

**WHEN RECORDED, MAIL TO:**

**CITY OF SAN LUIS  
ATTN: CITY CLERK  
P.O. BOX 1170  
SAN LUIS, ARIZONA 85349**

CONFORMED COPY  
2024-30021 RESOLUTION  
12/16/2024 02:58:25 PM Pages: 5 Fees: \$15.00  
Requested By:SAN LUIS CITY CLERK'S OFFICE

Richard Colwell County Recorder, YUMA County AZ



The above area is to be reserved for recording information.

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**CAPTION HEADING:**

**RESOLUTION**

Resolution No. 2343

Belleza Del Desierto Unit III Subdivision

Ordering improvements for the Municipal Improvement District to operate, maintain and repair landscaping improvements included within, near and adjacent to the retention and detention basins and parkings and parkways and related facilities together with he appurtenant structures, Landscape Improvement District



# *Resolution*

OFFICE OF THE  
MAYOR  
CITY OF SAN LUIS

No. 2343

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, ORDERING IMPROVEMENTS FOR THE MUNICIPAL IMPROVEMENT DISTRICT, SERVING BELLEZA DEL DESIERTO UNIT III SUBDIVISION, TO OPERATE, MAINTAIN AND REPAIR LANDSCAPING IMPROVEMENTS INCLUDED WITHIN, NEAR AND ADJACENT TO THE RETENTION AND DETENTION BASINS AND PARKINGS AND PARKWAYS AND RELATED FACILITIES TOGETHER WITH THE APPURTENANT STRUCTURES OF BELLEZA DEL DESIERTO UNIT III SUBDIVISION LANDSCAPE IMPROVEMENT DISTRICT.**

**WHEREAS**, the Mayor and City Council did pass Resolution of intention No. 2342 declaring the intention to create Belleza del Desierto Unit III Subdivision Landscape Improvement District to operate, maintain, and repair certain landscape improvements within, near, and adjacent to the retention and detention basins and the parkings and parkways and related improvements (Landscape Improvements) in the Belleza del Desierto Unit III Subdivision;

**WHEREAS**, the petition to form Belleza del Desierto Unit III Subdivision Landscape Improvement District was signed by all of the real property owners within the proposed District and A.R.S. § 574(C) authorizes City Council to adopt the resolution ordering the improvements, pursuant to the provision of A.R.S. § 48-581, without the necessity of publication and positing of the resolution of intention provided for in A.R.S. § 48-578.

**WHEREAS**, a legal description of the boundary for Belleza del Desierto Unit III Subdivision Landscape Improvement District and a diagram for Belleza del Desierto Unit III Subdivision Landscape Improvement District has been presented to City Council for consideration in this declaration of intention to order Belleza del Desierto Unit III Subdivision Landscape Improvement District as provided in A.R.S. § 48-576.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of San Luis, Arizona, as follows:

**Section 1:** City Council orders Landscape Improvements for Belleza del Desierto Unit III Subdivision Landscape Improvement District serving Belleza del Desierto Unit III Subdivision. Once the Landscape Improvements are approved and constructed by the developer, the estimate of the cost and expenses shall be placed on file with the City Clerk and presented to City Council in accordance with the provisions of A.R.S. § 48-574.

**Section 2:** City Council finds the Landscape Improvements for Belleza del Desierto Unit III Subdivision Landscape Improvement District are of more than local or ordinary public benefit, and are of special benefit to the respective lots, parcels and pieces of land within the described real property of Belleza del Desierto Unit III Subdivision Landscape Improvement District. City Council orders the cost and expense for the Landscape Improvements of Belleza del Desierto Unit III Subdivision Landscape Improvement District be chargeable upon the real and personal property within Belleza del Desierto Unit III Subdivision Landscape Improvement District, as described in Exhibits A attached. City Council declares that Belleza del Desierto Unit III Subdivision Landscape Improvement District is benefited by the Landscape Improvements and the real and personal properties within Belleza del Desierto Unit III Subdivision Landscape Improvement District are to be assessed the proportional share of the costs and expenses of the Landscape Improvements.

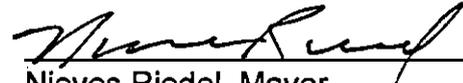
**Section 3:** All proceedings concerning the Landscape Improvements for Belleza del Desierto Unit III Subdivision Landscape Improvement District, including the calculations for the costs and expenses and all assessments to pay the costs and expenses of the Landscape Improvements, shall be made in accordance with the provisions of Title 48, Chapter 4, Article 2 of the A.R.S., as amended.

**Section 4:** Any public street or alley within the boundaries of Belleza del Desierto Unit III Subdivision Landscape Improvement District are omitted from the real and personal property of Belleza del Desierto Unit III Subdivision Landscape Improvement District and shall not be included in the assessment.

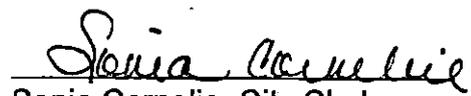
**Section 5:** In no event will the City of San Luis or any officer thereof be liable for any portion of the cost of said Improvement District nor any delinquency of persons or property assessed.

**Section 6:** ~~City Council shall make annual statements and estimates of the expenses of the District which shall be provided for by the levy and collection of ad valorem taxes upon the assessed value of all real and personal property within Belleza del Desierto Unit III Subdivision Landscape Improvement District as provided in A.R.S. § 48-574, as amended.~~

**PASSED AND ADOPTED** by the Mayor and City Council of the City of San Luis, Arizona, this **11th** day of **December 2024**.

  
Nieves Riedel, Mayor

**ATTEST:**

  
Sonia Cornelio, City Clerk

**APPROVED AS TO FORM:**

  
Kay Marion Macuil, City Attorney

**FINAL PLAT BELLEZA DEL DESIERTO UNIT III**  
A SUBDIVISION OF PARCEL B, FEE #2021-20450, Y.C.R., LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 11 SOUTH, RANGE 24 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA  
CREATING 85 LOTS

COUNTY 24TH STREET

S 89°30'45" E 2641.84'(M)(R3) S 89°30'53" E 2641.815'(R1)  
1320.82'(C)(R3)

S 89°30'17" E 1320.78'(R3) S 87°20'23" E 1320.78'(R1)

FOUND BRASS CAP IN HANDHOLE NE CORNER, SEC 15, T11S, R24W

FOUND 1/2" REBAR WITH OBLITERATED CAP N1/4 CORNER SEC 15, T11S, R24W

FOUND 3" BRASS CAP "LS 16529" NW CORNER, SW1/4, NE1/4 SEC 15, T11S, R24W

FOUND BRASS CAP IN HANDHOLE NE CORNER, SEC 15, T11S, R24W

FOUND BRASS CAP IN HANDHOLE NE CORNER, SEC 15, T11S, R24W

HARVEST POWER COMMUNITY DEVELOPMENT GROUP INC.  
APN 227-15-030  
ZONING R-1-B



AREA = 18.2015 ± ACRES

OWNER OF RECORD  
APN 227-15-030

BORDER SAN, LLLP  
10622 S. CAMINO DEL SOL  
YUMA, AZ 85367

CITY OF SAN LUIS ZONING

APN 227-15-030  
CURRENT ZONING: MEDIUM DENSITY RESIDENTIAL (R1-B)

FLOOD ZONE

THE SUBJECT PROPERTY LIES WITHIN ZONE "X"; AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FORM AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD PER FEMA SOURCE 04027C2155C DATED 8-28-2008.

BASIS OF BEARINGS

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 15, T11S, R24W, G&SRM, YUMA COUNTY, ARIZONA (THIS LINE BEING THE CENTERLINE OF AVENUE E) AS SHOWN PER SOUTHWEST ARIZONA INDUSTRIAL SUBDIVISION-PHASE 1 AS RECORDED IN AMENDED PLAT AT BOOK 31 OF PLATS PAGES 49 & 50, FEE #2020-06982, Y.C.R.

NAMELY: N 0027'40" E



PREPARED BY

**CORE ENGINEERING GROUP, PLLC**  
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Core Project No. 234320

SCORE

SHEET 2 OF 2

**LEGEND**

- CENTERLINE
- - - EXISTING RIGHT-OF-WAY
- - - EXISTING PROPERTY LINE
- - - NEW PROPERTY LINE
- FOUND MONUMENT
- FOUND 1/2" REBAR W/CAP "LS48879"
- SET 1/2" REBAR W/CAP "LS48879" (UNLESS NOTED OTHERWISE)
- SET NEW BRASS CAP PER C.D.V. STD. NO. 4-030
- (M) MEASURED
- (R1) PER SOUTHWEST ARIZONA INDUSTRIAL SUBDIVISION - PHASE 1 AS RECORDED IN AMENDED PLAT AT BOOK 31 OF PLATS PAGES 49 & 50, FEE #2020-06982, Y.C.R.
- (R2) RECORDED PER BIENSTAR ESTATES 10 AS RECORDED IN BOOK 31 OF PLATS PAGE 21, FEE #2018-27113, Y.C.R.
- (R3) RECORDED PER BORDER RANCHES 1 LOT SPLIT AS RECORDED IN BOOK 33 OF PLATS PAGE 6, FEE #2021-20450, Y.C.R.
- (R4) RECORDED PER BIENSTAR ESTATES 12 LOT SPLIT AS RECORDED IN BOOK 34 OF PLATS PAGE 7, FEE #2021-20881, Y.C.R.
- (C) CALCULATED DATA
- R/W RIGHT-OF-WAY
- Y.C.R. YUMA COUNTY RECORDS
- Y.C.R. YUMA COUNTY ASSESSOR; BOOK-MAP-PARCEL NUMBER
- ARC LENGTH

IMPROVEMENT DISTRICT BOUNDARY

CURVE NUMBER	DATA	LENGTH
1	119.33'	119.33'

**COUNTY 24 1/2 STREET**

N 89°20'48" W 2,641.20'(M)(R3)  
N 89°20'38" W 2,641.29'(R1)

**OPEN SPACE CALCULATIONS**

OPEN SPACE UNIMPROVED  
OS<sub>u</sub> = 5% OF PROJECT AREA  
PROJECT AREA = 18.2015 Acres OR 792,837 Sq.Ft.  
OS<sub>u</sub> = (0.05)(792,837) = 39,642 Sq.Ft.  
OPEN SPACE PROVIDED  
OS<sub>p</sub> = NET BASIN AREA = 39,844 Acres OR 42,820 Sq.Ft.  
LCTAREA

LINE NO.	AREA#	LEN#	AREA#												
1	0.000	12	0.040	23	0.000	31	0.040	40	0.000	50	7.628	69	0.000	78	0.001
2	0.000	13	0.040	24	0.000	32	0.040	41	0.000	51	7.628	70	0.000	79	0.001
3	0.000	14	0.040	25	0.000	33	0.040	42	0.000	52	7.628	71	0.000	80	0.001
4	0.000	15	0.040	26	0.000	34	0.040	43	0.000	53	7.628	72	0.000	81	0.001
5	0.000	16	0.040	27	0.000	35	0.040	44	0.000	54	7.628	73	0.000	82	0.001
6	0.000	17	0.040	28	0.000	36	0.040	45	0.000	55	7.628	74	0.000	83	0.001
7	0.000	18	0.040	29	0.000	37	0.040	46	0.000	56	7.628	75	0.000	84	0.001
8	0.000	19	0.040	30	0.000	38	0.040	47	0.000	57	7.628	76	0.000	85	0.001
9	0.000	20	0.040	31	0.000	39	0.040	48	0.000	58	7.628	77	0.000		
10	0.000	21	0.040	32	0.000	40	0.000	49	0.000	59	7.628	78	0.000		
11	0.000	22	0.040	33	0.000	41	0.000	50	0.000	60	7.628	79	0.000		