



# City of San Luis

## Development Services

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April 4, 2019

Vianey R. Vega, P.E.  
Vega and Vega Engineer, PLC  
1846 S. 8<sup>th</sup> Avenue  
Yuma, AZ 85365

Re: Subdivision Case No. 2019-0115P/Belleza Del Desierto Phase 1

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

**City Engineer:**

**Cover Sheet**

1. General Construction Note 8 needs to be revised to reference current City of San Luis standards (this can be deferred to the final plat stage.)

**Preliminary Plat –**

1. The parcel to be subdivided is a part of an about 160 acre parcel. Is a lot split or other action needed to create the parcel to be subdivided?  
(I see that for Bienestar 10 they did the lot split. For this property, there already is language on the Southwest Arizona Industrial Subdivision plat that Lot 14 restricting development without improvements. Perhaps some sort of development plan as required by Section 4.4 of the subdivision regulations could be submitted and then the Phase 2 property could be shown as a part of the final plat?)
2. Add street names.
3. The proposed south boundary of the subdivision will results in a 19' wide half street which too narrow for two lanes of traffic. Would it be better to add in another row of lots from the Phase 2 portion of the property such that a full street can be constructed?
4. Add a 1' non-access easement to the east side of lots 81-90 (there is a line on these lots about 20' from the east property line – was this intended to be the NAE?)

**Preliminary Paving and Grading Plan –**

1. See Preliminary Plat Comment #3 above – south street is too narrow for two way traffic.
2. Detailing of the County 24<sup>th</sup> Street and Avenue E-1/2 intersection such as to allow for traffic movements across the intersection will be required at the Final Plat stage.
3. Drainage of County 24<sup>th</sup> Street will need to be addressed at the Final Plat stage.
4. Street cross-section should be based on the adopted City of Yuma Standard Details.

**Public Works Department:**

**Improvement Plans**

1. Add street lighting to final plat plans
2. Plan wall improvements to provide adequate sight distance. Use City of Yuma Standard 3-400.

**Planning and Zoning Department:**

1. This is part of a parcel, show how this part will be divided. Either by lot split or showing the whole parcel as part of the plat.
2. Protective Fence as per §3.22 of the Subdivision Regulations and must comply with City Code §152.219-setback heights
3. Submit complete subdivision landscape plans (R.O.W. and Retention) at the same time as final plat- refer to City Code §152.295 through §152.300 for Landscape Regulations.
4. Subdivision development plan is required when the subdivision is developed in phases as per Subdivision Regulations §4.4(1)
5. Applicant must submit signed petitions for the creation of Improvement Districts as per Subdivision Regulations §3.17-5 to §3.17-7
6. Subdivision Regulations §4.3.10- street names must comply with the City of San Luis Roadway Naming and Addressing Policy.
7. It is recommended that retention basins be located in a centralized location to make it easily accessible within the neighborhood as recommended in the Open Space Element of the City of San Luis General Plan.
8. Subdivision Regulations §3.21.14 Size and number of retention.
9. Add legend for driveways
10. Subdivision Regulations §3.28- Lot size must comply with Zoning Regulations.
11. As per City Code §152.078(E)(7), all residential development, at the time of subdivision development... shall provide the minimum net acreage of open space. Open space required for this subdivision is 5%.
12. As per City Code §152.297(C)(3) a 20 feet landscaped buffer area is required between a residential and an industrial development.

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,

  
Jose A. Guzman  
Director of Planning and Zoning