



City of San Luis

Planning and Zoning Department

Development Services · GIS · Building Safety · Code Enforcement

January 18, 2023

Najeh Edais
3075 S. Avenue 4E
Yuma, AZ 85365

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

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

City Engineer:

Preliminary Plat

1. Lot 41 is too small (3600 sf.)
2. Add overall dimension to the lot line between Lots 38 and 39.
3. Set City standard subdivision monuments at all corners of the subdivision.
4. Provide additional signature lines under Approvals for City Engineer, City Manager and Mayor.
5. 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 kept accessible to City emergency vehicles at all times.

Improvement Plans:

Paving and Grading Plans –

1. The City no longer allows the construction of retention basins within roadway right-of-ways. The retention basins parallel to Avenue E are existing or are a continuation of existing retention basins and as such may remain and are acceptable to the City (though they still will be a maintenance issue.) The retention basins shown parallel to County 24th and within its right-of-way shall be relocated to be fully within the subdivision lots.
2. Provide widths for spillways.
3. Details A/C-3 and C/C-3 – Provide widths of new roadways (need typical widths or range of widths if roadway width varies.)
4. Provide Drainage Report.

Water and Sewer Plans –

1. Provide pipe bends rather than bending pipes as shown across lots 2, 3 and 4. Pipes should be installed straight but may be deflected up to ½-degree per joints (sizes 4" and greater.)
2. Has the existing sewer line across lots 1-8 been approved by YCEH/ADEQ? (Provide copy of approval if not previously submitted.)

Public Works:

1. Verify that access easement has adequate width for proposed improvements

Planning and Zoning Department:

1. Section 3.25 Sidewalks. Sidewalks shall be constructed on both sides of all streets within the subdivision, and in all cross walkways. No sidewalks are being proposed within the subdivision.
2. Section 3.26 lots. Lot 41 does not meet the minimum lot size requirement of 8,000 square feet. All lots shall be buildable, except a public utility lot. Provide legal access to lot 41.
3. Section 4.4.4 Supplemental Information. Provide proposed method of control of storm waters, including data as to grade and dimensions.
4. Section 4.4.5 Supplemental Information. Provide the method by which the interior street (private street) will be financed and maintained.
5. Section 4.4.6 Supplemental Information. Provide landscaping along Avenue E and the proposed method of financing and maintenance of those improvements.
6. Replace existing 20 feet buffer with a 20 feet landscaping easement.
7. Provide preliminary landscaping plan that includes the 20 feet buffer along the common property line between commercial and residential development.
8. Provide perimeter wall, a minimum of six feet in height along the common property line between commercial and residential development.
9. As per City Code §18.70.040(A), City Council may, through the subdivision plat approval process, allow private streets designed and constructed under the City standards. The proposed private street is considered a commercial street under Subdivision Regulations Section 2.1. Highway Terms (C)(3), "...Commercial Streets require a minimum 54' pavement width"

Fire Department:

1. The City of San Luis Fire Department has no comments at this time, but reserves the right to comment upon subsequent submittals. Final decisions regarding this request are best made by the Planning and Zoning Department.

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.

Please address all of the review comments from the City, agencies and utilities and resubmit the preliminary plat. If you have any questions on these comments, please contact the Planning and Zoning Department at 928 341-8563.

Thank you,



Fernando Villegas AICP Candidate
Principal Planner