



City of San Luis

Planning and Zoning Department

Development Services · GIS · Building Safety · Code Enforcement

April 07, 2023

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

Re: Subdivision Case No. 2023-0134F Plaza Colibri Commercial Subdivision

City staff has reviewed the final plat for Plaza Colibri Commercial Subdivision and have the following comments:

City Engineer:

Plat-

-Previous Comment 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-

-Previous Comment 1 – Retention basins not allowed within County 24th roadway right-of-way. The retention basins shown parallel to County 24th and within its right-of-way shall be relocated to be fully within the subdivision lots.

-Previous Comment 4 - Provide Drainage Report. Drainage report provided.

New Comment - Revise drainage report to include calculations for the adjacent roadway right-of-ways and the sizing of retention basins for the roadway drainage.

Water and Sewer Plans-

-Previous Comment 2 - Provide copies of ADEQ approvals if not previously submitted

Landscaping Plans (1st Submittal)-

-Provide landscaping for adjacent street right-of-ways.

Planning and Zoning Department:

-Show street lights along County 24th Street

-Provide CC&R's

-Sign and submit attached MID petitions

Public Works Department:

-Retention should be outside the right of way.

-Sewer main will be private and easements are needed.

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 blue ink, consisting of a large, stylized 'J' followed by a horizontal line that extends to the right and then loops back down.