



City of San Luis

Planning and Zoning Department

Development Services · GIS · Building Safety · Code Enforcement

April 13, 2020

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

Re: Subdivision Case No. 2020-075P-/Preliminary Plat Riedel Office Condominiums

City staff has reviewed the preliminary plat for Riedel Office Condominiums Subdivision and have the following comments:

City Engineer:

1. Show lot line between lots B1 and B2 to be abandoned.
2. Dedication says plat consists of 'sheets (sp.) 1 of 1' but the submitted plat consists of 4 sheets.
3. Dedication references CC&Rs for the condominiums. Have these been submitted?
4. How will common area be owned – partnership, corporation, etc.? Submit articles of incorporation or organization as appropriate.
5. There is a cell tower at the northwest corner of lot B-2. It appears that it is located on the common area of the Condominiums and the common area will be owned by the Riedel Office Condominiums condo owners association. Does it require any separate lot or easement?
6. Parking spaces and building sections should not be shown on final plat (ok to show on preliminary plat.) Submit separate site plans when building plans are submitted.
7. Show survey monuments to be set at subdivision boundary.
8. There is an APS powerline across the south side of the property. Show its easement if one exists.
9. It is noted that the 24' new access easement across the south side of the property physically connects to drive aisles on lots to the east and west but no matching access easements appear to have been dedicated on the adjacent lots.
10. "Reference Note" (misspelled) mentions a 'community building' but there is no community build shown.

Public Works Department:

1. Provide water and sewer plan
2. Provide drainage easements as need (don't know how they will handle storm water)



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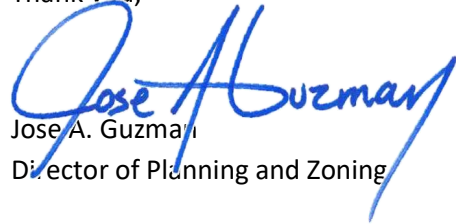
Planning and Zoning Department:

1. Creation of condominiums is subject to Arizona Revised Statutes Title 33 Chapter 9 Article 2, please provide documentation appropriately.

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.

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