



# City of San Luis

## Planning and Zoning Department

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January 13, 2020

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

Re: Subdivision Case No. 2019-0825P/ Magrino Industrial Park Unit No. 3

Kevin,

City staff has reviewed the preliminary 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.

**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.)

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