



# City of San Luis

## Planning and Zoning Department

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November 21, 2019

Nieves Riedel  
PO Box 1649  
San Luis, Arizona

Re: Subdivision Case No. 2019-0669F / Santa Cecilia No. 4

Ms. Riedel,

City staff has reviewed the final 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.

**Improvement Plans –**

1. Submit Drainage Report.
2. Submit ADEQ Approval.
3. Submit Title Report and CC&R's.

4. Submit traffic study. Traffic Study will be conducted. NEI will submit quote tomorrow or Monday at the latest.
5. Paving and Grading Plans - Sheets 1, 2 and 3
  1. Check roadway grade near Lot 520 (C157.72/G157.22 – too high.)
  2. Provide street sign/stop sign at 21<sup>st</sup> Avenue and San Pedro Street and at San Luis Lane and unnamed street.
  3. Check grades in retention basin. Storm drain pipes enter at an elevation 1 foot below bottom of basin.
  4. Provide streetlights along San Luis Lane and the north part of 21<sup>st</sup> Lane. Check to see if additional streetlights are needed along Aracely Street and 20<sup>th</sup> Avenue, where street lights exist along the existing street sections.
  5. Storm drains and retention basin will be reviewed after receipt of drainage report.
    6. Show spillway widths on the plans.
6. Water and Sewer Plans – Sheets 4 through 8
  1. Note that Keynotes and Material List is on sheet 4 instead of sheet 3 (sheets 3 and 5-8)
  2. Keynote 6 should perhaps be '10" x 8" tapping sleeve...'
  3. Keynote 18 not found ('10" x 8" PVC crossing?')

**Public Works:**

1. Plan wall improvements to provide adequate sight distance per City of Yuma Standard 3-400.
2. Use blue and white colors on a 6" wide sheet for street name signs.
3. Include rip-rap pad dimensions on Detail I. Use MAG spec 530 for paint or approved equal.
4. On retention basin, will coordinate with parks for backflow location and verify if they need utilities for future restrooms.
5. Final street lighting design to be reviewed with APS.
6. Include all street names to sheet 1.
7. Storm drain on Agave Avenue needs to move east further away from future walls and out of the valley gutter on Los Olivos Drive.
8. Include full signing and marking plans for the project.
9. Include concrete cap thickness over storm drain pipe. Is storm drain pipe capable of being loaded by the concrete cap and sides?

**Parks and Recreation Department:**

1. Add Sprinkler head to northwest corner for water coverage.
2. Show on plan: power location for irrigation.
3. Irrigation Question #5: Who is providing power (installation and connection) APS Pedestal/Solar?
4. Recommend adj A Port manifold (Orbit) for irrigation system.
5. Recommend Hunter Pro-C Irrigation Controller for system.

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