



DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
APPLICATION FOR **CONDITIONAL USE PERMIT**

YOU CAN ALSO APPLY ONLINE AT:
[HTTPS://YUMAAZ-ENERGOVWEB.TYLERHOST.NET/APPS/SELFSERVICE#/HOME](https://yumaaz-energovweb.tylerhost.net/apps/selfservice#/home)

PLEASE BE ADVISED OF THE FOLLOWING INFORMATIONAL NOTICES:

FAA NOTIFICATION - This property is located in the vicinity of the Yuma International Airport. The Federal Aviation Administration (FAA) requires the property owner or its agent to file a "Notice of Proposed Construction or Alteration" with the FAA prior to commencing vertical construction. Information regarding FAA's requirements can be found at: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>. The FAA requirements arise from federal laws and regulations and are outside of the City's jurisdiction and authority. Be aware the FAA has the authority to prevent and stop development for failure to comply with federal regulations.

PUBLIC RECORDS - This application and any document supplied as part of this application is considered a public record and may be disclosed pursuant to A.R.S. § 39-121 or displayed electronically by the City of Yuma.

SUBJECT PROPERTY ADDRESS OR LOCATION:		ASSESSOR'S PARCEL NO(S):	
PROPOSED USE / REQUEST:		AREA (ACRES/SQ. FT.):	
IF REQUESTING EXCEPTIONS, HOW MANY? <i>Each development standard from which you are seeking relief counts as one exception.</i>			
PROPERTY OWNER (S) NAME:		AGENT / APPLICANT NAME:	
ADDRESS:		ADDRESS:	
CITY:	STATE:	ZIP:	CITY: STATE: ZIP:
PHONE:		PHONE:	
E-MAIL:		E-MAIL:	

I affirm that I am the owner of record of the subject property. If an agent is named, I hereby authorize that person to act on my behalf in matters relating to this application. (City requires owner's signature for Waiver of Claims and Avigation Disclosure acknowledgements)

PROPOSITION 207 WAIVER OF CLAIMS: Owner(s) hereby waives and releases City from any and all claims under Arizona Revised Statutes §12-1134, et seq., including any right to compensation for reduction to the fair market value of the Property or any portion thereof, as a result of City's approval or failure to approve this land use action request. The terms of this waiver shall run with the land and shall be binding upon all subsequent landowners, assignees, lessees and other successors. Owner acknowledges there may be a request to execute a separate Waiver of Claims document, suitable for recording.

AVIGATION DISCLOSURE: Owner(s) hereby acknowledges that the subject property is located in the vicinity of Yuma County International Airport and the U.S. Marine Corps Air Station, both of which may result in aircraft overflight, vibrations and related noise as may be inherent in the operation of aircraft now known or hereafter used for flying within navigable airspace.

SIGNATURE OF OWNER: _____ **DATE:** _____

SIGNATURE OF AGENT: _____ **DATE:** _____

THE FOLLOWING INFORMATION IS REQUIRED FOR A COMPLETE APPLICATION SUBMITTAL

FAILURE TO SUPPLY ALL ITEMS AT THE TIME OF APPLICATION WILL RESULT IN A DELAY IN THE APPLICATION PROCESS AND DELAY OF ASSIGNMENT TO A CASE PLANNER FOR REVIEW.

- COMPLETED APPLICATION FORM
- PRE-DEVELOPMENT MEETING (PDM) NUMBER PDM - _____ (OR COPIES OF NOTES)
- APPLICATION FEE OF: CUP FILING FEE \$_____, EXEMPTION FEE \$_____, TOTAL \$_____
- ONE (1) SITE PLAN DRAWN TO SCALE, SHOWING: NAMES OF ADJOINING STREETS, LOCATIONS & DIMENSIONS OF EXISTING OR PROPOSED BUILDINGS, SETBACK LINES, PARKING & CIRCULATION AREAS, REQUIRED LANDSCAPE AREAS
- ONE (1) SET OF FLOOR PLANS AND BUILDING ELEVATIONS
- ELECTRONIC COPY OF SITE PLANS. EMAIL TO PLANNING@YUMAAZ.GOV (UNLESS APPLYING ONLINE)
- IF REQUIRED, HAZARDOUS MATERIALS IMPACT REVIEW (HMIR)**
- IF REQUIRED, TWO (2) COPIES OF TRAFFIC STUDY**
- A NARRATIVE STATEMENT DESCRIBING THE PROJECT. INCLUDE RESPONSE TO SIX CRITERIA LISTED BELOW. IF ALSO REQUESTING EXCEPTIONS TO DEVELOPMENT STANDARDS, ALSO INCLUDE RESPONSE TO FOUR CRITERIA LISTED BELOW

THE FOLLOWING SIX CRITERIA MUST BE ANSWERED IN THE AFFIRMATIVE FOR ALL CUP APPLICATIONS:

1. THE ESTABLISHMENT, MAINTENANCE AND/OR OPERATION OF THE REQUESTED CONDITIONAL USE IS NOT DETRIMENTAL TO THE HEALTH, SAFETY, PEACE, MORALS, COMFORT OR GENERAL WELFARE OF THE CITY.
2. THE PROVISIONS FOR INGRESS, EGRESS & TRAFFIC CIRCULATION, AND ADJACENT PUBLIC STREETS ARE ADEQUATE TO MEET THE NEEDS OF THE REQUESTED CONDITIONAL USE.
3. THE BUILDING(S) AND PARKING FACILITY SETBACKS ADEQUATELY PROVIDE A TRANSITION FROM, AND PROTECTION TO, EXISTING AND CONTEMPLATED RESIDENTIAL DEVELOPMENT.
4. THE HEIGHT AND BULK OF THE PROPOSED BUILDINGS AND STRUCTURES ARE COMPATIBLE WITH THE GENERAL CHARACTER OF DEVELOPMENT IN THE VICINITY OF THE REQUESTED CONDITIONAL USE.
5. PROVISIONS HAVE BEEN MADE TO ATTENUATE NOISE LEVELS AND PROVIDE FOR ADEQUATE SITE AND SECURITY LIGHTING.
6. THE SITE PLAN INCORPORATES APPROPRIATE LANDSCAPING, FENCING, SCREEN WALLS AND/OR PLANTING, CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) TECHNIQUES AND ANTI-GRAFFITI STRATEGIES TO ACHIEVE COMPATIBILITY WITH ADJOINING AREAS.

IF REQUESTING EXCEPTIONS (VARIANCE) TO DEVELOPMENT STANDARDS, THE FOLLOWING FOUR CRITERIA MUST ALSO BE ANSWERED IN THE AFFIRMATIVE:

1. THERE IS A SPECIAL CIRCUMSTANCE(S) OR CONDITION(S), APPLYING TO THE PROPERTY OR BUILDING REFERRED TO IN THE APPLICATION AND WHICH DO(ES) NOT APPLY TO MOST OTHER PROPERTIES IN THE DISTRICT;
2. THAT SUCH SPECIAL CIRCUMSTANCE(S) WAS NOT CREATED, OR CAUSED, BY THE PROPERTY OWNER OR APPLICANT;
3. THE GRANTING OF THE VARIANCE(S) IS NECESSARY FOR THE PRESERVATION OF SUBSTANTIAL PROPERTY RIGHTS ENJOYED BY OTHER PROPERTY OWNERS IN THE VICINITY UNDER IDENTICAL ZONING DESIGNATIONS; AND
4. THE GRANTING OF THE VARIANCE SHALL NOT BE MATERIALLY DETRIMENTAL TO ANY PERSON(S) RESIDING, OR WORKING, IN THE VICINITY, TO ADJACENT PROPERTY, TO THE NEIGHBORHOOD OR TO THE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE.

- THE FOLLOWING INFORMATION IS MISSING AND NEEDS TO BE PROVIDED BEFORE THIS APPLICATION CAN BE ACCEPTED. DEADLINE TO RETURN MISSING ITEMS IS: _____

In accordance with Arizona Revised Statute § 9-495, please direct any questions or clarifications needed regarding this application to: Amelia Domy, Senior Planner, at 928-373-5000 x3034, or at Amelia.Domy@YumaAZ.gov. Staff will respond to inquiries within five (5) business days from the date the communication is received.