



City of San Luis

Planning & Zoning Department

Development Services • GIS • Building Safety • Code Enforcement

February 13, 2019

Vianey R. Vega, P.E.
Vega & Vega Engineering, PLC
1846 S. 8th Avenue
Yuma, Arizona 85364

RE: Subdivision Case No. 2019-030P/Bienestar Estates 10
SE Corner of Avenue F and County 24th Street

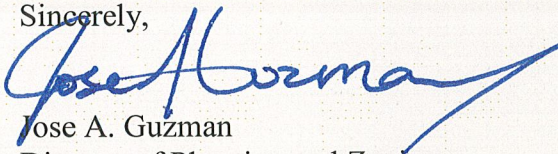
Dear applicant,

This is to inform you that on February 13, 2019, your request for a Preliminary Plat approval to allow the construction of a residential subdivision, Bienestar Estates 10, to be located on the southeast corner of Avenue F and County 24th Street, Assessor's Parcel Number 227-15-001, was approved by the Planning and Zoning Commission.

Submittal of Final Plat must comply with all adopted regulations of the City of San Luis and the conditions of approval of the Preliminary Plat.

If you have any questions regarding this letter please feel free to contact me at (928) 341-8563 or jaguzman@cityofsanluis.org

Sincerely,



Jose A. Guzman
Director of Planning and Zoning

CC: Comite De Bienestar Inc. AZ Corp.- Property Owner



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February 11, 2019

Vianey R. Vega, P.E.
Vega and Vega Engineer, PLC
1846 S. 8th 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?
2. What is the intended purpose and intended zoning of Tract B?
3. Show and label with recording information the existing right-of-ways along county 24th Street and Avenue F.
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.)

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

Paving and Grading Plan -

1. Is the pavement along County 24th Street suitable for sawcutting and matching or is it in need of repaving?
2. How will County 24th Street be drained?
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?
4. Street lighting and retention basin and parkway landscaping will be required.
5. Avenue F and County 24th Street should be treated as minor arterials for paving, 4" AC/12" ABC per City of Yuma Std. 2-020.
6. 19th Avenue and San Fernando Street, as residential collector streets, should have a pavement section of 3" AC/10" ABC.

Water and Sewer Plans –

1. As Avenue F is a section line road, the water line in it should be 12-inch diameter.
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.

3. Provide water and sewer stubouts for future development as needed.

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.
2. Avenue F is a section line road so we should get a 12" water line
3. Interior visibility triangles need to be 25'x25' if easements no longer will be allowed.

Planning and Zoning Department:

1. Tract B shall either be labeled as a "Lot" or specify the use of the tract.
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.
3. Protective Fence as per §3.22 of the Subdivision Regulations must comply with City Code §152.219
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.
5. Subdivision development plan is required when the subdivision is developed in phases as per Subdivision Regulations §4.4(1)
6. Applicant must submit signed petitions for the creation of Improvement Districts as per Subdivision Regulations §3.17-5 to §3.17-7
7. Proposed street names must comply with the City of San Luis Roadway Naming and Addressing Policy.
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.

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