

	<p>DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES APPLICATION FOR ZONING VERIFICATION LETTER</p> <p>YOU CAN ALSO APPLY ONLINE AT: HTTPS://YUMAAZ-ENERGOVWEB.TYLERHOST.NET/APPS/SELFSERVICE#/HOME</p>
---	--

PLEASE BE ADVISED OF THE FOLLOWING INFORMATIONAL NOTICE:

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(ES) OR LOCATION:	ASSESSOR'S PARCEL NO(S):
SPECIFIC INFORMATION REQUESTED THAT IS NOT ALREADY DEFINED ON PAGE 2	
AGENT / APPLICANT NAME:	
ADDRESS:	
CITY:	STATE: ZIP:
PHONE:	E-MAIL:

Zoning Verification Request

What is a Zoning Verification Letter? If you are purchasing or refinancing your home or property, your lender may require a verification letter identifying the zoning and use of the property. The City can provide you a letter documenting the following:

- Current zoning of the property
- Whether the current use of the property is a Permitted or Conditional Use
- If the property meets current development standards for the zoning district in which it is located
- Identification of any legal non-conforming uses occurring on the site
- Whether the structure(s) can be rebuilt if damaged or destroyed
- List any known unresolved zoning or building code violations
- Identify the zoning on the adjacent properties surrounding the property
- Any Conditional Use Permits, Variances, Rezones or Subdivisions that affect the property
- Provide a copy of the Certificate of Occupancy for the structure(s), if available, on the property

How much does a Zoning Verification Letter cost? Please contact staff to verify current pricing.

How long does it take? Please allow two working weeks for completion of the letter.

How long is the Zoning Verification Letter valid? A Zoning Verification letter is valid for 6 months from the date of issuance.

Additional Information

Community Development Department staff will research all information on file with the City of Yuma as accurately as possible, based on the information provided in your request. The City of Yuma assumes no liability for errors or omissions. A separate request is required for each property, address and/or development included in the request.

Application

A request needs to include the following property and contact information:

Property:

- Location/Address
- Intersection Street Names
- City, State, Zip Code
- Assessor's Parcel Number(s)

Contact Person:

- Name, Mailing Address (City, State, Zip), Phone Number
- Fax number or Email address where the completed letter can be sent

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