



City of San Luis

Planning and Zoning Department

Development Services · GIS · Building Safety · Code Enforcement

August 29, 2023

Najeh Edais
Edais Engineering
3075 S. Avenue 4E
Yuma, Az 85365

Re: Subdivision Case No. 2023-0291F Los Mezquites Unit 3 Subdivision

City staff has reviewed the final plat for Los Mezquites Unit 3 Subdivision and have the following comments:

City Engineer:

Final Plat-

1. Fill in Plaza Colibri plat recording information.
2. Show subdivision corner monuments and any missing street monuments to be set.
3. Still labeled 'Preliminary Plat.'

Improvement Plans

Roadway Plans-

1. Check curb grades at Lot 490 – should C-159.46/G-158.96 be 1 foot lower to match lot 489 grades?

Water and Sewer

1. Response to PW Comment No. 3 on townhome sprinkler systems is incorrect – fire lines cannot come off of water meters as water meters may be shut off.

Landscaping Plans

1. Submit irrigation plans for retention basin (landscaping plans submitted but not irrigation plans).

Planning and Zoning Department:

Final plat

1. Plat should be labeled as "Final Plat".
2. Lot 540 should have a minimum size of 6,000 sf as per R1-6 Zoning District development standards.
3. Please add a 1' non-access easement on the north side of the lot 536.
4. On DEDICATION it should read: "A PORTION OF THE S1/2 OF THE SW1/4..." to match legal description on top.
5. On DEDICATION: signature line to give space for signature.
6. On SURVEYOUR CERTIFICATE: revise number of sheets to three (3). Revise all sheets.

Improvement Plans

1. As per comment dated 7/17/23, curb/gutter elevation north of lot 490 will prevent stormwater to drain Jett Street to retention basin, gutter elevation is half a foot higher than street CL elevation, please clarify or revise accordingly.

Parks and Recreation Department:

Landscaping Plans

1. Please install Bowsmith multi emitter (ML210-1.0GPH.) instead if Orbit multi emitter.
2. Please install Hunter I-20 sprinklers instead of Hunter PGP sprinkler.

Public Works Department:

1. Confirm that visibility triangle are adequate for 24th Avenue (Collector Road).

Fire Department:

1. The Fire line and domestic water line need to have separate lines for the protection of the occupants of the new proposed townhomes in the case of domestic water line repair or termination of domestic water services.
2. Engineered Fire Alarm plans will need to be submitted and approved, prior to the beginning of work. Automatic Fire Sprinkler systems shall have supervisory attachments installed and monitored in accordance with *NFPA 72, National Fire Alarm and Signaling Code.* –NFPA 13.3.1.8.1

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 extension 2064.

Thank you,

Juan Tejada
Associate Planner

A handwritten signature in black ink, appearing to read 'Juan Tejada', with a long horizontal line extending to the right.