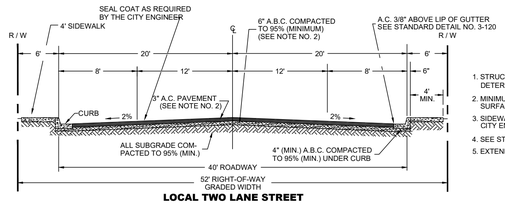
Arizona, U.S.A.

Notes:

Scale: N.T.S. | Date: OCT 2025
Drawn: Staff | Job #: VnV23-600
Checked: Vna

Sheet
2C

L:\VNV VNV DWG\VNV PROJECTS VNV 2023 PROJECTS\VNV23-600 ORCHIDEA 3\BDW\BDW3D CADD FILES\DWG\ORCHIDEA PHASE 2\VNV23-600 ORCHIDEA PHASE2 FAVGRA.DWG



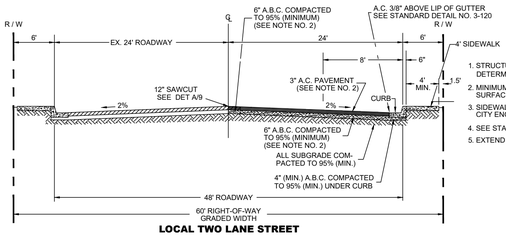
LOCAL TWO LANE STREET

NOTES

1. STRUCTURAL DESIGN OF COMBINED THICKNESS OF BASE AND SURFACE TO BE DETERMINED BY SOILS TEST.
2. MINIMUM PAVING THICKNESS SHALL BE 3" FOR PLANT HOT MIXED ASPHALT SURFACING OVER 6" OF A.B.C. COMPACTED TO 95% (MINIMUM).
3. SIDEWALK LOCATION ADJACENT TO CURB OR AS APPROVED BY THE CITY ENGINEER.
4. SEE STANDARD DETAIL 3-060 FOR GRADING BEHIND SIDEWALK.
5. EXTEND AGGREGATE BASE COURSE BENEATH CURB & GUTTER

LOCAL TWO LANE STREET

CITY OF YUMA STD. 2-030 (MODIFIED) — NTS — A / 3



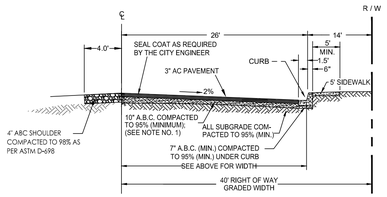
LOCAL TWO LANE STREET

NOTES

1. STRUCTURAL DESIGN OF COMBINED THICKNESS OF BASE AND SURFACE TO BE DETERMINED BY SOILS TEST.
2. MINIMUM PAVING THICKNESS SHALL BE 3" FOR PLANT HOT MIXED ASPHALT SURFACING OVER 6" OF A.B.C. COMPACTED TO 95% (MINIMUM).
3. SIDEWALK LOCATION ADJACENT TO CURB OR AS APPROVED BY THE CITY ENGINEER.
4. SEE STANDARD DETAIL 3-060 FOR GRADING BEHIND SIDEWALK.
5. EXTEND AGGREGATE BASE COURSE BENEATH CURB & GUTTER

SAN FERNANDO STREET

NTS — AA / 3

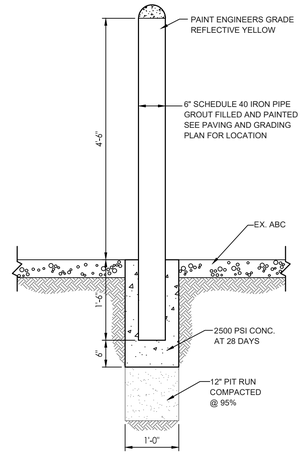


NOTES

1. STRUCTURAL DESIGN OF COMBINED THICKNESS OF BASE AND SURFACE TO BE DETERMINED BY SOILS TEST.
2. MINIMUM PAVING THICKNESS - 3" FOR PLANT HOT MIX ASPHALT SURFACING OVER 10" OF A.B.C. COMPACTED TO 95% (MINIMUM).
3. SIDEWALK LOCATION ADJACENT TO CURB OR AS APPROVED BY THE CITY ENGINEER.
4. ALL PAVEMENT MARKING AND RAISED PAVEMENT MARKER MATERIAL MUST BE IN ACCORDANCE WITH A.D.O.T. MANUAL FOR SIGNING AND MARKING, LATEST EDITION.
5. CASE 1 OR 2 MUST BE USED WHEN THERE ARE DRIVEWAYS ALONG COLLECTOR.
6. CASE 3 MAY BE USED WHEN THERE ARE NO DRIVEWAYS ALONG COLLECTOR.
7. BIKE LANES PROVIDED BUT NOT STRIPED.

Co. 24½TH. STREET

YUMA COUNTY STD-2-030 - (MODIFIED) — NTS — D / 4



GUARD POST DETAIL

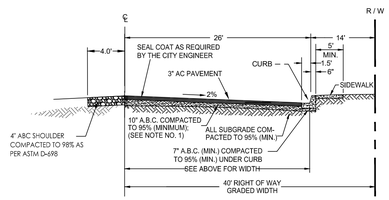
E / 3

NOTES

1. STRUCTURAL DESIGN OF COMBINED THICKNESS OF BASE AND SURFACE TO BE DETERMINED BY SOILS TEST.
2. MINIMUM PAVING THICKNESS - 3" FOR PLANT HOT MIX ASPHALT SURFACING OVER 10" OF A.B.C. COMPACTED TO 95% (MINIMUM).
3. SIDEWALK LOCATION ADJACENT TO CURB OR AS APPROVED BY THE CITY ENGINEER.
4. ALL PAVEMENT MARKING AND RAISED PAVEMENT MARKER MATERIAL MUST BE IN ACCORDANCE WITH A.D.O.T. MANUAL FOR SIGNING AND MARKING, LATEST EDITION.
5. FOR STREET RECONSTRUCTION PROJECTS ONLY WHEN DESIGNATED BY THE CITY ENGINEER.

25TH AVENUE

CITY OF YUMA STD. 2-025 (MODIFIED) — NTS — B / 3

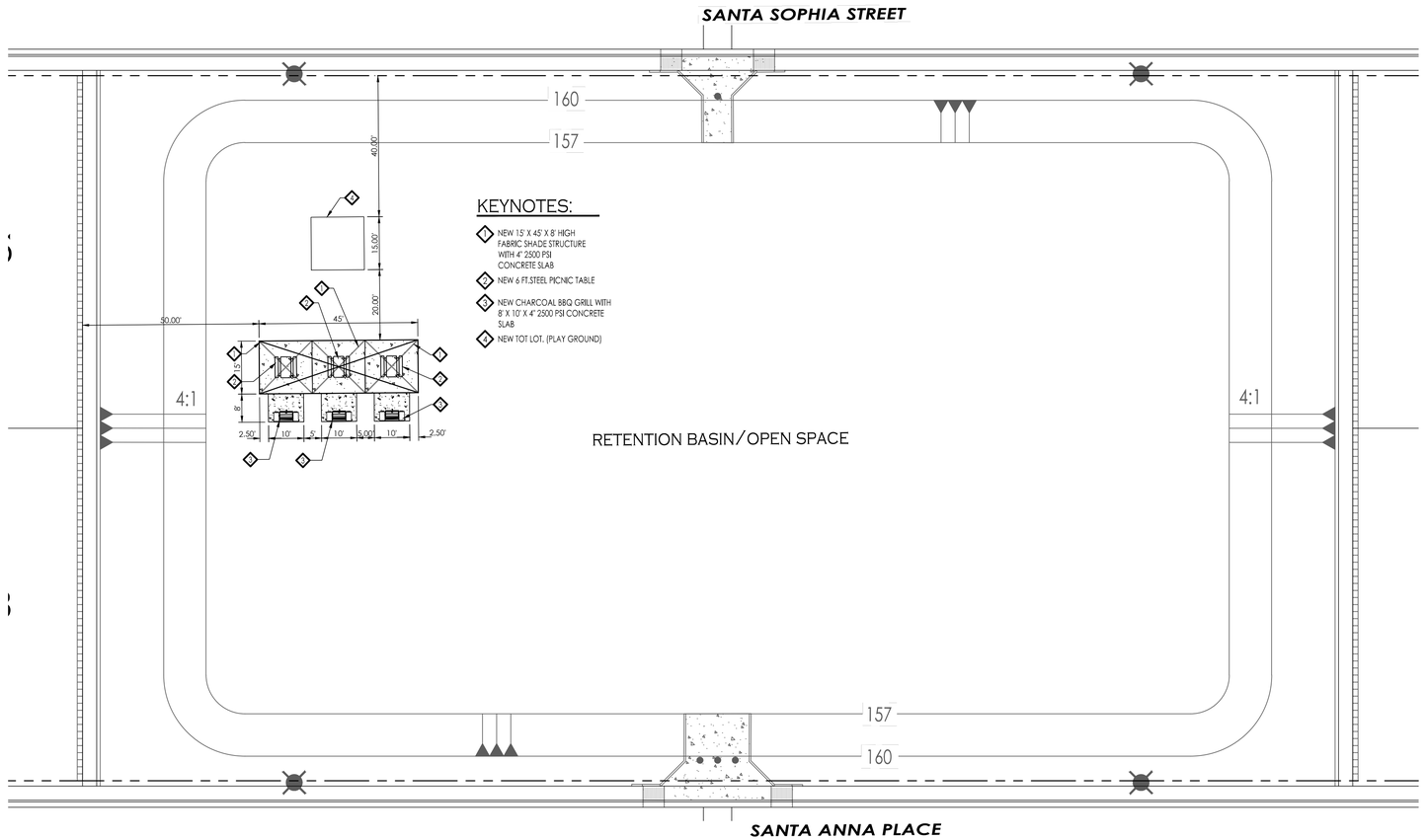


NOTES

1. STRUCTURAL DESIGN OF COMBINED THICKNESS OF BASE AND SURFACE TO BE DETERMINED BY SOILS TEST.
2. MINIMUM PAVING THICKNESS - 3" FOR PLANT HOT MIX ASPHALT SURFACING OVER 10" OF A.B.C. COMPACTED TO 95% (MINIMUM).
3. SIDEWALK LOCATION ADJACENT TO CURB OR AS APPROVED BY THE CITY ENGINEER.
4. ALL PAVEMENT MARKING AND RAISED PAVEMENT MARKER MATERIAL MUST BE IN ACCORDANCE WITH A.D.O.T. MANUAL FOR SIGNING AND MARKING, LATEST EDITION.
5. CASE 1 OR 2 MUST BE USED WHEN THERE ARE DRIVEWAYS ALONG COLLECTOR.
6. CASE 3 MAY BE USED WHEN THERE ARE NO DRIVEWAYS ALONG COLLECTOR.
7. BIKE LANES PROVIDED BUT NOT STRIPED.

24TH AVENUE

CITY OF YUMA STD. 2-020 (MODIFIED) — NTS — C / 3



RETNTION BASIN AMENITIES

F / 3

CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT

VEGA & VEGA ENGINEERING PLLC
2619 S. AVE. 2½ E. STE#3 YUMA, AZ. 85364
928-329-0000 TEL
928-247-0232 FAX
VnV@vegaNvega.com

Typical Street Sections
ORCHIDEA PARK
PHASE 2 SUBDIVISION

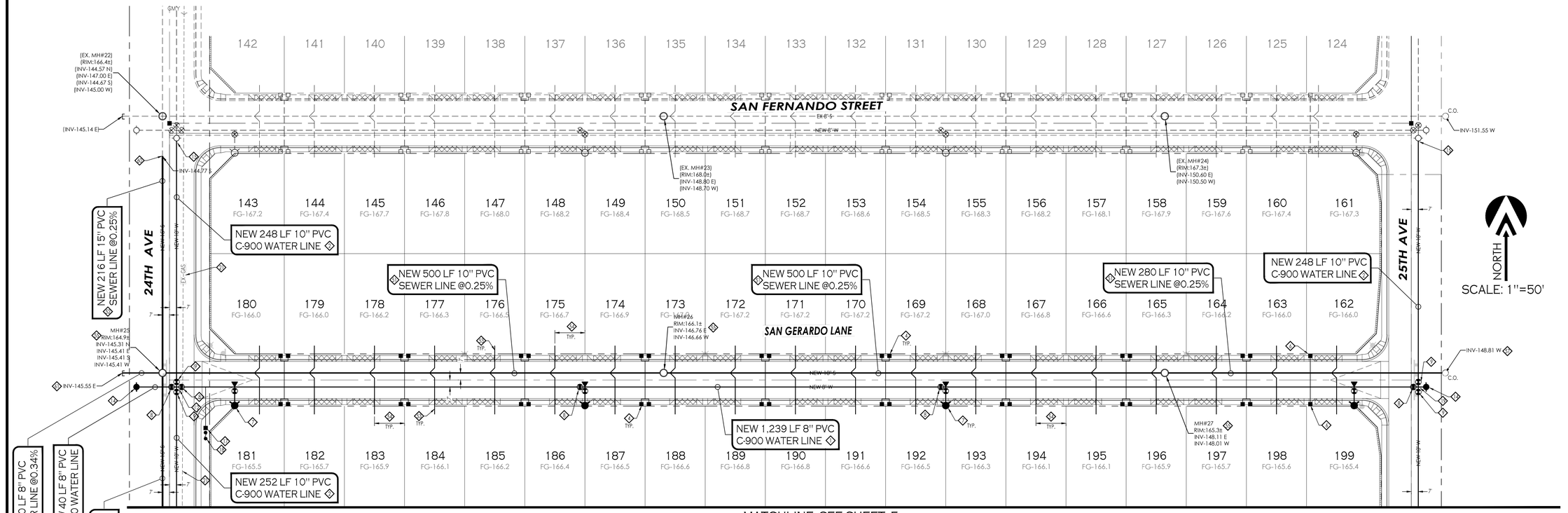
Registered Professional Engineer Stamp
CERTIFICATE NO. 50476
Vianey R. Vega
Date Signed 10-30-25
ARIZONA, U.S.A.

Notes:

Scale: N.T.S. | Date: OCT 2025
Drawn: Staff | Job #: VnV23-600
Checked: Vna

Sheet 3

\\VNV DRIVE\ VNV PROJECTS \VNV 2023 PROJECTS\VNV23-600 ORCHIDEA SUBDIVISION\CAD FILES\DWGS\ORCHIDEA PHASE 2\VNV23-600 ORCHIDEA PHASE 2 STREET SECTIONS.DWG



LEGEND

163	INDICATES EX. CONTOURS ELEVATION
= =EX. =6"=PVC =W=	INDICATES EX. WATER LINE
= =EX. =8"=PVC = S =	INDICATES EX. SEWER LINE
MH	INDICATES EXISTING MANHOLE
FH	INDICATES EXISTING FIRE HYDRANT
WM	INDICATES EXISTING WATER METER
WV	INDICATES EXISTING WATER VALVE
50	INDICATES LOT NUMBERS

—NEW—PVC—S—	INDICATES NEW SANITARY SEWER LINE
	NEW SEWER STUB
	NEW SEWER MANHOLE
	NEW SEWER CLEANOUT
	NEW 4" PVC SEWER SERVICE
—NEW—PVC—W—	INDICATES NEW WATER LINE
	NEW SINGLE WATER SERVICE
	FIRE LINE W/ END PLUG AND THRUST BLOCK
	NEW WATER VALVE
	NEW FIRE HYDRANT
	NEW TEMPORARY BLOWOFF VALVE

WATER KEYNOTES:

1. INSTALL 8" WATER MAIN - AS PER C.O.Y. STD. 5-010
2. INSTALL 10" WATER MAIN - AS PER C.O.Y. STD. 5-010
3. INSTALL 12" WATER MAIN - AS PER C.O.Y. STD. 5-010
4. INSTALL 1" DUAL WATER SERVICE (TYP.) - AS PER C.O.Y. STD. 5-045 & 5-055
5. NEW 8" 90° PVC ELL W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025
6. INSTALL 1" SINGLE WATER SERVICE (TYP.) - AS PER C.O.Y. STD. 5-035 & 5-055.
7. NEW COMPLETE FIRE HYDRANT AND FIRE HYDRANT STREET MARKERS AS PER C.O.Y. STD. 5-155 & 5-160
8. NEW 8" WATER VALVE - AS PER C.O.Y. STD. 5-065, 5-075 & 5-080.
9. NEW 10" WATER VALVE - AS PER C.O.Y. STD. 5-065, 5-075 & 5-080.
10. NEW 12" WATER VALVE - AS PER C.O.Y. STD. 5-065, 5-075 & 5-080.
11. NEW 12"x8" PVC TEE W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025
12. NEW 10"x8" PVC TEE W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025
13. NEW 8"x8" PVC TEE W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025
14. NEW WATERMAIN BLOWOFF VALVE - AS PER C.O.Y. STD. 5-085.
15. REMOVE EXISTING CAP AND CONNECT NEW WATER LINE TO EX. WATER SYSTEM. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING WATER MAIN. IF CONDITIONS ARE DIFFERENT THAN WHAT IS SHOWN ON PLANS CONTRACTOR TO NOTIFY ENGINEER BEFORE MAKING ANY DETERMINATION.
16. NEW 12"x12"x10" TEE W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025
17. INSTALL 1" WATER SERVICE (TYP.) - AS PER C.O.Y. STD. 5-040 & 5-060 (LANDSCAPING IRRIGATION)
18. INSTALL 1" REDUCE PRESSURE ASSEMBLY - AS PER C.O.Y. STD. 5-130 (LANDSCAPING IRRIGATION)
19. NEW 10"x10"x8"x8" CROSS W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025
20. NEW 12" TAPPING SLEEVE, CONNECT NEW 12 " WATER LINE TO EX. 12" WATER MAIN, SAWCUT EXISTING PAVEMENT AS NEEDED FOR CONNECTION AND REPLACE WITH NEW PAVEMENT, CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING 12" WATER MAIN. IF CONDITIONS ARE DIFFERENT THAN WHAT IS SHOWN ON PLANS CONTRACTOR TO NOTIFY ENGINEER BEFORE MAKING ANY DETERMINATION - SEE DETAILS (A / 9A)
21. PROTECT AND ADJUST EXISTING GAS LINE AS NECESSAY IF NEEDED - COORDINATE WITH SOUTHWEST GAS

SEWER KEYNOTES:

1. INSTALL 8" SEWER MAIN - AS PER C.O.Y. STD. 5-010
2. INSTALL 10" SEWER MAIN - AS PER C.O.Y. STD. 5-010
3. INSTALL 15" SEWER MAIN - AS PER C.O.Y. STD. 5-010
4. NEW 4" PVC SEWER SERVICE - AS PER C.O.Y. STD. 6-015.
5. CONSTRUCT ALL SEWER SERVICES TO CENTER OF THE LOT. UNLESS NOTED OTHERWISE.
6. NEW POLYMER SANITARY SEWER MANHOLE - AS PER DETAILS (E / 9) (F / 9)
7. NEW SHALLOW SEWER MANHOLE - AS PER MAG STD. 420 & 422
8. NEW SANITARY SEWER CLEANOUT - AS PER C.O.Y. STD. 6-005 (TEMPORARY CO. FOR PROPOSED SEWER LINE EXTENTION FOR FUTURE CONNECTION OUTSIDE OF PAVEMENT AREA)
9. NEW TYPE 'A' DROP SEWER CONNECTION - AS PER C.O.Y. STD. 6-055
10. NEW TYPE 'B' DROP SEWER CONNECTION - AS PER C.O.Y. STD. 6-060
11. CONNECT NEW SEWER LINE TO EXISTING SANITARY SEWER STUBOUT. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING SEWER . IF CONDITIONS ARE DIFFERENT THAN WHAT IS SHOWN ON PLANS CONTRACTOR TO NOTIFY ENGINEER BEFORE MAKING ANY DETERMINATION
12. NEW WATERTIGHT END CAP
13. NOT USED

NOTE:

SEE SHEETS 6, 7 AND 8 FOR SEWER PLAN & PROFILE

UTILITIES WARNING

UTILITIES IN THE AREA OF CONSTRUCTION ARE APPROXIMATE ONLY. THEY HAVE BEEN LOCATED FROM FIELD INVESTIGATION AND THE BEST AVAILABLE UTILITY RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION AND REPAIR OF ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION WHETHER SHOWN ON THESE PLANS OR NOT. THE CONTRACTOR SHALL CONTACT ALL RESPECTIVE UTILITIES AND HAVE ALL UTILITIES FIELD-LOCATED PRIOR TO CONSTRUCTION. IF ANY UNKNOWN SUBSURFACE STRUCTURES ARE ENCOUNTERED DURING CONSTRUCTION, IT SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF ENGINEER OF RECORD PRIOR TO PROCEEDING.

CALL TWO WORKING DAYS BEFORE YOU DIG
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VEGA & VEGA ENGINEERING PLLC
2619 S. AVE. 2½ E. STE#3 YUMA, AZ. 85364
928-329-0000 TEL
928-247-6232 FAX
VnV@vegaNvega.com

WATER & SEWER PLAN
ORCHIDEA PARK
PHASE 2 SUBDIVISION

Registered Professional Engineer (Civil) CERTIFICATE NO. 50476 Vianey R. Vega Date Signed 10-30-25 Arizona, U.S.A.

Notes:

Scale: N.T.S.	Date: OCT 2025
Drawn: Staff	Job #: VnV23-600
Checked: Vna	

Sheet 4

\\VNV\VNV DRIVE\VNV PROJECTS\VNV 2023 PROJECTS\VnV23-600 ORCHIDEA SUBDIVISION\00 CADD FILES\DWG\ORCHIDEA PHASE 2\VnV23-600 ORCHIDEA PHASE 2 WATER&SEWER.DWG

MATCHLINE SEE SHEET 4

NEW 500 LF 8" PVC SEWER LINE @0.34%

NEW 500 LF 8" PVC SEWER LINE @0.34%

NEW 280 LF 8" PVC SEWER LINE @0.34%

NEW 252 LF 10" PVC C-900 WATER LINE

SANTA SOPHIA STREET

MH#28 RIM:164.0± INV-146.04 N INV-146.15 E INV-146.15 W INV-146.14 S

INV-146.29 E

MH#29 RIM:164.0± INV-147.85 W INV-147.95 E

MH#30 RIM:164.0± INV-149.75 E INV-149.65 W

INV-150.71 W

C.O.

NEW 1,239 LF 8" PVC C-900 WATER LINE

NEW 40 LF 8" PVC SEWER LINE @0.34%

NEW 40 LF 8" PVC C-900 WATER LINE

NEW 252 LF 15" PVC SEWER LINE @0.25%

NEW 252 LF 10" PVC C-900 WATER LINE

24TH AVE

25TH AVE

FG-157.0

4:1

NEW 193 LF 8" PVC SEWER LINE @0.34%

NEW 500 LF 8" PVC SEWER LINE @0.34%

NEW 500 LF 8" PVC SEWER LINE @0.34%

NEW 87 LF 8" PVC SEWER LINE @0.34%

MH#31 RIM:163.2± INV-146.77 N INV-146.87 E INV-146.87 W

MH#32 RIM:162.0± INV-147.63 E INV-147.53 W INV-147.63 S

SANTA ANNA PLACE

MH#33 RIM:160.8± INV-149.43 E INV-149.33 W

MH#34 RIM:162.9± INV-151.23 E INV-151.13 W

INV-151.53 W

C.O.

INV-147.01 E

NEW 1,046 LF 8" PVC C-900 WATER LINE

NORTH

SCALE: 1"=50'

NEW 40 LF 8" PVC SEWER LINE @0.34%

NEW 40 LF 8" PVC C-900 WATER LINE

NEW 193 LF 8" PVC C-900 WATER LINE

COURT

NEW 258 LF 8" PVC C-900 WATER LINE

NEW 258 LF 10" PVC C-900 WATER LINE

NEW 258 LF 8" PVC SEWER LINE @0.34%

NEW 500 LF 8" PVC SEWER LINE @0.34%

NEW 500 LF 8" PVC SEWER LINE @0.34%

NEW 87 LF 8" PVC SEWER LINE @0.34%

PLUMERIA

SANTA ROSALINA LANE

MH#35 RIM:162.8± INV-148.51 N INV-148.61 E

MH#36 RIM:164.4± INV-150.31 W INV-150.41 E

MH#37 RIM:163.8± INV-152.11 W INV-152.21 E

INV-152.51 W

C.O.

NEW 431 LF 10" PVC C-900 WATER LINE

NEW 1,046 LF 8" PVC C-900 WATER LINE

NEW 174 LF 10" PVC C-900 WATER LINE

NEW 1,239 LF 12" PVC C-900 WATER LINE

CO. 24½ STREET

EX. 40' ROW

NEW 12" W

SEE SHEET 5A FOR WATERLINE IMPROVEMENTS ON CO. 24½ ST

LEGEND

163	INDICATES EX. CONTOURS ELEVATION
=EX.=6"=PVC=W=	INDICATES EX. WATER LINE
=EX.=8"=PVC=S=	INDICATES EX. SEWER LINE
MH	INDICATES EXISTING MANHOLE
FH	INDICATES EXISTING FIRE HYDRANT
WM	INDICATES EXISTING WATER METER
WV	INDICATES EXISTING WATER VALVE
50	INDICATES LOT NUMBERS
—NEW—PVC—S—	INDICATES NEW SANITARY SEWER LINE
	NEW SEWER STUB
	NEW SEWER MANHOLE
	NEW SEWER CLEANOUT
	NEW 4" PVC SEWER SERVICE
—NEW—PVC—W—	INDICATES NEW WATER LINE
	NEW SINGLE WATER SERVICE
	FIRE LINE W/ END PLUG AND THRUST BLOCK
	NEW WATER VALVE
	NEW FIRE HYDRANT
	NEW TEMPORARY BLOWOFF VALVE

WATER KEYNOTES:

1. INSTALL 8" WATER MAIN - AS PER C.O.Y. STD. 5-010
2. INSTALL 10" WATER MAIN - AS PER C.O.Y. STD. 5-010
3. INSTALL 12" WATER MAIN - AS PER C.O.Y. STD. 5-010
4. INSTALL 1" DUAL WATER SERVICE (TYP.) - AS PER C.O.Y. STD. 5-045 & 5-055
5. NEW 8" 90° PVC ELL W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025
6. INSTALL 1" SINGLE WATER SERVICE (TYP.) - AS PER C.O.Y. STD. 5-035 & 5-055.
7. NEW COMPLETE FIRE HYDRANT AND FIRE HYDRANT STREET MARKERS AS PER C.O.Y. STD. 5-155 & 5-160
8. NEW 8" WATER VALVE - AS PER C.O.Y. STD. 5-065, 5-075 & 5-080.
9. NEW 10" WATER VALVE - AS PER C.O.Y. STD. 5-065, 5-075 & 5-080.
10. NEW 12" WATER VALVE - AS PER C.O.Y. STD. 5-065, 5-075 & 5-080.
11. NEW 12"x8" PVC TEE W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025
12. NEW 10"x8" PVC TEE W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025
13. NEW 8"x8" PVC TEE W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025
14. NEW WATERMAIN BLOWOFF VALVE - AS PER C.O.Y. STD. 5-085.
15. REMOVE EXISTING CAP AND CONNECT NEW WATER LINE TO EX. WATER SYSTEM. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING WATER MAIN. IF CONDITIONS ARE DIFFERENT THAN WHAT IS SHOWN ON PLANS CONTRACTOR TO NOTIFY ENGINEER BEFORE MAKING ANY DETERMINATION.
16. NEW 12"x12"x10" TEE W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025
17. INSTALL 1" WATER SERVICE (TYP.) - AS PER C.O.Y. STD. 5-040 & 5-060 (LANDSCAPING IRRIGATION)
18. INSTALL 1" REDUCE PRESSURE ASSEMBLY - AS PER C.O.Y. STD. 5-130 (LANDSCAPING IRRIGATION)
19. NEW 10"x10"x8"x8" CROSS W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025
20. NEW 12" TAPPING SLEEVE, CONNECT NEW 12" WATER LINE TO EX. 12" WATER MAIN, SAWCUT EXISTING PAVEMENT AS NEEDED FOR CONNECTION AND REPLACE WITH NEW PAVEMENT, CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING 12" WATER MAIN. IF CONDITIONS ARE DIFFERENT THAN WHAT IS SHOWN ON PLANS CONTRACTOR TO NOTIFY ENGINEER BEFORE MAKING ANY DETERMINATION - SEE DETAILS (A / 5A)
21. PROTECT AND ADJUST EXISTING GAS LINE AS NECESSAY IF NEEDED - COORDINATE WITH SOUTHWEST GAS

SEWER KEYNOTES:

1. INSTALL 8" SEWER MAIN - AS PER C.O.Y. STD. 5-010
2. INSTALL 10" SEWER MAIN - AS PER C.O.Y. STD. 5-010
3. INSTALL 15" SEWER MAIN - AS PER C.O.Y. STD. 5-010
4. NEW 4" PVC SEWER SERVICE - AS PER C.O.Y. STD. 6-015.
5. CONSTRUCT ALL SEWER SERVICES TO CENTER OF THE LOT. UNLESS NOTED OTHERWISE.
6. NEW POLYMER SANITARY SEWER MANHOLE - AS PER DETAILS (C / 7) (C / 7)
7. NEW SHALLOW SEWER MANHOLE - AS PER MAG STD. 420 & 422.
8. NEW SANITARY SEWER CLEANOUT - AS PER C.O.Y. STD. 6-005 (LANDSCAPING IRRIGATION).
9. NEW TYPE 'A' DROP SEWER CONNECTION - AS PER C.O.Y. STD. 6-055
10. NEW TYPE 'B' DROP SEWER CONNECTION - AS PER C.O.Y. STD. 6-060
11. CONNECT NEW SEWER LINE TO EXISTING SANITARY SEWER STUBOUT. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING SEWER . IF CONDITIONS ARE DIFFERENT THAN WHAT IS SHOWN ON PLANS CONTRACTOR TO NOTIFY ENGINEER BEFORE MAKING ANY DETERMINATION
12. NEW WATERTIGHT END CAP
13. NOT USED

NOTE:

SEE SHEETS 6, 7 AND 8 FOR SEWER PLAN & PROFILE

UTILITIES WARNING

UTILITIES IN THE AREA OF CONSTRUCTION ARE APPROXIMATE ONLY. THEY HAVE BEEN LOCATED FROM FIELD INVESTIGATION AND THE BEST AVAILABLE UTILITY RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION AND REPAIR OF ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION WHETHER SHOWN ON THESE PLANS OR NOT. THE CONTRACTOR SHALL CONTACT ALL RESPECTIVE UTILITIES AND HAVE ALL UTILITIES FIELD-LOCATED PRIOR TO CONSTRUCTION. IF ANY UNKNOWN SUBSURFACE STRUCTURES ARE ENCOUNTERED DURING CONSTRUCTION, IT SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF ENGINEER OF RECORD PRIOR TO PROCEEDING.

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VEGA & VEGA ENGINEERING PLLC
2619 S. AVE. 2½ E. STE#3 YUMA, AZ. 85364
928-329-0000 TEL
928-247-6232 FAX
VnV@vegaNvega.com

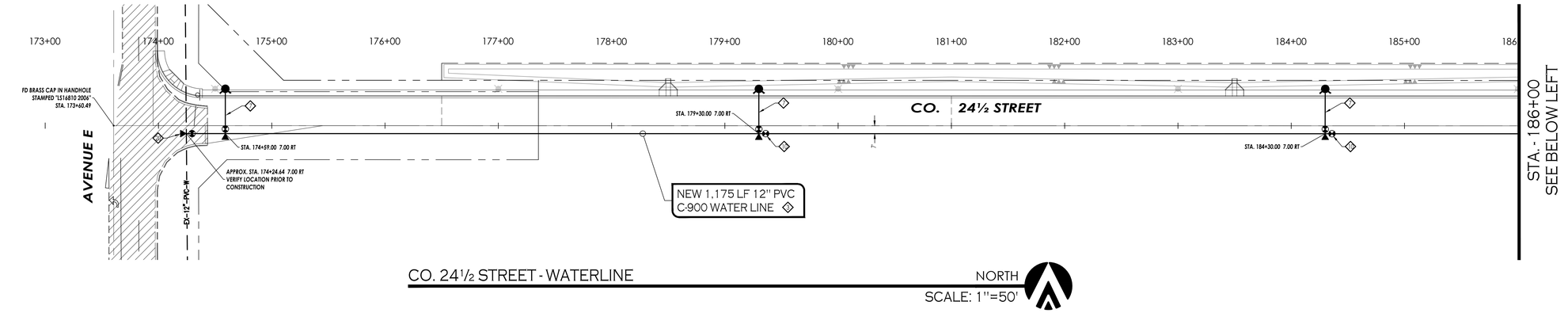
WATER & SEWER PLAN
ORCHIDEA PARK
PHASE 2 SUBDIVISION

Registered Professional Engineer (Civil) CERTIFICATE NO. 50476 Vianey R. Vega Date Signed 10-30-25 Arizona, U.S.A.

Notes:

Scale: N.T.S. Date: OCT 2025
Drawn: Staff Job #: VnV23-600
Checked: Vna
Sheet 5

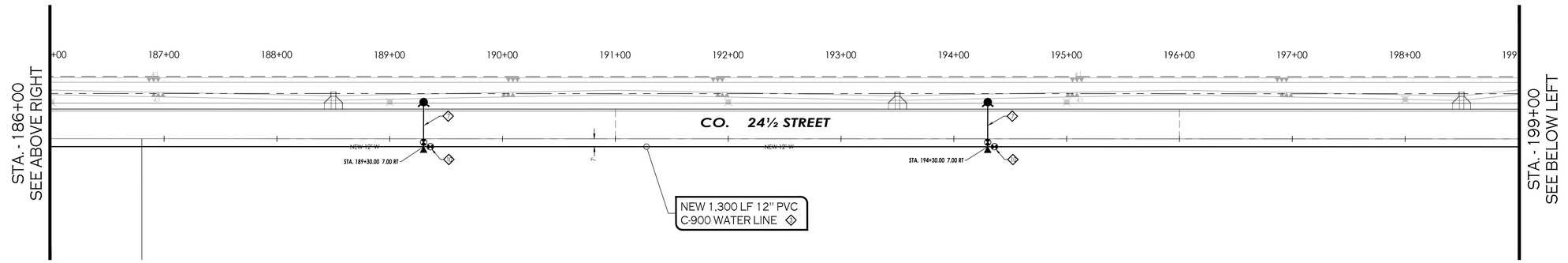
I:\VNV DRIVE\VNV PROJECTS\VNV 2023 PROJECTS\VNV23-600 ORCHIDEA 8180\VNV80 CIVIL\CIVIL FILES\DWG\ORCHIDEA PHASE 2\VNV23-600 ORCHIDEA PHASE2 WATER.DWG



CO. 24½ STREET - WATERLINE

NORTH

SCALE: 1"=50'

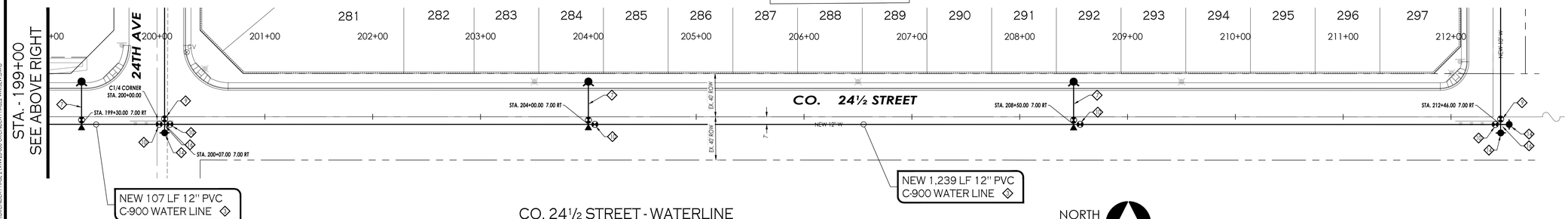


CO. 24½ STREET - WATERLINE

NORTH

SCALE: 1"=50'

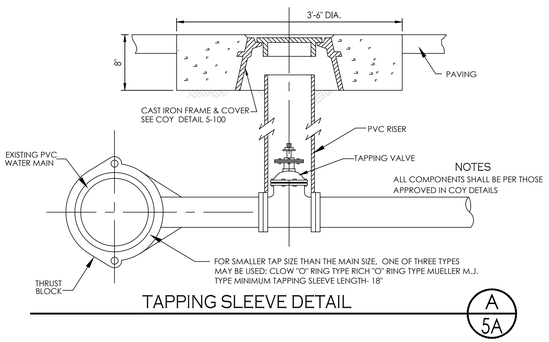
SEE SHEET 5 FOR
CONTINUATION



CO. 24½ STREET - WATERLINE

NORTH

SCALE: 1"=50'



TAPPING SLEEVE DETAIL

A
5A

LEGEND

163	INDICATES EX. CONTOURS ELEVATION
= =EX. =6"=PVC=W==	INDICATES EX. WATER LINE
= =EX. =8"=PVC= S =	INDICATES EX. SEWER LINE
MH	INDICATES EXISTING MANHOLE
FH	INDICATES EXISTING FIRE HYDRANT
WM	INDICATES EXISTING WATER METER
WV	INDICATES EXISTING WATER VALVE
50	INDICATES LOT NUMBERS
—NEW—PVC—S—	INDICATES NEW SANITARY SEWER LINE
	NEW SEWER STUB
	NEW SEWER MANHOLE
	NEW SEWER CLEANOUT
	NEW 4" PVC SEWER SERVICE
—NEW—PVC—W—	INDICATES NEW WATER LINE
	NEW SINGLE WATER SERVICE
	FIRE LINE W/ END PLUG AND THRUST BLOCK
	NEW WATER VALVE
	NEW FIRE HYDRANT
	NEW TEMPORARY BLOWOFF VALVE

WATER KEYNOTES:

1. INSTALL 8" WATER MAIN - AS PER C.O.Y. STD. 5-010
2. INSTALL 10" WATER MAIN - AS PER C.O.Y. STD. 5-010
3. INSTALL 12" WATER MAIN - AS PER C.O.Y. STD. 5-010
4. INSTALL 1" DUAL WATER SERVICE (TYP.) - AS PER C.O.Y. STD. 5-045 & 5-055
5. NEW 8" 90° PVC ELL W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025
6. INSTALL 1" SINGLE WATER SERVICE (TYP.) - AS PER C.O.Y. STD. 5-035 & 5-055.
7. NEW COMPLETE FIRE HYDRANT AND FIRE HYDRANT STREET MARKERS AS PER C.O.Y. STD. 5-155 & 5-160
8. NEW 8" WATER VALVE - AS PER C.O.Y. STD. 5-065, 5-075 & 5-080.
9. NEW 10" WATER VALVE - AS PER C.O.Y. STD. 5-065, 5-075 & 5-080.
10. NEW 12" WATER VALVE - AS PER C.O.Y. STD. 5-065, 5-075 & 5-080.
11. NEW 12"x8" PVC TEE W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025
12. NEW 10"x8" PVC TEE W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025
13. NEW 8"x8" PVC TEE W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025
14. NEW WATERMAIN BLOWOFF VALVE - AS PER C.O.Y. STD. 5-085.
15. REMOVE EXISTING CAP AND CONNECT NEW WATER LINE TO EX. WATER SYSTEM. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING WATER MAIN. IF CONDITIONS ARE DIFFERENT THAN WHAT IS SHOWN ON PLANS CONTRACTOR TO NOTIFY ENGINEER BEFORE MAKING ANY DETERMINATION.
16. NEW 12"x12"x10" TEE W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025
17. INSTALL 1" WATER SERVICE (TYP.) - AS PER C.O.Y. STD. 5-035 & 5-055 (LANDSCAPING IRRIGATION).
18. INSTALL 1" REDUCE PRESSURE ASSEMBLY - AS PER C.O.Y. STD. 5-130 (LANDSCAPING IRRIGATION).
19. NEW 10"x10"x8"x8" CROSS W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025
20. NEW 12" TAPPING SLEEVE, CONNECT NEW 12 " WATER LINE TO EX. 12" WATER MAIN, SAWCUT EXISTING PAVEMENT AS NEEDED FOR CONNECTION AND REPLACE WITH NEW PAVEMENT. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING 12" WATER MAIN. IF CONDITIONS ARE DIFFERENT THAN WHAT IS SHOWN ON PLANS CONTRACTOR TO NOTIFY ENGINEER BEFORE MAKING ANY DETERMINATION - SEE DETAILS A/5A

UTILITIES WARNING

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YUMA, AZ. 85364
928-329-0000 TEL
928-247-6232 FAX
VnV@vegaNvega.com

CO. 24½ STREET - WATERLINE
ORCHIDEA PARK
PHASE 2 SUBDIVISION

Registered Professional Engineer (Civil)
CERTIFICATE NO.
50476
Vianey R. Vega
Date Signed 10-30-25
Arizona, U.S.A.

Notes:

Scale: N.T.S.	Date: OCT 2025
Drawn: Staff	Job #: VnV23-600
Checked: Vna	

Sheet
5A

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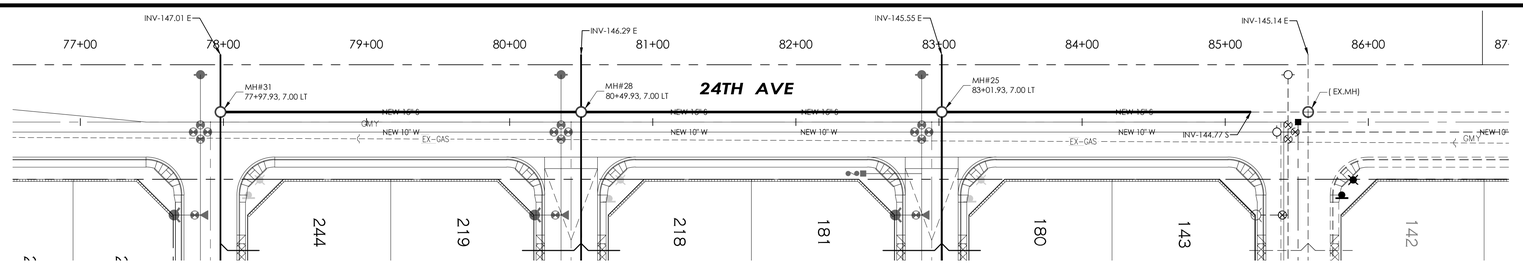
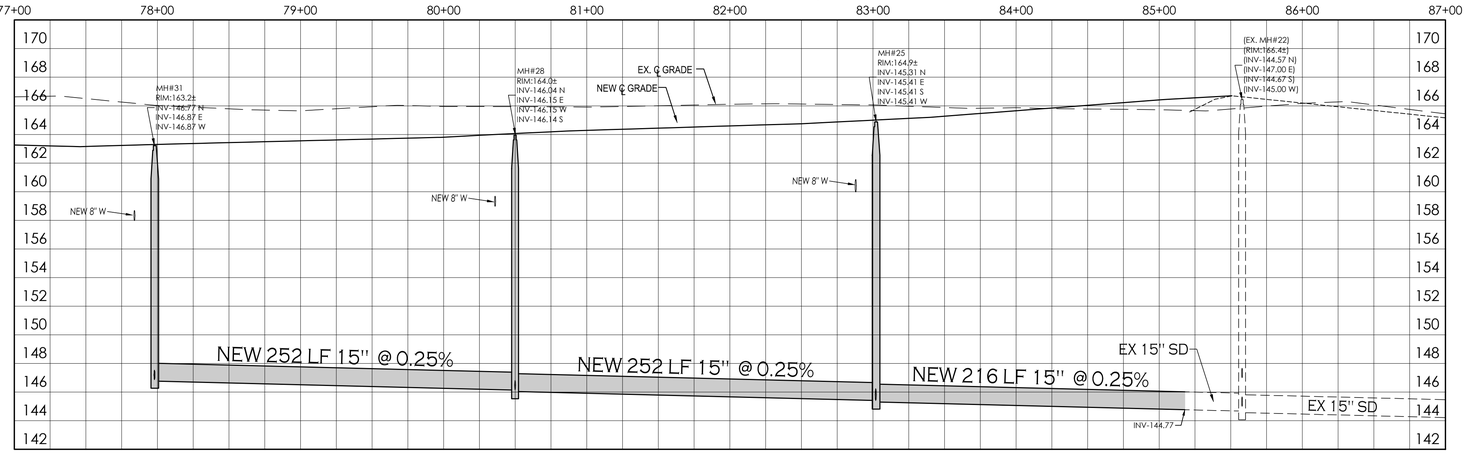
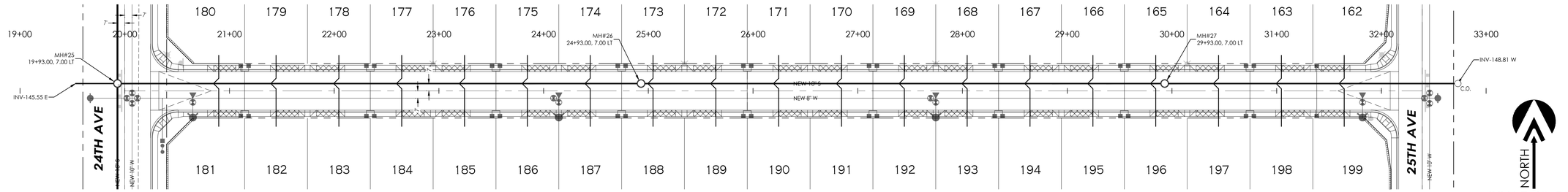


NORTH

SCALE: 1"=50'

24TH AVE PROFILE

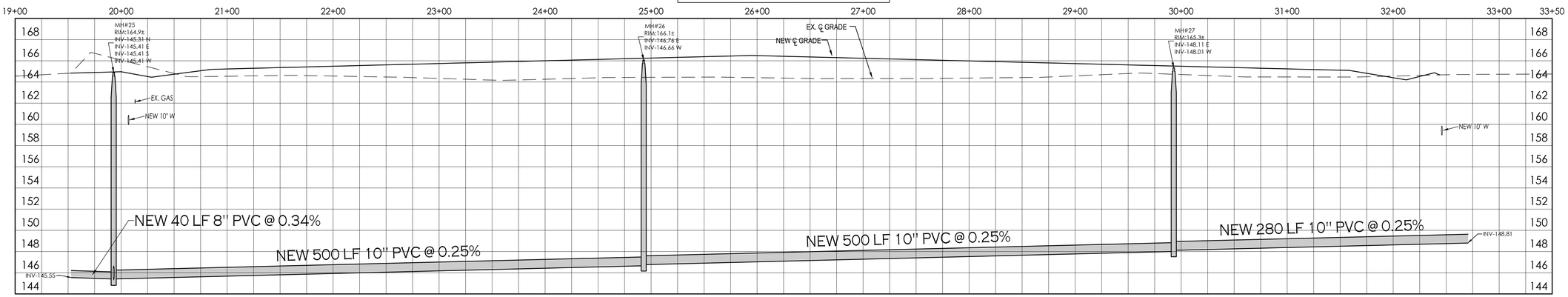




NORTH

SCALE: 1"=50'

SAN GERARDO LANE PROFILE



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928-247-0232 FAX
VnV@vegaNvega.com

SEWER PLAN & PROFILE
ORCHIDEA PARK SUBDIVISION
PHASE 2 SUBDIVISION

Registered Professional Engineer (Civil)
CERTIFICATE NO.
50476
Vianey R. Vega
Date Signed 10-30-25
Arizona, U.S.A.

Notes:

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Drawn: Staff	Job #: VnV23-600
Checked: Vna	

Sheet
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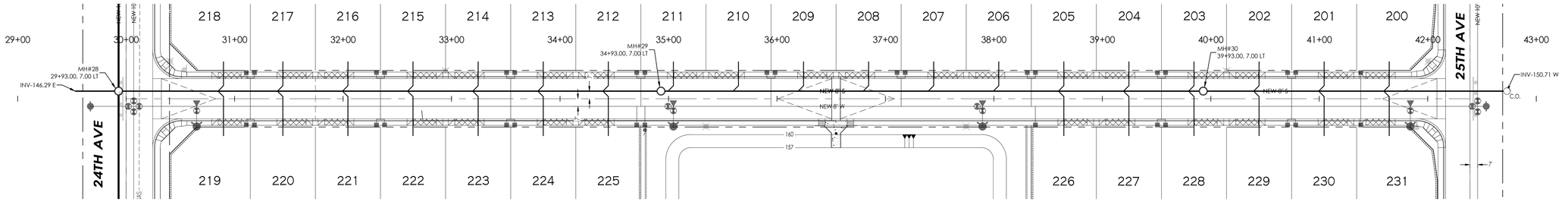

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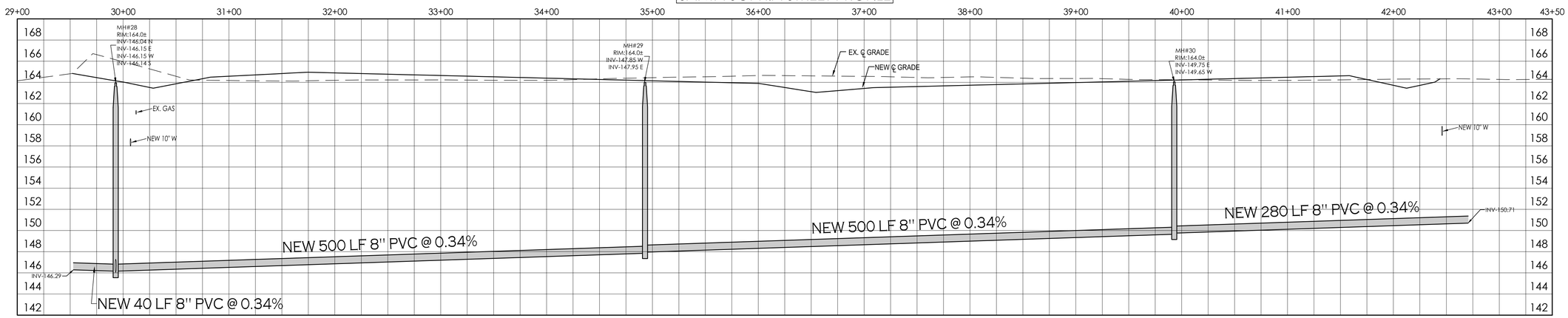

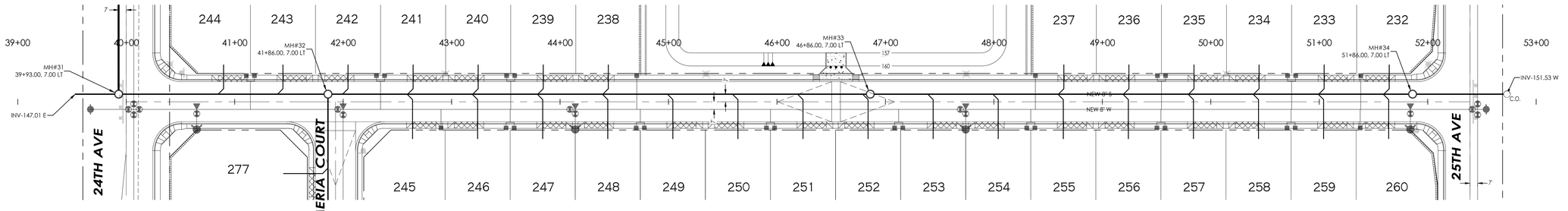

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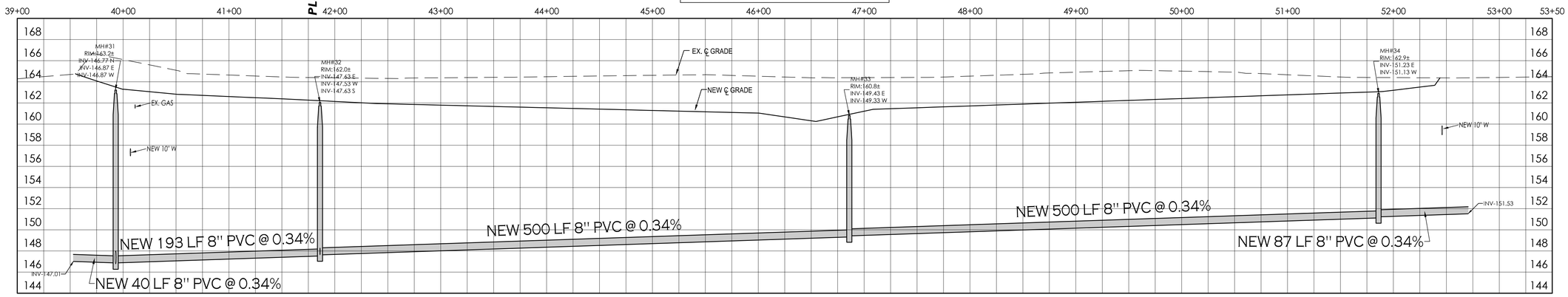

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VnV@vegaNvega.com

SEWER PLAN & PROFILE
ORCHIDEA PARK
PHASE 2 SUBDIVISION

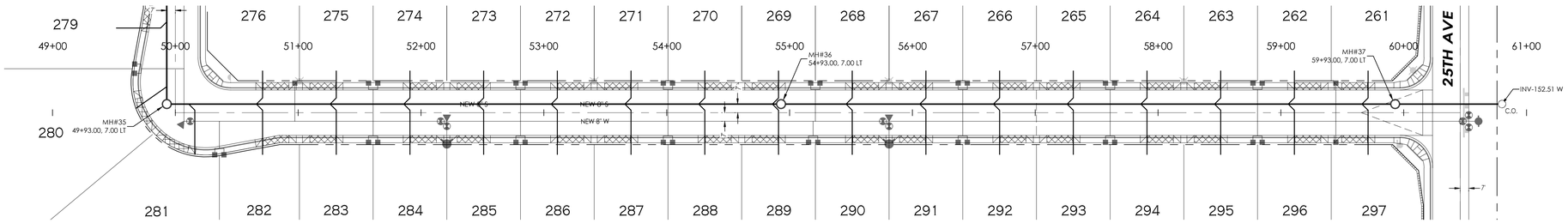
Registered Professional Engineer (Civil) CERTIFICATE NO. 50476 Vianey R. Vega Date Signed 10-30-25 Arizona, U.S.A.

Notes:

Scale: N.T.S. | Date: OCT 2025
Drawn: Staff | Job #: VnV23-600
Checked: Vna

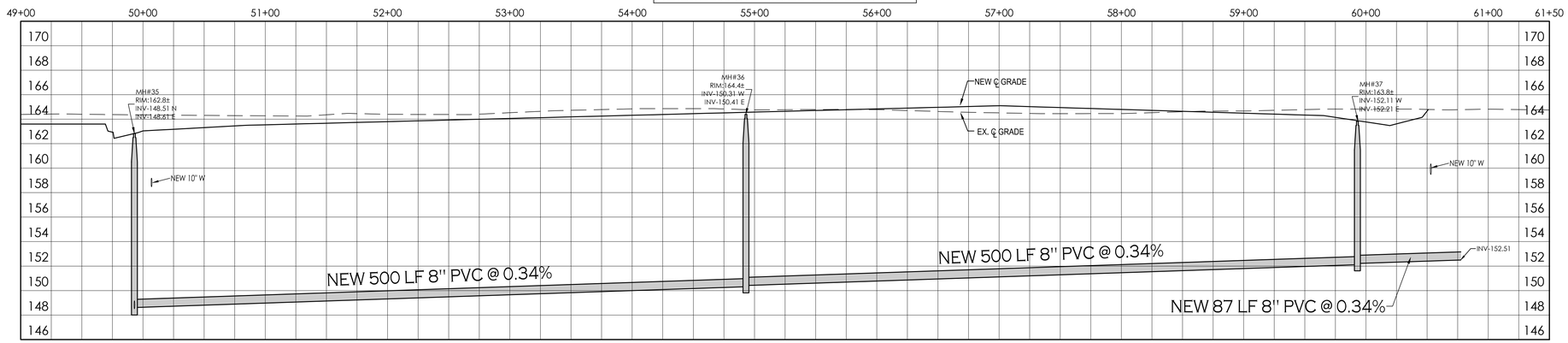
Sheet 7

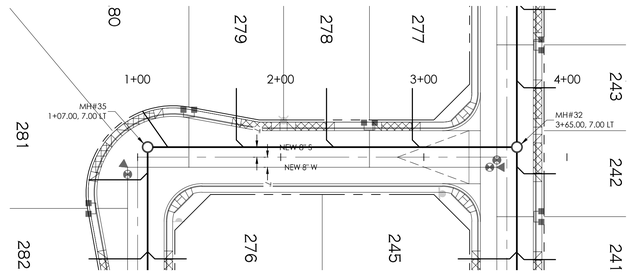
L:\VNV\VNV DRIVE\VNV PROJECTS\VNV 2023 PROJECTS\VNV23-600 ORCHIDEA SUBDIVISION\00 CAD\TILES\DWG\ORCHIDEA PHASE 2\VNV23-600 ORCHIDEA PHASE WATER.DWG



SCALE: 1"=50'

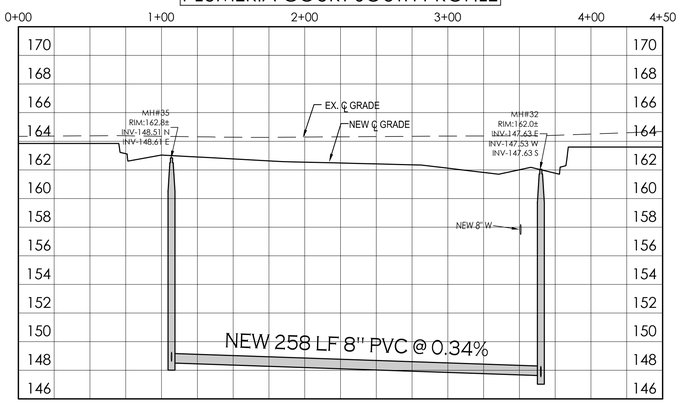
SANTA ROSALINA LANE PROFILE





SCALE: 1"=50'

PLUMERIA COURT SOUTH PROFILE



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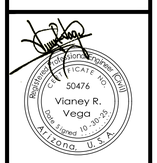

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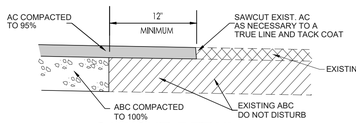
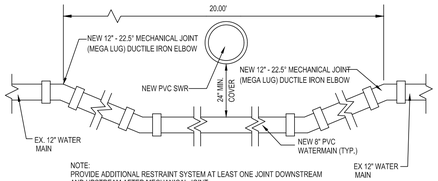


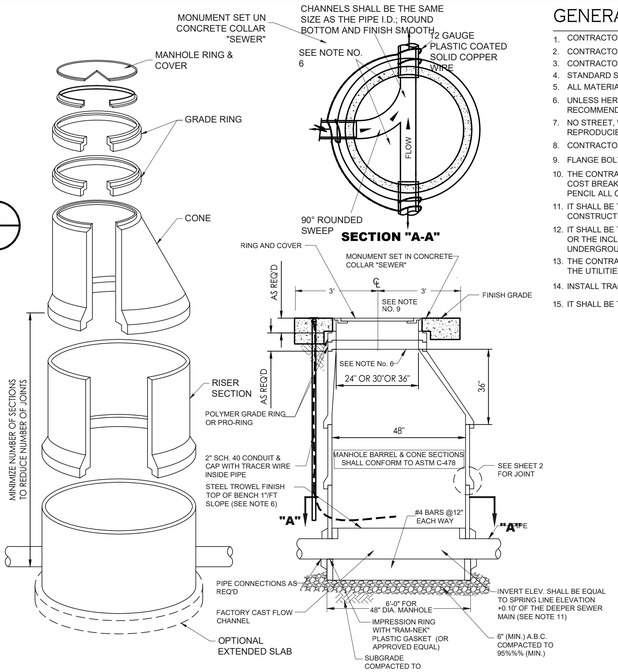
SAWCUT DETAIL

A 9



LOWERING DETAIL OF NEW WATER LINE

B 9

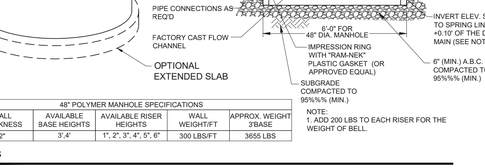


48" POLYMER MANHOLE SPECIFICATIONS				
WALL THICKNESS	AVAILABLE BASE HEIGHTS	AVAILABLE RISER HEIGHTS	WALL WEIGHT/FT	APPROX. WEIGHT 3'BASE
2"	3',4'	1", 2", 3", 4", 5", 6"	300 LBS/FT	3655 LBS

NOTE:
1. ADD 200 LBS TO EACH RISER FOR THE WEIGHT OF BELL.

NOTES

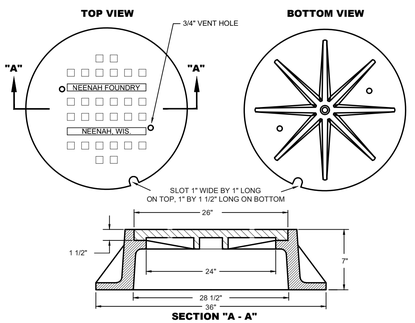
1. Concentric manholes shall be constructed only upon the approval of the City Engineer.
2. Precast concrete cones and sections shall meet A.S.T.M. C-478 specifications (latest revision) except where shown. Concrete shall be Type III with flyash additive. Inside diameter of manhole and elevations as shown on plans.
3. Asphalt caulking shall be used to seal all joints.
4. An asphalt waterproofing seal shall be applied to the exterior surfaces of the manhole that will be exposed to ground water.
5. Not Used
6. Apply "Plasite" surface sealant (or approved equal) on adjustment rings, bench or on any other concrete surface.
7. Base constructed of Class "A" concrete.
8. Base reinforcing steel should be ASTM A615, grade 60.
9. See standard R/10 for adjusting manhole frame and cover to final grade.
10. Precast concrete manholes shall have a PVC T-Lock liner, sealed gas tight, as manufactured by Ameron (or approved equal). Liner and interior surfaces shall be spark tested: (applies only to sanitary sewer manholes see Arizona Administrative Code R18-9-E 301 D.3.e Manholes General Permit: Sewage Collection Systems pertaining to Holiday testing).
11. Backfill used to fill manhole excavation shall be a one sack cement per cubic yard of sand slurry mixture, unless otherwise approved.
12. Grout seal around pipe. Match and apply same protective coating on grout as used on the other exposed concrete surfaces (see Note 6).
13. Special details shall be required for: Manholes greater than 40' in depth;at deflection manholes; for multiple pipe penetrations with at least one pipe greater than 21"; or if sewer main is larger than 48" in diameter. Calculations shall be signed/sealed by a registered professional engineer(AZ license) and submitted to the City Engineer for review & acceptance.
14. The PVC pipe needs to be installed inside the manhole. The top 1/3-1/2 portion of the pipe must be cut off a minimum length of 30" to allow CCT camera access. and to accept flow from lateral piping.



POLYMER MANHOLE SPECIFICATIONS			
I.D.	O.D.	WALL THICKNESS	WEIGHT PER FOOT
48"	52"	2"	300 LB

PRE-CAST CONCRETE MANHOLE

E 9



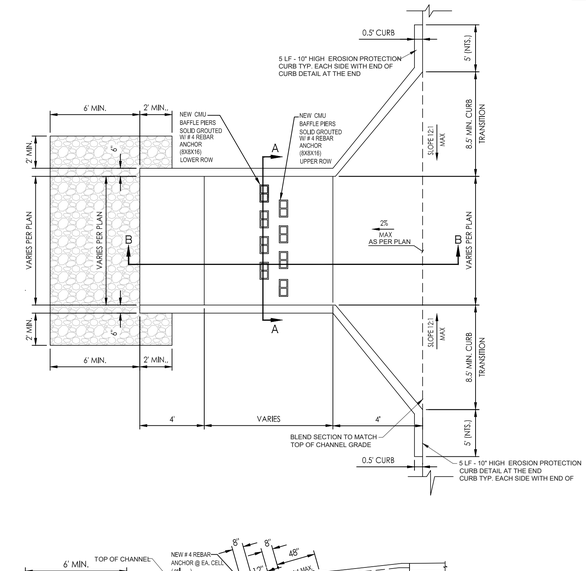
NOTES

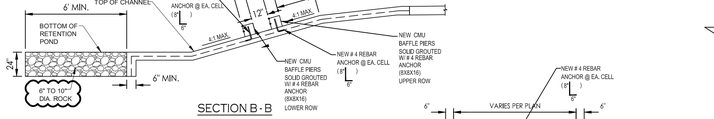
1. The top of the cover and frame shall be flush and there shall be 1/8" horizontal clearance all around the frame and cover.
2. All covers shall have the letter "S" cast into it. The letter shall be raised 5/16" and be no less than 2 1/2" high.
3. Covers shall have a minimum of two 3/4" vent holes. Should a manhole be located within 600 feet of an interceptor sewer the vent holes are to be eliminated.
4. Standard manhole covers are the Neenah R-1595, R-1642 or approved equal.

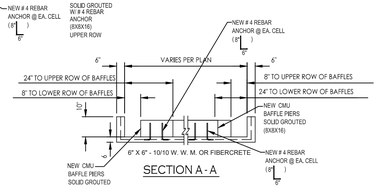
STANDARD MANHOLE COVER

CITY OF YUMA STANDARD # 5-040

F 9

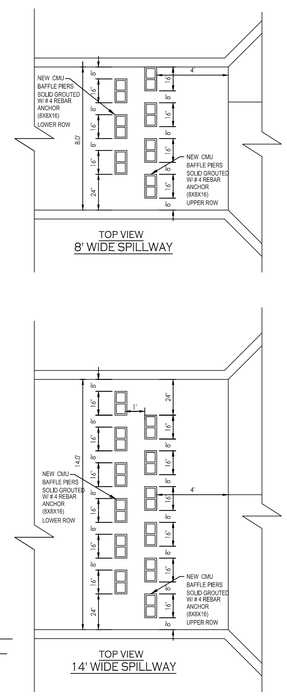






NOTES

1. CONCRETE SPILLWAY TO BE 28 DAYS, 3000 P.S.I., 4" THICK
2. PLACED SOD AL LEAST 5' AROUND ALL STRUCTURE EDGES ABOVE STANDING WATER



CONCRETE SPILLWAY

C 9

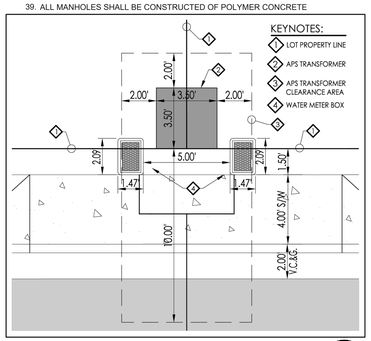
GENERAL NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF SITE AND SOIL CONDITION AND SHALL NOTIFY ALL UTILITY AGENCIES PRIOR TO EXCAVATION.
2. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONDITIONS REQUIRING CHANGE TO THE PLANS.
3. CONTRACTOR SHALL NOTIFY THE CITY OF SAN LUIS PRIOR TO START OF CONSTRUCTION.
4. STANDARD SPECIFICATIONS AND ARIZONA STATE HEALTH DEPARTMENT BUL. NO. 11 SHALL APPLY TO THIS PROJECT.
5. ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR TWO YEARS AFTER THE FINAL ACCEPTANCE.
6. UNLESS HEREON REVISED, ALL CONSTRUCTION MATERIALS AND WORK MANSHIP WILL BE IN ACCORDANCE WITH CITY OF SAN LUIS SPECIFICATIONS AND RECOMMENDED DETAILS AND SHALL, WHERE APPLICABLE, BE IN ACCORDANCE WITH ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REGULATIONS.
7. NO STREET, WATER, SEWER AND IMPROVEMENTS TO BE ACCEPTED BY THE CITY OF SAN LUIS. FOR MAINTENANCE UNTIL "AS-BUILT", CERTIFIED, REPRODUCIBLE PLANS ARE FILED WITH AND ACCEPTED BY THE CITY OF YUMA PUBLIC WORKS DIRECTION.
8. CONTRACTOR WILL PROVIDE THE ENGINEER WITH ALL COUNTY REQUIRED COMPACTION AND CONCRETE TESTS.
9. FLANGE BOLTS SHALL BE PROTECTED BY 10 MIL POLYETHYLENE WRAP.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION AND FURNISHING TO THE ENGINEER OF "AS-BUILT" RECORD DRAWINGS, TO INCLUDE COST BREAKDOWN FOR WATER. THE CONTRACTOR SHALL OBTAIN ONE SET OF PLANS FROM THE ENGINEER AND SHALL RECORD IN RED COLORED PENCIL ALL CASES WHERE ACTUAL FIELD CONSTRUCTION DIFFERS FROM WORK SHOWN ON THE PLANS, TO INCLUDE SERVICE LOCATIONS.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE BLUE STAKE CENTER TO LOCATE ALL UNDERGROUND EQUIPMENT WITHIN THE CONSTRUCTION AREA TWO WORKING DAYS PRIOR TO THE START OF ANY EXCAVATION.
12. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES. OMISSION FROM, OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF, OR A DEFINITE LOCATION OF, EXISTING UNDERGROUND UTILITIES.
13. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO HIS OPERATIONS. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
14. INSTALL TRACER WIRE AS PER CITY OF YUMA STANDARDS
15. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT CONSTRUCTION MATERIAL SUBMITTALS TO CITY OF SAN LUIS FOR REVIEW AND APPROVAL.

WATER AND SEWER NOTES

1. WATER MAINS AND VALVES SHALL BE FLUSHED AND DISINFECTED BY THE "GENERAL METHOD" DESCRIBED IN THE 1978 ARIZONA DEPARTMENT OF HEALTH SERVICES ENGINEERING BULLETIN NO. 8.
2. ENGINEERING PERSONNEL SHALL BE PRESENT WHEN WATER MAINS ARE BOTH FLUSHED AND PRESSURE TESTED.
3. ALL TEES, 90 DEGREE ELLS, BENDS, HYDRANTS AND DEAD END PLUGS SHALL BE THRUST BLOCKED WITH CAST-IN-PLACE CONCRETE.
4. WATER LINES 4" OR LARGER SHALL BE PVC C900 DR 18 CLASS 235.
5. ALL WATER LINE INSTALLATION MUST MEET OR EXCEED STANDARDS ESTABLISHED IN ADHS BULLETIN NO. 10.
6. ALL PVC WATER DISTRIBUTION PIPES MUST BE APPROVED BY AND SHALL BEAR THE NSF SEAL FOR POTABLE WATER USE.
7. TYPES OF TAPPING SLEEVE REQUIRED:
   A. FOR SIZE ON SIZE TAP MUELLER TYPE M.J. ENDS REQUIRED.
   B. FOR SMALLER TAP SIZE THAN THE MAIN SIZE, ONE OF THREE TYPES MAY BE USED:
      A. CLOW "0" RING TYPE.
      B. RICH "0" RING TYPE.
      C. MUELLER M.J. TYPE.
   C. MINIMUM TAPPING SLEEVE LENGTH - 18".
8. ACCEPTABLE VALVE LIST:
   ALL VALVES 12" AND UNDER ARE TO BE RESILIENT WEDGE GATE VALVES. THE FOLLOWING VALVES WILL BE ACCEPTED:
   WATEROUS SERIES 500 RESILIENT
   CLOW RESILIENT WEDGE
   AMERICAN DARLING 80 CSR RESILIENT WEDGE.
9. ALL PIPES, FITTINGS, VALVES, COATINGS, ETC. SHALL CONFORM TO NSF STANDARD 61. 17. IF DEAD ENDS ON
10. IF DEAD ENDS ON WATER MAINS CANNOT BE AVOIDED, THEY MUST HAVE BLOW-OFF VALVES (MIN. DIA. 2")
11. DESINFECTION OF WATER LINES IN ACCORDANCE WITH A.D.E.Q. BULLETIN No. 8 OR AWWA C-651-92 OR LATEST VERSION.
12. WATER CONSTRUCTION STAKING SHALL BE DONE UNDER THE SUPERVISION OF A REGISTERED ENGINEER OR SURVEYOR.
13. ALL MATERIALS THAT COME INTO CONTACT WITH WATER SHALL CONFORM TO ANSI/NSF STANDARD 60 AND 61. PER R18-4-213.A AND B
14. CONSTRUCTION MATERIALS USED IN THE WATER SYSTEM SHALL BE LEAD FREE AS DEFINED IN A.A.C. R18-4-504 AND R18-1-101.
15. WATER LINES SHALL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE W/ AWWA C605-94 FOR PVC PIPE. PER ENGINEERING BULLETIN NO. 10, CHAPTER 7.
16. PRIOR TO PLACING THE INSTALLED WATER LINE IN SERVICE, THE NEW PIPE AND EXPOSED SECTIONS AND APPURTENANCES OF EXISTING PIPELINES SHALL BE CLEANED AND DISINFECTED IN ACCORDANCE WITH ANSI/AWWA C651, UNLESS OTHERWISE SPECIFIED. PIPELINES SHALL BE FLUSHED FOLLOWING COMPLETION OF DISINFECTION PROCEDURES. DISPOSAL OR NEUTRALIZATION OF DISINFECTION WATER SHALL COMPLY WITH APPLICABLE REGULATIONS. (REFER TO APPENDIX B OF ANSI/AWWA C651.)
17. WATER AND SEWER LINES AND WATER AND SEWER SERVICE LINES. SEPARATION IN ACCORDANCE WITH A.A.C. R18-5-502.C. AND CITY OF YUMA STD. DETAIL 5-005. CONSTRUCT NEW WATER AND SEWER LINES AS PER CITY OF YUMA STD. DETAIL 5-010
18. VERTICALLY AND 6 FEET HORIZONTALLY UNDER ALL CONDITIONS. WHERE A SEWER FORCE MAIN CROSSES ABOVE OR LESS THAN 6 FEET BELOW A WATER LINE, THE SEWER MAIN SHALL BE ENCASED IN AT LEAST 6 INCHES OF CONCRETE OR CONSTRUCTED USING MECHANICAL JOINT DUCTILE IRON PIPE FOR 10 FEET ON EITHER SIDE OF THE WATER MAIN. AS PER AAC-R18-5-502-C.3
19. WATER CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A COPY OF THE BACTERIOLOGICAL TEST RESULTS TAKEN ON THE SYSTEM.
20. ALL WATER LINES (MAINS AND SERVICES) SHALL INCLUDE THE INSTALLATION OF TRACER WIRE IN ACCORDANCE WITH AS PER CITY OF YUMA STD. DETAIL 5-030
21. TYPES OF TAPPING SLEEVE REQUIRED: SMITH-BLAIR MODEL 662-663 STAINLESS STEEL (6" AND SMALLER: 15" LONG MIN.; LARGER THAN 8"-20" LONG MIN.)
22. THE OWNER SHALL CONTACT A PROFESSIONAL ENGINEER TO PROVIDE DETAILED CONSTRUCTION INSPECTION SERVICES FOR THE PROPOSED PROJECT. UPON COMPLETION OF THE PROJECT, THE OWNER'S ENGINEER SHALL COMPLETE THE ADEQ "ENGINEER'S CERTIFICATE OF COMPLETION" DOCUMENTATION AND FORWARD SAME TO THE APPROPRIATE OWWOM REGIONAL OFFICE.
23. A MINIMUM OF 7' SHALL BE MAINTAINED BETWEEN PARALLEL WATER AND SEWER LINES AND WATER AND SEWER MAINS.
24. FLANGE BOLTS SHALL BE PROTECTED BY 10 MIL POLYETHYLENE WRAP.
25. SEWER MAINS AND SERVICES SHALL BE CLASS 50 CEMENT OR EPOXY LINED DUCTILE IRON PIPE FOR A DISTANCE OF 7' IN BOTH DIRECTIONS FROM A WATER MAIN OR SERVICE WHEN:
   A. SEWER MAIN OR SERVICE CROSSES LESS THAN 2' BELOW A WATERMAIN OR SERVICE;
   B. WATER MAIN OR SERVICE CROSSES BELOW A SEWER MAIN OR SERVICE. (A MINIMUM OF 24" SEPARATION SHALL BE MAINTAINED VERTICALLY BETWEEN WATER AND SEWER MAINS AND SERVICES).
26. SEWER CONSTRUCTION STAKING SHALL BE DONE UNDER THE SUPERVISION OF A REGISTERED ENGINEER OR SURVEYOR.
27. SEWER PIPE SHALL BE PVC SDR 35.HAVE N.S.F. SEAL OF APPROVAL, AND MEET ASTM D-3034,
28. SEWER MAINS SHALL BE PRESSURE AND LEAKAGE TESTED WITH 4 FEET OF HEAD UPSTREAM. ALLOWABLE LEAKAGE NOT TO EXCEED 180 GAL./IN. DIA./MILE OF PIPE/DAY, PER AAC R18-9-E301 D.2.j
29. EXFILTRATION FROM MANHOLES SHALL BE LIMITED TO 0.1 GALS./HR./VERTICAL FOOT.
30. DEFLECTION TEST OF AT LEAST 100% OF PLASTIC SEWER PIPE SHALL BE PERFORMED. SHORT TERM DEFLECTION IN EXCESS OF 5% SHALL BE CONSIDERED UNSERVICEABLE AND SHALL BE REPAIRED AND RETESTED, PER AAC R18-9-E301.D.2.j
31. IN AREAS WHERE THE GROUNDWATER IS AT PIPE SPRING LINE OR ABOVE INFILTRATION TESTS SHALL BE PERFORMED. ALLOWABLE INFILTRATION FOR SEWER MAINS NOT TO EXCEED 180 GAL/IN DIA/MILE OF PIPE/DAY. ALLOWABLE INFILTRATION FOR MANHOLES SHALL BE LIMITED TO 0.1 GALS/HR/VERTICAL FOOT
32. GRAVITY SEWER LINES MUST BE TESTED FOR LEAKAGE AS PER R18-9-E301.D.2.j.
33. MANHOLES TESTING IS REQUIRED FOR 100% OF MANHOLES ACCORDING TO R18-9-E301.D.3.c.e.& f.
34. FOR CONSTRUCTION AND TESTING OF SEWER LINES REFER TO A.A.C.R18-9-E301-(D)(2).
35. FOR CONSTRUCTION AND TESTING OF SEWER FORCE MAIN REFER TO A.A.C.R18-9-E301-4.
36. MANHOLE TESTING & CONSTRUCTION IS REQUIRED ACCORDING TO A.A.C.R18-9-E30I-3.
37. THE PRESSURE TESTING OF WATERLINES SHALL BE UNDERTAKEN AS FOLLOWS AND IN DESCENDING ORDER OF PRECEDENCE:
   a) ALL VISIBLE LEAKS SHALL BE REPAIRED, REGARDLESS OF THE AMOUNT OF LEAKAGE AND REGARDLESS OF WHETHER THE LEAK DEVELOPS UNDER TEST PRESSURE OR LINE PRESSURE.
   b) INITIAL PRESSURE FOR THE PRESSURE TEST SHALL BE A MINIMUM OF 150 PSI. PRESSURE LOSS DURING TESTING SHALL NOT EXCEED 5 PSI.
   c) A PRESSURE TEST WILL BE DEEMED AS SUCCESSFUL IF IT PASSES THE CRITERIA SET FORTH BY AWWA C-600, SECTION 4 (CURRENT EDITION) AND THAT CRITERIA NOTED ABOVE, EXCEPT NO LEAKAGE TEST WILL BE ALLOWED.

   ALL EQUIPMENT AND PRODUCTS THAT COME INTO CONTACT WITH THE PUBLIC WATER SUPPLY SHALL BE CERTIFIED TO MEET THE NATIONAL SANITATION FOUNDATION STANDARD 61 PER A.A.C. SEC. R18-4-213(B)
38. MATERIALS SHALL BE IN ACCORDANCE WITH THE APPROVED WATER SERVICE COMPONENTS LIST.
39. ALL MANHOLES SHALL BE CONSTRUCTED OF POLYMER CONCRETE



WATER METER DETAIL

G 9

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VEGA & VEGA ENGINEERING PLC
2619 S. AVE. 2½ E. STE#3 YUMA, AZ. 85364
928-329-0000 TEL
920-247-6232 FAX
VnV@vegaVega.com

Details And Water And Sewer Notes

ORCHIDEA PARK PHASE 2 SUBDIVISION

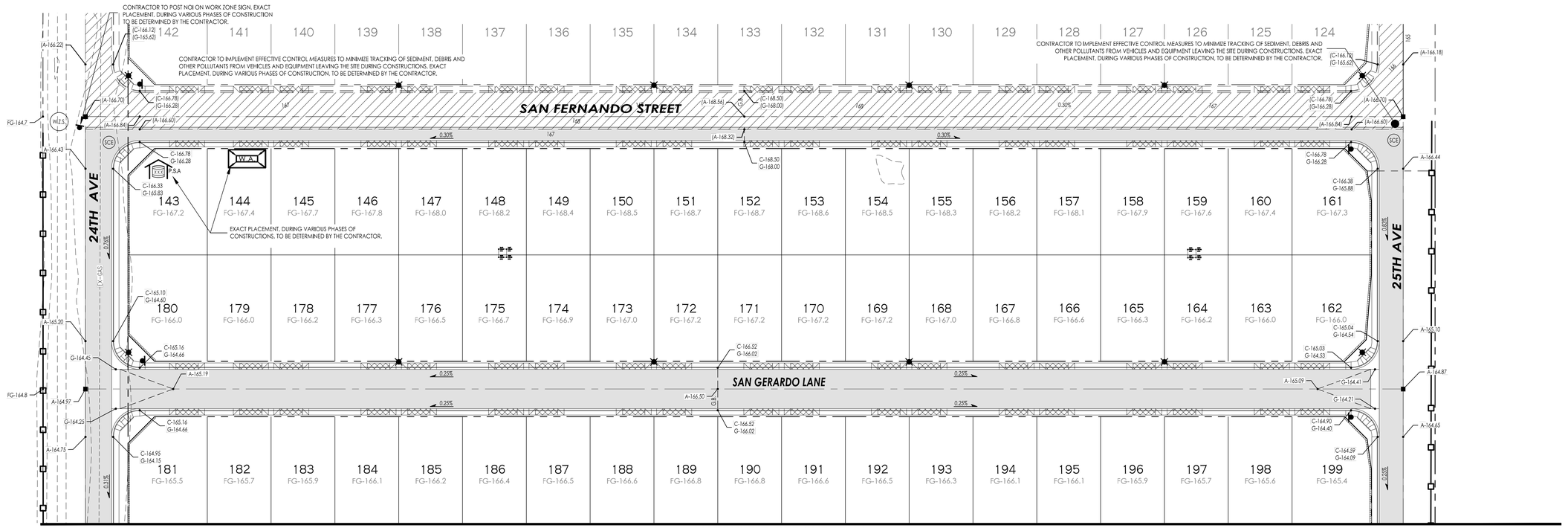
Registered Professional Engineer Certificate No. 50476 Vianey R. Vega Date Signed 10-30-25 Arizona U.S.A.

Notes:

Scale: N.T.S. Date: OCT 2025
Drawn: Staff Job #: VnV23-600
Checked: Vna

Sheet 9

\\VNV\VNV DRIVE\VNV PROJECTS\VNV 2023 PROJECTS\VNV23-600 ORCHIDEA SUBDIVISION\CAD\TILES\DWG\ORCHIDEA PHASE 2\VNV23-600 ORCHIDEA PHASE 2\VNV23-600 ORCHIDEA PHASE 2 DETAILS.DWG



NORTH

SCALE: 1"=50'

LEGEND

- W.A. — DESIGNATED WASHOUT AREA - (COY STD. 11-120)
- DC — DUST CONTROL
- SCE — STABILIZED CONSTRUCTION ENTRANCE - (COY STD. 11-075)
- P.S.A — PROTECTED STORAGE AREA (ADJUST LOCATION AS REQUIRED)
- SF — SILT FENCE - (COY STD. 11-080)
- C.I.P. — CURB INLET PROTECTION - (COY STD. 11-115) (GRAVEL BAG, FILTER BAG, ROCK SOCK)
- A.I.P. — AREA INLET DRAIN PROTECTION - (COY STD. 11-115) (GRAVEL BAG, FILTER BAG, ROCK SOCK)
- SW — SEDIMENT WATTLE - (COY STD. 11-085)
- W.Z.S. — WORK ZONE IDENTIFICATION SIGN - (COY STD. 8-045)
- DRAINAGE FLOW ARROWS

KEYNOTES:

1. CONSTRUCT NEW WALL PRIOR TO ANY OTHER CONSTRUCTION. NEW WALL WILL PREVENT STORM WATER TO ENTER OR EXIT SITE.
2. IN LIEU OF CONSTRUCTING NEW WALL PRIOR TO ANY OTHER CONSTRUCTION, THE CONTRACTOR HAS THE OPTION TO CONSTRUCT A NEW BERM

AREA

DISTURBED AREA = 31.70 ACRES

DRAINAGE NOTE

DRAINAGE STORM WATER RUNOFF WILL BE STORED ON NEW RETENTION BASIN LOCATED ON THE WESTERN PART OF THE SITE, AS SHOWN IN THE DRAINAGE REPORT.

FLOOD ZONE DESIGNATION

THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE X DESIGNATION (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD), COMMUNITY PANEL NUMBER 04027C1545G DATED AUGUST 28, 2008. WHICH IS THE FLOOD INSURANCE RATE MAP (FIRM), NOT PRINTED) FOR THE COMMUNITY IN WHICH THIS PROJECT IS SITUATED

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SWPPP Plan
ORCHIDEA PARK
PHASE 2 SUBDIVISION

Registered Professional Engineer Certificate No. 50476 Vianey R. Vega Date Signed 10-30-25 Arizona, U.S.A.

Notes:

Scale: N.T.S.	Date: OCT 2025
Drawn: Staff	Job #: VnV23-600
Checked: Vna	

Sheet 10

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MATCHLINE SEE SHEET 10

LEGEND

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928-247-6232 FAX
Vn.V@vegaNvega.com

SWPPP Plan
ORCHIDEA PARK PHASE 2 SUBDIVISION

Registered Professional Engineer (Civil) CERTIFICATE NO. 50476 Vianey R. Vega Date Signed 10-30-25 Arizona, U.S.A.

Notes:

Scale: N.T.S. | Date: OCT 2025
Drawn: Staff | Job #: VnV23-600
Checked: Vna

Sheet 11

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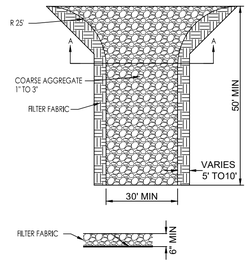
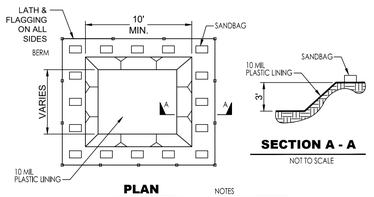


SECTION A - A

STABILIZED CONSTRUCTION EXIT/ENTRANCE (SCE)



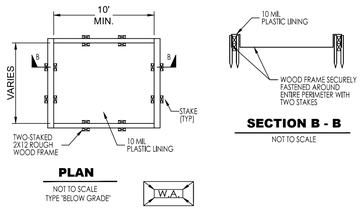
PLAN

NOT TO SCALE
TYPE "BELOW GRADE"

NOTES

1. ACTUAL LAYOUT DETERMINED IN FIELD.

2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.



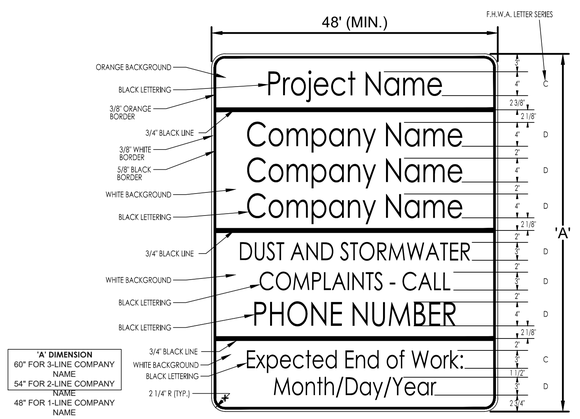
PLAN

NOT TO SCALE
TYPE "BELOW GRADE"

W.A.

CONCRETE WASH AREA (WA)

SIGN WZIS-1



'A' DIMENSION
60" FOR 3-LINE COMPANY NAME
54" FOR 2-LINE COMPANY NAME
48" FOR 1-LINE COMPANY NAME

WORK ZONE IDENTIFICATION SIGN (WZS)

CONSTRUCTION NOTES

1. AFTER PERMITS HAVE BEEN OBTAINED & EROSION CONTROL MEASURES INSTALLED, THE CONTRACTOR SHALL ROUGH GRADE SITE.
2. CONTRACTOR SHALL PREVENT ANY SILTATION FROM ENTERING ANY STORM SEWER SYSTEM. ALL INLETS & INLET OPENINGS SHALL BE FULLY ENCIRCLED WITH SILT FENCE DURING AND AFTER CONSTRUCTION OF INLET.
3. NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
4. MAINTAIN EROSION CONTROL MEASURES AT ALL TIMES ESPECIALLY BEFORE ANY PREDICTABLE RAIN.
5. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE; AS THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE. THIS PLAN IS INTENDED TO BE UPDATED BY A QUALIFIED PERSON AS CONSTRUCTION ACTIVITIES PROCEED. METHODS OF EROSION CONTROL SHALL BE TAKEN FROM "DRAINAGE DESIGN FOR YUMA COUNTY, ARIZONA, VOLUME III EROSION CONTROL".
6. CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
7. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON SITE INSPECTION.
8. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES.
9. IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
10. ALL EXISTING STRUCTURES, FENCING, TREES, AND ETC., WITHIN CONSTRUCTION AREA SHALL BE REMOVED AND DISPOSED OF OFF SITE. ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES.
11. CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
12. CONTRACTOR TO IDENTIFY ON PLAN AREAS THAT HAVE REACHED FINAL STABILIZATION.

UTILITIES WARNING

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SWPPP Details
ORCHIDEA PARK
PHASE 2 SUBDIVISION

Registered Professional Engineer (Civil)
CERTIFICATE NO.
50476
Vianey R. Vega
Date Signed 10-30-25
Arizona U.S.A.

Notes:

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Drawn: Staff | Job #: VnV23-600
Checked: Vna

Sheet
12

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City of San Luis

Development Services Department

Planning & Zoning · GIS · Building Safety · Code Enforcement

October 16, 2025

Vianey Vega
Vega & Vega Engineering, P.L.C.
2619 S Ave. 2½ E, Ste #3
Yuma, AZ 85364

Re: Subdivision Case No. 2025-0282P & 2025-0283F

City staff has reviewed the 1st Submittal of preliminary and final plat of Orchidea Park Subdivision Phase 2 and have the following comments:

Planning and Zoning Department

Final Plat

1. As per Development Agreement adopted by Resolution No. 2350. Section 5.7 Final Plat for Parcels D & E. The final plat for Parcel E (Orchidea Park Subdivision Phase 2) shall include Parcel D (Yuma Union High School parcel) and provide the required right of way dedications as stated in said Development Agreement.
2. Provide Subdivision Application for Yuma Union High School District No 70 since they are to be part of the plat.
3. Provide CCR's.
4. Provide recordation information on title and plat.
5. Match San Gerardo Lane's font to additional streets.
6. Legend on Sheet 2 of 3. Adjust text on [R] recorded information.

Improvement Plans

1. Sheet 0 Cover Sheet. Legend - Reference survey monuments to COY standards.
2. Sheet 2 Paving and Grading. Call out contour elevations on retention basin.
3. Include barricade at the end of 24th Avenue and 25th Avenue.
4. Sheet 2A. Provide documentation of New 40' ROW and New 15' Drainage Easement on County 24 ½ Street.

Water and sewer plans

1. Provide ADEQ permits.

Engineering Department

1. Plat sheets 2 and 3: Subdivision boundary is missing survey monuments. Also add shaded line to subdivision boundary. Add 24th Avenue and 25th Avenue right-of-way references.
2. Sheet 1, Center barricades on San Fernando Street on 24th Avenue and 25th Avenue south half's
3. Sheet 1, Add 24th Avenue and 25th Avenue right-of-way references for all proposed improvements to be within the street right-of-way.
4. Sheet 2, Add 24th Avenue, 25th Avenue and Co 24-1/2 St right of way references for all proposed improvements to be within the street right of way.

5. Sheet 2, Verify grading works around the CMU wall near the retention basin, also verify the wall heights are measure from the highest side.
6. Sheet 2, Add barricades on the south side of 24th Avenue and County 24-1/2 St.
7. Sheet 2, Add barricades on the south and east side of 25th Avenue and County 25th St.
8. Sheet 2A, There is a gas valve (GV) at the northeast corner of 24th Avenue and County 24-1/2 St, who is adjusting this valve?
9. Sheet 2B, Verify taper length shown on 24th Avenue are appropriate.
10. Sheet 3, Detail A/3, verify standard numbers.

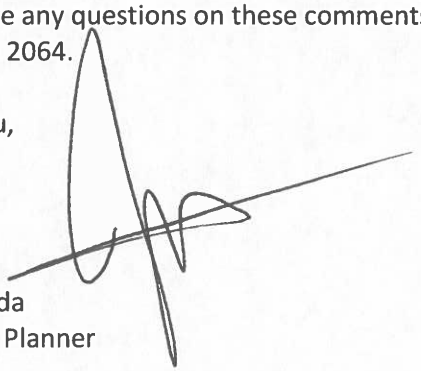
Public Works Department

1. Provide confirmation that proposed development follows the approved area traffic study.
2. Final street light design shall be coordinated with APS.
3. Provide Striping Plan.
4. Confirm all roadway tapers have adequate lengths. Include calculation on sheets.
5. Confirm vertical alignment on Co. 24.5 St is adequate for full buildout speeds.
6. Water stub-outs shall be provided on 24th Avenue and Co. 24.5 St and any where else that water lines will continue to the south as we don't have that information in the master plan.
7. Water main connection on Avenue E and Co. 24.5 St. should have isolation valves on each side of the connection.
8. Sewer main shall not exceed 200 lineal feet when sewer clean out is used. If its temporary, provide schedule as to when it will be replaced with manhole and provide all documentation to legally have a sewer manhole at the cleanout location, in the event next phase does not move forward. Assurance shall be posted.
9. Cleanout is not necessary on east end of Santa Anna Place as there are no services east of the manhole. It could potentially be a stub-out

Please be advised that the comments made here are tentative in nature. Until all documentation, information, and drawings are submitted and approved in final form, and all permits for construction are approved and issued, the City of San Luis reserves the right to make further comments or require further information or submissions. Any construction which occurs prior to issuance of proper permits is occurring in contravention of the ordinances of the City and is occurring at the risk of the Developer.

If you have any questions on these comments, please contact the Development Services Department at 928-341-8563 extension 2064.

Thank you,



Juan Tejeda
Associate Planner