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December 12, 2025

City of San Luis
Department of Development Services
Community Planning

Re: Minor Amendment to the General Plan/Map Request for the West Portion of APN 775-56-001 Narrative Statement.

Dear Sir or Madam:

This is the Narrative statement for the above-mentioned project:

The request for Minor Amendment to the General Plan/Map for the West portion of 775-56-001, see Attachment "A" for legal Description and Attachment "B" for minor amendment key plan, being 3.13 acres from Mixed Use Activity Center land use designation to Medium Density Residential land use designation. Parcel located on the NW corner of the intersection of Urtuzastegui Street & 6th. Avenue in San Luis, AZ.

If the request for the Minor Amendment to the General Plan/Map is approved, the property will be rezoned to R-2 and the intent is to develop property with a Townhome Subdivision.

If you have any questions or need any further information don't hesitate to contact us.

Sincerely

Vega & Vega Engineering, P.L.C.

Vianey R. Vega, P.E.

ATTACHMENT "A"
LEGAL DESCRIPTION
URBAN BORDER TOWNHOMES PHASE I
GENERAL PLAN/MAP: MEDIUM DENSITY RESIDENTIAL

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 POINT SAID 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.