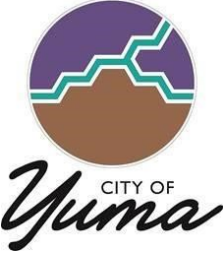


Notice of Public Hearing of the Planning & Zoning Commission of the City of Yuma

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Planning & Zoning Commission of the City of Yuma and to the general public that the Planning & Zoning Commission will hold a hearing open to the public on November 23, 2020, at 4:30 p.m. at the City Hall Council Chambers, One City Plaza, Yuma, AZ.

	<p>Agenda</p> <p>Planning and Zoning Commission Meeting City Hall Council Chambers One City Plaza Yuma, AZ Monday, November 23, 2020, 4:30 p.m.</p>
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COVID 19 ADVISORY

DUE TO COVID-19 THE CITY HALL COUNCIL CHAMBERS WILL HAVE LIMITED PUBLIC ACCESS.

Consistent with the March 13, 2020 Arizona Attorney General informal opinion Relating to Arizona’s Open Meeting Law and COVID-19, in order to protect the public and reduce the chance of COVID-19 transmission, the meeting of the City of Yuma Planning and Zoning Commission will be conducted remotely through technological means along with limited public, in-person access, consistent with CDC social distancing guidelines.

Due to the very limited capacity available for in-person public access to the Planning and Zoning Commission Meeting, citizens wishing to make public comment regarding any item listed on the agenda are strongly encouraged to provide their comments in written format to email address planning@yumaaz.gov no later than 4:00 p.m. on November 23, 2020. Comments received timely will be entered into the permanent record of the referenced agenda item to be considered by the Planning and Zoning Commission.

**ADHERENCE TO CDC SOCIAL DISTANCING GUIDELINES ARE REQUIRED IN ALL PUBLIC BUILDINGS.
THE USE OF FACE COVERINGS ARE REQUIRED IN PUBLIC BUILDINGS WHEN CDC SOCIAL DISTANCING GUIDELINES CANNOT BE ACHIEVED.**

A. CALL TO ORDER

B. CONSENT CALENDAR – All items listed under the consent calendar will be approved by one motion. There will be no separate discussion of these items unless the Commission or a member of the audience wishes to speak about an item.

B.1 APPROVAL OF MINUTES

November 9, 2020

B.2 WITHDRAWALS BY APPLICANT – NONE

B.3 TIME EXTENSIONS – NONE

B.4 CONTINUANCES–

SUBD-31702-2020: This is a request by Dahl, Robins & Associates, Inc., on behalf of Barkley Limited Partnership, for approval of the preliminary plat for the Livingston Ranch Units No. 3 and 4 Subdivision. This subdivision will contain approximately 65.3 acres, and is proposed to be divided into 176 residential lots, ranging in size from 7,395 square feet to 19,451 square feet. The property is located near the northwest and northeast corner of 36th Street and the Avenue B½ alignment, Yuma, AZ. *(Continue to January 11, 2020)*

B.5 APPROVALS – NONE

C. ACTION ITEMS-

C.2 **SUBD-31708-2020:** This is a request by Dahl, Robins & Associates, Inc., on behalf of Perricone Arizona Properties, LLC, for the approval of the preliminary plat for the Terra Bella Units 2, 3, 4, & 5 subdivision. This subdivision will contain approximately 34 acres and is proposed to be divided into 105 lots, ranging in size from approximately 9,500 square feet to 10,375 square feet. The property is located at the southwest corner of Avenue 5 ½ E and the 36th Street alignment, Yuma, AZ 85364.

D. PUBLIC HEARINGS – NONE

E. INFORMATION ITEMS

E.1 STAFF

E.2 COMMISSION

E.3 Public – Members of the public may address the Planning and Zoning Commission on matters that are not listed on the Commission agenda. The Planning & Zoning Commission cannot discuss or take legal action on any matter raised unless it is properly noticed for discussion and legal action. At the conclusion of the call to the public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All Planning & Zoning Commission meetings are recorded.

ADJOURN

In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Division, One City Plaza, Yuma, AZ 85364; (928) 373-5125 or TTY (928) 373-5149.

Notice is hereby given, pursuant to the Yuma City Code, Title 15, Chapter 154, Section 02.01, that one or more members of the Planning and Zoning Commission may participate in person or by telephonic, video or internet conferencing. Voting procedures will remain as required by the Yuma City Charter and other applicable laws.

The Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).

**Planning and Zoning Commission Meeting Minutes
November 9, 2020**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday November 9, 2020, at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present were Chairman Chris Hamel and Commissioners Gregory Counts, Lorraine Arney, Joshua Scott, Janice Edgar and Barbara Beam. Commissioner Fred Dammeyer was absent.

STAFF MEMBERS present included Alyssa Linville, Assistant Director DCD; Amelia Griffin, Assistant Planner; Jessenia Juarez, Administrative Assistant and Alex Marquez, Administrative Assistant.

Chairman Hamel called the meeting to order at 4:30 p.m. and noted there was a quorum present.

CONSENT CALENDAR

MINUTES –September 14, 2020

WITHDRAWALS BY APPLICANT – None

CONTINUANCES –

SUBD-31702-2020: *This is a request by Dahl, Robins & Associates, Inc., on behalf of Barkley Limited Partnership, for approval of the preliminary plat for the Livingston Ranch Units No. 3 and 4 Subdivision. This subdivision will contain approximately 65.3 acres, and is proposed to be divided into 176 residential lots, ranging in size from 7,395 square feet to 19,451 square feet. The property is located near the northwest and northeast corner of 36th Street and the Avenue B½ alignment, Yuma, AZ. (Continue to November 23, 2020)*

SUBD-31708-2020: *This is a request by Dahl, Robins & Associates, Inc., on behalf of Perricone Arizona Properties, LLC, for the approval of the preliminary plat for the Terra Bella Units 2, 3, 4, & 5 subdivision. This subdivision will contain approximately 34 acres and is proposed to be divided into 105 lots, ranging in size from approximately 9,500 square feet to 10,375 square feet. The property is located at the southwest corner of Avenue 5 ½ E and the 36th Street alignment, Yuma, AZ 85364. (Continue to November 23, 2020)*

APPROVALS – None

Motion by Counts, second by Beam, to APPROVE the Consent Calendar. Motion carried unanimously, (6-0 with one absent).

Action Items –

CUP-31901-2020: *This is a request by Dwight Clark, on behalf of Clint Underhill, for a Conditional Use Permit to allow solar recycling, in the Light Industrial (L-I) District. The properties are located at 1925, 1940, and 1970 S. Factor Avenue, Yuma, Arizona.*

Amelia Griffin Assistant Planner, summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

Commissioner Counts asked what the distance was between the proposed project and the closest residence. **Griffin** replied it was approximately 540 feet and separated by Arizona Avenue. **Counts** was concerned if solar panels were caustic and if they would affect the atmosphere. **Griffin** replied that she was not aware of any issues and that the Applicant was available for questions.

APPLICANT / APPLICANT'S REPRESENTATIVE

Dwight Clark 4742 N. 24th Street, Suite 300, Phoenix, AZ was available for questions.

Chairman Hamel also voiced concern about the potential for pollutants. **Clark** replied that the process had been presented to the Permit Unit of the Arizona Department of Environmental Quality, and he received a letter from them stating a permit from them was not required. **Counts** asked to have the process explained. **Clark** explained the process included examining and breaking down the panels. Panels that appeared to be in good shape were re-deployed, and those that were not were broken down for recycling. **Counts** then asked if the facility was more of a refurbishing operation rather than recycling. **Clark** stated, that while it was easier to receive approval from a Planning Commission for refurbishing rather than recycling, he wanted to seek approval for the more intense use. **Hamel** referred back to an earlier question about the process or materials being caustic. **Clark** replied that solar panels are made up of glass, silicon and other metals, and also noted that those materials are below any contamination threshold for the State of Arizona, and added there would not be any aqueous discharge from the process.

PUBLIC COMMENT

None

Motion by Arney, second by Edgar, to APPROVE CUP-31901-2020, subject to the Conditions of Approval in Attachment A. Motion carried (6-0) with one absent.

INFORMATION ITEMS

Staff

None

Commission

None

Public

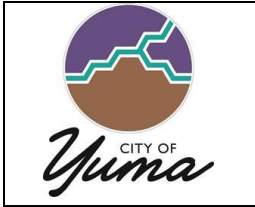
None

ADJOURNMENT

Hamel adjourned the meeting at 4:42 p.m.

Minutes approved this _____ day of _____, 2020

Chairman



STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE TYPE – PRELIMINARY SUBDIVISION
CASE PLANNER: CHAD BROWN

Hearing Date: November 23, 2020

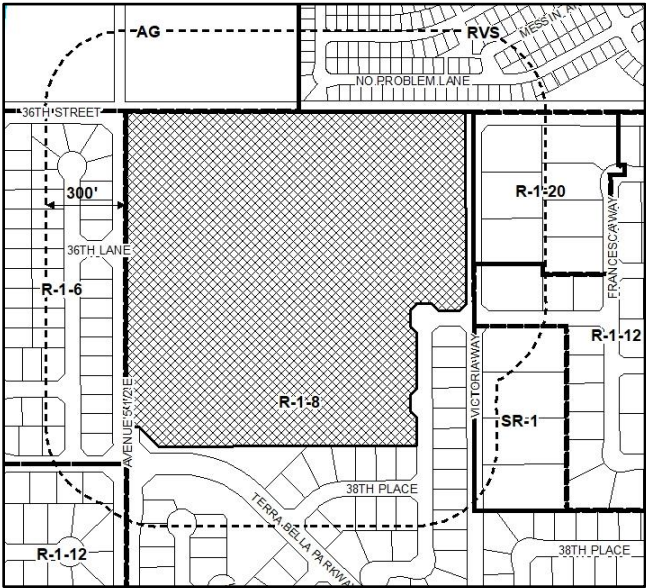
Case Number: SUBD-31708-2020

Project Description/Location:

This is a request by Dahl, Robins & Associates, Inc., on behalf of Perricone Arizona Properties, LLC, for the approval of the preliminary plat for the Terra Bella Units 2, 3, 4, & 5 subdivision. This subdivision will contain approximately 34 acres and is proposed to be divided into 105 lots, ranging in size from approximately 9,120 square feet to 17,877 square feet. The property is located at the southwest corner of Avenue 5 ½ E and the 36th Street alignment, Yuma, AZ 85364.

	Existing Zoning	Existing Land Use	Designated Land Use
Site	Low Density Residential (R-1-8)	Undeveloped Land	Low Density Residential
North	Agricultural/ Recreational Vehicle Subdivision (AG/RVS)	Single-Family Home & Agriculture/Country Roads RV Village	Low Density Residential/Medium Density Residential
South	Low Density Residential (R-1-8)	Terra Bella No. 1	Low Density Residential
East	Low Density Residential (R-1-20)	Kerley Ranch Unit No. 2	Low Density Residential
West	Low Density Residential (R-1-6)	Tillman Estates No. 2 & 3	Low Density Residential

Location Map



Prior site actions: Subdivision: O2005-75 (February 13, 2006), Rezones: O2005-60 (Ag to R-1-6; August 17, 2005): O2009-16 (R-1-6 to R-1-8; February 18, 2009).

Staff Recommendation: Staff recommends **APPROVAL** of the preliminary plat for the Terra Bella Units 2, 3, 4, & 5, subject to the conditions outlined in Attachment A.

Suggested Motion: Move to **APPROVE** Preliminary Plat SUBD-31708-2020 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

Effect of the Approval: By approving the preliminary plat, the Planning and Zoning Commission is acknowledging the street and lot layout of Terra Bella Units 2, 3, 4, & 5 which includes 105 lots ranging in size from 9,120 square feet to 17,877 square feet for the property located at the southwest corner of Avenue 5 ½ E and the 36th Street alignment, subject to the conditions of the rezoning and the conditions outlined in Attachment A, and affirmatively finds that the request is in conformance with the City of Yuma Subdivision Code and General Plan and is compatible with surrounding land uses.

Staff Analysis: The subject property was annexed into the City of Yuma on August 7, 1995. The property was then rezoned from Agriculture (AG) to Low Density Residential (R-1-6) in 2005 (Z2005-014), then in 2008 the property was rezoned to Low Density Residential (R-1-8) to "...better reflect actual property use in the area..." (Z2008-020). The subject property is currently undeveloped and is intended to be the next four phases of the Terra Bella Subdivision, with the name of Terra Bella Units No. 2, 3, 4, and 5.

The subject property consists of 34.28 acres of undeveloped land. Access to the subject property will be from Victoria Way on the east side of the development, and through Terra Bella Unit 1 to the south. The applicant is proposing to develop the area with 105 single-family dwellings which will meet the land use density requirements of 1-4.9 dwellings units per acre. The lot sizes will range from 9,500 square feet to 10,375 square feet, which meets the minimum lot size requirements for Low Density Residential (R-1-8). As discussed in further detail in §154-05.04, the following are some of the main development standards required of development within the Low Density Residential (R-1-8) District:

1. The minimum lot size for R-1-8 is 8,000 square feet.
2. The maximum lot coverage is 35% of the lot area. The first 600 square feet of covered parking shall be permitted in addition to the maximum lot coverage percentage
3. A minimum front yard setback of 20', a minimum side yard setback of 7', a street side setback of 10', and a minimum rear yard setback of 20'.

The Terra Bella Subdivision is surrounded by: Country Roads RV Village to the north, Tillman Estates 2 & 3 to the west, Terra Bella Unit 1 to the south, and Kerley Ranch Unit No. 2 to the east.

With this development Staff will be requiring that a Municipal Improvement District (MID) be established for the maintenance of required subdivision landscaping. The MID will need to be established prior to the issuance of any residential building permits

1. Does the subdivision comply with the zoning code and the zoning district development standards?

Yes.

Standard	Subdivision				Conforms				
Lot Size	Minimum:	9,120 s.f.		Maximum:	17,877 s.f.		Yes	X	No
Lot Depth	Minimum:	120 ft.		Maximum:	136 ft.		Yes	X	No
Lot Width/Frontage	Minimum:	70 ft.		Maximum:	98 ft.		Yes	X	No
Setbacks	Front:	20 ft.	Rear:	20 ft.	Side:	7 ft	Yes	X	No
District Size	34.3	Acres					Yes	X	No
Density	3.06	Dwelling units per acre					Yes	X	No
Issues: None									

2. Does the subdivision comply with the subdivision code requirements?

Yes.

Requirements	Conforms			
General Principles	Yes	X	No	N/A
Streets	Conforms			
Circulation	Yes	X	No	N/A
Arterial Streets	Yes		No	N/A X
Existing Streets	Yes	X	No	N/A
Cul-de-sacs	Yes	X	No	N/A
Half Streets	Yes		No	N/A X
Stub Streets	Yes		No	N/A X
Intersections	Yes	X	No	N/A
Easements	Yes	X	No	N/A
Dimensional Standards	Yes	X	No	N/A
Issues: None				
Blocks	Conforms			
Length	Yes	X	No	N/A
Irregular Shape	Yes		No	N/A X
Orientation to Arterials	Yes		No	N/A X
Business or Industrial	Yes		No	N/A X
Issues: None				
Lots	Conforms			
Minimum Width	Yes	X	No	N/A
Length and Width Ratio	Yes	X	No	N/A
Fronting on Arterials	Yes		No	N/A X
Double Frontage	Yes		No	N/A X
Side Lot Lines	Yes	X	No	N/A
Corner Lots	Yes	X	No	N/A
Building Sites	Yes	X	No	N/A
Street Frontage	Yes	X	No	N/A
Issues: None				

3. Does the subdivision comply with the elements, plans and policies of the General Plan?

Yes.

Land Use Element:	
Land Use Designation:	Low Density Residential
Issues:	None

Historic District:	Brinley Avenue		Century Heights		Main Street		None	X	
Historic Buildings on Site:	Yes		No	X					
Transportation Element:									
FACILITY PLANS									
TRANSPORTATION MASTER PLAN	Planned	Existing	Gateway	Scenic	Hazard	Truck			
S. Victoria Way – local St.	29 FT H/W ROW	30 FT H/W ROW							
S. Avenue 5 ½ E – 2 Lane Collector	40 FT H/W ROW	0 FT H/W ROW							
E. 36 th St.	29 FT H/W ROW	40 FT H/W ROW							
Bicycle Facilities Master Plan	N/A								
YCAT Transit System	N/A								
Issues:	None								
Parks, Recreation and Open Space Element:									
Parks and Recreation Facility Plan									
Neighborhood Park:	Existing: Ocotillo Park			Future: Ocotillo Park					
Community Park:	Existing: N/A			Future: South Mesa Community Park					
Linear Park:	Existing: N/A			Future: N/A					
Issues:	None								
Housing Element:									
Special Need Household:	N/A								
Issues:	N/A								
Redevelopment Element:									
Planned Redevelopment Area:	N/A								
Adopted Redevelopment Plan:	North End:		Carver Park:		None:		X		
Conforms:	Yes	X	No						
Conservation, Energy & Environmental Element:									
Impact on Air or Water Resources	Yes		No	X					
Renewable Energy Source	Yes		No	X					
Issues:	None								
Public Services Element:									
<u>Population Impacts</u> Population projection per 2013-2017 American Community Survey Police Impact Standard: 1 officer for every 530 citizens; Water Consumption: 300 gallons per day per person; Wastewater generation: 100 gallons per day per person	Dwellings & Type		Projected Population	Police Impact	Water Consumption		Wastewater Generation		
	<i>Single Family</i>								
	Proposed	Per Unit		Officers	GPD	AF	GPD		
	105	2.8	294	0.55	88,200	98.8	29,400		
Fire Facilities Plan:	Existing: Station I (No. 9)								
Water Facility Plan:	Source:	City	X	Private	Connection		8' PVC		
Sewer Facility Plan:	Treatment:	City	X	Septic	Private		8' PVC		
Issues:	Water and sewer line extensions needed.								
Safety Element:									
Flood Plain Designation:	Flood Zone X		Liquefaction Hazard Area:			Yes		No	X

Issues:	None							
Growth Area Element:								
Growth Area:	Araby Rd & Interstate 8		Arizona Ave & 16 th St		Avenue B & 32 nd St.			
	North End		Pacific Ave & 8 th St		Estancia		None	X
Issues:	None							

Public Comments Received:

Name:	Jill Caporelli			Contact Information:	eyedoccap@gmail.com			
Method of Contact:	Phone	FAX	Email	X	Letter	Other		
The customer stated they would be attending the Public Hearing for this case and they requested to know where proposed entrances to the subdivision would be located—staff supplied a screen shot of the Preliminary Plat.								

External Agency Comments: See Attachment D.

Neighborhood Meeting Comments: No neighborhood meeting was held, due to COVID-19 precautions.

Proposed conditions delivered to applicant on: September 28, 2020

Final staff report delivered to applicant on: October 14, 2020

Applicant agreed with all of the conditions of approval on: October 2, 2020

Attachments

A	B	C	D	E
Preliminary Plat Conditions of Approval	Preliminary Plat Map	Agency Notifications	Agency Comments	Aerial Photo

Prepared By: *Chad Brown*
 Chad Brown
 Associate Planner
 Chad.Brown@yumaaz.gov (928)373-5000, x 30308
Date: 10.6.20

Approved By: *Alyssa Linville*
 Alyssa Linville
 Assistant Director Community Development
Date: 10-07-2020

**ATTACHMENT A
PRELIMINARY PLAT
CONDITIONS OF APPROVAL**

The following conditions of approval have been determined to have a reasonable nexus to the requested subdivision application and are roughly proportionate to the impacts associated with the subdivision and expected development on the property.

Community Development Comments: Alyssa Linville, Assistant Director, Community Development, (928) 373-5000, x 3037:

1. The conditions are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

City Attorney Comments: (928) 373-5058:

3. The rights-of-way must be dedicated free and clear to the City, and all easements in the right-of-way must be vacated unless the easement is specifically presented to the City, and the City specifically approves its acceptance. Approval of the plat is not approval of an easement in the right-of-way.
4. Any easements on other property in the subdivision must be vacated to the extent that they would require a utility, licensed cable operator, or other licensed or franchised communications system (collectively, the "utilities") to:
 - a. pay to cross the easement to reach any structure on the lot;
 - b. prevent the utilities from providing service to any structure on a lot; or
 - c. effectively prevent any entity authorized to place facilities in a utility easement from using the easements or accessing potential customers passed by the easement.
5. Approval of the plat does not authorize the maintenance or installation of any facility in the rights of way, whether or not contemplated by the plat, without a license, franchise, or similar authorization issued by the City.

Engineering Comments: Agustin Cruz, Senior Civil Engineer (928)373-5182:

6. Owner/developer shall dedicate to the City of Yuma the east half of Avenue 5 ½ E as right of way, 40 feet nominal half-width, as required for a collector street as called out in the City of Yuma Transportation Master Plan and in the City construction standards.
7. 36th Street is considered a mid-section collector street. Owner/developer shall dedicate to the City of Yuma the south 40 feet as right-of-way.
8. Owner/developer shall dedicate to the City of Yuma a 1-foot non-access easement along Avenue 5 ½ E, 36th Street, and Victoria Way frontages, except for approved subdivision entrance locations.

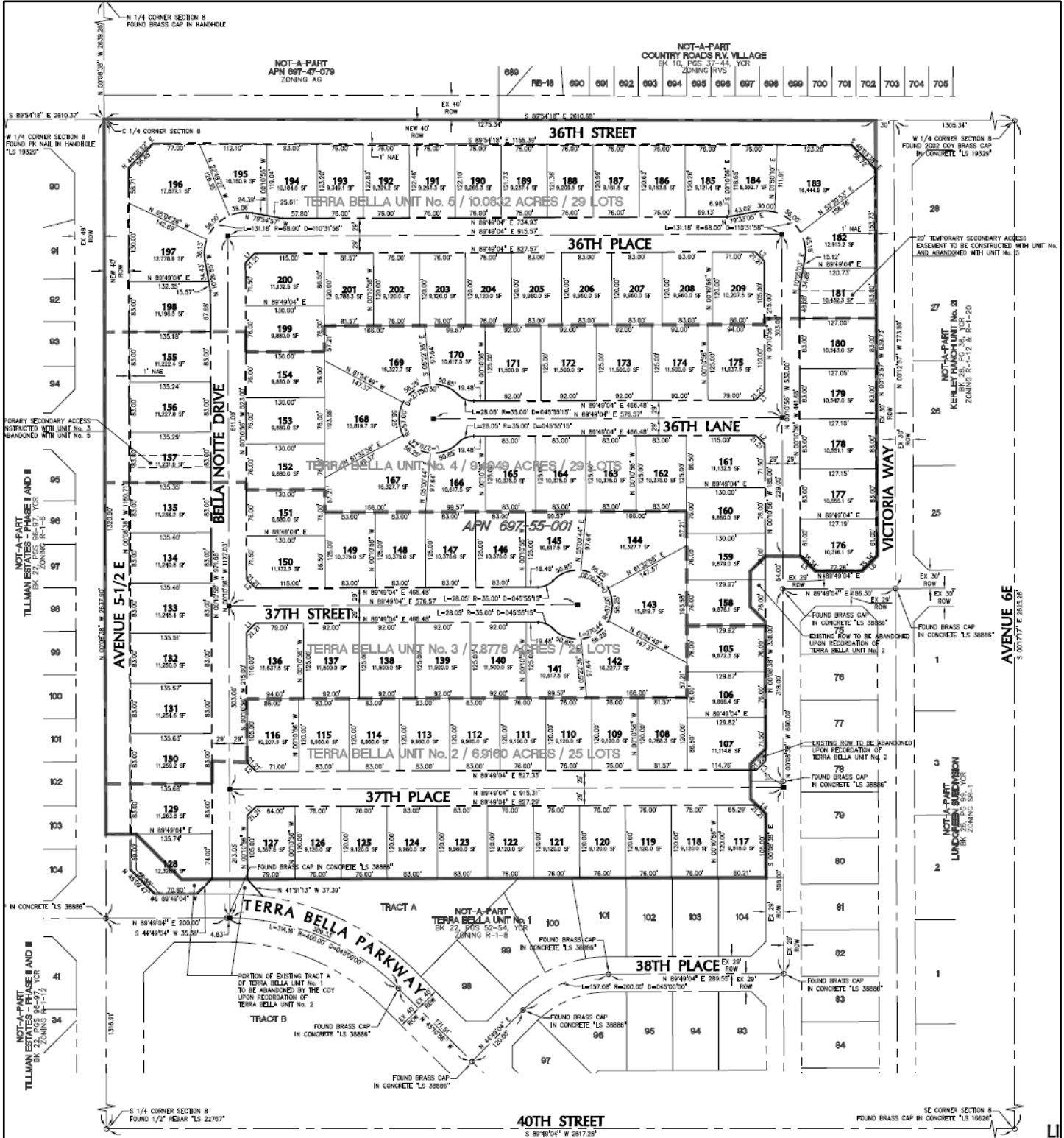
9. Owner/developer shall build the east half of Avenue 5 ½ E as a collector street, per City of Yuma Construction Standard 2-020, complete with curb, gutter and sidewalk.
10. Owner/developer shall build the west half of Victoria Way as a local street, per City of Yuma Construction Standard 2-030, complete with curb, gutter and sidewalk.
11. Owner/developer shall dedicate to the City of Yuma, a 1' non-access easement across all corner triangles in conformance with City of Yuma Construction Standard 2-096.
12. In collector streets, owner/developer shall design/build and stripe the roadway so that it includes a bike lane, similar to City of Yuma Construction Standard 2-020.
13. All exterior subdivision fencing shall be constructed of masonry. Access gates, whether vehicular or pedestrian, shall not be permitted along the exterior masonry fencing for the subdivision phase, including fencing along Avenue 5 ½ E, 36th Street and Victoria Way. Such fencing can be removed during the construction of pools, in order to access utility or drainage easements, or during other residential construction; however, such masonry fencing and adjacent landscaping will need to be replaced accordingly.
14. Owner/developer shall call out in the plat the abandonment of portions of Tract A from Terra Bella Unit 1. A signature line on the final plat shall be included for the City of Yuma as owner of Tract A.

Community Planning Conditions: Chad Brown, Associate Planner, (928) 373-5000 X 3038

15. The Owner/Developer shall be required to establish a Municipal Improvement District (MID) prior to the recording of a final plat.
16. A time frame of build-out for the subdivision shall be submitted to the Yuma School District to enable the districts to adequately plan for future school facilities.
17. The Owner shall submit a final plat within three (3) year of Preliminary Plat approval. Should a Final Plat not be submitted within three (3) year of the effective date of approval of the Preliminary Plat, the approval of this Preliminary Plat shall be null and void, unless the conditions are contained in an executed Pre-development Agreement.

Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

ATTACHMENT B PRELIMINARY PLAT MAP



**ATTACHMENT C
AGENCY NOTIFICATIONS**

- **Legal Ad Published: The Sun** (10/2/20)
- **300' Vicinity Mailing:** (9/7/20)
- **34 Commenting/Reviewing Agencies noticed:** (9/10/20)
- **Hearing Date:** (10/26/20)
- **Comments due:** (9/21/20)

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	YES	9/10/20	X		
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	NR				
Yuma County Planning & Zoning	YES	9/10/20		X	X
Yuma County Assessor	YES	9/10/20	X		
Arizona Public Service	NR				
Time Warner Cable	NR				
Southwest Gas	NR				
Qwest Communications	NR				
Bureau of Reclamation	YES	9/10/20		X	X
YUHS District #70	NR				
Yuma Elem. School District #1	NR				
Crane School District #13	NR				
A.D.O.T.	YES	9/14/20	X		
Yuma Mesa Irrigation District	YES	9/11/20	X		
Arizona Fish and Game	NR				
USDA – NRCS	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
El Paso Natural Gas Co.	NR				
Western Area Power Administration	YES	9/16/20	X		
City of Yuma Internal List (Conditions)	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Police	NR				
Parks & Recreation	NR				
Development Services	NR				
Fire	YES	9/14/20	X		
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	YES	9/16/20		X	X
Utilities	NR				
Public Works	NR				
Streets	NR				

**ATTACHMENT D
AGENCY COMMENTS**

Reclamation has existing irrigation infrastructure and right-of-way along the North side of the proposed development that is being encroached upon by 36th street alignment. Any development or construction within federal ROW needs to be coordinated with Reclamation.

Scott C. Kerns
[Sr. Realty Specialist](#)
Bureau of Reclamation
Interior Region 8
928-343-8462
skerns@usbr.gov

The email from the Bureau of Reclamation was shared with the subject project's Agent.

COMMENT NO COMMENT

Enter comments below:

I want to take the opportunity to request that parcel numbers are included and shown on the maps.

Appreciate the opportunity.

DATE: 9/10/20 NAME: Javier Barraza TITLE: Senior Planner
AGENCY: DDS, Planning & Zoning Division
PHONE: (928) 817-5000
RETURN TO: Chad Brown

The Yuma County Assessor supplies parcel numbers, and parcel numbers are assigned after the subdivision has been approved.

Condition(s) No Condition(s) Comment

Enter conditions here: Marine Corps Air Station (MCAS) Yuma has reviewed the request for APN 697-55-001. The proposed preliminary plat is located just outside the Accident Potential Zone (APZ) II for Runway 26. MCAS requests an Avigation Easement be recorded that recognizes the noise, interference or vibrations due to aviation operations that may occur at the nearby MCAS Yuma/Yuma International Airport Aviation Complex and its associated flight paths. Please send a copy of the recorded easement to MCASYUMA_CPLO@usmc.mil. Thank you for the opportunity to review and comment

DATE: 16 Sep 2020 NAME: Antonio Martinez TITLE: Community Liaison Specialist
CITY DEPT: MCAS Yuma
PHONE: (928) 269-2103
RETURN TO: Chad Brown
 Chad.Brown@YumaAZ.gov

An Avigation Easement was signed for a rezone (Z2005-014, Fee #2007-14448), which covered the subject land area.

ATTACHMENT E
AERIAL PHOTO

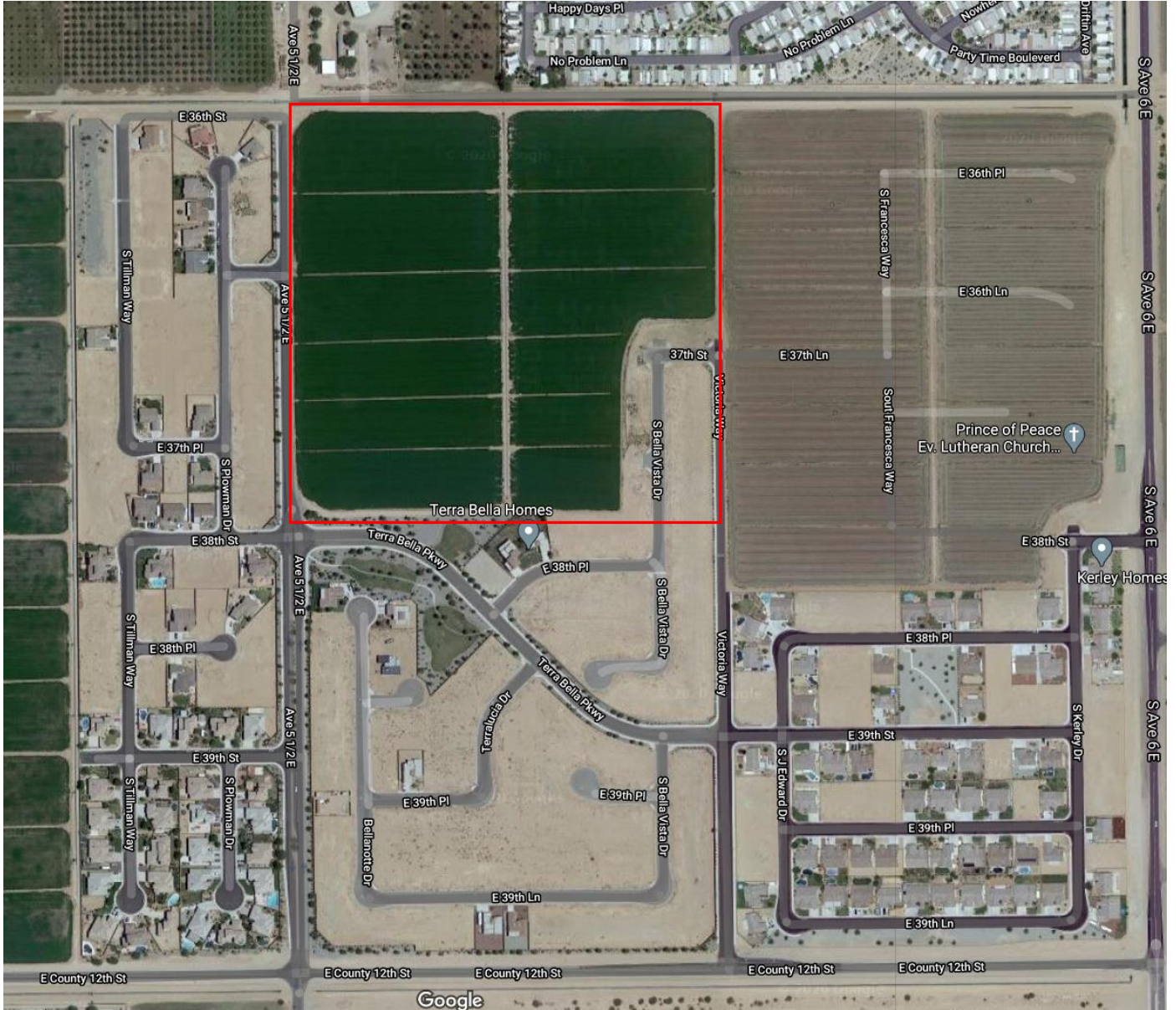


Image: Approximate boundaries or proposed subdivision.