



February 20, 2019

CONDITIONAL USE PERMIT CASE NUMBER: 2019-066

CASE SUMMARY: A request by Thompson Design Architects, applicant, on behalf of Regional Center For Border Health, owner, for a Conditional Use Permit as per Section 152.107 C.3 of the City of San Luis Code of Ordinances to allow the construction of a Regional Center For Border Health San Luis Medical Mall in a Community Commercial (C-2) zoning district, Assessor's Parcel No. 227-15-006, located at 151 S. Oak Avenue, San Luis, Arizona.

A Citizen Review Meeting has been scheduled on the 5th day of March, 2019 at 6:00 p.m. at the San Luis City Hall Council Chambers, 1090 E. Union Street, San Luis, Arizona, in order to give interested parties an opportunity to meet with the applicant to have questions answered and express any issues or concerns prior to any public hearing.

PUBLIC HEARING: March 12, 2019

COMMENTS DUE: February 27, 2019

Your comments on this case will help us prepare an accurate and timely staff report. Your comments on this case will be inserted "as is" into the staff report with your name, department, and telephone number, should the applicant have any questions. Your comments are a public record and will be available to the public, media, and the applicant, in addition to the Commission hearing this case. Please complete the section below and return via e-mail. For additional information please contact the Planning and Zoning Department at (928) 341-8563 or at P&Z@cityofsanluis.org. Thank you,

Jose A. Guzman
Director of Planning & Zoning
Attachment: Location Map and site plan

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 COMMENTS NO COMMENTS

Enter Comments below:

The City of San Luis Fire Department would require assurances that the turning radiuses, within the site, will be able to accommodate our largest fire apparatus, prior to any structures going vertical, above foundations. Included is our pre-development packet with the required information to determine if the turning radiuses are adequate or not.

Date:

02/27/2019

Agency:

The City of San Luis Fire Department

Phone:

928/941-8550

Return to: P&Z@cityofsanluis.org

City of San Luis Fire Department
Subdivision and Building Pre-Construction Meeting
Fire Code Requirements and Information
NFPA 1 – Fire Code; 2012, unless otherwise stated

Multiple Road Access

18.2.3.3

More than one fire department access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climatic conditions, or other factors that could limit access.

The City of San Luis Fire Department requires two points of access to every subdivision. One route of access may be for emergency vehicles only and be gated to preclude unauthorized use. If secured, locking mechanism must be approved by the City of San Luis Fire Department.

Fire Department Access Roads

18.2.3.4.1.1 & .2

Fire Department access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches.

Road Surface

18.2.3.4.2

Fire Department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with surface suitable for all-weather driving capabilities.

NOTE: please refer to attached fact sheet for vehicle specifications; weight, dimensions, etc.

Dead Ends

18.2.3.4.4

Dead-end Fire Department access roads in excess of 150 feet in length shall be provided with approved provisions for the turning around of fire apparatus.

CONSTRUCTION INFORMATION

City of San Luis Fire Department Fire Apparatus

Ladder #1

2003 Pierce Dash 51' Telesquirt

Center of axle to center of axle: 18' 2"
Bumper to bumper: 33'
Rear bumper to forward overhang: 36' 6"

Vehicle height: 11' 4"
Requested clearance: 14' 0"

Vehicle width, road configuration: 8' 6"
Vehicle width, outriggers deployed: 16' 0"

Gross Vehicle Weight (GVW): 50,500 lbs
Max. Capacity, front axle: 20,800 lbs
Max. Capacity, rear axle: 31,000 lbs

Weight imposed, front axle: 18,100 lbs
Weight imposed, rear axle: 26,100 lbs

NFPA 1, 2003; 18.2.2.5.1.1

Fire Lane access:

- A minimum of 20 feet, unobstructed width,
- 13 feet, 6 inches unobstructed vertical clearance.



Portable Fire Extinguishers

13.6.8.1.3.1 & .2

Portable fire extinguishers shall be conspicuously located where they will be readily accessible immediately available in the event of a fire. Preferably, they shall be located along normal paths of travel, including exits from areas.

Portable Fire Extinguishers - minimum required

13.6.8.1.1

The minimum number of fire extinguishers needed to protect a property shall be determined as outlined in Chapter 13 of NFPA 1 and Chapter 5 of NFPA 10.

Access Box(es)

18.2.2.1

The AJH shall have the authority to require an access box(es) to be installed in an accessible location where access to or within a structure or area is difficult because of security.

Access to gated Subdivisions or Developments

18.2.2.2

The AHJ shall have the authority to require Fire Department access be provided to gated subdivisions or developments through the use of an approved device or system.

Access for Firefighting

16.3.4.3

Where access to or within a structure or an area is unduly difficult because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposed, the AHJ shall be permitted to require a key box to be installed in an accessible location

16.3.7.4

The key box shall be an approved type and shall contain keys to gain access as required by the AHJ.

NOTE: The City of San Luis Fire Department utilizes KNOX BOX devices. Information and order forms, which require an authorized signature, are available for your use and maybe obtained at the City of San Luis Fire Department, Fire Administration Office. We are located at 1165 North McCain Avenue, immediately north of San Luis City Hall.

Fire Protection During Construction: Water Supply

16.4.3.1.1

A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates

16.4.3.1.2

There shall be no delay in the installation of fire protection equipment.

16.4.3.1.3

Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in services prior to construction work.

Fire Department Connections

3-9.1

The fire department connection(s) shall use an NH internal threaded swivel fitting(s) with an NH standard thread(s). At least one of the connections shall be the 2.5-7.5 NH standard thread, as specified in NFPA 1963, *Standard for Fire Hose Connections*.

Exception No. 1: Where local fire department connections do not conform to NFPA 1963, the authority having jurisdiction shall designate the connection to be used.

Exception No. 2: The use of threadless couplings shall be permitted where required by the authority having jurisdiction and where listed for such use.

3-9.2

Fire Department connections shall be equipped with listed plugs or caps, properly secured and arranged for easy removal by fire departments.

3-9.3

Fire departments connections shall be of an approved type.

NOTE: The City of San Luis Fire Department uses KNOX brand, STORZ locking cap and FDC connection adaptors. These adaptors are available from the KNOX Company, may be ordered on line (knoxbox.com).

(Attachment 1)

- When you have accessed the website, Select STORZGUARD CAPS AND KITS from the left hand column,
- Enter San Luis in the DEPARTMENT NAME and enter “Search Departments”,
- FROM THE **San Luis Fire Dept, PO Box 445 SAN LUIS, AZ, 85349-0445**, **select** the SPECIAL – “Some products available online, proceed or call Knox”,
- In the “Narrow the search by attribute” section, select;
 - ADAPTER TYPE : 30 degree,
 - FACE TYPE: Gasket,
 - FITTING DIAMATER: 4 inch
 - KIT TYPE: Both, and
 - STORZ DIAMETER: 4 inch

You should be directed to the Knox, Storz Lock Kits, 30° Elbow Kits with Cap, part # 5022, - \$623.00.

Fire Department Connection - Main Valve

NFPA 13: 8.16.1.4.2

Fire Department connection main valve must be indicating type and locked open or supervised

Fire Department Connection - Clearance and access

NFPA 25: 12.7.1

Fire Department connection requires un-obstructed clearance and access.

Fire Department Connection – Installation, Configuration, Orientation and Elevation The City of San Luis Fire Department requires the FDC and the on-site fire hydrant is located in proximity to facilitate the efficient and expedient completion of connection of fire hose to the FDC. Attachment 2 outlines options which address the concerns and desires of the City of San Luis Fire Department;

- Use of a locking, STORZ connection for our supply hose (4” large diameter hose),
- Orientation of the STORZ connection parallel to the roadway to minimize the potential of kinks to the fire hose,
- Elevation of the STORZ connection to facilitate access and ease of connection,
- Minimum of 50 foot separation between the FDC and the fire hydrant,
- Maximum of 75 foot separation between the FDC and the fire hydrant.

(Attachment 2)