



City of San Luis

Planning and Zoning Department

Development Services · GIS · Building Safety · Code Enforcement

July 8, 2021

Core Engineering Group, PLLC
200 E. 16th Street, Suite 150
Yuma, AZ 85364

Re: Subdivision Case No. 2021-0418P and 2021 0419F-Magrino Industrial Park Unit 4 Subdivision

City staff has reviewed the Preliminary and Final Plat and staff has the following comments:

City Engineer:

Preliminary Plat and Final Plat –

1. Show survey monuments to be set at all corner of the subdivision boundary.
2. Note on plat calls out “Ex 15’ APS Easement per Fee 2008-31671 abandoned by separate instrument.” And also shows “proposed 15’ APS easement by separate easement.” These easements should be abandoned and created prior to recordation of this plat and the fee numbers of the recorded documents shown (and if the existing easement is abandoned, it does not need to be shown on the plat.)
3. Magrino Unit 3 dedicated right-of-way at the end of Port Authority Avenue for a future knuckle that will not be constructed (Unit 3 Plat, Lines 10 and 11 and Curve 1.) Abandon un-needed right-of-way and replace with utility easements.
4. Avenue D right-of-way includes ex. 66’ road easement per R2 – County Road Map 3856. This is shown ending at County 25-1/2 Street. Is this correct? (Map 3856 could not be located.) Or does 66’ right-of-way extend across lot 10 and to the border and therefore need to be partially abandoned?
5. Correct callout on the east side of Lot 7 that reads “New 15 foot Drainage Easement Abandoned by Separate Easement.” Add 15’ drainage easement to the west sides of lots 8 and 9 (callout reads only ‘New 15’ Front Yard Setback.”)
6. Provide 1’ Non-Access Easements around perimeter of subdivision as needed. Will access be allowed from lots 2, 10, 11 and 12 to 90’ USBP easement? If not, included non-access easement to the north of this.
7. Provide title report and CC&R’s.

Improvement Plans –

General –

1. It is noted, similar to previous Units, that the perimeter wall around this subdivision will be constructed by individual lot owners.

Roadway Plans -

1. General Note. Roads shall be sufficiently above adjacent lots such as to allow stormwater runoff to drain to adjacent lots. In areas where the roadway grades are lower than the existing lots,

sufficient grading on the lots shall be provided to intercept and store runoff from the roadway. Detail such areas as needed on the plans.

Water and Sewer Plans -

1. Delete air release valves on Port Authority Avenue and on County 25th Street (water meters should provide sufficient air release.)
2. Clarify note at MH#3 on Avenue D that "MH Not Needed." (Perhaps an as-built note from Unit 3?)
3. Submit ADEQ approval to construct.

Drainage Report –

1. Revise "Design Philosophy" Section to state that runoff from roadway is designed to be retained within the 80' road right-of-way (it is to be retained on the adjacent lots.)
2. Volume of roadway runoff to be retained is the 100-year, 1-hour storm runoff, 2.25" – YCPW standards 3.2.7, Individual Parcel Retention, with road right-of-way considered a part of the individual parcel area. (Volume does not need to be maintained in the 15' drainage easement, it can fully flow onto the adjacent lots – drainage easement is primarily for City enforcement of the lots accepting roadway drainage.)

Planning and Zoning Department:

1. All the phases for Magrino Industrial Park Unit 3 must be completed in accordance with Resolution 2159 as part of the development of Magrino Industrial Park Unit 4.

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,



Fernando Villegas
Principal Planner