



City of San Luis

Planning and Zoning Department

Development Services · GIS · Building Safety · Code Enforcement

May 7, 2021

Vianey R. Vega, P.E.
Vega and Vega Engineer, PLC
1846 S. 8th Avenue
Yuma, AZ 85365

Re: Subdivision Case No. 2021-0181F/Belleza Del Desierto Phase 2

City staff has reviewed the final plat for Phase 2 of Belleza Del Desierto Subdivision and have the following comments:

City Engineer:

Final Plat –

1. Check the need for additional right-of-way for sight distances at San Antonio Street and 20th Avenue per City of Yuma Std. 3-200 (Lots 122 and 123, also check if any issues with Phase 1 lots.)

Improvement Plans –

-Paving and Grading Plan

1. 20th Avenue Striping Plan - Add regulatory and warning signs as needed.
2. Drainage Report – Provide full drainage report including street flow capacities and sizing of retention basin spillways.
3. Street lights will be current City of San Luis requirements and will be supplied and installed by APS (the developer shall enter into an agreement with APS for the street lighting system.)

-Water and Sewer Plans

1. Extend sewer lines adjacent to Lots 97 and 98 to the manhole to the south north and eliminate cleanout.

Public Works Department:

Plat

- Add non-access easement on south and east subdivision boundary.
- Drainage easement might be needed in lot frontage if storm water/construction water is expected to encroach behind the sidewalk.

Improvement Plans

- General comment: Designer to meet City of San Luis Standards and get approval in writing for deviations in his design.
- Show calculations that all intersections meet standard 3-400.
- Rip-rap calls out for 3” to 8” rock. Further evaluation needs to be conducted to verify 3” rock is adequate size to not be washed out.
- Striping plans need further review and discussion with engineer.



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1. As per City Code §152.297(C)(3) a 20 feet landscaped buffer area is required between a residential and an industrial development. The buffer should be labeled as "20' buffer non-buildable easement" and it shall be located along lots 91-115.
2. Applicant must submit signed petitions for the creation of Improvement Districts as per Subdivision Regulations §3.17-5 to §3.17-7
3. Subdivision Regulations §3.28- Lot dimensions must comply with Zoning Regulations. Minimum size is 6000 sq. ft., review size for lots 123, 124, 153, 154 and 177. Minimum width of lots is 60 feet, review lot width on lots 116, 115, 99 and 98.
4. Applicant must comply with all conditions on Ordinance No. 398.
 - a. That any development of the property, or portion thereof, and/or the approval of any subdivision plat, be conditioned upon payment to the city the sum of \$260.00 per acre, or any portion of an acre, as a proportionate contribution for a traffic signal at the intersection of County 24th Street and Avenue E. The city will initiate a regional circulation study in east San Luis within the next 12 months to establish the need for the traffic signals on Avenues F and E along County 24th Street. The study will provide an estimated time as to when the traffic signals will need to be installed.
5. As any other subdivision a traffic study is now a requirement and any improvements must be incorporated in the design.


Parks and Recreation Department:

1. Landscape Plans for retention and adjacent right-of-way have been submitted as required by the Subdivision Regulations. Plans are still under view by the Parks and Recreation Department and will provide comments once the review is finalized.

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