

CONFORMED COPY  
2025-21581 RESOLUTION  
08/29/2025 02:56:03 PM Pages: 7 Fees: \$30.00  
Requested By: SAN LUIS CITY CLERK'S OFFICE

David Lara County Recorder, YUMA County AZ



WHEN RECORDED, MAIL TO:

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

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CAPTION HEADING:

RESOLUTION

**Resolution No. 2371**

Creating a Street lighting improvement District and declaring its intention to purchase electricity, and maintain Poles, Luminaries, and Underground Conduit, together with a charge for use lighting facilities, for lighting public streets within the area described as Southwest Arizona Industrial Subdivision Phase 2, San Luis, Arizona



# *Resolution*

OFFICE OF THE  
MAYOR  
CITY OF SAN LUIS

No. 2371

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, CREATING A STREET LIGHTING IMPROVEMENT DISTRICT AND DECLARING ITS INTENTION TO PURCHASE ELECTRICITY, AND MAINTAIN POLES, LUMINARIES, AND UNDERGROUND CONDUIT, TOGETHER WITH A CHARGE FOR USE OF LIGHTING FACILITIES, FOR LIGHTING PUBLIC STREETS WITHIN THE AREA DESCRIBED AS SOUTHWEST ARIZONA INDUSTRIAL SUBDIVISION PHASE 2, SAN LUIS, ARIZONA.**

**WHEREAS**, a petition for the street lighting improvement district has been presented by all of the real property owners of record for the real property described as Southwest Arizona Industrial Subdivision Phase 2 San Luis, Arizona.

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

**Section 1:** The City of San Luis hereby creates a street lighting improvement district to be tentatively known as Southwest Arizona Industrial Subdivision Phase 2 Street Lighting Improvement District, for the area described as Southwest Arizona Industrial Subdivision Phase 2, San Luis, Arizona, and as further shown on Exhibit "A" attached hereto.

**Section 2:** That the public interest and convenience require, and it is the intention of the governing body of the City of San Luis to order the purchase of electricity which includes a charge for the maintenance and use of the lighting facilities. That the maintenance and purchase of electricity is of more than local or ordinary public benefit, and the cost is hereby made chargeable upon the District, and the District benefited by said street lights is legally described as set forth in Section 1 hereinabove.

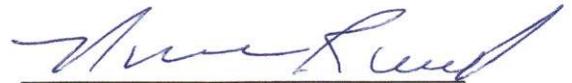
**Section 3:** That the cost of the electricity shall be the established rate of Arizona Public Service for street lighting service.

**Section 4:** That the lighting of the streets in the area described shall be in accordance with the lighting location plan hereby approved and adopted by the Council of the City of San Luis, Arizona, and on file in the office of the City Engineer, tentatively known as Southwest Arizona Industrial Subdivision Phase 2 Street Lighting Improvement District.

**Section 5:** In no event will the City of San Luis or any officer thereof be liable for any portion of the cost of supplying electricity to said Improvement District, no assessment for district purposes against the property within such district exceeds the maximum contained in A.R.S. § 48-616.D, in which event the City of San Luis shall be liable for the cost of supplying electricity in excess of said statutory maximums.

**Section 6:** The City Council shall make an annual statement of the expenses relative to the District which shall be provided for by the levy and collection of the ad valorem taxes of the assessed value of all property, real and personal, in the District as provided in Title 48 of the Arizona Revised Statutes, which taxes shall be collected in the amount shown by the statement adopted by the City Council.

**PASSED AND ADOPTED** by the Mayor and City Council of the City of San Luis, Arizona, this **27th** day of **August 2025**.



Nieves Riedel, Mayor

**ATTEST:**

  
Sonia Cornelio, City Clerk

**APPROVED AS TO FORM:**

  
Kay Marion Macuil, City Attorney

**PETITION, WAIVER AND CONSENT TO FORMATION  
OF A STREET LIGHTING IMPROVEMENT DISTRICT  
BY THE CITY OF SAN LUIS**

Southwest Arizona Industrial Subdivision Phase 2 Street Lighting Improvement District

**MID Name**

Southwest Arizona Industrial Subdivision Phase 2

**Subdivision Name**

**To: Honorable Mayor and City Council  
City of San Luis, Arizona**

Pursuant to Arizona Revised Statutes, Section 48-571 to 48-617, as amended, and specifically A.R.S. §48-572(A)(7), §48-616 and §48-617 the undersigned property owner respectfully petitions the City Council of the City of San Luis, Arizona ("City Council") to order the formation of Street Lighting Improvement District ("District") under Arizona Revised Statutes, Title 48 Chapter 4, Article 2. In support of this petition, the undersigned agree to waive certain rights under the Arizona Improvement District Law and to consent to the formation and completion of the District.

1. Area of District. The proposed district is described by a map and by a legal description of "Exhibit A" which is attached hereto and incorporated herein by reference. The proposed District consists of approximately 39.95 acres and is entirely within the corporate boundaries of the City of San Luis.
2. Ownership. The undersigned (is) (are) the sole owner(s) of the real property within the proposed District (the "Petitioner(s)") including any required public dedications of property.
3. Purpose. The District is proposed to be formed for the purpose of the installation of light poles and luminaries together with purchasing the electricity for lighting of public streets within Southwest Arizona Industrial Subdivision.
4. Public Convenience and Necessity. The necessity for the proposed District is for the installation of light poles and luminaries with purchasing the electricity for lighting public streets within the proposed District by the levying of special assessments in the proposed District.
5. Waiver and Consent. The Petitioners with full knowledge of their rights being waived hereunder, hereby expressly waive all of the following:
  - (a) Any and all irregularities, illegalities or deficiencies which may exist in the acts or proceedings resulting in the adoption of the Resolution of Intention and the Resolution Ordering the Work relating to the District;
  - (b) Any necessity for publication and posting of the Resolution of Intention and the Notice of Proposed Improvements pursuant to A.R.S. §48-578;



ACCEPTED AND APPROVED BY:

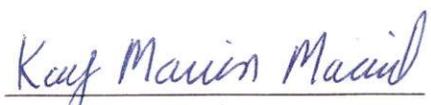
CITY OF SAN LUIS, ARIZONA AN  
ARIZONA MUNICIPAL CORPORATION

By   
Nieves Riedel, Mayor

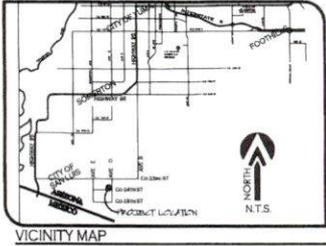
ATTEST:

  
Sonia Cornelio, City Clerk

APPROVED AS TO FORM:

  
Kay Marion Macuil, City Attorney

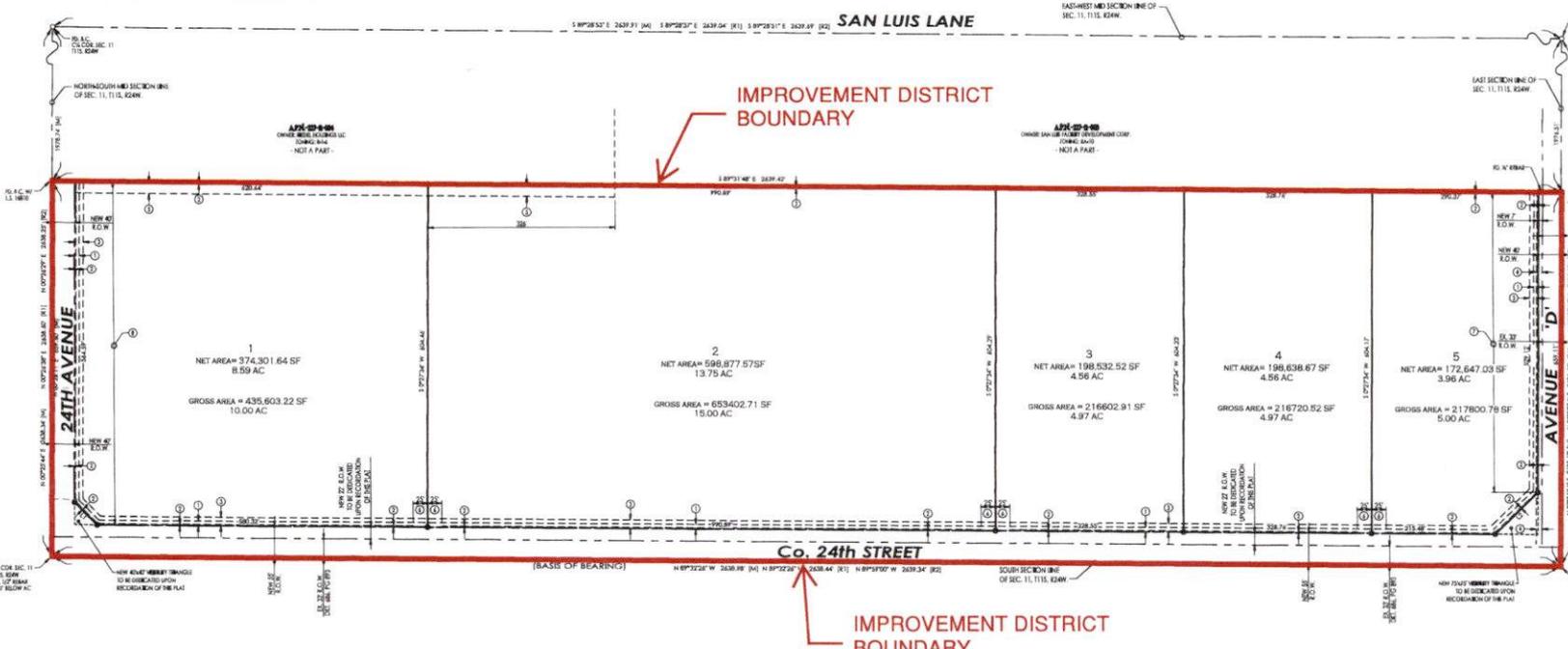
Southwest Arizona Industrial Subdivision Phase 2 Street Light Improvement District Petition  
Exhibit A



# SOUTHWEST ARIZONA INDUSTRIAL SUBDIVISION - (PHASE 2)

A SUBDIVISION OF A PORTION OF THE S 1/2 OF THE SE 1/4 OF  
SECTION 11, T 11 S, R 24 W, G. & S. R. B. & M., YUMA COUNTY, ARIZONA.  
AUGUST OF 2025 ACREAGE: 39.95 AC

**NORTH**  
SCALE: 1"=100'



**APPROVED**

STATE OF ARIZONA  
COUNTY OF YUMA

THE SUBDIVISION PLAT HEREIN 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 ENGINEER \_\_\_\_\_

CITY PUBLIC WORKS DIRECTOR \_\_\_\_\_

**LEGEND**

- INDICATES BOUNDARY LINE
- - - - - INDICATES CENTERLINE
- - - - - INDICATES EASEMENT LINE
- 2 NEW LOT NUMBER
- NEW YUMA COUNTY STD. DETAIL NO. 4030 STD'D BOUNDARY MEASUREMENT
- NEW YUMA COUNTY STD. DETAIL NO. 4030 STREET MEASUREMENT
- EXISTING MEASUREMENT (TYPE AS SHOWN)
- INDICATES BRASS CAP
- Y.C.R. INDICATES YUMA COUNTY RECORDERS
- G.L.O. INDICATES GENERAL LAND OFFICES
- N.A.E. INDICATES NON ACCESS EASEMENT
- (M) INDICATES MEASURED DATA
- (R1) DATA REFERS TO BALANCED SECTION OF SEC. 11, T11 S, R24 W, G & S. R. B. & M., YUMA COUNTY RECORDERS
- (R2) DATA REFERS TO THE AMENDED SAN LUIS PORT LOT MAP, AS RECORDED IN BOOK 33, PAGE 64, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY.

**KEYNOTES**

- ① NEW EASEMENT
- ② NEW NON-ACCESS EASEMENT
- ③ NEW 15' DRIVEWAY EASEMENT
- ④ 10' TO 15' DRIVEWAY EASEMENT AS PER PERMITS/ORDINANCE RECORDED BY THE CITY OF YUMA COUNTY, AZ
- ⑤ NEW 20' LANDSCAPE BUFFER TO BE CONSTRUCTED UPON LOT DEVELOPMENT
- ⑥ NEW 20' SHARED DRIVEWAY ACCESS EASEMENT
- ⑦ A 6" HIGH CONCRETE WALL SHALL BE REQUIRED ON THE EAST PROPERTY OF LOT 5 UPON LOT DEVELOPMENT
- ⑧ LANDSCAPE IMPROVEMENTS ALONG 24TH AVENUE DRIVEWAY TO BE COMPLETED PRIOR TO THE END OF THE BUILDING PERMIT FOR LOT 1 OR PRIOR TO THE END OF THE SUBDIVISION'S WARRANTY PERIOD, WHICHEVER COMES FIRST.

**OWNER OF RECORD:**  
VON VERSE DEVELOPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS CAUSED THE FOLLOWING DESCRIBED PROPERTY, A SUBDIVISION OF A PORTION OF THE S 1/2 OF THE SE 1/4 OF SECTION 11, TOWNSHIP 11 SOUTH, RANGE 24 WEST, G & S. R. B. & M., YUMA COUNTY, ALIEN PLATED HEREIN, TO BE SUBDIVIDED INTO LOTS UNDER THE NAME OF SOUTHWEST ARIZONA INDUSTRIAL SUBDIVISION - PHASE 2 AND HERBY DECLARES THAT THE ACCOMPANYING PLAT SHOWS THE LOCATION AND DIMENSIONS OF THE BOUNDARIES OF LOTS, CONVEYING LAND TO THE SEVERAL PARTIES HEREIN, IN PHASE 2. THAT EACH LOT SHALL BE BOUND BY THE HARBOR DRIVEWAY ACCESS EASEMENT ON ONE PLAT, THE EASEMENTS ARE DESIGNATED FOR THE LOTS SHOWN AND DENIED ON LAND PLAT AND AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED CONCURRENTLY HEREBY.

**NOTE**  
PROPERTY OWNERS TO BE MARKED BY LOT: OWNER: MARK (INDICATED BY CAP L.L. 1029)  
PRO-SEC: INDICATED BY

**BASIS OF BEARING**  
THE SOUTH SECTION LINE OF SECTION 11, T11 S, R24 W, G & S. R. B. & M., YUMA COUNTY, ARIZONA BEING THE LINE THE CENTERLINE OF CO. 24TH STREET, AS SHOWN ON A BALANCED SECTION OF SEC. 11, T11 S, R24 W, G & S. R. B. & M., UNITED STATES DEPT. OF THE INTERIOR BUREAU RECLAMATION, BEARING N89°32'26"W

**LINE DATA**

LINE NUMBER	BEARING	LENGTH (FEET)
11	S44°23'21"E	56.58
12	N47°17'12"E	106.51

**DEDICATION:**  
SHOW ALL MEN BY THESE PRESENTS, THAT VON VERSE DEVELOPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS CAUSED THE FOLLOWING DESCRIBED PROPERTY, A SUBDIVISION OF A PORTION OF THE S 1/2 OF THE SE 1/4 OF SECTION 11, TOWNSHIP 11 SOUTH, RANGE 24 WEST, G & S. R. B. & M., YUMA COUNTY, ALIEN PLATED HEREIN, TO BE SUBDIVIDED INTO LOTS UNDER THE NAME OF SOUTHWEST ARIZONA INDUSTRIAL SUBDIVISION - PHASE 2 AND HERBY DECLARES THAT THE ACCOMPANYING PLAT SHOWS THE LOCATION AND DIMENSIONS OF THE BOUNDARIES OF LOTS, CONVEYING LAND TO THE SEVERAL PARTIES HEREIN, IN PHASE 2. THAT EACH LOT SHALL BE BOUND BY THE HARBOR DRIVEWAY ACCESS EASEMENT ON ONE PLAT, THE EASEMENTS ARE DESIGNATED FOR THE LOTS SHOWN AND DENIED ON LAND PLAT AND AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED CONCURRENTLY HEREBY.

**ACKNOWLEDGMENT**  
STATE OF ARIZONA  
COUNTY OF YUMA

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 BEFORE ME, THE UNDERSIGNED NOTARY, PERSONALLY APPEARED DAVID LICO, AS MANAGER OF ISA INVESTMENT COMPANY, L.L.C., GENERAL PARTNER OF SAN GROUP INVESTMENT CO. LIMITED PARTNERSHIP, GENERAL PARTNER OF VON VERSE DEVELOPMENT, LLC, AND WITNESSES WHEREOF I SET MY HAND AND OFFICIAL SEAL.

BY \_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

DAVID LICO  
MANAGER OF ISA INVESTMENT COMPANY, L.L.C., GENERAL PARTNER OF SAN GROUP INVESTMENT CO. LIMITED PARTNERSHIP, GENERAL PARTNER OF VON VERSE DEVELOPMENT, LLC.

**ACKNOWLEDGMENT**  
STATE OF ARIZONA  
COUNTY OF YUMA

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BY \_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

**NOTICE OF ACKNOWLEDGEMENT**  
A NOTICE, PUBLIC PROPERTY RESERVATION AND DECLARATION OF COLOR (AS APPLICABLE) AFFECTING ALL PROPERTY CONCERNED HEREIN, THE SUBDIVISION HAS BEEN RECORDED. THE DOCUMENT HAS BEEN RECORDED IN THE YUMA COUNTY RECORDERS OFFICE UNDER FILE # 2025-004.

**ELABORATED BY:**  
VINY21-1942  
**VEGA & VEGA**  
SURVEYORS & ENGINEERS, P.C.  
2419 S. AVE 25E, Ste #3 Yuma, AZ 85363  
928-229-0000 fax 928-247-6232  
www.vegaandvega.com

**LAND SURVEYOR'S CERTIFICATE:**  
I HEREBY CERTIFY THAT I HAVE A CAREFUL AND CORRECT SURVEY OF THE STATE BOARD OF TECHNICAL SURVEYING AND MAPPING COMMISSION OF ONE (1) SHEET CORRECTLY REPRESENTS A SURVEY AND INSTRUMENT APPROVED DURING A VISIT BY ALL NEIGHBORS. SUCH INSTRUMENT ACTUALLY USED AND THE INSTRUMENT IS COMPLETELY CORRECT AND FULLY COMPLIES WITH THE STATE BOARD OF TECHNICAL SURVEYING AND MAPPING COMMISSION'S REQUIREMENTS TO DRAW THE SURVEY TO BE CHECKED BY THE SURVEYOR AND COMPLETE AS SHOWN. ALL DEVIATIONS ARE SHOWN WITH DIMENSIONS AND POINTS.

BY *[Signature]*  
DATE OF SURVEY: 11.17.2025

JOHN C. BRADLEY  
REGISTERED LAND SURVEYOR  
STATE OF ARIZONA