



City of San Luis

Planning and Zoning Department

Development Services · GIS · Building Safety · Code Enforcement

May 10, 2021

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

Re: Subdivision Case No. 2021-0307P /Palencia Hills Subdivision- Preliminary Plat

City staff has reviewed the preliminary 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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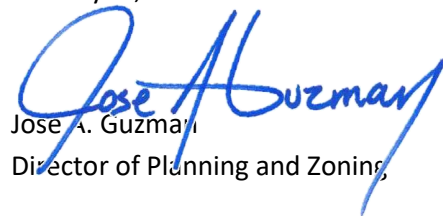
Planning and Zoning Department:

1. Under ACKNOWLEDGMENT the owner is refer as Riedel Holdings, L.L.C.
2. Applicant must submit signed petitions for the creation of Improvement Districts as per Subdivision Regulations §3.17-5 to §3.17-7
3. As per City Code Section 152.297(A)(1) and as per Resolution No. 2058, required landscaping for a subdivision development shall include... the adjacent public right-of-way as required in Section 152.298 of the City Code. Landscape plans for the adjacent right-of-way shall be submitted in accordance with City Code Section 152.300.
4. Comply with all requirements of Resolution No. 2058 – Las Quintas de San Luis 3 Development Agreement.
5. The applicant must provide to the City any documentation regarding the Home Owners Association including but not limited to Declaration of Covenants, Conditions and Restrictions (CC&Rs), the articles of incorporation, the bylaws, and the rules and regulations. The applicant must provide an acceptable mechanism to generate funds necessary to maintain any private streets, landscape, retention, common areas and amenities associated with the development including the landscape in the adjacent public right-of-way. The applicant agrees to submit a petition to create any applicable improvement district, dedicate easements to the City, and make changes to the plat as deem necessary by the City.

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