



City of San Luis

Planning and Zoning Department

Development Services · GIS · Building Safety · Code Enforcement

January 18, 2023

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

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

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

City Engineer:

Final plat

1. Submit recorded documents for the properties and new right-of-way to be dedicated.

Improvement Plans

1. The wall along the retention basin as shown in cross section 2 on sheet 1 appears to retain water from the retention basin. Provided a retaining wall as needed (submit calculations.)
2. Show either existing easement or new City of San Luis sewer line easement for sewer line to the north of the East Main Canal.
3. Submit YCWUA License for crossing East Main Canal.
4. Water Line – Change radius sections of water line to straight sections with pipe bends (adjacent to lots 12-18.)

Planning and Zoning Department:

Final plat

1. Add bearing to dimension tying 8th avenue centerline to new Union Street centerline.
2. Revise Dedication and Acknowledgement to year 2024.
3. Monument location of NW1/4 Cor Sec 6 and E1/4 Cor Sec 6 are off please revise accordingly.
4. Add lot line bearings and missing dimensions of lot 19.
5. Please submit La Esperanza Estates HOA for review.

Improvement Plans

1. Sheet 0 - General Sewer Notes to reference City of San Luis. (Note 4)
2. Sheet 1.1, 1.2,2 – “Legend” revise monuments from Yuma County Std to City of Yuma Std accordingly (match to Sheet 0).
3. Sheet 2 – Grading plan enlargement still has keynotes/callouts not matching, please clarify or revise accordingly.
4. Sheet 2 – Radiuses on “porkchop” detail are not readable please revise accordingly.
5. Sheet 4 – Keynote 20 please check spelling, please revise all sheet accordingly.
6. Full improvements on adjacent streets are required at the time of the subdivision process. As per Subdivision Regulations Section 3.3 (4) Improvements for near half street required for 6th Avenue, or frontage of lot 31. Assurances can be accepted in place of improvements.

Public Works Department:

Grading

1. Provide calculations for the catch basin capacities.

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

