



NOTICE OF REGULAR PLANNING AND ZONING COMMISSION MEETING

In accordance with Section 38-431.01 of the Arizona Revised Statutes of the State of Arizona, notice is hereby given to the Members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission of the City of San Luis, Arizona will hold a Regular Planning & Zoning Commission Meeting at 7:00 p.m., Tuesday, March 12, 2019. The meeting will take place at the City Council Chambers, located at 1090 E. Union Street, San Luis, Arizona, 85349. Everyone from the public is invited to attend the open meeting.

In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of San Luis does not discriminate on the basis of disability in the admission of or access to, or treatment of employment in its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities or services contact: ADA/Section 504 Coordinator, City of San Luis Human Resources Department, 1090 East Union Street, San Luis, Arizona 85349; (928) 341-8520.

Notice is hereby given that pursuant to A.R.S. §1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the City Council are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recordings. Parents in order to exercise their rights may either file written consent with the City Clerk to such recordings, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the City will assume that the rights afforded parents pursuant to A.R.S. §1-602.A.9 have been waived.

THIS NOTICE IS GIVEN BY:

/s/ Jose A. Guzman, Director of Planning and Zoning

AVISO DE JUNTA REGULAR DE LA COMISIÓN DE PLANEACIÓN Y ZONAMIENTO

De acuerdo a la Sección 38-431.01 de los Estatutos Revisados del Estado de Arizona, se les informa a los Miembros de la Comisión de Planeación y Zonamiento y al público en general que la Comisión de Planeación y Zonamiento de San Luis, Arizona, tendrán una junta regular a las 7:00 p.m., el día Martes, 12 de Marzo del 2019. La junta se llevará a cabo en la Cámara del Consejo de la ciudad, ubicado en el 1090 East Union Street, San Luis, Arizona, 85349. El público esta cordialmente invitado.

De acuerdo con el Acta de Americanos con Discapacidades y la Sección 504 del Acta de Rehabilitación de 1973, la Ciudad de San Luis no discrimina por causa de discapacidad la admisión y acceso a sus programas, actividades, servicios o en el trato en cuanto a empleo. Para más información referente a derechos y provisiones del Acta de Americanos con Discapacidades o Sección 504, o para solicitar adaptaciones que sean razonables para la participación en programas, actividades o servicios de la ciudad, contactar a: Coordinador del Acta de Americanos con Discapacidades/Sección 504, Departamento de Recursos Humanos de la Ciudad de San Luis, 1090 Este Calle Unión, San Luis, Arizona, 85349; (928) 341-8520.

Por medio de éste aviso y de acuerdo con los Estatutos Revisados del Estado de Arizona, sujeto a ciertas excepciones reglamentarias, los padres de familia tienen el derecho de dar o no dar el consentimiento ante el Estado o alguna subdivisión política grabe a un menor de edad, ya sea en audio o video. Las juntas del Concilio se graban en audio y/o video y como resultado, el hecho de que haya menores presentes puede ser sujeto a que sean grabados. Para que los padres de familia puedan ejercer sus derechos pueden solicitar por escrito a la Secretaria de la Ciudad dicha grabación, o tomar acción personal para asegurarse que su hijo/hija menor no esté presente cuando la grabación se lleve a cabo. Si un menor de edad está presente en el momento de la grabación, la Ciudad asumirá que los padres de familia están cediendo los derechos sobre una posible grabación de acuerdo con el Estatuto Revisado del Estado de Arizona §1-602.A.9.

ESTE AVISO ES DADO POR:

/f/ Jose A. Guzman, Director de Planeación y Zonificación



AGENDA
Planning & Zoning Commission
Regular Meeting
San Luis Council Chambers
1090 E. Union Street
San Luis, AZ 85349
Tuesday, March 12, 2019
7:00 P.M.

MEMBERS OF THE SAN LUIS PLANNING & ZONING COMMISSION WILL ATTEND EITHER IN PERSON, TELEPHONE, OR VIDEO CONFERENCE COMMUNICATION.

1. CALL TO ORDER/ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. CONSENT AGENDA

All matters are considered to be routine by the Planning & Zoning Commission and will be enacted by one motion. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

3. A. APPROVAL OF MINUTES

-Regular Planning and Zoning Commission meeting held February 12, 2019

4. PUBLIC HEARINGS – the Planning & Zoning Commission will be considering a vote or action on the following cases. Any vote or action will be considered separately for each case.

4. A. Public hearing followed by discussion and possible action on any and all matters regarding Conditional Use Permit Case No. 2019-066. A request by Thompson Design Architects, on behalf of Regional Center for Border Health, owner, for a Conditional Use Permit to allow the construction of a 75,000 square feet medical office building to be located at 151 S. Oak Avenue, San Luis, Arizona.

A. Open public hearing

1. Staff presentation

2. Call to the Public on this item

B. Close public hearing

C. Action on Conditional Use Permit Case No. 2019-066

5. CALL TO THE PUBLIC - This is the time for the public to comment. Members of the Commission may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to Arizona Revised Statute §38-431.01(G), action taken as a result of comment will be limited to directing staff to study the matter, or scheduling the matter for further discussion and decision at a future date. All Planning & Zoning Commission meetings are recorded.

6. ADJOURNMENT



AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting

3.A.

Meeting Date: 03/12/2019

Summary

APPROVAL OF MINUTES

-Regular Planning and Zoning Commission meeting held February 12, 2019

Attachments

Minutes February 12, 2019

MINUTES

REGULAR MEETING
PLANNING AND ZONING COMMISSION
SAN LUIS COUNCIL CHAMBERS
1090 E. UNION STREET
FEBRUARY 12, 2019
7:00 PM

1. CALL TO THE ORDER /ROL CALL: The meeting was called to order at approximately 7:04 PM, by Chairman Marco A. Pinzon.

2. PLEDGE OF ALLEGIANCE: Pledge of Allegiance was led by Chairman Marco A. Pinzon.

PRESENT: Chairman Marco A. Pinzon
Commission Member Javier Barraza
Commission Member Hugo Garcia
Commission Member Guillermina Fuentes
Commission Member Veronica Zavala
Commission Member Concepcion R. Ulloa

ABSENT: Vice Chairman Daniel Bazua

Others Present: Jose A. Guzman, Director of Planning and Zoning
Roman Pacheco, Planning Technician
Kay Macuil, City Attorney
Tadeo A. De La Hoya, City Manager
Gary Black, Comite de Bienestar
Vianey Vega, Vega & Vega Engineering, PLC
Mario Jauregui, San Luis Industrial Park LLC Group

4. C. Discussion and possible action on any and all matters regarding the request to authorize the roadway name change of Juan Sanchez Boulevard to Cesar Chavez Boulevard.

Mr. Jose A. Guzman, Director of Planning and Zoning stated that the purpose of this item was to commemorate a person who did a good thing for the city. City Council would like to recognize the important role and impact of civil rights activist, César Estrada Chávez by changing the name of Juan Sanchez Boulevard to Cesar Chavez Boulevard. **Mr. Guzman** also added that the process to rename Cesar Chavez Street would start as well.

Commission Member Hugo Garcia asked how many addresses would be affected due to the name change of Cesar Chavez Street.

Mr. Guzman stated that the number of addresses affected by the street name change of Cesar Chavez Street would be greater than those of Juan Sanchez Boulevard. He added that the process for Juan Sanchez Boulevard will take place first, since City Council wants to commemorate him for March, and the process for Cesar Chavez Street is lengthier. **Mr. Guzman** also added that City Council declared March 31st as a City holiday.

MOTION: Commission Member Javier Barraza/Commission Member Guillermina Fuentes to recommend roadway name change of Juan Sanchez Boulevard to Cesar Chavez Boulevard. Motion passed unanimously. (6-0)

4. D. Discussion and possible action on any and all matters regarding the request to authorize the roadway name change of Industrial Avenue to Henry Chavez Court.

Mr. Jose A. Guzman, Director of Planning and Zoning stated that the purpose of this item was to authorize the roadway name change of Industrial Avenue to Henry Chavez Court. He added that City Administration received a request from the San Luis Industrial Park LLC group to recognize the contributions made by Mr. Chavez to San Luis.

Mr. Mario Jauregui, San Luis Industrial Park LLC Group talked about the importance of Mr. Henry Chavez and shared with the board some of the great things he did for the San Luis Industrial Park.

Commission Member Guillermina Fuentes and Commission Member Javier Barraza agreed on the great things Mr. Chavez did.

MOTION: Commission Member Hugo Garcia/Commission Member Guillermina Fuentes to recommend roadway name change of Industrial Avenue to Henry Chavez Court. Motion passed unanimously. (6-0)

4. E. Discussion and possible action on any and all matters regarding the roadway name change of Bradley Holcom Place.

Mr. Jose A. Guzman, Director of Planning and Zoning stated that the City of San Luis does not support crime within its city limits. He added that Bradley Holcom was sentenced to 10 years in prison due to fraud, therefore they would like to propose to City Council to change the street name. **Mr. Guzman** said a name has not been proposed yet, but they want to remove the street name of Bradley Holcom Place.

A discussion of who and how the new name was going to be proposed occurred.

Mr. Tadeo De La Hoya, City Manager stated that he has been receiving this request for about 2 years now. He added that the Planning and Zoning department has a street naming policy which allows City Council to make roadway name changes. **Mr. De La Hoya** added that because there are currently other street name changes happening he decided to add in this request.

Commission Member Concepcion R. Ulloa suggested the name “Samuel Virrey Reyes” since it was her grandfather and he has been her since 1963. She added that Samuel Virrey Reyes was a pioneer for San Luis, Arizona and he helped the community.

MOTION: Commission Member Hugo Garcia/ Commission Member Javier Barraza to recommend roadway name change of Bradley Holcom Place. Motion passed unanimously. (6-0)

3. CONSENT AGENDA

3. A. APPROVAL OF MINUTES

-Regular Planning and Zoning Commission meeting held January 8, 2019

MOTION: Commission Member Javier Barraza/Commission Member Hugo Garcia to approve the consent agenda as presented. Motion passed unanimously (6-0).

4. ITEMS REQUIRING DISCUSSION AND/OR ACTION – the Planning & Zoning Commission will be considering a vote or action on the following cases. Any vote or action will be considered separately for each case.

4. A. Discussion and possible action on any and all matters regarding a request to accept application for property concerning Rezoning Case No. 2018-0321 in accordance with City Code Section 152.042(I). (Item continued from January 8, 2019 Regular Commission Meeting).

A. Staff presentation

Mr. Jose A. Guzman, Director of Planning and Zoning stated that this item was presented to the commission back in October 9th, 2018 but the applicant withdrew the application after the public hearing on October 18th, 2018. He added that City Code states that if an application is withdrawn after a public hearing the applicant must wait a period of 12 months before re-applying the application or they can re-apply with majority vote from the commission. **Mr. Guzman** said that in the last meeting they had a vacancy, but that the spot is now full.

Ms. Kay Macuil, City Attorney stated that $\frac{3}{4}$ vote was needed in order to approve this item, meaning 6 votes were needed.

Commission Member Guillermina Fuentes abstained from the motion.

A discussion on whether the votes were going to be out of 6 or 7 occurred.

Mr. Guzman explained that the approval of this is to allow the re-submission of the application, not to approve the rezoning.

B. Action on Application Acceptance Request.

MOTION: Commission Member Hugo Garcia/Commission Member Javier Barraza to accept subsequent application submittal for property regarding Rezoning Case No. 2018-0321 in accordance with City Code Section 152.042(I). Motion denied with 1 abstain from **Commission Member Guillermina Fuentes** and 1 nay from **Commission Member Concepcion R. Ulloa**. (4-1)

4. B. Discussion and possible action on any and all matters regarding Subdivision Case No. 2019-030P. A request by Vega and Vega Engineering, P.L.C., on behalf of Comite de Bienestar Inc., property owner, for the preliminary plat approval for Bienestar Estates 10 Subdivision. The property is located at the southeast corner of Avenue F and County 24th Street, Assessor's Parcel No. 227-15-001, San Luis, Arizona.

A. Staff presentation

Mr. Jose A. Guzman, Director of Planning and Zoning stated that the proposed subdivision consist of approximately 40.91 acres and is proposed to be divided into 163 lots ranging from 6,022.96 square feet to 10,150.51 square feet. He added that the applicant submitted the preliminary improvement plans for the subdivision which is just to give an idea of the layout of the proposed subdivision. **Mr. Guzman** also mentioned that the improvement plans are usually submitted at the time of the final plat, and require a more extensive review.

Mr. Vianey Vega, Vega & Vega Engineering, PLC stated that he received the comments and he will work with them and staff on the final plat.

Chairman Marco A. Pinzon asked what the proposed Zoning for tract B would be.

Mr. Vega stated it would be commercial.

B. Action on Subdivision Case No. 2019-030P

MOTION: Commission Member Javier Barraza/Commission Member Hugo Garcia to approve Subdivision Case No. 2019-030P Preliminary Plat with conditions as presented by staff. Motion passed unanimously. (6-0)

5. CALL TO THE PUBLIC

Gary Black, 963 B Street made a comment regarding Rezoning Case No. 2018-0321. He stated that if there is a policy in place, and someone wants to go around the policy, he believes the policy should be changed.

Mr. Jose A. Guzman, Director of Planning and Zoning, welcomed **Commission Member Concepcion R. Ulloa** to the Planning and Zoning Commission.

6. ADJOURNMENT

MOTION: Vice Chairman Marco A. Pinzon/Commission Member Guillermina Fuentes to adjourn the meeting at approximately 7:39 p.m. Motion passed unanimously. (6-0)



PLANNING & ZONING AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting

4.A.

Meeting Date: 03/12/2019

Submitted By: Jose A. Guzman, Director of Planning & Zoning, Planning & Zoning Department

ITEM:

Public hearing followed by discussion and possible action on any and all matters regarding Conditional Use Permit Case No. 2019-066. A request by Thompson Design Architects, on behalf of Regional Center for Border Health, owner, for a Conditional Use Permit to allow the construction of a 75,000 square feet medical office building to be located at 151 S. Oak Avenue, San Luis, Arizona.

- A. Open public hearing
 - 1. Staff presentation
 - 2. Call to the Public on this item
- B. Close public hearing
- C. Action on Conditional Use Permit Case No. 2019-066

BACKGROUND:

The purpose of this request is to allow a 75,000 square feet medical office building, Regional Center for Border Health San Luis Medical Mall, to be located at 151 S. Oak Avenue. The property is zoned as Community Commercial (C-2), Assessor Parcel ID # 227-15-006. The Conditional Use Permit is required as per the Zoning Ordinance codified as City Code §152.107(C)1.

The use for medical office is listed as a permitted use under the Community Commercial zoning district, but any building for a permitted use with a gross area larger than 50,000 square feet requires a Conditional Use Permit. In this case, what triggers the Conditional Use Permit is not the use but the size of the building (75,000 square feet).

The adjacent properties to the west and south are within the same subdivision but are zoned as Light Industrial (L-I) and are vacant lots. Properties to the north and east across the street are zoned as Community Commercial (C-2) and are vacant and considered acreage (not part of a subdivision).

CITIZEN REVIEW MEETING:

The Citizen Review Meeting was held on March 5, 2019 at City Hall Council Chambers at 6:00 p.m. The intent of this meeting was to allow the public to learn about the project, ask questions, and express any comments. There were no people from the public present.

GENERAL PLAN:

This area is designated as Business in the City of San Luis 2020 General Plan. The Business Land Use Designation is planned for areas suitable for higher intensity commercial, office, employment and appropriate industrial uses along major roadway corridors. The property is zoned as Community Commercial (C-2) and the proposed use is a medical facility; the zoning and the proposed use are appropriate in the Business designation.

AGENCY REVIEW:

As part of the review process, all land use cases are reviewed by various City and outside agencies. We

have received only one comment from San Luis Fire Department (2-27-19).

As required by State Statute, staff sent notification letters to property owners within 300 feet of the proposed project (4 letters). The City has not received any other significant concerns or objections from the various review agencies or adjacent property owners.

SUMMARY:

The applicant has provided the information and materials necessary for review of the Conditional Use Permit.

The Conditional Use Permit is to allow a medical office building over 50,000 square feet in size to be located at 151 S. Oak Avenue, a property zoned Community Commercial (C-2).

Staff recommends approval of Conditional Use Permit Case No. 2019-066.

RECOMMENDED MOTION:

I MOVE TO RECOMMEND APPROVAL OF CONDITIONAL USE PERMIT CASE NO. 2019-066 TO THE CITY COUNCIL AS PRESENTED BY STAFF.

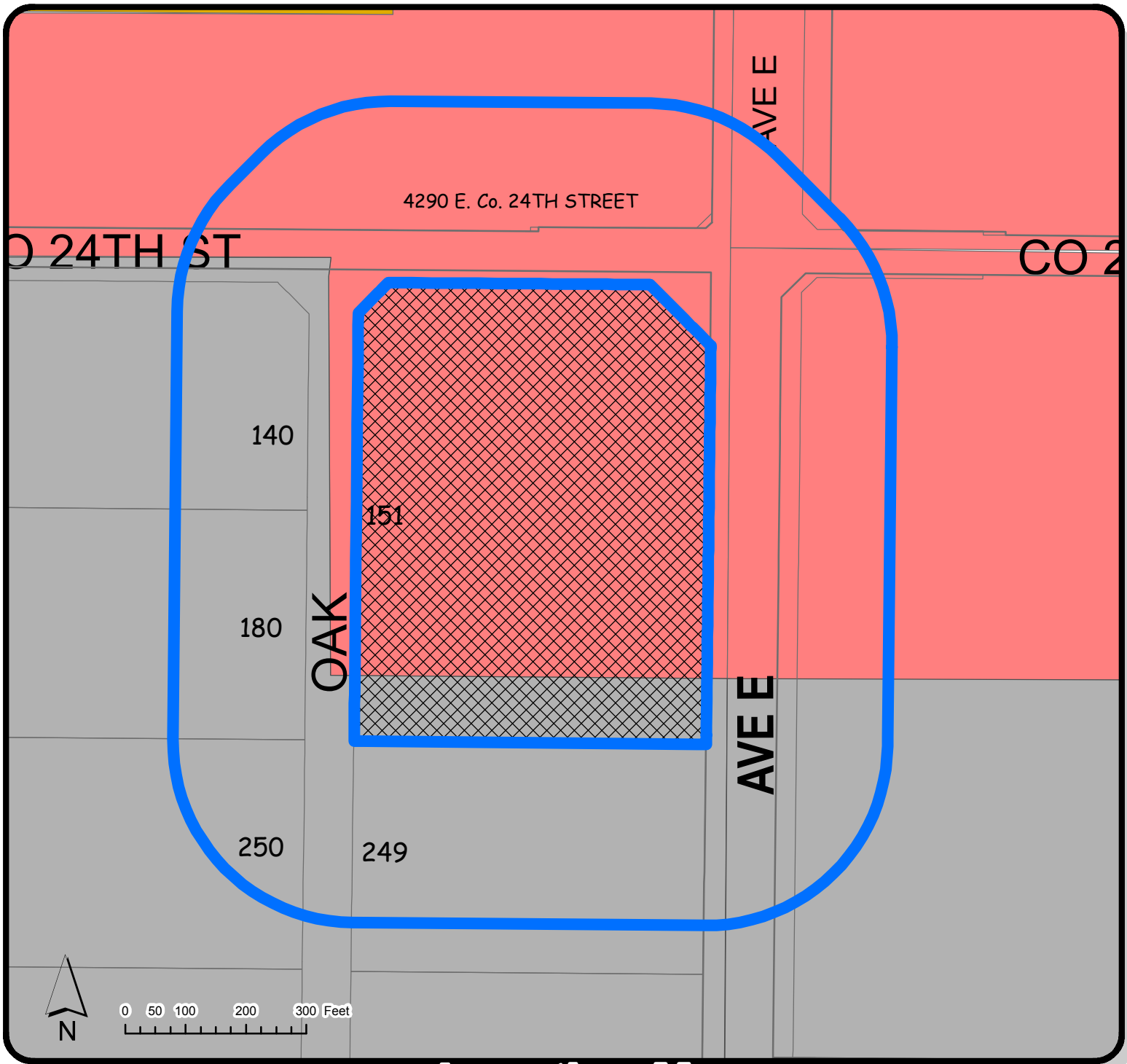
Attachments

Location Map

Aerial Picture

Site Plan


San Luis Fire Department Comments (2-27-19)



LOCATION OF SUBJECT PROPERTY



Location Map

CONDITIONAL USE PERMIT

 151 S OAK AVE
 Parcel :227-15-006
 Legal: Subdivision: SOUTHWEST ARIZONA INDUSTRIAL SUB
 PHASE 1 Lot: 1 Quarter: NE Section: 15 Township: 11S Range: 14W

 300ft Notification Area

Zoning Legend

- COMMERCIAL ZONING DISTRICTS
-  C-2
- INDUSTRIAL ZONING DISTRICTS
-  LI

Date:
2/19/2019

Checked By:
ROMAN PACHECO

PLANNING & ZONING



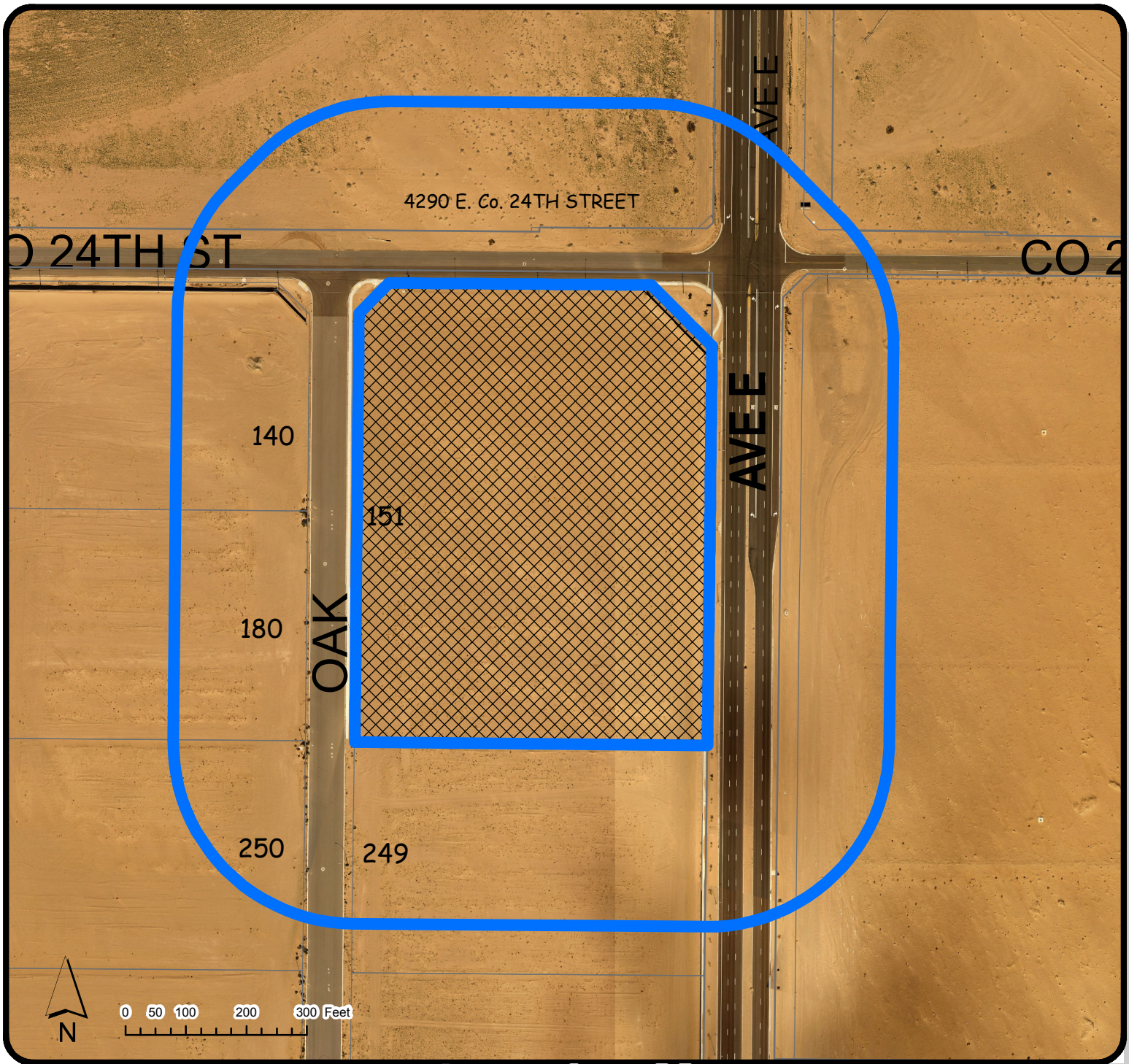
CITY OF SAN LUIS, AZ
INC. 1979

GIS

Prepared By:
ISAAC GUTIERREZ

APPROVED BY:
JOSE A. GUZMAN

Case No.:
2019-066



LOCATION OF SUBJECT PROPERTY

Location Map

CONDITIONAL USE PERMIT



151 S OAK AVE
 Parcel :227-15-006
 Legal: Subdivision: SOUTHWEST ARIZONA INDUSTRIAL SUB
 PHASE 1 Lot: 1 Quarter: NE Section: 15 Township: 11S Range: 14W



300ft Notification Area

Date:
 2/19/2019

Checked By:
 ROMAN PACHECO

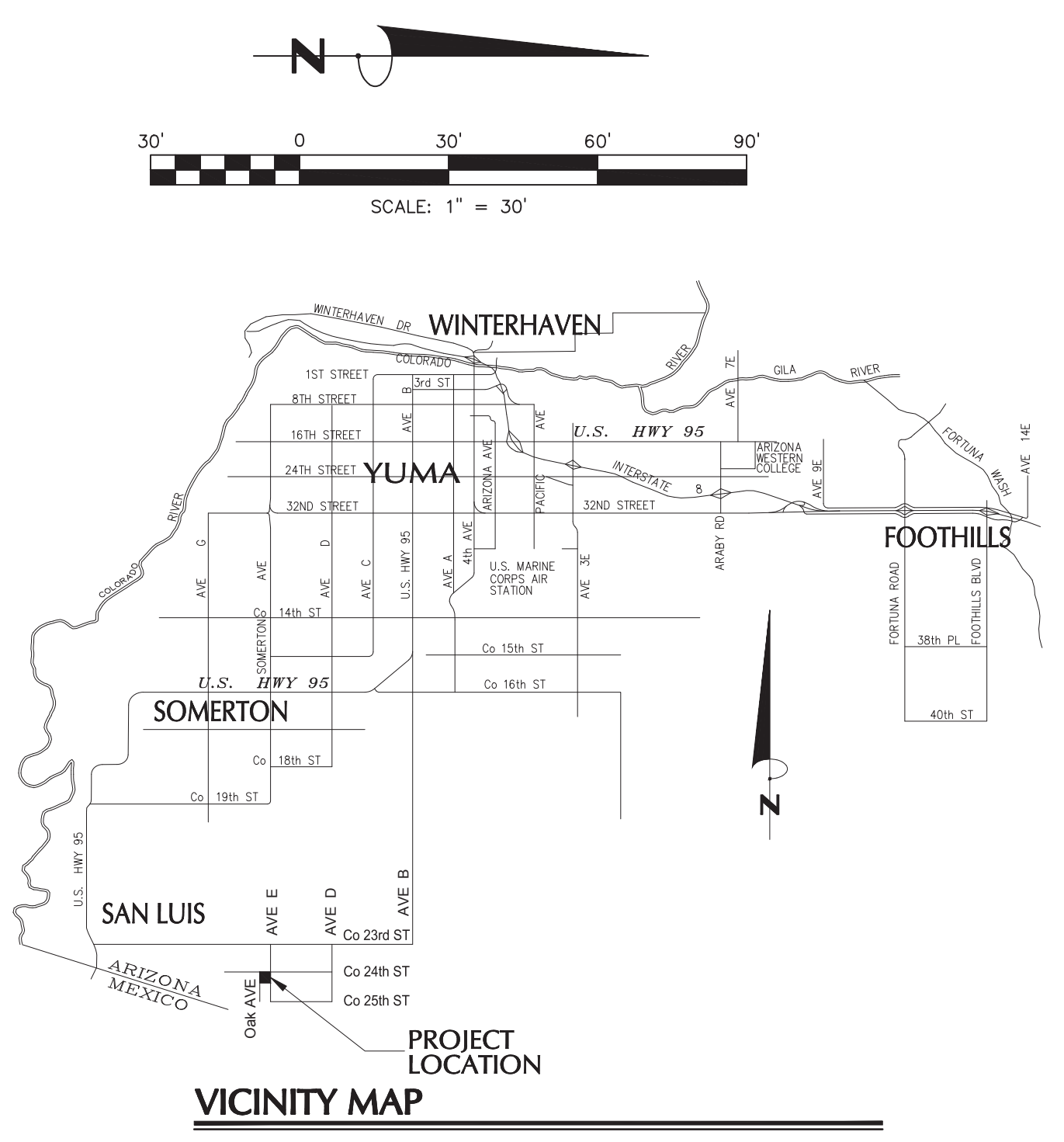
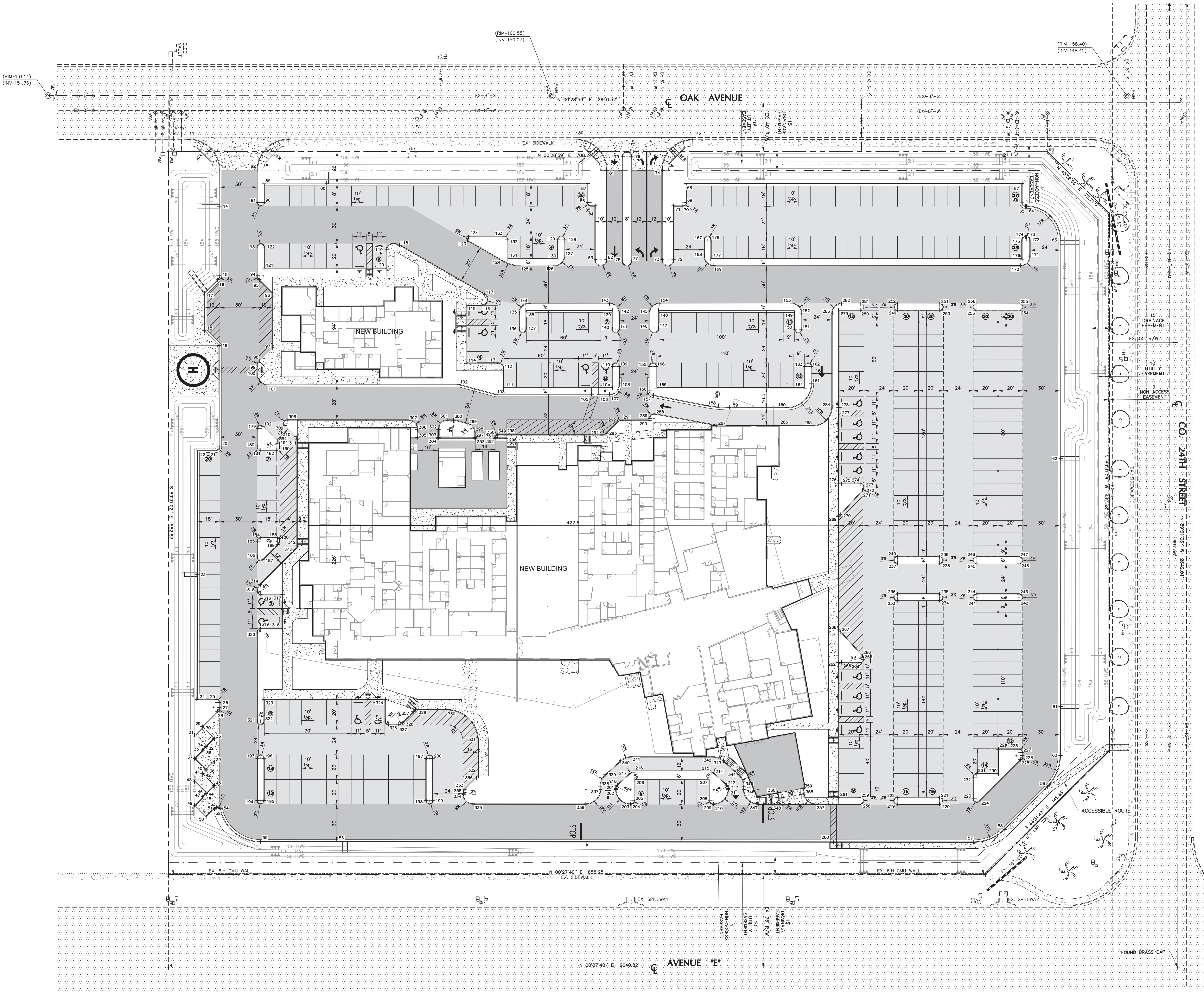
PLANNING & ZONING

GIS

Prepared By:
 ISAAC GUTIERREZ

APPROVED BY:
 JOSE A. GUZMAN

Case No.:
 2019-066



- NOTES**
1. DIMENSIONS ARE FROM FACE OF CURB.
 2. REFER TO BUILDING FLOOR PLANS, FOUNDATION PLANS AND WALL SECTIONS FOR COMPLETE DIMENSIONS OF BUILDING.
 3. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN.
 4. CONTRACTOR TO OBTAIN ENCROACHMENT PERMIT FOR ALL WORK WITHIN CITY OR COUNTY RIGHT-OF-WAY.
 5. CONTRACTOR SHALL MAINTAIN ACCESS AT ALL TIMES.
 6. CONTRACTOR TO PREPARE AND SUBMIT STORM WATER POLLUTION PREVENTION PLAN TO MEET ADO SPECIFICATIONS. NOTICE OF INTENT SHALL BE SUBMITTED TO ADO PRIOR TO THE BEGINNING OF ANY CONSTRUCTION ACTIVITY.

BENCHMARK
 TOP OF BRASS CAP LOCATED AT THE SE CORNER OF SECTION 9, T11S, R24W, Q&S.R.B.M., YUMA COUNTY, ARIZONA. FOUND BRASS CAP IN HAND HOLE "GLO 1920." ELEVATION = 156.89'

BASIS OF BEARINGS
 THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 15, T11S, R24W, Q&S.R.B.M., YUMA COUNTY, ARIZONA (BEING THE CENTERLINE OF AVENUE 'E') AS SHOWN ON YUMA AREA SERVICE HIGHWAY RESULTS OF SURVEY, AS RECORDED IN BOOK 3 OF SURVEYS, PAGE 44, YUMA COUNTY RECORDS, YUMA COUNTY, ARIZONA, NAMELY: N 00°27'40" E.

SITE ADDRESS
 LOT 1 OF THE SOUTHWEST ARIZONA INDUSTRIAL SUBDIVISION - (PHASE 1)
 BK. 28 OF PLATS, PG. 49, Y.C.R.
 151 S. OAK AVENUE
 SAN LUIS, ARIZONA 85349

ASSESSORS PARCEL NUMBER
 227-15-006

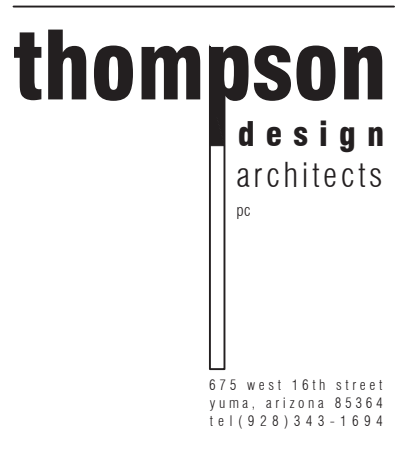
ZONING
 C-2 (GENERAL COMMERCIAL DISTRICT)

PARCEL AREA
 435,601.74 S.F. / 10.00 NET ACRES

PARKING SPACE COUNT
 PARKING SPACES = 337
 HC PARKING SPACES = 19
 TOTAL PARKING SPACES = 356

FLOOD ZONE DESIGNATION
 THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE X DESIGNATION. ZONE X - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. REFERENCE - FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 44027 C215E, MAP EFFECTIVE AUGUST 26, 2008

**REGIONAL CENTER FOR BORDER HEALTH
 SAN LUIS MEDICAL MALL
 SAN LUIS, ARIZONA**



JOB NO: 2018-27
DATE: DECEMBER 2018
REVISIONS



DAHL, ROBINS & ASSOCIATES, INC.
 1560 S. 5th Avenue
 Yuma, AZ 85364
 Phone: (928) 819-0825
 Fax: (928) 819-0828
 www.dahlrobs.com
 DRA Job No. 18250

C1.1
 CONSTRUCTION DOCUMENTS

2/13/2019 4:23 PM



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

.....
 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)