



# City of San Luis

## Development Services

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July 11, 2017

Nieves Riedel  
PO BOX 1649  
San Luis, AZ 85349

Re: Subdivision Case No. 2017-0334P/Santa Cecilia

City staff has reviewed Santa Cecilia Subdivision Final Plat and has the following comments:

**City Engineer:**

Final Plat –

1. Submit documents for dedication of site triangle and drainage easement to be dedicated on Lot 1B.
2. Submit CC&R's and title report.

Paving and Grading Details-

1. Pavement Sections as shown on details A, B, C and D do not match those shown on City of Yuma Standard Details.

Water and Sewer Plans-

1. ADEQ Engineer's Design Report and Approval to Construct to be submitted.

Drainage Report-

1. Flows for combined drainage areas do not appear to have been added to the table of street flow capacities. Add to table and revise drainage improvements if needed.

Also note that Sheets 1, 2, 4 and 5 are still titled "Preliminary..."

**Public Works Department:**

**Final Plat**

1. Add visibility triangle on SE corner of Jett St and Avenue F.

2. Add dedication wording to allow for a 36" non-obstruction/non-construction easement around fire hydrants, one for 12" around water meters, and one for 24" around street lights. Sample attached.

**Improvement Plans –**

1. The City is working on street light guidelines so final street light design on residential and perimeter streets shall incorporate such input from the City. Coordination with APS is also necessary.
2. Pavement section shall be per COY standard details 2-031 and 2-050.
3. Show relevant construction notes on all sheets.
4. Include storm drain system details such as headwall(s) and rip-rap.
5. Minimum size for storm drain pipes on public right of way shall be 18".
6. Additional storm drain manhole shall be included at the 90 degree bend on Co. 247<sup>th</sup> Street.
7. Show all needed paving crown transitions next to valley gutters.
8. Show existing and new street slopes along County 24<sup>th</sup> Street, Aracely and Avenue F.
9. Use Clow or Waterous WB-67 fire hydrants.
10. All fittings to have Mega Lug or approved equal mechanical restraints and vertical bends to be MJ restrained at the bends plus one additional restraint 20' upstream and downstream of the bend.
11. Remove "preliminary" from plans title block
12. Include sewer connection detail for manhole on 19<sup>th</sup> Avenue and County 24<sup>th</sup>. Will it require core drill?

**Planning and Zoning Department:**

1. Protective Fence missing along the north side of the commercial property at the corner of Avenue F and County 24 Street- §3.22 of the Subdivision Regulations and City Code §152.107(E)(10)
2. Deferred Landscape Plans will be submitted - refer to City Code §152.295 through §152.300 for Landscape Regulations.
3. Subdivision development plan is required when the subdivision is developed in phases as per Subdivision Regulations §4.4(1)
4. As per Subdivision Regulations §5.3(2), names, without abbreviations, of all existing and proposed streets are required. Plans still shows "Jenkins E. Avenue", the "E." should be removed or the full name spelled out.
5. Lot area table must match the lot dimensions shown in the plat.
6. If necessary, applicant must sign the Improvement Districts petitions required for a subdivision.

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 comment 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.

Thank you,

A handwritten signature in blue ink, appearing to read "Jose A. Guzman". The signature is fluid and cursive, with a long, sweeping tail on the final letter.

Jose A. Guzman  
Acting Planning and Zoning Director

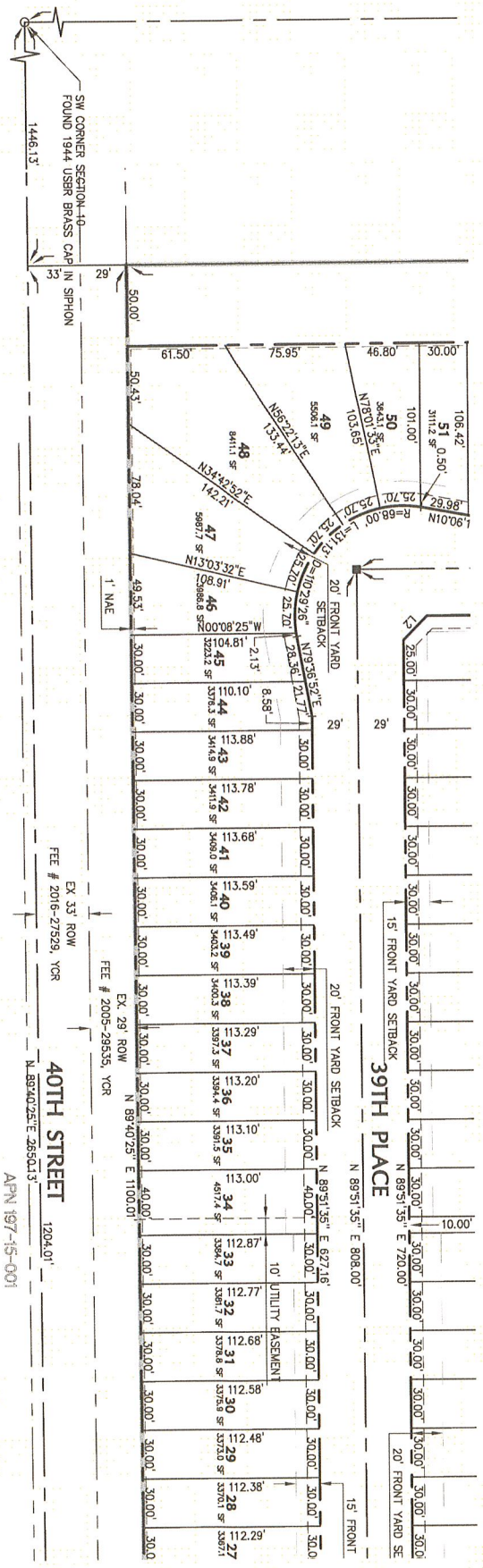
# DEDICATION

STATE OF ARIZONA  
COUNTY OF YUMA

KNOW ALL MEN BY THESE PRESENTS, THAT SMOKE TREE DESERT LAND COMPANY, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, HAS CAUSED THE FOLLOWING DESCRIBED PROPERTY: THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 22 WEST, GULF & SALT RIVER BASE & MERIDIAN, YUMA COUNTY, ARIZONA, AS PLATTED HEREON TO BE SUBDIVIDED INTO LOTS, STREETS AND TRACTS UNDER THE NAME "DESERT SKY UNIT No. 1" AND HEREBY DECLARES THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS AND TRACTS UNDER SAID "DESERT SKY UNIT No. 1" AND THAT THE LOTS SHALL BE KNOWN BY THE NUMBER, THE STREETS BY THE NAME AND THE TRACTS BY THE LETTER GIVEN EACH RESPECTIVELY ON SAID PLAT AND THAT SMOKE TREE DESERT LAND COMPANY, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY DEDICATES THE STREETS SHOWN HEREON TO THE CITY OF YUMA FOR THEIR USE AND BENEFIT, TO BE USED AS A HIGHWAY FOR THE PURPOSES OF A NON-PROFIT CORPORATION, FOR THEIR MAINTENANCE, USE FOR RETENTION BASIN AND THE COMMON USAGE OF THE LOT OWNERS OF "DESERT SKY UNIT No. 1". THE EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN HEREON. A THREE FOOT NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT FROM THE FURTHEST PROJECTION ON ANY SIDE OF ALL FIRE HYDRANTS IS HEREBY GRANTED.

IN WITNESS WHEREOF, SMOKE TREE DESERT LAND COMPANY, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, HAS CAUSED ITS COMPANY NAME TO BE SIGNED AND ITS COMPANY SEAL TO BE AFFIXED AS ATTESTED BY THE SIGNATURE OF BRIAN L. HALL, ITS MANAGER, HEREUNTO DULY AUTHORIZED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

BRIAN L. HALL, MANAGER  
SMOKE TREE DESERT LAND COMPANY, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY



APN 197-15-001  
ZONING AQ

15'-20' FRONT YARD SETBACK  
10' FRONT YARD SETBACK ON LOTS 27B-

TYPIC

10' REF  
SETH