



# City of San Luis

## Planning & Zoning Department

Development Services • GIS • Building Safety • Code Enforcement

February 11, 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. 2019-030P/Bienestar Estates 10

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

### City Engineer:

#### 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? **LOT SPLIT HAS BEEN PROVIDED**
2. What is the intended purpose and intended zoning of Tract B? **COMMERCIAL USE**
3. Show and label with recording information the existing right-of-ways along county 24<sup>th</sup> Street and Avenue F. **R.O.W. INFORMATION PROVIDED IN FINAL PLAT**
4. The northwest corner of Section 15 is shown as a PK nail but previous surveys (for example Santa Cecilia subdivisions) show it as a GLO brass cap or a set rebar. Please verify. (Comment for final plat.) **NORTHWEST CORNER OF SECTION 15 IS A 1/2" REBAR L.S. 22767**

Also note that a stray "C1/4 callout" is located under the Lot Areas Table. **REMOVED**

#### Paving and Grading Plan -

1. Is the pavement along County 24<sup>th</sup> Street suitable for sawcutting and matching or is it in need of repaving? **YES, SAWCUT AND MATCH TO PREVIOUS ROAD WORK AS NORTH DEVOLPMENT DID**
2. How will County 24<sup>th</sup> Street be drained? **DRAIN TO RETENTION BASIN #2**
3. San Fernando Street is very close to the minimum street grades. Can the grade be increased. Will additional storm drainage facilities be needed along it? **SEE FINAL DESIGN IN FINAL P&G PLAN**
4. Street lighting and retention basin and parkway landscaping will be required. **LIGHTS HAVE BEEN PROVIDED IN P&G PLAN. LANDSCAPING PLANS ARE BEEN DESIGN THEY WILL BE DIFFERED SUBMITTAL**
5. Avenue F and County 24<sup>th</sup> Street should be treated as minor arterials for paving, 4" AC/12" ABC per City of Yuma Std. 2-020. **PROVIDED IN P&G DETAILS**
6. 19<sup>th</sup> Avenue and San Fernando Street, as residential collector streets, should have a pavement section of 3" AC/10" ABC. **PROVIDED IN P&G DETAILS**

#### Water and Sewer Plans –

1. As Avenue F is a section line road, the water line in it should be 12-inch diameter. **PROVIDED IN W&S PLANS**
2. 3 sewer cleanouts are shown. Is this acceptable to Public Works? The 2 cleanouts at Emmanuel and San Gabriel can be combined into a common manhole. **COMBINED TO SINGLE MANHOLE (#7)**

3. Provide water and sewer stubouts for future development as needed. PROVIDED IN W&S PLANS

**Public Works Department:**

1. All improvements and right of way layout shall be per City of San Luis standards unless deviation is specifically discussed and approved. IMPROVEMENTS PER CITY OF SAN LUIS STANDARDS
2. Avenue F is a section line road so we should get a 12" water line PROVIDED IN W&S PLANS
3. Interior visibility triangles need to be 25'x25' if easements no longer will be allowed. SIGHT TRIANGLES PROVIDED

**Planning and Zoning Department:**

1. Tract B shall either be labeled as a "Lot" or specify the use of the tract. USE PROVIDED: COMMUNITY COMMERCIAL C-2
2. 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. LOT SPLIT HAS BEEN PROVIDED
3. Protective Fence as per §3.22 of the Subdivision Regulations must comply with City Code §152.219 PROPOSED WALLS IN COMPLIANCE
4. 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. LANDSCAPING PLANS ARE BEEN DESIGN THEY WILL BE DIFFERED. SUBMITTAL
5. Subdivision development plan is required when the subdivision is developed in phases as per Subdivision Regulations §4.4(1) AT THIS TIME ONLY 40 AC. HAVE BEEN ACQUIRED FROM ORIGINAL OWNER THE LOT SPLIT SHOWS THE REST OF THE LAND AS ONE PARCEL
6. Applicant must submit signed petitions for the creation of Improvement Districts as per Subdivision Regulations §3.17-5 to §3.17-7 PETITIONS WILL BE SUBMITTED PRIOR PLAT RECORDATION
7. Proposed street names must comply with the City of San Luis Roadway Naming and Addressing Policy. COMMENT ACKNOWLEDGE: CITY TO PROVIDE STREET NAMES TO BE USED
8. 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. DUE TO THE NATURAL TERRAIN CONDITIONS, BASIN HAS BEEN LOCATED IN THE SW CORNER.

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