



# City of San Luis

## Planning & Zoning Department

Development Services • GIS • Building Safety • Code Enforcement

June 14, 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. 2019-0271F/Belleza Del Desierto Phase 1

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

### **City Engineer:**

#### **Final Plat –**

1. Reference Section, Township and Range in the title of the plat 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. Show setting type 4-080 subdivision monuments at the subdivision corners in Avenue E-1/2 and County 24<sup>th</sup> Street.
3. Check callout of distance of 1128.35 along the south boundary of the subdivision.
4. Add street names.

#### **Improvement Plans -**

- Paving and Grading Plan
  1. Provide profiles and signing and striping plans for County 24<sup>th</sup> Street and Avenue E-1/2. Detail grading of pavement at subdivision entrances.
  2. Provide cross-section of Retention basin 2.
  3. Provide a paved radius at the southwest corner of the Avenue E-1/2 and County 24<sup>th</sup> Street (for east bound traffic turning right onto Avenue E-1/2).
  4. Drainage Report – Provide full drainage report including street flow capacities and sizing of retention basin spillways.
  5. Provide deed for portion of south street to be constructed outside of the subdivision boundary.
- 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. Extend sewer lines adjacent to Lots 83 and Lot 87 to the manholes to the north and eliminate cleanouts.
  2. Are sewer line stubouts needed to the south?

3. 10-inch water line extending south from Co. 24<sup>th</sup> Street is shown with 2-45-degree bends at 100' south of the point of connection. Can the water line be run straight and bends eliminated?
- Submit ADEQ permits
- Submit Title Report

**Public Works Department:**

1. On 20th Avenue (Ave E1/2) and its intersection with 24th St, depending on striping plan, we might need to widen the south leg to reduce lane offset as much as possible with the north leg.

**Planning and Zoning Department:**

1. Under DEDICATION, please change the language to read "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. Change Avenue E1/2 to 20<sup>th</sup> Avenue.
4. Protective Fence is not shown on Sheet 1 of 9. Fence height must comply with the height requirements within the front setbacks as per City Code §152.219. Lot 57, 73, 74, 90, 8, 19, 20 and 7.
5. As per Subdivision Regulations §5.3.3, lots containing one acre or more shall show net acreage to the nearest hundredth of an acre.
6. As per Subdivision Regulations §5.3.11, parcel numbers and current zoning of all adjacent property must be shown.
7. Comply with Subdivision Regulations §5.3.12- Taxes and assessments.
8. As per Subdivision Regulations §4.3.10, names of proposed streets must be shown on plat. Proposed street names must comply with the Roadway Name Criteria as per §2.5 of the City of San Luis Roadway Naming and Addressing Policy.
9. As per Subdivision Regulations §4.3.30, owner's name and assessor's number of adjoining parcels must be shown.
10. As per City Code §152.297(A)(1), required landscaping for a subdivision development shall include... the adjacent public right-of-way as required in §152.298 of the City Code. Landscape plans for the adjacent right-of-way shall be submitted in accordance with City Code §152.300.
11. Applicant must submit signed petitions for the creation of Improvement Districts as per Subdivision Regulations §3.17-5 to §3.17-7. Staff will provide updated petitions.
12. 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%. Provide calculation of open space proposed in acreage.
13. As per City Code §152.297(C)(3) a 20 feet landscaped buffer area is required between a residential and an industrial development. A 20' non-buildable easement is proposed in lots adjacent to the industrial development. Another acceptable option, and since both developments have the same owner, a 20 feet landscape buffer easement can be provided along the back of the industrial lots adjacent to the proposed subdivision.
14. Bonds or Assurances shall be submitted in accordance with Subdivision Regulations Section 6.2
15. Comply with Subdivision Regulations Section 5.1.8.A- protective covenants.

**Parks and Recreation Department:**

1. Parks and Recreation Department will provide comments on all landscaping plans (Retention and R.O.W.) once the complete submittal is received.

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