



# City of San Luis

## Planning and Zoning Department

Development Services · GIS · Building Safety · Code Enforcement

September 23, 2020

Nieves Riedel  
Riedel Holdings LLC  
PO Box 1649  
San Luis, AZ 85349

Re: Subdivision Case No. 2020-076F/Riedel Office Condominiums-Final Plat

City staff has reviewed the final plat for Santa Cecilia No. 3 Subdivision and have the following comments:

**Planning and Zoning Department:**

1. Creation of condominiums is subject to Arizona Revised Statutes Title 33 Chapter 9 Article 2, please provide documentation appropriately.
2. The condominiums shall be labeled as "Unit" and not as "Suite".
3. As per City Code § 152.107, 3% of open space shall be provided for this subdivision. Please provide calculations and location of open space. The required on-site parking areas/lot and the required parking lot landscaping shall not be calculated as open space. However, building setbacks, street frontage and on-site retention areas may be calculated as open space if those areas are landscaped.
4. Landscape plans review and construction can be done through the building permit process. However, landscape plans will be required and the property owner/association should properly maintain all landscape materials and landscaped areas, including that within the public rights-of-way adjacent to the development, in accordance with the approved landscape plan.
5. Parking shown on the plat is for owner's reference only. Staff will review the required parking spaces based on the uses at the time of the building permit or business license application.

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.



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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