



City of San Luis

Planning and Zoning Department

November 21, 2019

Nieves Riedel
PO Box 1649
San Luis, Arizona

Re: Subdivision Case No. 2019-0668P / Santa Cecilia No. 4

Ms. Riedel,

City staff has reviewed the preliminary plat submitted regarding Santa Cecilia No. 4, below are the City of San Luis comments:

Planning and Zoning Department:

1. Under DEDICATION, please change the language so that Tract "A" is dedicated to the City of San Luis instead of to the Public.
2. Under DEDICATION, subdivision and legal description is referenced as Santa Cecilia No. 3.
3. Current zoning must be shown.
4. Minimum lot size is 6,000 sq. ft.
5. Driveway must be shown for Lot 505, 504, 490, 489, 488, 487.
6. Applicant must submit signed petitions for the creation of Improvement Districts as per Subdivision Regulations §3.17-5 to §3.17-7
7. As per Section 4.3.30, owner's name and assessor's number of adjoining parcels must be shown.
8. As per Subdivision Regulations Section 5.3.11, current zoning of all adjacent property must be shown.

9. Protective Fence between the retention basin and lot 584 and 567 must comply with the height requirements within the front setbacks as per City Code §152.219.
10. 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.
11. 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.
12. Comply with Subdivision Regulations Section 5.3.12
13. Bonds or Assurances shall be submitted in accordance with Subdivision Regulations Section 6.2
14. Submit Evidence of Title as per Section 5.1.8.D of the Subdivision Regulations.
15. Comply with Subdivision Ordinance Section 5.1.8.A- protective covenants.

City Engineer:

1. Show zoning of the property.
2. Show recording information and zoning for Santa Cecilia No. 3 subdivision to the south.
3. Property is zoned R-1-6, make sure all lots are over 6000 square feet in area.
4. Under "Legend" add a note [2] for the Border Ranches Subdivision Plat and change existing right-of-ways along 20th Avenue and San Luis Lane from note [1] to note [2].
5. Show 1' non-access easement as a dashed line. Show setback lines as darker lines.
6. Under Keynotes, Note 3 appear to be the 20' front yard setback. Note 7 does not appear to be used. Note 8 does not appear to be used either (perhaps not needed as 8' Utility and CATV was abandoned per the Santa Cecilia Lot Split.)
7. Some minor lot dimensioning problems – the centerline bearings for Udall Lane and San Luis Lane are identical but the north-south dimensions of lots 503 through 491 vary from 99.98 feet to 100.00 feet. Similarly, the centerlines for Aracely Street and San Francisco Streets are not parallel but the dimension of lots 522 to 536 are all 100.00 feet (perhaps there should be a few hundredths differences.)
8. Provide street name for street that intersects San Luis Lane between lots 496 and 497.

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 comment 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.

Thank you,

Jose A. Guzman
Director of Planning and Zoning