



City of San Luis

Planning and Zoning Department

Development Services · GIS · Building Safety · Code Enforcement

December 22, 2023

Jon Klein
Core Engineering Group, PLLC.
200 East 16th Street, Suite 150
Yuma, Az 85364

Re: Subdivision Case No. 2023-0667P Belleza del Desierto Unit III

City staff has reviewed the preliminary plat for Belleza del Desierto Unit III and have the following comments:

City Engineer:

Preliminary plat

1. Check that site distances meet City standards at entrances to 20th Avenue and County 24-1/2 Street.
2. Several street names are missing.

Preliminary plans

Paving and grading plans

1. Street grades along 20th Avenue to be coordinated with and match street grades planned for Bienestar Estates 12 to the west.
2. Provide striping plans for perimeter streets.
3. Submit traffic study for both the subject property and for the planned school on the north property.
4. Submit complete drainage report.
5. Provide easement dedicated to the City of San Luis for retention area and for storm drain line shown on property to the north. Maintenance of the retention area will be the property owners responsibility but the City will need the right to maintain grades and proper function of the retention area.
6. Show profile of planned storm drain line. Storm drain line shall have positive grades for its entire length (no sump conditions.)
7. As catch basins are in a sump conditions, the catch basins and storm drain line shall be sized considering 100-year flows to ensure no property damage occurs (include calculations in drainage report.)
8. Streets with proposed one-way slope will be reviewed with final improvement plans.

Water and Sewer Plans

1. Coordinate water and sewer improvements along 20th Avenue with subdivision to west.
2. Submit ADEQ permits.

Planning and Zoning Department:

Preliminary plat

1. Provide CCR's and Title report.
2. Revise to current zoning on plat.
3. On APPROVED section revise Director of Planning and Zoning to Development Service Director.
4. Add missing street names.
5. Add approximate acreage to be subdivided on plat along with assessors numbers.
6. Add owners name and assessors number of adjoining parcels or names, book, page number of adjoining subdivisions.
7. Show subdivision corner monuments and any missing street monuments to be set.
8. Non-access-easement. Please add 10' TYP as per COY STD. 3-005.

9. As per Zoning Ordinance Section 18.90.030 (C)(3) a 20 feet landscaped buffer area is required between a residential and an industrial development. The buffer should be labeled as "20' Buffer Non-Buildable Easement".
10. Coordinate streets and alignments to existing subdivisions to the west, Ana Covarrubias Place can be aligned and match Santa Ana Place.
11. As far as agreement between Harvest and Border Sam for retention basin on Harvest parcel, the needed process is under review by legal department.
12. As far as the required 5% of open space in contribution to the city, the proposition is under review, additional comments to follow.

Improvement plans

1. Provide landscaping plans within public right of way as per Zoning Ordinance Chapter 18.90.
2. Provide SWPPP.
3. Submit Drainage Report and verify that storm drainage pipe has the capacity and a minimum of 2 fps to prevent excessive silt deposition.
4. Please provide and call out 6' perimeter CMU wall.
5. Provide RIM elevation for storm drain manholes and verify that enough cover is provided to 24" storm drain pipe.
6. Add barricades for safety as per COY at 20th Avenue and Co. 24 ½ St. intersection.

Water and sewer plans

1. Submit Engineers Design Report for Water and Sewer Facilities and ADEQ permits.
2. Please provide sewer line profiles with crossings (water & storm drain) to confirm appropriate clearance.
3. Provide on plans, sewer and water line lengths and slopes as necessary.
4. Provide fire hydrant street markers.
5. Remove plat dimensioning arrows for clarification.

Public Works Department

Improvement plans

1. Assure proper gutter slopes are achieved along knuckles.
2. Will need to further review the proposed deviation from city standards for Rosalina Lane typical section.
3. Will need stormwater agreement with land owner to the north.
4. Water and Sewer mains should provide stub outs for future extension of the water and sewer 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.

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