



City of San Luis

Planning and Zoning Department

Development Services · GIS · Building Safety · Code Enforcement

July 17, 2023

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

Re: Subdivision Case No. 2023-0290P & 2023-0291F Los Mezquites Unit 3 Subdivision

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

City Engineer:

Preliminary and final plat

1. Show Non-Access Easements, Utility Easements and Setbacks.
2. Provide CC&R's and Title Report.

Improvement Plans

1. Provide streetlights along Avenue D-1/2.
2. Call out drainage spillway widths.
3. Submit landscaping plans for retention basin, tracts and Avenue D-1/2 parkway.

Water and Sewer Plans

1. Submit ADEQ permits.

Planning and Zoning Department:

Preliminary and final plat

1. Please revise "Los Mezquites" wording on legal description.
2. Add vicinity or location map on plat.
3. Add 24th Avenue Right-of-Way.
4. Minimum lot size for R1-6 is 6,000 S.F. Lot 563 does not have the minimum size please revise accordingly.
5. Add bearings to lot lines in knuckle that differ from Center Line alignment.
6. Add bearing to NE lot line of Lot 564.
7. Show 1' Non-Access Easement with call out on plan.
8. Show utility easements and setback lines with call outs on plan.
9. "APPROVED" section to be signed by "Vice Mayor" instead of "Mayor".
10. Add "Lot Line" and "Existing Lot" to "LEGEND" section.
11. Adjust signature line accordingly on "DEDICATION" section.
12. Some dimensions on retention Open Area/Retention Basin missing, please add accordingly.
13. Existing Monument on legend to match the ones on plan "COR. THIS SUBD."
14. Is the Existing Monument on Jett Street 40' west from 24th Avenue centerline correct?

Improvement Plans

1. Please submit landscaping plans.
2. Keynote No. 14 revise to current COY Standards or is this a Yuma County Standard?
3. Show fire hydrant street markers on plans.
4. Revise street names all around subdivision so they don't be over curb/sidewalk to be legible.
5. Add dimension for Storm Drain Pipe from centerline.
6. Sheet 1: Curb/Gutter elevations on north of lots 503 and 504 not readable, revise accordingly.
7. Sheet 1: Finish grades for Lots 415 and 444 on Nadine Street are lower than the curb elevation, revise accordingly.
8. Sheet 1: Lot 490 has Finish Grade on top of lot number, revise accordingly throughout subdivision.
9. Sheet 1: Curb/gutter elevation north Lot 490 will prevent stormwater to drain accordingly, please clarify or revise accordingly.
10. Sheet 1: Show concrete spillway width on plans.
11. Sheet 2: Is Curb/Gutter elevation on lot 577 correct? Clarify or revise accordingly.
12. Sheet 2: Lots 597 to 608 seem a little shallow compared to curb elevations. A higher finish grade will ensure correct lot drainage.
13. Sheet 2: Keynote No. 20 on 24th Avenue near entrance of subdivision, clarify or revise accordingly.
14. Sheet 3: Detail B/3 inverts and pipe diameter do not match plans, clarify or revise accordingly.
15. Lot numbers and street slopes could be larger font to be more readable.

Water and sewer plans

1. Sheet 5: On "Construction Keynotes", keynote no. 10 is repeated, please revise accordingly.
2. Sheet 4: Relocate fire hydrant on Lot 556 so it does not interfere with driveway."
3. Show and call out C909 PVC Pipe on plans for Jaxon Street.

Public Works Department:

1. Confirm that visibility triangle are adequate for 24th Avenue (Collector Road).
2. Update traffic study to reflect current planned developments (if needed).
3. Provide more detail on how townhomes sprinkler system would tie on to City water distribution system.

Fire Department:

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.

ADOT:

The ADOT Southwest District requests a traffic impact analysis (TIA) be completed that meets the requirements of Section 240 of its traffic guidelines and processes (TGP) available at <https://azdot.gov/node/5274>. The TIA will allow the Department to assess the traffic impacts to the SR 195 & Ave E intersection. SR 195 is a controlled-access facility and no direct access will be permitted.

Yuma County Airport Authority, Inc:

The property is near Rolle Airfield where aviation activity is expected to increase in the future. Residents are likely to experience noise and over flights. The City, public and airport shall be held harmless from effects that may be caused by aviation operations. Additionally, due to the military flight path and close proximity to restricted air space corridors surrounding this area, any development needs to coordinate with the MCAS Yuma Community Planning and Liaison Division for comment. This will alleviate any potential future problems which may adversely affect development or limit the use of that approach into the MCAS Yuma/Yuma International Airport

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