



City of San Luis

Planning and Zoning Department

Development Services · GIS · Building Safety · Code Enforcement

June 3, 2021

Salmos 127 1 LLC
PO Box 2754
San Luis, AZ 85349

Re: Subdivision Case No. 2021-0308F /Palencia Hills Subdivision- Final Plat

City staff has reviewed the final plat for Palencia Hills Subdivision and have the following comments:

City Engineer:

Plat

1. Identify Tract B (Quintero Avenue) as a privately maintained street. Address maintenance in HOA documents.
2. While Quintero Avenue may be intended to be a privately maintained street, there will still be City of San Luis Water and Sewer Lines within it – provide a water and sewer easement for these lines and their services.
3. Key Note 4 is shown as a drainage easement. The easement appears to be need to be privately maintained (as it is within the perimeter wall of the subdivision.) Identify it as such on the plat, address its dedication in the Dedication statement, and address maintenance in the HOA documents.
4. There is a Key Note 5 on lot 18 – should this be a Key Note 4?
5. Identify or remove the solid line shown about 20 feet just west of the west boundary of the subdivision.
6. Revise the Dedication to include setback for water meters, fire hydrants and street lights (see for example the Santa Cecilia 4 plat.)
7. If Tract A and Tract B are to be private facilities, dedicate them to the HOA in the dedication.
8. Provide CC&R's and Title Report.

Improvement Plans:

Sheet 1

1. Street is shown as a one-way sloped roadway (Detail L2.1.) Provide crowned street.
2. Provide vertical curve design criteria to ensure sight distance requirements are met (for example K values per Yuma County Standards Volume 1, Table 3.9 or similar.)
3. Backyard slopes will need to be addressed in CC&R's (similar to La Quinta 2.)



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4. Provide grading details for back of sidewalk to right-of-way line for County 22nd St. adjacent to Lot 1. Provide landscaping for this area.
5. Retention basin called out as 3.5 feet deep but grades have only a 2.8' differential (high water elevation of 109.30 would have water flowing out of basin into County 22nd St.)
6. Will streetlights be private (paid for by HOA) or City of San Luis street lights?

Sheet 3

1. Manholes shall be constructed of polymer concrete.

Water and Sewer Report –

1. Provide pressure loss calculations for the water line.

Drainage Report –

1. Provide street flow calculations. Calculated street flows are listed in a table on page 7 but another table is needed to show how these were calculated (values appear different than appear to be calculated per values given in the write-up.)
2. Provide calculations for the 2' drainage channel.

Public Works Department:

Plat

- Callout 5 on plat appears to be a misprint. It points to drainage easement.
- Sight triangle to be a minimum of 25'x25'. Visibility should be verified per City of San Luis Standards.
- Include 1' non-access easement along County 22nd St and adjoining visibility triangle.
- It appears that there is an extra word in the "Notes" paragraph.
- Add language below to the plat as applicable.

RESTRICTIONS RECORDED CONCURRENTLY HERewith. A THREE-FOOT NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT FROM THE FURTHEST PROJECTION ON ALL SIDES OF ALL FIRE HYDRANTS; A 12-INCH NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT AROUND ALL WATER METERS AND A 24-INCH NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT AROUND STREETLIGHTS IS HEREBY GRANTED.

Improvement Plans

- General comment: Designer to meet City of San Luis Standards and get approval in writing for deviations in his design.
- Provide cross section detail of west end of subdivision to better show what is happening in the proposed drainage easement.



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1. Under ACKNOWLEDGMENT the owner is refer as Riedel Holdings, L.L.C.
2. Comply with all requirements of Resolution No. 2180 – Las Quintas de San Luis 3 Development Agreement.
3. Fence height must comply with the height requirements within the front and street side setbacks as per City Code §152.219.
4. The applicant provided HOA documents and are under review by city staff

Parks and Recreation Department:

1. Remove all Shrubs or Bushes from Grass area
2. Provide 6 or 7 ft of buffer around retention area (White rose rocks ¾" min or ½" buffer between block wall, fencing and sidewalk.
3. Locate all shrubs and valves on gravel area
4. Remove or relocate all trees from ROW street corners at least 20 ft from corner street site
5. Change the irrigation control from LEIT 4000 to XC HYBRID Hunter brand
6. Change the sprinklers Hunter ICV to Hunter I-20..
7. Please provide specific irrigation plans for grass on ROW area. (If planting grass please remove shrubs from that area (ROW)

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