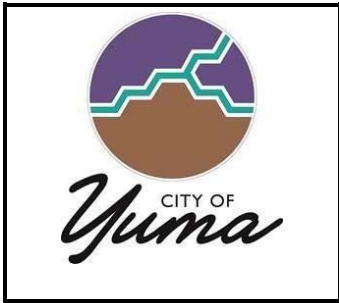


Notice of Public Hearing of the Planning & Zoning Commission of the City of Yuma

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 September 27, 2021, at 4:30 p.m. at the City Hall Council Chambers, One City Plaza, Yuma, AZ.



Agenda
Planning and Zoning Commission Meeting
City Hall Council Chambers
One City Plaza Yuma, AZ
Monday, September 27, 2021, 4:30 p.m.

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 –

September 13, 2021

B.2 WITHDRAWALS BY APPLICANT – NONE

B.3 TIME EXTENSIONS – NONE

B.4 CONTINUANCES – NONE

B.5 APPROVALS – NONE

C. ACTION ITEMS –

C.1 **SUBD-36119-2021** *This is a request by Premier Storage Condominiums of Yuma Unit 2, LLC, for approval of the final plat for Phase VII (Building 4) and Phase VIII (Building 8) of the Premier Storage Condominiums of Yuma Unit 2 Subdivision, Phases III Thru VIII. The two phases, totaling approximately 4.8 acres, are proposed to create 124 storage condominiums in two new buildings, for the property located south of the southeast corner of E. 32nd Street and S. Avenue 3 3/4E, Yuma, AZ.*

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
September 13, 2021**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday September 13, 2021, at the Yuma Civic Center, 1440 W. Desert Hills Drive, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present were Chairman Chris Hamel, and Commissioners Lorraine Arney, Gregory Counts, Joshua Scott, Barbara Beam and Branden Freeman. Vice-Chairman Fred Dammeyer was absent.

STAFF MEMBERS present included Rodney Short, Deputy City Attorney; Alyssa Linville, Assistant Director DCD; Andrew McGarvie, Engineering Manager; Jennifer Albers, Principal Planner; Robert Blevins, Principal Planner; Richard Munguia, Senior Planner; Chad Brown, Associate Planner, Amelia Griffin; Associate Planner; Erika Peterson; Assistant Planner, Alexis Garcia, Assistant Planner; Alejandro Marquez, Administrative Specialist and Lizbeth Sanchez, Administrative Specialist.

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

CONSENT CALENDAR

MINUTES – August 23, 2021

WITHDRAWALS BY APPLICANT – None

CONTINUANCES – None

APPROVALS – None

Motion by Counts, second by Arney, to APPROVE the Consent Calendar as presented. Motion carried unanimously, (4-0) with three absent.

Action Items –

CUP-35990-2021: *This is a request by Johana Chacon, on behalf of JRS Mobile Services INC, for a Conditional Use Permit to allow an industrial use (mobile mechanic) within 600' of a residential use and zone in the Light Industrial (L-I) District, on the property located at 2697 South Avenue 2 ½ E, Yuma, AZ.*

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

QUESTIONS FOR STAFF

None

APPLICANT/APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

Motion by Arney, second by Scott to APPROVE CUP-35990-2021 as presented, subject to the Conditions of Approval in Attachment A. Motion carried unanimously (4-0), with three absent.

Chairman Hamel noted that Commissioner Beam joined the meeting at 4:33pm

CUP-35955-2021: *This is a request by Dustin Chisum (of Deutch Architecture Group) on behalf of Enterprise (vehicle rental), for a Conditional Use Permit to allow a commercial use in the Light Industrial/Airport Overlay (L-I/AD) District, for the property located at 3905 S. 4th Avenue, Yuma, AZ*

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

QUESTIONS FOR STAFF

None

APPLICANT/APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

Motion by Counts , second by Arney to APPROVE CUP-35955-2021 as presented, subject to the Conditions of Approval in Attachment A. Motion carried unanimously (5-0), with two absent.

Public Hearings-

GP-34714-2021: *This is a General Plan Amendment request by Nicklaus Engineering, Inc. on behalf of Perricone Heritage Properties, to change the land use designation from Medium Density Residential to Commercial for approximately 10.8 acres for property located east of the northeast corner of Araby Road and Interstate 8. (This is the second of two public hearings.)*

Jennifer Albers, Associate Planner, summarized staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

None

PUBLIC COMMENT

None

Motion by Arney, second by Counts to APPROVE GP-34714-2021. Motion carried unanimously (5-0), with two absent.

GP-35235-2021: *This is a request by the City of Yuma for the decennial update of the City of Yuma General Plan. The General Plan is a policy document and guide for the development of the City of Yuma. The General Plan contains information and maps about Yuma that address required elements of General Plans, Goals, Objectives and Policies for the development of the City of Yuma and Action Items to reach those Goals. The decennial update is intended to reflect current demographics of the community, recent data on aspects of the built and natural environment, development changes that have occurred over time and updated projections for future community needs. (This is the first of two public hearings.)*

Jennifer Albers, Associate Planner, summarized staff report and recommended **APPROVAL**.

Commissioner Freeman joined meeting at 4:46 pm.

QUESTIONS FOR STAFF

None

PUBLIC COMMENT

William Katz, 3064 S. Ave B, Yuma, AZ, asked how the low, medium and high density residential vacant lots were reclassified or counted from the original draft to the final draft of the general plan update. **Katz** then asked if the suburban ranch designated land would remain the same. **Albers** replied that staff would answer his questions at the second public hearing.

Katz then asked if the City would be using the Marine Corp Air Station's (MCAS) AICUZ study from 2019 or the 1977 Van Houten noise contours. **Albers** replied that the City followed the adopted 1996 Joint Land Use Plan. **Albers** went on to say that Staff received comments from MCAS suggesting an update to the Joint Land Use Plan, and stated that the City added in Action Item to jointly participate in an update within the next five years.

Katz thanked planning and zoning staff and commission for their work on the General Plan update.

Motion by Arney, second by Beam to CLOSE the public hearing for case Number GP-35235-2021. Motion carried unanimously (6-0), with one absent.

ZONE-35961-2021: *This is a request by the City of Yuma to rezone approximately 2.19 acres from the General Commercial (B-2) District to the General Commercial/Public Overlay (B-2/P) District, for the property located at the northeast corner of S. Avenue 8 ½E and Desert Spring Drive, Yuma, Arizona.*

Richard Munguia, Senior Planner, summarized staff report and recommended **APPROVAL.**

QUESTIONS FOR STAFF

None

PUBLIC COMMENT

None

Motion by Freeman, second by Beam to APPROVE ZONE-35961-2021. Motion carried unanimously (6-0), with one absent.

INFORMATION ITEMS

Staff

None

Commission

None

Public

None

ADJOURNMENT

Hamel adjourned the meeting at 5:02 p.m.

Minutes approved this _____ day of _____, 2021

Chairman



**STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
CASE TYPE – FINAL SUBDIVISION
CASE PLANNER: AMELIA GRIFFIN**

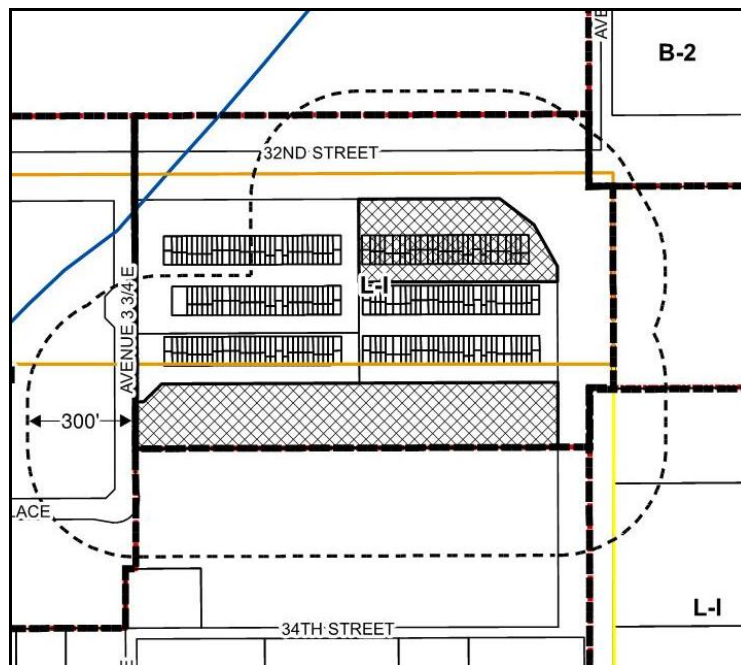
Hearing Date: September 27, 2021

Case Number: SUBD-36119-2021

Project Description/Location: This is a request by Premier Storage Condominiums of Yuma Unit 2, LLC, for approval of the final plat for Phase VII (Building 4) and Phase VIII (Building 8) of the Premier Storage Condominiums of Yuma Unit 2 Subdivision, Phases III Thru VIII. The two phases, totaling approximately 4.8 acres, are proposed to create 124 storage condominiums in two new buildings, for the property located south of the southeast corner of E. 32nd Street and S. Avenue 3 3/4E, Yuma, AZ.

	Existing Zoning	Existing Land Use	Designated Land Use
Site	Light Industrial/Airport Overlay (L-I/AD) District	Vacant Land	Industrial
North	Light Industrial/Airport Overlay (L-I/AD) District	Premier Storage Buildings 3 & 7	Industrial
South	Yuma County; Light Industrial District	Vacant (Future Premier Storage Expansion)	Industrial
East	Light Industrial (L-I); Yuma County Zoning: General Commercial (C-2)	Used car sales / Avenue 3E Swap Meet	Industrial
West	Light Industrial/Airport Overlay (L-I/AD) District	GreenGate Produce	Industrial

Location Map



Prior site actions: Pre-Annexation Agreement: R2010-56 (11-09-2010); Annexation: A2011-02 (08-05-2011); Rezone: Z2011-004 (12/21/2011); Subdivision: Prior to annexation: Premier Storage #2. Tentative Plat: 2007; Final Plat: 2011 (expired in 2014). After annexation: SUBD-16104-2016 Prelim. Plat; SUBD-18331-2017 Final Plat (Phase VI); SUBD-22521-2018 Final Plat (Phase III); SUBD 27156-2019 Final Plat (Phase IV & Phase VIII).

Staff Recommendation: Staff recommends **APPROVAL** of the final plat for Phase VII (Building 4) and Phase VIII (Building 8) of the Premier Storage Condominiums of Yuma Unit 2 Subdivision, subject to the conditions outlined in Attachment A.

Suggested Motion: Move to **APPROVE** Final Plat SUBD-36119-2021 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 final plat, the Planning and Zoning Commission is authorizing the design of Phase VII (Building 4) and Phase VIII (Building 8) of the Premier Storage Condominiums of Yuma Unit 2 Subdivision, for the property located south of the southeast corner of E 32nd Street and S. Avenue 3 3/4E, subject to the conditions of the rezone, the preliminary plat and the conditions outlined in Attachment A, and affirmatively finds that the request substantially conforms to the approved preliminary plat, is in conformance with the City of Yuma Subdivision Code and General Plan and is compatible with surrounding land uses.

Staff Analysis: This final phase of Premier Storage Unit 2 will create 124 storage unit condominiums in two buildings; they will be the seventh and eighth buildings to be completed at this location. These new buildings will be served by existing restrooms located in the main office and by restrooms that are part of building 7, Phase V.

The subdivision of this property into storage units and a common area is treated much the same as a residential subdivision: having the same public notice and hearing requirements and it must follow State Department of Real Estate regulatory processes. The units will have legal descriptions and are divided and recognized by the Assessor's Office for tax purposes; each unit can be bought and sold by deed; and the individual unit owners belong to an association with an interest in the common area.

The north 460 feet (approx.) of the entire Premier Storage Unit 2 Subdivision is in the Airport Industrial Overlay District (AIOD-1), and the south 230 feet (approx.) is in the Runway Arrival Departure Safety Area (RADSA), both of which were implemented to protect the public from overflights at the east end of the civilian runway. These zoning overlays limit the types of uses, sound attenuation, and the number of persons working in this area. Additionally, Premier Storage Unit 2 is in the 70-75 dB noise zone of the military runway. The subject of this final plat, Buildings 4 and 8, will be in the RADSA.

Prior to annexation, in a letter dated January 26, 2007, the Marine Corps Air Station-Yuma (MCAS) did not object to this use at this location as long as there is no on-site caretaker's residence. On August 16, 2021, the Marine Corps Air Station also commented that Marine Corps Order 11010.16, Air Installations Compatible Use Zones (AICUZ) list Warehousing and Storage as a compatible use for this location.

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

Standard	Subdivision					Conforms		
Lot Size	Minimum:	350 SF	Maximum:	880 SF	Yes	X	No	
Lot Depth	Minimum:	25 FT	Maximum:	55 FT	Yes	X	No	
Lot Width/Frontage	Minimum:	14 FT	Maximum:	22 FT	Yes	X	No	
Setbacks	Front:	10 FT	Rear:	90 FT	Side: 50	Yes	X	No
District Size	4.8	Acres			Yes	X	No	
Density	N/A	Dwelling units per acre			Yes	X	No	
Issues: None								

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

Requirements	Conforms					
General Principles	Yes	X	No		N/A	
Streets	Conforms					
Circulation	Yes	X	No		N/A	
Arterial Streets	Yes	X	No		N/A	
Existing Streets	Yes	X	No		N/A	
Cul-de-sacs	Yes		No		N/A	X
Half Streets	Yes		No		N/A	X
Stub Streets	Yes		No		N/A	X
Intersections	Yes		No		N/A	X
Easements	Yes	X	No		N/A	
Dimensional Standards	Yes	X	No		N/A	
Issues: None						
Blocks	Conforms					
Length	Yes		No		N/A	X
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		No		N/A	X
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?

Land Use Element:									
Land Use Designation:			Industrial						
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			
Avenue 4E – Collector Street		40 FT H/W	33 FT H/W							
Avenue 3 ¾ E – Local Street		29 FT H/W	29 FT H/W							
32 nd Street – Principal Arterial		50 FT H/W	50 FT H/W					X		
Bicycle Facilities Master Plan		32 nd Street – Proposed Bike Path								
YCAT Transit System		32 nd Street – Orange Route								
Issues:		None								
Parks, Recreation and Open Space Element:										
Parks and Recreation Facility Plan		N/A: Industrial Area (Commercial Storage Condo Units)								
Neighborhood Park:		N/A								
Community Park:		N/A								
Linear Park:		N/A								
Issues:		None								
Housing Element:										
Special Need Household:		N/A								
Issues:		None								
Redevelopment Element:										
Planned Redevelopment Area:		None								
Adopted Redevelopment Plan:		North End:		Carver Park:		None:	X			
Conforms:		Yes		No		N/A				
Conservation, Energy & Environmental Element:										
Impact on Air or Water Resources		Yes		No	X					
Renewable Energy Source		Yes		No	X					
Issues:		None – Drive aisles will be paved.								
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		
		Maximum			Officers	GPD	AF	GPD		
		0		0	0.00	0	0.0	0		
		Minimum								
0		0	0.00	0	0.0	0				
Fire Facilities Plan:		MCAS; Future Fire Station #8								
Water Facility Plan:		Source:	City	X	Private		Connection	6" PVC on Avenue 3 ¾ E		
Sewer Facility Plan:		Treatment:	City		Septic	X	Private			
Issues:		None								
Safety Element:										
Flood Plain Designation:		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								

4. Does the subdivision comply with the conditions of the rezoning?

Yes. Rezoning occurred upon annexation.

5. Does the subdivision comply with the conditions of the preliminary plat?

Yes.

6. Is the final plat consistent with the preliminary plat that was approved?

Yes.

Public Comments Received: None Received.

External Agency Comments: See Attachment.

Neighborhood Meeting Comments: No Meeting Required.

Proposed conditions delivered to applicant on: September 13, 2021

Final staff report delivered to applicant on: September 16, 2021

- Applicant agreed with all of the conditions of approval on: September 13, 2021
- Applicant did not agree with the following conditions of approval: (list #'s)

Attachments

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

Prepared By:
Amelia Griffin
Associate Planner

Date: 09/13/21
Amelia.Griffin@yumaaz.gov (928)373-5000, x3034

Approved By:
Alyssa Linville,
Assistant Director Community Development

Date: 09/16/2021

**ATTACHMENT A
FINAL 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:

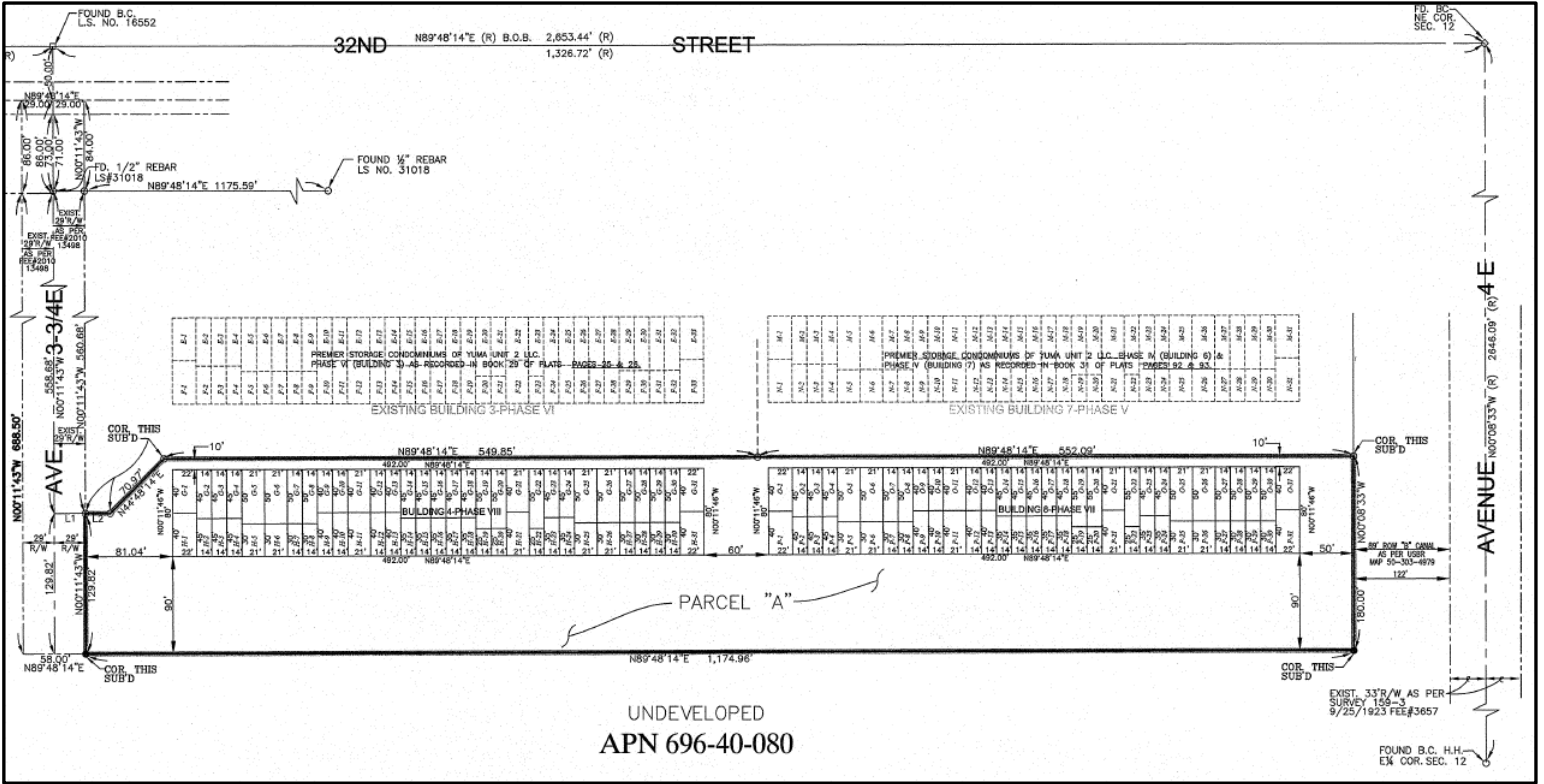
3. The rights-of-way must be dedicated free and clear to the City, and all easements in the right-of-way must be vacated unless the easement is specifically presented to the City, and the City specifically approves its acceptance. Approval of the plat is not approval of an easement in the right-of-way.
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.

Community Planning Conditions: Amelia Griffin, Associate Planner, (928) 373-5000, x 3034

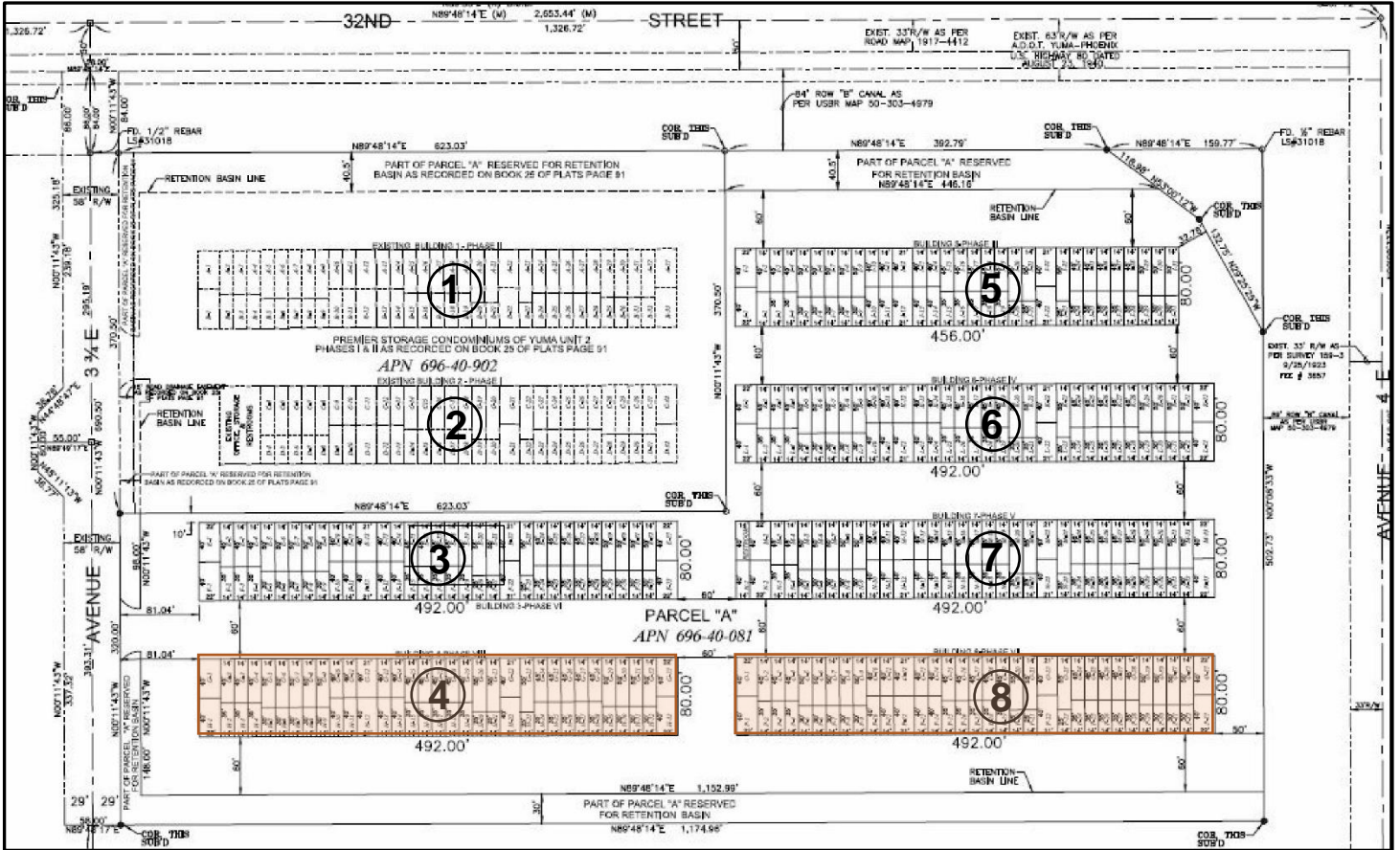
6. After the final plat has been approved by City Council, the applicant/developer shall have one years to record the approved plat, or the final plat approval shall be null and void.

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 FINAL PLAT MAP



ATTACHMENT C PRELIMINARY PLAT MAP



ATTACHMENT D
PRELIMINARY PLAT CONDITIONS


1. The conditions are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner shall submit to the City of Yuma, for recordation, a signed and notarized "Waiver of Claims under the Private Property Rights Protection Act." The Waiver shall be submitted within thirty (30) calendar days of the effective date of approval of the subdivision preliminary plat and prior to the issuance of any building permit. In the event this condition is not completed within this time frame, the approval of the plat is null and void.
3. The Owner shall submit to the City of Yuma, for recordation, a signed and notarized Avigation Easement on the property acknowledging potential noise and overflight of aircraft from both daily and special operations of the Marine Corps Air Station and the Yuma International Airport.
4. 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.
5. 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.
6. 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.
7. With the exception of Condition 2, the owner shall submit a final plat within one (1) year of Preliminary Plat approval. Should a Final Plat not be submitted within one (1) 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.

**ATTACHMENT E
AGENCY NOTIFICATIONS**

- **Legal Ad Published: The Sun** (09/03/21)
- **300' Vicinity Mailing:** (08/09/21)
- **34 Commenting/Reviewing Agencies noticed:** (08/12/21)
- **Site Posted on:** (09/20/21)
- **Neighborhood Meeting:** (N/A)
- **Hearing Date:** (09/27/21)
- **Comments due:** (08/23/21)

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	YES	08/12/21			X
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	YES	8/11/21	X		
Yuma County Planning & Zoning	NR				
Yuma County Assessor	NR				
Arizona Public Service	NR				
Charter Communications	YES	8/17/21			X
Southwest Gas	NR				
Qwest Communications	NR				
Bureau of Land Management	NR				
YUHS District #70	NR				
Yuma Elem. School District #1	NR				
Crane School District #13	NR				
A.D.O.T.	YES		X		
Yuma Irrigation District	NR				
Arizona Game and Fish	YES	08/16/21	X		
USDA – NRCS	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
El Paso Natural Gas Co.	YES	08/17/21			X
Western Area Power Administration	YES	08/11/21	X		
City of Yuma Internal List (Conditions)	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Police	NR				
Parks & Recreation	NR				
Development Engineer	NR				
Fire	YES	8/11/21	X		
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	YES	08/16/21			X
Utilities	NR				
Public Works	NR				
Streets	NR				

**ATTACHMENT F
AGENCY COMMENTS**

<input checked="" type="checkbox"/> Condition(s)	<input type="checkbox"/> No Condition(s)	<input type="checkbox"/> Comment	
<p>Enter conditions here: MCAS Yuma has reviewed the request for APN 696-40-395 and offer the following conditions/comments. The subject parcel is located within the 70-74dB noise contour and Accident Potential Zone (APZ) 1 for Runway 26. Marine Corps Order 11010.16, Air Installations Compatible Use Zones (AICUZ) list Warehousing and Storage as a compatible use for this location. If applicable, measures to achieve noise level reduction of 25dB must be incorporated into the design and construction of portions of these buildings where the public is received, office areas, noise sensitive areas or where the normal noise level is low. Due to the proximity to the airfield, it is required that Federal Aviation Administration (FAA) 7460-1 (Notice of Proposed Construction or Alteration) be electronically filed for review and approval. It is imperative that one filing is submitted per proposed structure that clearly identifies the building(s) four point coordinates, not just a single point in the center of the location. FAA's website is: (https://oeaaa.faa.gov/oeaaa/external/portal.jsp). Thank you for the opportunity to review and comment.</p>			
DATE:	16 Aug 2021	NAME: Antonio Martinez	TITLE: Community Liaison Specialist
CITY DEPT:	MCAS Yuma		
PHONE:	928-269-2103		
RETURN TO:	Amelia Griffin		
	Amelia.Griffin@YumaAZ.gov		

<input checked="" type="checkbox"/> COMMENT	<input type="checkbox"/> NO COMMENT		
<p><i>Enter comments below:</i></p>			
<p>While the subject property is within the 70 dB noise contour, the property currently has two existing storage facilities. Development of additional storage facilities are compatible per FAA Order 1050-1E.</p>			
DATE:	8/12/21	NAME: Gen Grosse	TITLE: Property/Community Relations
AGENCY:	Yuma County Airport Authority, Inc.		
PHONE:	928-726-5882		
RETURN TO:	Amelia Griffin		
	Amelia.Griffin@YumaAZ.gov		

Ms. Sanchez

EPNG operates a 6-inch high pressure natural gas pipeline east of B Canal and within the east alignment of Avenue 4E, see attached map.

There is no conflict with the project located on parcel 696-40-080. Should there be any activity within Avenue 4E, please notify EPNG.

Sincerely,

Nick Amoroso

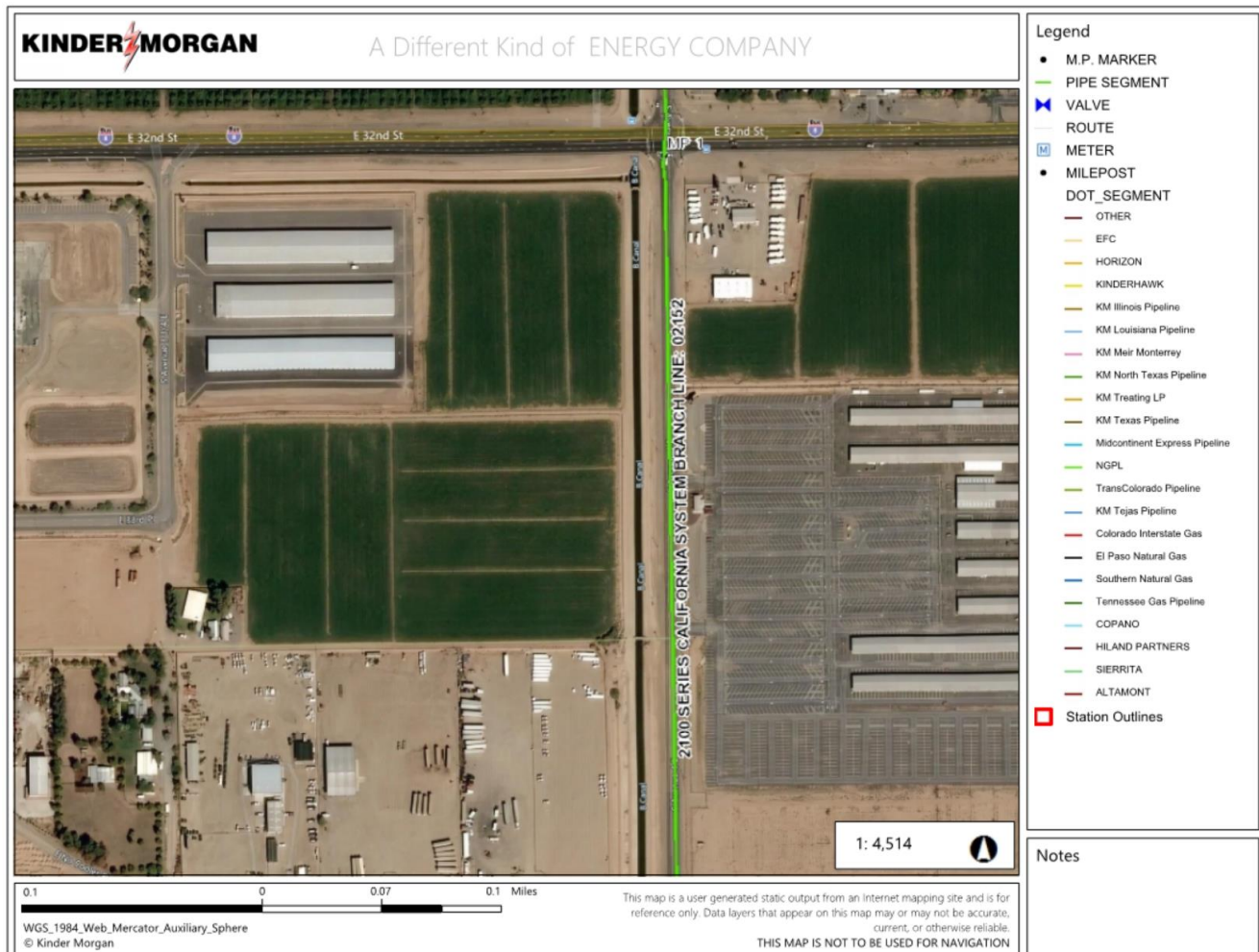
Sr. ROW Agent

15210 S. 50th Street, Suite 110, Phoenix, AZ 85044

Office: 520-509-3272 | Cell: 480-254-3581 | nick_amoroso@kindermorgan.com



Delivering Energy to Improve Lives





8/11/2021

Lizbeth Sanchez
Planning and Neighborhood Services - City of Yuma
One City Plaza
Yuma, AZ 85364

Requester Project: Map Request
Project Name: SUBD-36119-2021
DOCK/PRISM Project Name: E 32nd Street
Conflict: YES

Thank you for your recent Utility Request to Charter Communications for:

Please review the attached maps for any possible conflicts with Charter facilities.

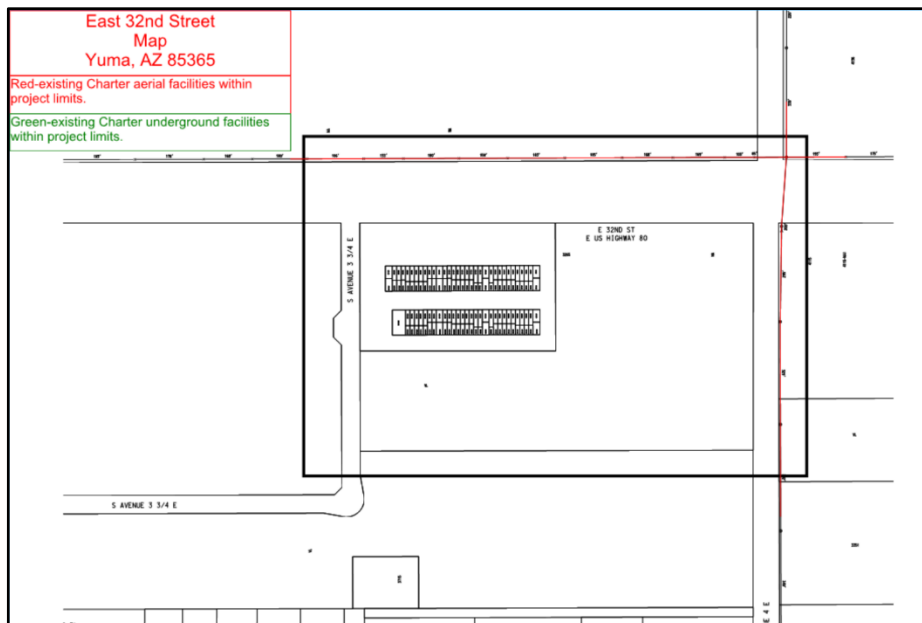
There **ARE** existing Charter aerial/or underground facilities within the project limits.

We have provided maps showing where our services are located but cannot make any comment on how to deal with possible conflicts during construction. This type of information should come from the Construction Manager, Supervisor or Construction Coordinator for the area in question.

If you should require any field meet or any further coordination of the project with Charter please contact the Construction Manager listed below.

Construction Manager Contact:

Hobson, Lee
Construction Manager – Zone 10
83473 Avenue 45
Indio, CA 92201
760-674-5455
lee.hobson@charter.com



**ATTACHMENT G
AERIAL PHOTO**

