



City of San Luis

Planning and Zoning Department

January 13, 2020

Core Engineering Group, PLLC
200 E. 16th Street, Suite 150
Yuma, Arizona 85364

Re: Subdivision Case No. 2019-0826F/ Magrino Industrial Park Unit No. 3

Kevin,

City staff has reviewed the final plat submitted regarding Magrino Industrial Park Unit No. 3, below are the City of San Luis comments:

Planning and Zoning Department:

1. Label future units as one lot.
2. Provide purpose of Tract A.
3. Applicant must submit the pending application signatures and notarized waiver as per A.R.S. Section 12-1134.
4. If applicable, owner must submit required improvement districts petitions.
5. Bonds or Assurances shall be submitted in accordance with Subdivision Regulations Section 6.2
6. Submit Evidence of Title as per Section 5.1.8.D of the Subdivision Regulations
7. Comply with Subdivision Regulation Section 5.1.8.A- protective covenants.
8. Provide protective fence on the east side of tract A and lot 4 through 13.

City Engineer:

1. Revise the boundary of the subdivision to include the "Future Units" area. Label the "Future Units" as a parcel (noting that a different parcel was already named "Future Units" in Unit 2.)
2. Purpose for Tract A is not given.

3. A 'Tract A1' is shown on Sheet 1 and is labeled as 'Tract D' on Sheet 2.
4. Line for US/Mexico border is missing.
5. Label new right-of-way along Tract A (sheet 2)
6. Add callouts for right-of-way and easements along east side of Avenue D (sheet 2.)
7. Show existing and new right-of-way along Vaughn Street on north side of Lot 3 (per GYPA/Magrino Lot Tie and Lot Split dedications.)
8. Dedicate right-of-way and improve full street along the south side of Lot 2
9. A temporary turnaround is shown on sheet 3 near the north end of Port Authority Avenue – improve entire length of Port Authority Avenue and install temporary turnaround to the south of Lots 1 and 2 (Only needed if comment No. 9 above goes away.)
10. Plat will need to be signed by all landowners (GYPA and Cocopah Indian Tribe.)

Improvement Plans:

1. Sheet 1 – Revise general note 1 to delete reference to Yuma County Standards and to instead reference City of San Luis Standards, which consist of City of Yuma Standard Details, MAG Specifications and City of San Luis Supplement.
2. Roadway Plans –
 - Provide roadway plans for the road on the south side of Lot 2. (Per Comment 8 above.)
 - Extend Port Authority Avenue roadway improvements to the south line of Lots 1 and 2
 - Schedule of Work Item 1 – Remove and stockpile ABC. Used ABC may not be use for City of San Luis roadways unless tested and meeting required specifications.
 - Schedule of Work Item 6 – 6' Screen Wall by Developers. Perimeter wall of subdivision to be constructed as a part of subdivision improvements.
 - Schedule of Work Item 15 – Provide cold joint for future removal. Do not provide cold joint – pavement will be sawcut for future roadway work.
 - Avenue D – Several low spot in the paving profile are detailed (between lots 5 and 6, 9 and 10, 12 and 13.) Ensure Avenue D is sufficiently above adjacent grades to allow for roadway flows to flow offsite. Note also that as Avenue D has ribbon curb that no longitudinal slope of the roadway is required.
3. Submit Drainage Report
4. Water Plans and Details –
 - Plans show water lines with up to about 7 feet of cover. Generally limit cover to no more than 5 feet to reduce future City maintenance expenses.
 - Extend water line on Avenue D to beyond limits of paving.
5. Sewer Plans –
 - Manholes shall be constructed of polymer concrete, per the City of San Luis Supplement.
 - Provide special designs as needed for deep manholes.
6. Roadway, Water and Sewer Details – Remove all references to Yuma County standards and specifications from the details. If Standard Details are reproduced on the plans (they do not need to be), clearly identify any modifications to the details.

7. Submit ADEQ approvals.
8. Submit Title Report.
9. Submit CC&R's.

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