



City of San Luis

Planning and Zoning Department

Development Services · GIS · Building Safety · Code Enforcement

November 21, 2023

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

Re: Subdivision Case No. 2023-0597P & 2023-0598F La Esperanza Estates

City staff has reviewed the preliminary and final plat for La Esperanza Estates and have the following comments:

City Engineer:

Preliminary and final plat

1. Call out the corners of the subdivision property and provide survey monuments at all corners. Label the north line of overall subdivision property (the north line of Parcel B of Barkley Lot Split No. 3.)
2. Increase font sizes as needed to make sure all text is readable (e.g., text along Union Street and others.)
3. The perimeter wall of Bienestar Estates 5-A encroaches upon proposed lot 19. The plat appears to show the lot line along Lot 19 being revised to exclude the encroachment. Clarify what will happen to at this location – will the encroaching property be deeded to the Bienestar 5 lots or will the issue be addressed in some other manner?
4. Show the underlying fee title to the USBR Transmission Line right-of-way adjacent to Lots 1 and 30 to be dedicated to the City of San Luis.
5. Additional right-of-way for the East Main Canal is shown to dedicated to the Yuma County Water Users' Association. As the Association needs the right-of-way in the form of an easement only, dedicate the fee title of this land to the City of San Luis (for future use as a City pathway.)
6. Land adjacent to the existing 8th Avenue right-of-way and north and east of Lot 30 appears to be already in use as a public roadway. Verify if there is any existing right-of-way for this and if there is not dedicate this to the City of San Luis.
7. Will lots with backyard slopes adjacent to Bienestar 5 need special covenants in place to provide for maintaining the integrity of the slopes and protect the walls of the adjacent properties? (Perhaps similar what was used for Las Quintas 2?)

Improvement Plans

Paving and Grading Plans

1. Grading slope lines missing from Lot 20.
2. Note that roadway cross-section is slope all to north (private roadway but noting this as an unusual design.)
3. Grading is shown on the adjacent Bienestar Estates 5 property (along Lots 9-18.) Unless property lines will be adjusted, provide proof of adjacent landowners' permission for this grading.

Water and Sewer Plans

1. Submit YCWUA License for crossing East Main Canal.

Planning and Zoning Department:

Preliminary and final plat

1. Sheet 1 of 2- Please revise number of lots accordingly.
2. Sheet 1 of 2- Please refer "NOTES" to reference La Esperanza Estates not Palencia Hills.
3. Sheet 1 of 2- On "APPROVED" section, change Mayor signature to Vice-Mayor.
4. Sheet 1 of 2- On "SUBDIVIDER/OWNER" section, address to be updated to current street name.
5. Sheet 2 of 2: There are 31 lots called out on plans, please clarify or revise accordingly.
6. Add dimensions to Tract "A".
7. Add dimensions to Lot 31.
8. Add a tie dimension and bearing on 8th Avenue from a found point to new subdivision centerline.
9. Add missing dimensions to lots 1 through 12.
10. Please revise Lot 17 dimensions.
11. Add 1' non-access easement on east property lines of lots 1 and 30.
12. Add 1' non-access easement on west and south property lines of lots 19.
13. Call out non-access easement on south property line of subdivision.

Improvement Plans

1. Landscaping plans are required as per Zoning Regulation Section 18.90. Including adjacent public right-of-way.
2. Traffic Impact Study will need to be revised to address the current design without the roundabout.
3. As per Subdivision Regulations Section 3.3 (4) Improvement plans for near half street required for 6th Avenue, frontage of lot 31.
4. Sheet 0 - Sheet index does not match sheet numbers clarify or revise accordingly.
5. Sheet 0 - General Sewer Notes to reference City of San Luis.
6. Sheet 0 - General Water Notes to reference City of San Luis.
7. Sheet 1 - "Legend" revise monuments from Yuma County Std to City of Yuma Std accordingly.
8. Sheet 1 - Revise Keynotes reference to City of Yuma Standard to be consistent, seems to be Standard Numbers are from different versions of City of Yuma Standards.
9. Sheet 1 - keynote locations of note No. 5,6,18 etc. seem to be off please revise accordingly throughout plans.
10. Sheet 1 - Call out concrete headwall.
11. Sheet 2 - Grading plan enlargement does not have matching keynotes, please clarify or revise accordingly.
12. Sheet 2 - Add necessary radiuses to "porkchop" on dimensional plan.
13. Sheet 3 - Local Residential Street to match plans, clarify or revise accordingly.
14. Sheet 3 - Headwall detail to match invert as plans, clarify or revise accordingly, also revise section dimension to be more readable.
15. Sheet 4 - 1-1/2" water service for retention basin to not cross private property (Lot 19).
16. Sheet 4 - Show sawcut, replacement pavement and details of area for connection to 10" water main.
17. Sheet 4 - Please confirm radius/bend is ok for water line (between lots 13-16) as per maximum bending allowance schedule for 10" water line.
18. Sheet 4 - MH#4 seems to be a drop manhole please call out appropriately.
19. Sheet 5- Please revise note 1 on "Notes" section accordingly. Revise all sheets.
20. Include a cross sections along the south property line. One between lots 9-17.

Public Works Department:

Water and Sewer

1. The City is verifying if dedications were made for the future roadway and/or easement for the existing sewer line. If not found, dedications will need to be obtained.
2. Water line to include bend fittings to eliminate pipe bending. Pipe bending shall not exceed pipe manufacturer's recommendation.

Grading

1. Assure that all text is legible for an adequate review.
2. Include a few cross sections along the north property line. Possibly one at the retention basin, north of lot 20, north of lot 23, and one facing 8th Avenue on lot 30.
3. Confirm retaining wall on the north side of the retention basin is designed for hydrostatic pressure.
4. Confirm catch basin capacity.

Traffic

1. Provide a traffic analysis showing development impact to existing conditions and any necessary mitigation measures.

Parks and Recreations Department:

1. Instead of the Hunter PGP sprinklers to switch for Hunter I-20 sprinklers.
2. And the multiple emitters, use Bow Smith ML210.

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.

Yuma County Water Users Association:

Preliminary and final plat

1. Sheet 2 of 2 - A legal description has been provided by Edais Engineering for the new USBR canal ROW. A Contract and Grant of Easement will need to be executed between the landowner and the YCWUA.
2. Sheet 2 of 2 - Please add a 1' non-access easement within lots 1, 19 & 30 for the property lines (lots 1, 19 & 30) adjacent to the USBR ROW & USBR 34.5 Kv ROW.

Improvement Plans

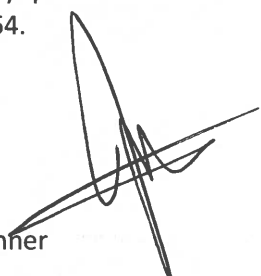
1. Sheet No. 1 - Please update Keynote No. 4 to read "NEW 5' DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED".
2. Sheet No. 1 - A formal request in letterhead is necessary for an Association's cost estimate in relation to Keynote No. 16 and the new work to be completed by the YCWUA at the expense of others.
3. Sheet No. 4 - A variance to the YCWUA's no crossings at non section lines will be necessary. A YCWUA license for encroachment will need to be executed with the City of San Luis for the new sewer line works across the canal ROW.
4. Sheets No. 8 - 14 & L1 - L4 (Landscaping) - Need to be provided for normal review by the YCWUA. Trees are not permitted within USBR ROW in relation to this development. Please refer to the attached guidelines and recommended plant list document.
5. Please provide the CAD file for the subdivision plat and plans. Please address the comments mentioned above and resubmit the for further plan review or final plan approval

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 be 'Juan Tejada', written over the printed name and title.