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April 10, 2023

Mr. Juan Tejeda, Associate Planner  
City of San Luis Planning and Zoning Department  
1090 E. Union Street  
San Luis, Arizona 85349

RE: Subdivision Case No. 2022-0688 Plaza Colibri Commercial Subdivision

Dear Mr. Villegas:

The followings are our response to your review comments in the letter dated April 7, 2023:

## **City Engineer**

### **Subdivision Plat:**

***Comment:*** An improvement district or other suitable vehicle for paying for and performing maintenance and repair of the "Access Easement" shall be established. The "Access Easement" will not be maintained or repaired by the city. It must also be always kept accessible to City emergency vehicles.

***Response:*** As discussed with staff today our response remains unchanged. The Access easement will be maintained by the Plaza Colibri HOA governed by the CC&R's documents currently being prepared by the attorney. We believe this will be the most suitable vehicle for paying for and performing maintenance and repair of the "Access Easement". Upon completion of the documents will be submitted to the City of San Luis for review and input. As you stated the Access easement will always be kept accessible to City emergency vehicles and City of San Luis personal to maintain the Water Line and have inspection access to the sewer line. All these issues will be covered in the CC&R's. Attached herewith please see the draft CC&R's for your legal department review and discussion. Our Attorney Mr. John Garcia will be in contact with the City Attorney to discuss.

### **Improvement Plans:**

#### **Paving and Grading Plans:**

***Comment:*** County 24<sup>th</sup> roadway right-of-way Basins not allowed within County 24<sup>th</sup> roadway right-of-way. The retention basins shown parallel to County 24<sup>th</sup> and within its right-of-way shall be relocated to be fully within the subdivision lots.

***Response:*** As discussed in today's meeting with city staff, the retention basin along County 24<sup>th</sup> roadway right-of-way is a joint retention basin that is wide enough to create a nice, landscaped area. Portion of the retention basin on the west side was already approved by the city and construction is complete. We examined the city ordinances and can't find a section in the ordinance prohibiting retention basins within the right of way. By the City approving portion of it we believe

it is acceptable and it is widely used in many locations within the City of San Luis and the City of Yuma. Attached for your information are some examples that I was able to find in the short time I have for your assurance. With that no need to revise the drainage report.

### **Water and Sewer Plans:**

**Comment:** Provide Copies of ADEQ approvals if not previously submitted.

**Response:** The ADEQ approval is forth coming. We will submit a copy when we receive it.

### **Landscaping Plans:**

**Comment:** Provide landscaping for adjacent street right-of-way

**Response:** Landscaping for adjacent right-of-way is hereby attached. All landscaping will be done with the development of the adjacent property. If the adjacent property is not developed within 2 years, the developer will complete the landscaping at its entirety.

**Comment:** Water and Sewer Plans - Has the existing sewer line across lots 1-8 been approved by YCEH/ADEQ? (Provide copy of approval if not previously submitted.)

**Response:** As discussed in the meeting, the city was not sure about the water line being private or public water system. Since we received a determination from the City that the water line will be a public water system, and therefore we must obtain ADEQ approval. The construction of this water line started with the Plaza Colibri Gas Station project where it was permitted by the city as a private water line.

### **Planning and Zoning Department**

**Comment:** Show Street lights along County 24<sup>th</sup> Street.

**Response:** Street lights along County 24<sup>th</sup> Street are hereby shown on the plans.

**Comment:** Provide CC&R's.

**Response:** Attached herewith please see the draft CC&R's for your legal department review and discussion. Our Attorney Mr. John Garcia will be in contact with the City Attorney to discuss.

**Comment:** Sign and submit attached MID

**Response:** The MID was forwarded to our attorney, John Garcia to discuss with your legal department.

### **Public Works**

**Comment:** Retention Should be outside the right-of-way.

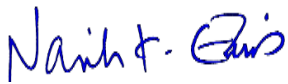
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**Comment:** Sewer main will be private and easements are needed.

**Response:** We understand the sewer line will be private. The subdivision plat submitted to the City shows the easement required for the water and sewer lines.

Sincerely,  
Edais Engineering, Inc.



Najeh Edais, P.E.