

**Hearing Officer Meeting Minutes  
June 10, 2021**

A meeting of the City of Yuma's Hearing Officer was held on June 10, 2021, at City Hall Council Chambers, One City Plaza, Yuma, AZ.

**HEARING OFFICER** in attendance was Sonia Ramirez.

**CITY OF YUMA STAFF MEMBERS** present Kenneth Scott McCoy, Assistant City Attorney; Alyssa Linville, Assistant Director/Zoning Administrator; Agustin Cruz, Senior Civil Engineer; Robert Blevins, Principal Planner; Chad Brown, Associate Planner; Amelia Griffin, Associate Planner; Erika Peterson, Assistant Planner; Alexis Garcia, Assistant Planner; Alejandro Marquez, Administrative Assistant and Lizbeth Sanchez, Administrative Assistant.

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Ramirez called the meeting to order at 9:31 a.m.

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**CONSENT CALENDAR**

Ramirez approved the minutes of May 13, 2021.

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**PUBLIC HEARINGS**

**VAR-34715-2021** *This is a request by Raul and Alicia Figueroa for a Variance to increase the allowable fence height in the front yard setback from 3' to 6' in the High Density Residential (R-3) District, for the property located at 1950 S. Ridgeview Drive, Yuma, Arizona (continued from May 27, 2021).*

Erika Peterson, Assistant Planner, summarized the staff report recommending **APPROVAL**.

**QUESTIONS FOR STAFF**

None

**APPLICANT/APPLICANTS REPRESENTATIVE**

Raul Figueroa, 1950 S. Ridgeview Drive, Yuma, Arizona made himself available for questions, and stated that he was in agreement with the Conditions of Approval.

**OPEN PUBLIC COMMENT**

None

**DECISION**

Ramirez granted the variance, subject to the Conditions of Approval in Attachment A, finding that the four criteria of Yuma City Code §154-03.04(D) (1) had been met.

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**VAR-34791-2021** *This is a request by Erin Presley, for a Variance to increase the maximum allowable wall height in the front yard setback from 3' to 7', in the High Density Residential/Infill Overlay (R-3/IO) District, for the property located at 495 S. 16<sup>th</sup> Avenue, Yuma, Arizona (Continued from May 27, 2021).*

Amelia Griffin, Associate Planner summarized the staff report recommending **APPROVAL**.

**QUESTIONS FOR STAFF**

None

**APPLICANT/APPLICANTS REPRESENTATIVE**

Erin Presley, 495 S. 16<sup>th</sup> Ave, Yuma Arizona, stated that she agreed to all of the conditions except condition #4. Presley then asked if she could show a video that showed why she disagreed with condition #4. Ramirez replied yes.

**Kenneth Scott McCoy, Assistant City Attorney** informed the applicant that the video would have to be shown in a way where it would be reflected on the record. **Presley** stated that she submitted the video to staff, but the file was too large to download (video was not shown).

**Ramirez** asked if the photo of a wall shown in Attachment D, was the wall she was asking for the height increase. **Presley** replied yes. **Ramirez** asked if the side view of the property was where the proposed wall would go. **Presley** replied yes, and continued by saying she did not believe Condition # 4 was needed because there was enough visibility at that intersection. **Presley** added that she has been having issues with graffiti and stolen items from the property and that the wall would make the property more secure. **Ramirez** asked if increasing the height of the wall was problematic for traffic turning the corner. **Presley** replied no.

**Ramirez** asked why the City was requesting the site triangle. **Augustin Cruz, Senior Civil Engineer** replied that the 14 x 14 corner visibility triangle was for safety, because it is a local street with a right-of-way. **Cruz** stated that because **Presley** would increase the existing wall by more than 3½ ft. it would create a visibility problem. **Cruz** added that the requested corner triangle is a reduction from the standard 25 x 25, as the right-of-way of the adjacent roadways is wider than the standard widths of local streets.

#### **OPEN PUBLIC COMMENT**

None

#### **DECISION**

**Ramirez** granted the variance, subject to the Conditions of Approval in Attachment A, to include Condition #4, finding that the four criteria of Yuma City Code §154-03.04(D)(1) had been met.

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**VAR-34815-2021** *This is a request by Israel and Patricia Galvez for a variance to place an accessory structure closer to the front of the property than the mid-point of the primary structure, in the Low Density Residential (R-1-6) District, for the property located at 3960 S. Akers Way, Yuma, AZ.*

**Chad Brown, Associate Planner**, summarized the staff report recommending **APPROVAL**.

#### **QUESTIONS FOR STAFF**

None

#### **APPLICANT/APPLICANTS REPRESENTATIVE**

**Israel Galvez, 3805 Las Cruces Lane, Yuma, Arizona**, made himself available for questions, and stated he was in agreement with the Conditions of Approval.

#### **OPEN PUBLIC COMMENT**

None

#### **DECISION**

**Ramirez** granted the variance, subject to the Conditions of Approval in Attachment A, finding that the four criteria of Yuma City Code §154-03.04(D)(1) had been met.

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**VAR-34928-2021** *This is a request by Jesse Chaves, on behalf of Jesse Chaves and Silvia CPWROS, for a variance to allow parking in front yard setback area and reduce required parking for outdoor seating, in Limited Commercial (B-1) District, for the property located at 150 E 24<sup>th</sup> St., Yuma, AZ.*

**Chad Brown, Associate Planner**, summarized the staff report recommending **APPROVAL**.

#### **QUESTIONS FOR STAFF**

None

**APPLICANT/APPLICANTS REPRESENTATIVE**

Jesse Chavez, 1929 S. Magnolia Avenue, Yuma, Arizona, made himself available for questions, and stated that he was in agreement with the Conditions of Approval.

**OPEN PUBLIC COMMENT**

None

**DECISION**

Ramirez granted the variance, subject to the Conditions of Approval in Attachment A, finding that the four criteria of Yuma City Code §154-03.04(D) (1) had been met.

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**VAR-34985-2021** This is a request by Alex Lakey of ARCHSOL, on behalf of Yuma Regional Medical Center, for a variance to reduce the side setback from 10' to 2'-3" to allow the construction of a permanent canopy, in the General Commercial (B-2) District, for the property located at 2851 S. Avenue B, #2801, Yuma, AZ.

Robert Blevins, Principal Planner, summarized the staff report recommending **APPROVAL**.

**QUESTIONS FOR STAFF**

None

**APPLICANT/APPLICANTS REPRESENTATIVE**

Scott Mulhern, Dahl Robinson & Associates 1560 S. 5<sup>th</sup> Ave Yuma, Arizona, made himself available for questions, and stated that he was in agreement with the Conditions of Approval.

**OPEN PUBLIC COMMENT**

None

**DECISION**

Ramirez granted the variance, subject to the Conditions of Approval in Attachment A, finding that the four criteria of Yuma City Code §154-03.04(D)(1) had been met.

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Ramirez adjourned the meeting at 9:50 a.m.

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Minutes approved and signed this 12<sup>th</sup> day of August, 2021.

  
Hearing Officer