

PLANNING AND ZONING COMMISSION CONDITIONS OF APPROVAL

The property-owner shall provide the City Department of Planning and Zoning with check made out to the Yuma County Recorder for the appropriate amount.

1. Improvement Districts are required for all new subdivisions:
 - a) Street Light Improvement District (Subdivision Regulations Section 3.17-5)
 - b) Community Facilities District (Subdivision Regulation Section 3.17.6)
 - c) Enhanced Municipal Services District (Subdivision Regulations Section 3.17-7)
2. Applicant must submit the pending application signatures and notarized waiver as per A.R.S. Section 12-1134.
3. The applicant must correct, as noted, the comments attached (letter dated May 7, 2019) prior to scheduling the Final Plat to be presented to the City Council. Deadline to schedule an item to the City Council is 2 weeks prior to the meeting.



City of San Luis

Development Services

May 7, 2019

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

Re: Subdivision Case No. 2019-0114F/Bienestar Estates 10

City staff has reviewed the final plat for Bienestar Estates 10 Subdivision and have the following comments:

City Engineer:

Final Plat –

1. The title of the plat should be revised to reference it being a subdivision of “Parcel A of the Bienestar Estates 10 Lot Split” (which is different than the NW1/4 of the NW1/4 of 15.)
2. Install a type 4-080 subdivision monument at the northwest corner of Section 15. This was previously shown as a brass cap on the Santa Cecilia Phase 1 subdivision but apparently is only now a ½” rebar (?) and if so needs to be replaced with a proper monument.
3. A drainage easement will be required on Tract B for the County 24th Street and Avenue F stormwater runoff. (It is understood that the proposed retention basin will be temporarily located and will be privately maintained but an easement of some type needs to be provided giving the City the right to drain the streets to the private retention basin.)

Improvement Plans -

- Cover Sheet
 1. Under General Construction Notes replace note 8 with a note referring to the current City of San Luis Standards (City of Yuma Standard Details, MAG Specifications, City of San Luis Supplement.)
- Paving and Grading Plan
 1. Update topography to show existing County 24th Street improvements for the Santa Celia subdivision.
 2. Retention basin and parkway landscaping will be required.
 3. Provide signing and striping plans for County 24th Street and Avenue F.
 4. Provide roadway and striping detail for the Avenue F and County 24th Street intersection, including a pavement transition for the existing southbound traffic on Avenue F to the new roadway section of Avenue F.
 5. Provide a transition along County 24th Street east of 19th Street to taper east bound traffic to the existing 2-lane street section.
 6. The profile of County 24th Street is significantly different than the design profile for Santa Cecilia. Roadway grades should be symmetrical.
 7. Provide profile drawings for both County 24th Street and Avenue F (arterial streets.) Crown transitions to residential streets should not extend into County 24th or Avenue F.

8. Drainage Report – Provide full drainage report including street flow capacities and sizing of retention basin spillways.
- Paving and Grading Details
 1. Replace all Yuma County Standard Details with currently adopted City of San Luis Details (from the City of Yuma Standard Details and the City of San Luis Supplement.) Note – If the Details used are per the adopted standards, they do not need to be redrawn on the plans.
 2. Street lights will be current City of San Luis requirements and will be supplied and installed by APS (the developer shall enter into an agreement with APS for the street lighting system.)
 3. City of Yuma Standard 2-050 for residential street requires 40' from face of curb to face of curb and also 6" of ABC.
 - Water and Sewer Plans
 1. Keynote 6 appears to be the 8" water valve (not keynote 3.)
 2. Check minimum cover over sewer line at Sta. 2+00 of San Gabriel Street.

Public Works Department:

Plat

1. Non-access easement along community commercial tract.
2. Update dedication language to tract being dedicated to the City.

Improvement Plans

1. Avenue F is an arterial road and does not allow cross gutters. Reference City of San Luis Standards. Please review if San Fernando is allowed to have a valley gutter.
2. Avenue F and Co. 24th St. are arterial roads. Plans show grade changes of more than .5% at grade breaks that will require vertical curves to assure smooth travel at arterial road speeds.
3. Include proper signing, use of barricades, and pavement transitions were roadway/lanes end.
4. Final street lighting design to be reviewed with APS. It will most likely require some additional lighting along Co. 24th St.
5. Residential collector cross section requires a 5' sidewalk.
6. To avoid confusion, please eliminate the roll to vertical curb transition.
7. Include installation of bollards at spillways to prevent vehicles from driving into retention basin.
8. Plan wall improvements to provide adequate sight distance. Use City of Yuma Standard 3-400.
9. Use blue and white colors on a 6" wide sheet for street name signs.

-Water and Sewer

1. We can eliminate one of the two water valves at the knuckle next to the retention basin. Same for valves at knuckle near lot 31.
2. On retention basin, move water service to the east near lot 156.
3. On retention basin, will coordinate with parks to see if they need a sewer service for future restrooms.

Planning and Zoning Department:

1. Under DEDICATION, please change the language to that Tract "A" is dedicated to the City of San Luis instead of to the public.
2. Signatures must read Director of Planning and Zoning instead of Director of Development Services.
3. Provide non-access easement along the back of lots adjoining the commercial tract.

4. Provide non-access easement on lot 11 along San Marcos Street. Please include the 10'X10' triangle in accordance with City Code Section 152.219(F) as lot 11 is a corner lot contiguous to lot 10 which is considered a key lot.
5. Provide non-access easement on lot 163 in the same manner as lot 157.
6. As per Section 4.3.30, owner's name and assessor's number of adjoining parcels must be shown.
7. As per City Code §152.297(C)(3) a 20 feet landscaped buffer area is required between a residential and a Community Commercial (C-2) development. Provide an easement for landscape on Tract B for future commercial development.
8. As per Subdivision Regulations Section 5.3.3, lots containing one acre or more shall show net acreage to the nearest hundredth of an acre.
9. As per Subdivision Regulations Section 5.3.11, current zoning of all adjacent property must be shown.
10. Protective Fence is required along the perimeter of the subdivision as per Section 3.22 of the Subdivision Regulations. There is a fence gap on the south of the retention where the spillway is located, a catch basin will be more appropriate.
11. Protective Fence is required between the retention basin and lot 156. It must comply with the height requirements within the front setbacks as per City Code §152.219.
12. Protective Fence as per §3.22 of the Subdivision Regulations must comply with the height within the front setbacks in accordance with City Code §152.219. Lot 1, 23, 24, 39, 40, 73, 74, 107, 108, 141, and 142.
13. Subdivision development plan is required when the subdivision is developed in phases as per Subdivision Regulations §4.4(1).
14. Proposed street names must comply with the City of San Luis Roadway Naming and Addressing Policy.
15. As per Section 3.21.11, A retention basin, to become dedicated to the City, shall be located adjacent to minor collector and the design of the basin shall be coordinated with the City Engineer or Public Works Director. As per our meeting the Public Works Director did not consider the adjacent streets to be collectors and agreed with the location of the retention.
16. As per Subdivision Regulations Section 3.25.1, 5' minimum sidewalk along collector streets are required.
17. 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%. Please provide calculation of open space provided.
18. As per City Code Section 152.297(A)(1), required landscaping for a subdivision development shall include... the adjacent public right-of-way as required in Section 152,298 of the City Code. Landscape plans for the adjacent right-of-way shall be submitted in accordance with City Code Section 152.300.
19. Comply with Subdivision Regulations Section 5.3.12
20. Bonds or Assurances shall be submitted in accordance with Subdivision Regulations Section 6.2
21. Submit Evidence of Title as per Section 5.1.8.D of the Subdivision Regulations.
22. Comply with Subdivision Ordinance Section 5.1.8.A- protective covenants.

Parks and Recreation Department:

1. Irrigation: Recommend not using Bowsmith or Railbird 2 GPH emitters. Have a lot of issues with these brands (pugging up). Request to use Hunter Emitters.
2. Landscape: Only two Sisso instead of 4 on northwest corner of retention. Please center. Not recommended using Willow or Eucalyptus. Request Sisso and Bottle trees options and planting them every 25 feet. Decrease amount of trees if space doesn't allow. Recommend that they provide some kind of assurance on the grass covering the entire area. Have issue with spots in the past when accepting the retention area. Request warranty period of 6 months for trees and shrubs.
3. Request that spillways are following regulations and approved by the City.
4. Requesting the retention to be at a centralized location of sub-division for easier access and utilize better for residents.

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