



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. 2023-0295F Los Mezquites Townhomes Subdivision

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

City Engineer:

Final Plat

1. Provide additional Non-Access Easements along the site triangle lines of corner lots and along side lot lines of lots adjacent to the four Tracts.
2. Provide CC&R's/HOA documents and Title Report.
3. Fill in Plaza Colibri plat recording information.

Planning and Zoning Department:

Final plat

1. Plat should be labeled as "Final Plat".
2. Add 24TH Avenue street name on plat.
3. On DEDICATION it should read: "A PORTION OF THE S1/2 OF THE SW1/4..." to match legal description on top.

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 Tejeda
Associate Planner