



City of San Luis

Development Services

Planning & Zoning · GIS · Building Safety · Code Enforcement

May 13, 2025

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

Re: Subdivision Case No. 2025-0108P & 2025-0109F Fabian Townhomes

City staff has reviewed the preliminary and final plat for Fabian Townhomes and have the following comments:

Planning and Zoning Department:

Preliminary and final plat

1. Provide Title Report
2. Provide CCR's/HOA documentation.
3. Provide landscaping plans.
4. Provide on plat recorded information for (R).
5. Call out existing right-of-way.
6. Provide parcel information on plan i.e. owner, APN, parcel size, zoning etc.
7. Provide on plat open space calculation.
8. New Monuments shall be set by registered land surveyor preparing this plat.
9. Revise Tract A acreage.
10. Sheet 2 of 2. Revise number of sheets accordingly on SURVEYORS CERTIFICATE.
11. 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. Call out required landscape buffer where property abuts single residence R1-6 zoning.
12. Call out existing public utility easements affecting the parcel.
13. Provide legal description.
14. Sheet 1 of 2. On DEDICATION remove the dedication of street since no streets are to be dedicated and Tract A will not be dedicated to the City of San Luis, should be dedicated to the residents through the HOA of the subdivision.

Improvement Plans

1. Revise north arrow, all sheets typical.
2. Sheet C-1.2. Provide Boundary and topographic survey as referenced on NOTES and LEGAL DESCRIPTION and add missing information.
3. Sheet C-1.2 Call out 10' landscaping buffer towards the south of the property as per Zoning Ordinance Section 18.90.030 (B)(3).
4. Sheet C-1.2. Call out existing Hidalgo Avenue right of way.
5. Sheet C-1.2. Show existing public utility easements.

6. Sheet C-2 Recommend a higher slope (current 0.17%) for drainage from the furthest driveway to the rock channel going in to retention basin.
7. Sheet C-3. Provide existing water and sewer line sizes.
8. Sheet C-3. Provide location and size of water meter or connection for landscaping irrigation.
9. Sheet C-3. Domestic water/fire line detail. Keynote 3. Call out Water Meter by City of San Luis.
10. Drainage Report. Since stormwater will be retained on site, calculations should be as per YCPWS Vol 3 Appendix H Individual parcel retention basin design. the required retention for individual parcels is the total volume of storm precipitation falling on the entire parcel. The 1.25 safety factor or 1 foot freeboard not required.

Engineering Department:

1. On the preliminary and final plat, add a tie-in/reference to the existing brass caps and subdivision to the south (Escondido Beach).
2. Drainage channel in front of the townhomes needs to be within the property not on City r/w.

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