



# City of San Luis

## Planning & Zoning Department

Development Services • GIS • Building Safety • Code Enforcement

July 26, 2019

Vianey R. Vega, P. E.  
Vega and Vega Engineer, PLC  
1846 S. 8<sup>th</sup> Avenue  
Yuma, AZ 85364

Re: Subdivision Case No. 2019-0271F- Belleza Del Desierto Phase 1

City staff has reviewed the resubmittal of final plat for Belleza Del Desierto Phase 1 and have the following comments:

**City Engineer:**

-Paving and Grading Plans  
Sheet 1

1. Provide deed for portion of San Antonio St. to be constructed outside of the subdivision boundary. (A warranty deed or other acceptable form of dedication is needed for that portion of San Antonio Street that will be improved and is outside of the subdivision boundary.)

Sheet 1a

2. 20<sup>th</sup> Avenue profile shows centerline grade extending into Co. 24<sup>th</sup> Street and with about a 6%+ pavement cross slope. Instead, Co. 24<sup>th</sup> St. should have a uniform 2% cross slope and 20<sup>th</sup> Ave. should match that cross slope at the south edge of Co. 24<sup>th</sup> St., possibly requiring a cross gutter. Max. cross slope of 4%. (Additional intersection grades needed.)

Sheet 1b

3. For 20<sup>th</sup> Avenue south of the intersection with Co. 24<sup>th</sup> Street, provide a full width north bound turn lane (for a 12' RT lane, 12' NB Thru Lane, 12' LT lane and 12' SB Thru Lane.)
4. Delete cross striping at the northwest corner of 20<sup>th</sup> Ave. and 24<sup>th</sup> St.
5. Add the following to the Dedication:

"A three-foot non-construction and no obstruction easement from the furthest projection on all sides of all fire hydrants; a 12-inch non-construction and no obstruction easement around all water meters and a 24-inch non-construction and no obstruction easement around all streetlights is hereby granted."

- Submit ADEQ Permits and Title Report

### **Public Works Department:**

- Final striping to be coordinated with development to the north. Once coordinated resubmit final striping plans for approval.

### **Planning and Zoning Department:**

1. We currently have two subdivisions in the review process, Belleza del Desierto and Santa Cecilia 3. There are two street alignments with different names. Agave Ave aligns with Leon Ave and Saguaro Ave aligns with Walshe Ave. As per Section 2.4 of our Roadway Naming and Addressing Policy newly developed roadways shall assume the name of the one with which it aligns. Taking into consideration application submittal, we received Belleza del Desierto first. Therefore, we must adjust street names in Santa Cecilia to match those in alignment with Belleza Del Desierto Subdivision. Another option is for developers to come to a mutual agreement and submit changes to our Planning & Zoning Department.

### **Parks and Recreation Department:**

#### • **Irrigation System**

1. Provide APS electric power 120 VAC. 100 Amp Pedestal
2. Hunter PRO-C Control (Timer)
3. Water Backflow need to be a copper Risers instead of Ga. lines to meet the City of San Luis water standards
4. Provide Orbit adjust Manifold (8/4 Port) for dripping system
5. Install sprinklers 1 foot away from curbing, sidewalk and walls.

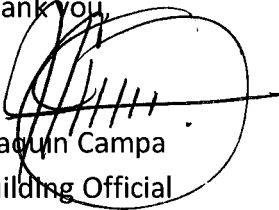
#### • **Trees and Shrubs**

1. Eliminate trees away from spillways (15 feet)
2. Substitute trees ( Eucalyptus/Sisso) (alternate )
3. Remove sisso trees on ROW (to close to the Sidewalk/Wall fence)
4. Plant Sisso tree 15 ft. (minimum) from sidewalks curbing and block wall fence.
5. Alternate bushes and plant them 15 feet apart ( alternate the variety of shrubs)
6. Plant the lantana between the bushes or shrubs
7. Replace lantana as specified on plan on each corner (can replace with orange bell or redbird)
8. Remove Oleanders bushes replace it for Nettle Plant or yellow bell
9. Dedicate an entrance for Maintenance Purpose at least 4 Ft. wide to the grass area

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 comments 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.

If you have any questions on these comments, please contact the Planning and Zoning Department at 928-341-8563.

Thank you,



Joaquin Campa  
Building Official