



City of San Luis

Development Services Department

Planning · Zoning · GIS · Building Safety · Code Enforcement

June 28, 2024

Jose Lopez, P.E.
Core Engineering Group, PLLC.
200 East 16th Street, Suite 150
Yuma, Az 85364

Re: Subdivision Case No. 2024-0315 Belleza del Desierto Unit III.

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

City Engineer

Final plat

1. Check sight distance per City of Yuma Standard 3-200 at intersections of County 24-1/2 Street and Saguaro Avenue and at 20th Avenue and Ana Covarrubias Place. Adjust lot line of adjacent lots if needed.

Improvement plans

C1.0

1. Retention basin slopes are to be 4:1 minimum.
2. Barricade at west end of Ana Covarrubias Place is probably not needed.
3. Note for curb return at corner of Saguaro and Agave appear that it should be Note 5 (25' radius) instead of Note 6 (40' radius.)
4. Have the grades along 20th Avenue been coordinated with the Bienestar Estates 12 – Phase 2 plans.

C1.1

1. Transition to 20th Avenue at San Fernando Street needs to be expanded to allow southbound traffic to safely transition to the access road.
2. Grades for access road to be coordinated with Bienestar 12 plans.

C2.0

1. Extend sewer line in 20th Avenue to Co. 24-1/2 Street.
2. Only 1 valve required for water line bends near lots 78 and 54.

Drainage Report

1. Provide calculations for required spillway widths.

Planning and Zoning Division

Final plat

1. Provide CCR's and Title report.
2. On APPROVED section revise Director of Planning and Zoning to *Director of Development Service*.
3. Retention basin to be dedicated to The City of San Luis as a tract, provide tract area.
4. Provide open space calculations as per Zoning Ordinance Section 18.25.040 Table No. 2.
5. Revise street name from "Rosalina Lane" to "*Santa Rosalina Lane*".
6. Revise street name from "Ana Covarrubias Place" to "*Santa Ana Place*".
7. There are two "Willow Avenues" please clarify or revise accordingly.
8. On lot 55 please revise "480' NAE".
9. Provide 1' NAE on the rear of lot 59-86.

Improvement plans

1. Submit landscaping plans as per Zoning Ordinance Chapter 18.90.
2. As per current Subdivision Regulations subdivider will take such actions as may be necessary to form, establish and include the subdivision in an improvement district.
3. Submit Storm Water Pollution Prevention Plan.
4. Provide striping plan for County 24th 1/2 and 20th Avenue.
5. Provide finish grade for lots.
6. Sheet C1.0 Remove water lines on Saguaro Lane and 20th Avenue.
7. 20th Avenue connection to be built to the normal cross section including sidewalks to match north existing section, providing sidewalk connectivity between residential subdivisions. These improvements can be coordinated with the property to the north or subject to payback agreement provisions of Section 15.10.130 (C) of the City Code.
8. As a suggestion, a pedestrian path on the back side of the retention basins would keep moisture away from walls and allows recreation use.

Water and sewer plans

1. Submit ADEQ permits.
2. Provide on plans, sewer and water line lengths and slopes as necessary.
3. Provide fire hydrant street markers as per COY Std No. 5-160.
4. Connect water line on County 24 ½ street from 20th Avenue to Saguaro Avenue, 10" line for mid -section line road.
5. Confirm water and sewer crossings are adequate as per COY Std. No. 5-005 vertical separation. Water over sewer 2' or less separation requires C909.
6. Sanitary sewer manholes need to be polymer manholes as per City of San Luis Supplement to the MAG Uniform standard Specifications.

Public Works Department

General

1. Assure design meets City of San Luis Standards. Any deviations from City Standards need City of San Luis approval prior to incorporating into the design. Update General Note No. 1 to reflect this. Yuma Co. spillway is acceptable.
2. Provide Traffic Study for this project. As a suggestion, traffic study can be worked in conjunction with Comite development to the west of Belleza del Desierto Unit III.

Grading

1. Suggest that CMU wall callout be modified so that the 6 foot height requirement is on the side of highest elevation.
2. The City uses dual mast arm street lights next to retention basins. Final street light design will coordinated with APS.

Water and sewer

1. Install 10" water line along Co. 24 ½ Street across subdivision.
2. Some water valves on the main line can be eliminated. Please coordinate with staff.
3. Sewer collector on 20th Avenue shall extend to Co. 24 ½ St.
4. Connection to existing manhole on San Fernando and 20th Avenue shall be using the core drill method and grouting shall be with polymer grout.

Yuma County Assessor's Office

1. The RETENTION BASIN is missing the size.
2. Is the RETENTION BASIN a TRACT? It does not state on the plat that it is.
3. There is no mention of the RETENTION BASIN being dedicated to the CITY OF SAN LUIS in the actual DEDICATION.

ADOT

The ADOT Southwest District requests the opportunity to review and comment on a traffic impact analysis (TIA) for the proposed subdivision. The TIA should meet the requirements of Section 240 of ADOT's Traffic Guidelines and Processes; this information can be found at the following location: azdot.gov/business/engineering-and-construction/traffic/guidelines-and-processes. The TIA would allow the Department the chance to assess the effects the increased traffic from the proposed development would have on the state highway system and the intersection of Ave E and SR 195."

Yuma County Airport Authority

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 Development Services Department at 928-341-8563 extension 2064.

Thank you,

Juan Tejada
Associate Planner

