



# City of San Luis

Planning and Zoning Department

Development Services · GIS · Building Safety · Code Enforcement

March 8, 2024

Vianey Vega

Vega & Vega Engineering, P.L.C.

2619 S Ave. 2½ E, Ste #3

Yuma, AZ 85364

Re: Subdivision Case No. 2024-0046P & 2024-0047F BE 10 Townhome Subdivision

City staff has reviewed the 1<sup>st</sup> Submittal of BE 10 Townhome Subdivision and have the following comments:

## **City Engineer:**

### **Plat**

1. Show "Ex 25' Drainage Easement" as to be abandoned (as it will be replaced by the retention basins.)

## **Improvement Plans**

### **Paving and Grading Plan**

1. Add cross section for 'street' parallel to Avenue F.
2. Provide full drainage report. Note that offsite flow areas should match Reach A and Reach B per the Bienestar 10 Drainage Report (the drainage map shown does not show all of Reach B.)

### **Water and Sewer Plan**

1. Keynotes 10 and 11 should call out ductile iron pipe elbows (not PVC.)

## **Planning and Zoning Department:**

### **Plat**

1. Provide CCR's and Title Report.
2. Please show existing drainage easements as per Fee No. 2019-27117.
3. 8' Utility Easement is an existing easement as per Fee no. 2019-27117.
4. As per Zoning Ordinance Section 18.90.030(B)(3) All "R-2" zoned developments that abut a single residence zoned property shall provide and maintain a landscaped buffer area, a minimum width of ten feet, along the common property line. This landscaped area shall contain a minimum of one tree and two shrubs every 30 feet, or portion thereof, to provide a visual screening between adjacent uses.
5. Please show owners name and assessors number of adjoining parcel (north and west).
6. Extend the north property line to its total of 563.87'.
7. Please show recorded information for [R] and [R3], only [R1] is shown but no used on plat.
8. Please provide building setbacks.

9. Please show Open Space calculations and call out on plan. A 5% of open space is required for R-2 Zoning Districts.
10. Revise APPROVED section " Director of Planning and Zoning" to "Director of Development Services".
11. Increase font size (dimensions and bearing) to be more legible.

**Improvement Plans**

1. Add reference or location of demolition callouts/enlargements on plan.
2. Call out storm drain pipe for Avenue F runoff.
3. Please provide fire hydrant street markers as per COY Standard.
4. Townhomes will require fire sprinkler system, please provide fire line.
5. Please provide landscaping plans as per Section 18.90 on the City of San Luis Zoning Ordinance.
6. Submit complete Drainage Report.
7. Submit Engineer Design Report for water and sewer facilities.
8. Submit ADEQ permits.

**Public Works:**

1. Confirm adequate visibility is achieved on driveway onto Co. 24<sup>th</sup> Street.

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 Tejeda  
Associate Planner