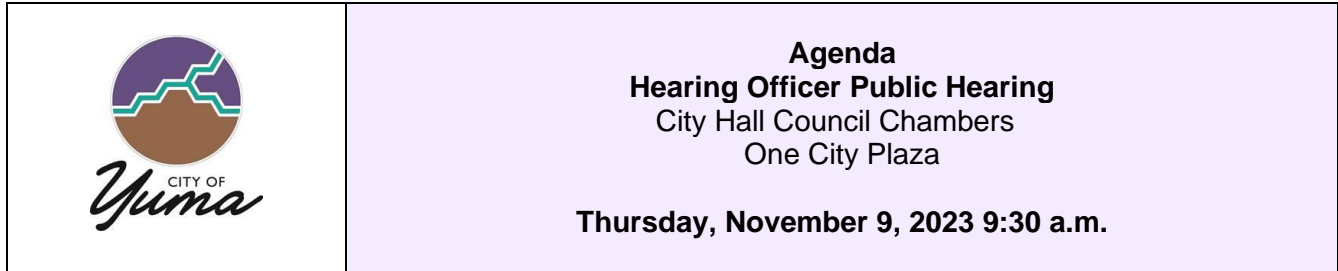


**Notice of Public Hearing of the
Hearing Officer of the City of Yuma**

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the Hearing Officer of the City of Yuma and to the general public that the Hearing Officer will hold a hearing open to the public on Thursday, November 9, 2023 at 9:30 a.m. in City Hall Council Chambers, One City Plaza, Yuma, AZ.

The Agenda for the hearing is as follows:



Public comment regarding any **agenda** item can be provided in written format to the Hearing Officer Secretary at email address planning@yumaaz.gov no later than 15 minutes prior to the start of the scheduled meeting. Comments received timely will be read into the record when the referenced agenda item is discussed.

CALL TO ORDER

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 Hearing Officer or a member of the audience wishes to speak about an item.

APPROVAL OF MINUTES

- September 28, 2023

APPLICATIONS TO BE CONSIDERED

1. **VAR-41340-2023**: *This is a request by Chris and Pauline Hayes, on behalf of Chris and Pauline Hayes, and Marie H. Miller, for a Variance to reduce the minimum side yard setback from 5 feet to 3 feet, the rear yard setback from 7 feet to 4 feet 4 inches, and increase the maximum lot coverage from 45% to 52% in the Manufactured Housing Subdivision (MHS) District, for the property located at 2045 S. Roadrunner Avenue, Yuma, AZ.*

ADJOURN

A copy of the agenda for this meeting may be obtained at the office of the City Clerk at City Hall, One City Plaza, Yuma, Arizona, 85364, during business hours, Monday through Friday, 8:00 A.M. to 5:00 P.M. 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, PO Box 13012, Yuma, AZ 85366-3012; (928) 373-5125 or TTY (928) 373-5149.

Hearing Officer Meeting Minutes September 28, 2023

A meeting of the City of Yuma Hearing Officer was held on Thursday, September 28, 2023, at City Hall Council Chambers, One City Plaza, Yuma, Arizona.

HEARING OFFICER in attendance was Araceli Rodriguez.

CITY OF YUMA STAFF MEMBERS present included Alyssa Linville, Director of Planning and Neighborhood Services; Jennifer Albers, Assistant Director of Planning; Amelia Dombay, Senior Planner; Erika Peterson, Associate Planner; Guillermo Moreno-nunez, Assistant Planner; Rodney Short, Deputy City Attorney and Alejandro Marquez, Administrative Specialist.

Hearing Officer Araceli Rodriguez called the meeting to order at 9:30 a.m.

CONSENT CALENDAR

Hearing Officer Araceli Rodriguez approved the minutes of September 14, 2023.

PUBLIC HEARINGS

VAR-41729-2023: *This is a request by Cesar Lopez for a variance to increase the lot coverage from 15% to 21% to allow construction of a new home in the Suburban Ranch (SR-1) District, for the property located at 2020 W. Country Lane, Yuma, AZ.*

Jennifer Albers, Assistant Director of Planning, summarized the staff report and recommended **Denial**.

QUESTIONS FOR STAFF

Hearing Officer Araceli Rodriguez asked in this area is the average home size for a .77-acre lot about 2000 square feet. **Albers** replied in this area yes. **Hearing Officer Araceli Rodriguez** then asked what the average size of a primary dwelling on an acre lot would be, because she was trying to verify if the proposed home would look out of place. **Albers** replied that the homes in this neighborhood average between 2900 to 4800 square feet. **Hearing Officer Araceli Rodriguez** then asked when the primary dwelling was built. **Albers** replied the home was already constructed when the area was annexed in 2005.

APPLICANT/APPLICANTS REPRESENTATIVE

Cesar Lopez, 2009 W. Country Lane, Yuma, AZ, stated the proposed home would look bigger or out of place is because most of the homes are of the same size or bigger and that his personal house which is on the southeast corner is 2700 square feet, and that there is enough room on the lot to meet all the city's requirements and setbacks.

Hearing Officer Araceli Rodriguez asked if the applicant resides on the property. **Lopez** answered no that the home belongs to his parents. **Hearing Officer Araceli Rodriguez** asked what size was the home in which Lopez resides in, and if the lot was larger. **Lopez** replied that his home is 4400 square feet and on an adjacent lot.

PUBLIC COMMENT

Antonio Martinez, on behalf of the Marine Corps Air Station, Yuma, AZ, noted that MCAS is neutral regarding the request and submitted a comment to staff that states that the proposed project is located within the accident potential zone of a runway that is not recognized by the city but is by the Marine Base, and then made himself available for questions.

Hearing Officer Araceli Rodriguez asked for clarification if the comment that was submitted was not in opposition or in support of the request. **Martinez** replied correct and noted that the comment was just to notify City staff and the homeowners that the Marine Base is looking into the cases that could be affected by the runways. **Hearing Officer Araceli Rodriguez** then stated if the applicant needed to comply with any request by the Marine Base, it would be included in the Conditions of Approval. **Martinez** replied that the only item that would be requested is a signed Avigation Disclosure noting that the homeowner was aware that they were located in a flight path. **Albers** stated that the Avigation Disclosure is now part of the application process.

DECISION

Hearing Officer Araceli Rodriguez 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.

VAR-41741-2023: *This is a request by Melissa Schlamann, for a Variance to increase the allowable Accessory Dwelling Unit height from 15 feet to 17 feet and reduce the minimum rear yard setback from 10 feet to 5 feet for the construction of a new Accessory Dwelling Unit in the Low Density Residential/Infill Overlay (R-1-6/IO) District. The property is located at 1305 S. 8th Avenue, Yuma, AZ.*

Guillermo Moreno-nunez, Assistant Planner, summarized the staff report and recommended **Denial**.

QUESTIONS FOR STAFF

Hearing Officer Araceli Rodriguez asked if there were other lots in the area that have a five foot setback that do not have access to the alley. **Moreno-nunez** replied yes, it was a storage structure that was converted into living space. **Hearing Officer Araceli Rodriguez** then asked for conformation if a ten foot setback can be reduced to five feet if there is access to the Accessory Dwelling Unit (ADU) from the alleyway. **Moreno-nunez** answered yes. **Hearing Officer Araceli Rodriguez** asked if the ADU was currently under construction and if the applicant is asking for the setback reduction but will not have access through the alleyway. **Moreno-nunez** replied yes.

Hearing Officer Araceli Rodriguez asked if staffs response to question D of the four criteria that stated that the granting of this variance will not lead to detrimental effects on the neighbors and general public traveling near this property was correct. **Moreno-nunez** replied yes that is correct, because there will be no visibility issues caused by the ADU.

APPLICANT/APPLICANTS REPRESENTATIVE

Melissa Schlamann, 1305 S. 8th Avenue, Yuma, AZ, stated that the subject property does have access from the alleyway.

Hearing Officer Araceli Rodriguez referred to the picture on Attachment D of the staff report then asked if the ADU was going to be built where the shade structures were located. **Schlamann** replied no, it will be constructed next to the wall. **Hearing Officer Araceli Rodriguez** asked if the ADU was going to block some of the alley access. **Schlamann** answered yes, because of the size of the structure a portion of it will be blocked.

Schlamann referred to the picture on Attachment G and stated that the structure was going to be built in the area where the boat is seen in the photo not the grass area. **Hearing Officer Araceli Rodriguez** asked for clarification of the location of the alley access. **Schlamann** answered, it was where the boat is located in the picture. **Hearing Officer Araceli Rodriguez** asked if the chain link fence was between the boat and the pool. **Schlamann** replied no, the fence is between the boat and the alley and that a block wall separates the pool and the boat.

PUBLIC COMMENT

None

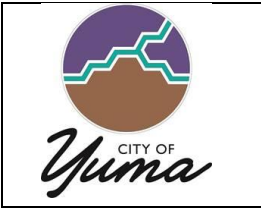
DECISION

Hearing Officer Araceli Rodriguez 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.

Hearing Officer Araceli Rodriguez adjourned the meeting at 9:56 a.m.

Minutes approved and signed this _____ day of _____, 2023.

Hearing Officer



STAFF REPORT TO THE HEARING OFFICER
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING DIVISION
CASE TYPE – VARIANCE
Case Planner: Amelia Domy

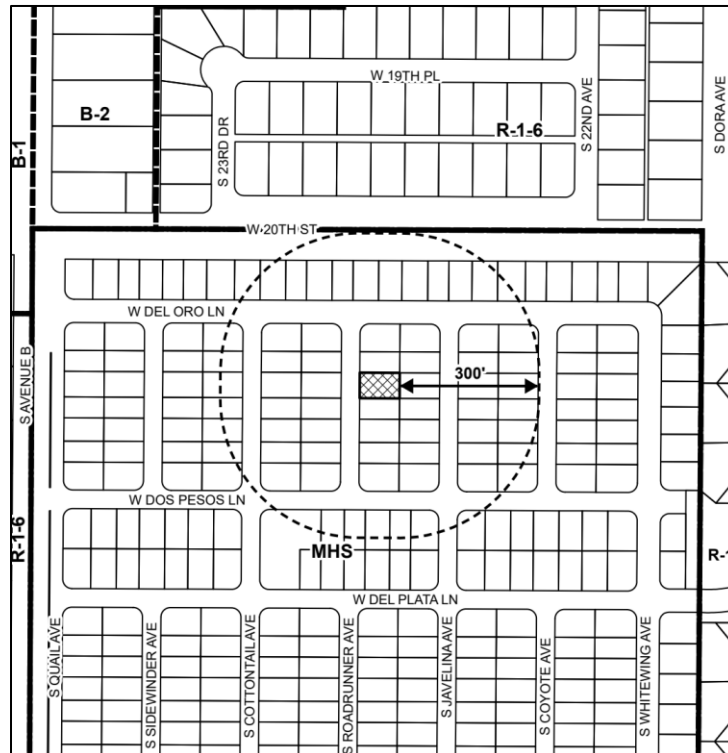
Hearing Date: November 9, 2023

Case Number: VAR-41340-2023

Project Description/Location: This is a request by Chris and Pauline Hayes, on behalf of Chris and Pauline Hayes, and Marie H. Miller, for a Variance to reduce the minimum side yard setback from 5 feet to 3 feet, the rear yard setback from 7 feet to 4 feet 4 inches, and increase the maximum lot coverage from 45% to 52% in the Manufactured Housing Subdivision (MHS) District, for the property located at 2045 S. Roadrunner Avenue, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Manufactured Housing Subdivision (MHS) District	Manufactured Home	Medium Density Residential
North	Manufactured Housing Subdivision (MHS) District	Manufactured Home	Medium Density Residential
South	Manufactured Housing Subdivision (MHS) District	Manufactured Home	Medium Density Residential
East	Manufactured Housing Subdivision (MHS) District	Manufactured Home	Medium Density Residential
West	Manufactured Housing Subdivision (MHS) District	Manufactured Home	Medium Density Residential

Location Map:



Prior site actions: Annexation: Ord. 1641 (October 7, 1977); Subdivision: Del Oro Estates Subdivision (June 22, 1971); Del Oro Estates Amended Subdivision (January 18, 1978); Variance: BA78-26 (August 2, 1978)

Staff recommendation: Staff recommends **DENIAL** of the request reduce the minimum side yard setback from 5 feet to 3 feet, the rear yard setback from 7 feet to 4 feet 4 inches, and increase the maximum lot coverage from 45% to 52% in the Manufactured Housing Subdivision (MHS) District, because it does not meet the criteria of §154-.03.04 in the Yuma City Code.

Have there been any other variance requests of a similar nature in the vicinity and zoning district?			Yes
Case #	Nature of Variance Requested	Staff Recommendation	ZBA/Hearing Officer Action
BA78-26	Increase lot coverage from 45% to 75%, reduce side yard setback from 7' to 3', reduce street side yard setback from 10' to 5'.	Denial	Approve blanket variance to increase lot coverage from 45% to 50% for lots with a maximum 45' width, reduce side yard setback from 7' to 5', reduce street side setback from 10' to 8' (no overhang).
BA85-4	Blanket Variance to reduce interior side setback from 7' to 3' for entire subdivision.	Approve to reduce side setback from 7' to 3' for accessory structures (awnings and carports only) conditioned upon all structures being constructed of non-combustible materials.	Approve to reduce side setback from 7' to 3' for accessory structures (awnings and carports only) conditioned upon all structures being constructed of non-combustible materials.
BA1991-07	Reduce rear yard setback from 7' to 1'9"	Denial	Denial (with 30 days to remove the structure)
BA1991-08	Reduce street side yard setback to 1'4", reduce front yard setback to 4', increase lot coverage to 52%	Approve a reduction of 15% from the 10' setback to 8'5" for the front yard setback and the street side setback because the lot is 15% smaller than other lots.	Approve the reduction of 15% from the 10' setback to 8'5" for the front yard and the street side setback because the lot is 15% smaller than other lots.
BA1991-24	Reduce rear yard setback from 7' to 1'9"	Denial	Denial and told to remove structure,
BA1991-17	Reduce street side yard setback to 3', reduce rear setback to 3' 8" and increase lot coverage to 63%	Denial	Approve to increase lot coverage from 45% to 55%, reduce street side setback to 3', reduce rear setback to 3'8"
BA2000-06	Reduce side yard setback from 3' to 0' and increase lot coverage to 62%	Denial	Approve to reduce setback to 0' and increase lot coverage to 62% for an RV carport after applicant obtained 10' easement with covenant from adjacent property owner for the purpose of fire protection.

HO2007-008	Reduce the side yard setback from 3' to 2' and increase the lot coverage from 45% to 59%.	Denial	Approve to reduce the side yard setback from 3' to 2' and increase the lot coverage from 45% to 59%.
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Staff Analysis: The subject property is located along Roadrunner Avenue within the Del Oro Subdivision and currently features a manufactured residence with a screen room, awning, and shed. Developed in the County, the Del Oro Subdivision was originally subdivided in 1971. This phase of the subdivision was annexed to the City of Yuma in 1977 and the Amended Del Oro Mobile Estates Subdivision was recorded in 1978.

The parcel is approximately 4,730 square feet in size and is zoned Manufactured Housing Subdivision (MHS) District. The property is subject to the following development standards: minimum 4,000 square foot lot size, 10' minimum front yard setback; 5' minimum side yard setback; 7' rear yard setback; and 45% maximum lot coverage, excluding the first two carports up to 400 square feet.

The applicant is requesting a variance to reduce the side yard setback from 5' to 3', the rear yard setback from 7' to 4' 4", and increase the maximum lot coverage to 52% to allow an existing shed that was constructed without building permits. The shed is approximately 224 square feet in size (16' x 14').

After further review of the property, staff has determined that there is no special circumstance regarding this property in relation to its size, shape, or elevation. This property is similar to most other properties within the subdivision. In addition, the proposal being presented exceeds the allowable lot coverage for the property, with a total of 2,460 square feet. The property has been developed to its near maximum potential.

A neighborhood meeting was held on October 19, 2023, in which 12 neighbors were in attendance. The neighbors noted that they were not opposed to this request.

1. Does the proposed variance meet the criteria of §154-03.04(D)(1) of the Yuma City Code?

A) *“There is a special circumstance(s) or condition(s) that applies to the property, building, or use referred to in the application, that does not apply to most other properties in the district.”*

Is this statement correct for this application?

Yes No

Applicant Response: *“You ask me to explain special circumstance or conditions and to explain that such was not created myself as the property owner. I can say that a hazard existed with this property when I bought it, that being a shed that might collapse at any time and hurt someone badly. I knew it was bad but had no idea until I went to remove it. Once I started taking it down, it fell with a crash that made me realize just how dangerous that shed was. The other factor that I looked at was precedent. As I stated, I walked the neighborhood and viewed many properties with sheds, add-ons, living quarters and such right next to the property line and within 1-3 feet of the property line.”*

Staff Analysis: After analyzing the subject property, it has been determined that a special circumstance does not apply to the property that does not apply to most other properties within the district and surrounding development. This property has the same size, topography, and shape as most other properties within this subdivision. New structures within this subdivision are required to meet the minimum setback and lot coverage requirements. In addition, a blanket variance was approved in 1976 for this subdivision to reduce the minimum side yard setback from 7' to 5'. This setback reduction allows property owners to place structures closer than what is currently permitted within the Manufactured Housing Subdivision (MHS) District.

B) "The special circumstance was not created or caused by the property owner or applicant."

Is this statement correct for this application?

Yes No

Applicant Response: *"I viewed properties that had gotten permits since I moved in here at our park that have constructed buildings next to the property line. Again, I gave space from my property lines and thus thought I would be fine. One of my thoughts I was running with in regards to safety is that now, first responders can have access completely around out home and the shed if an emergency were to arise which isn't the case with many properties in our park. So, referring back to the special circumstances, I wasn't seeing that I was doing anything different on my property that wasn't being done on dozens and dozens of other properties within our park. Back home, when you tear something down to replace it, we have never gotten a permit. That is the experience I was going with, thinking that I'm tearing down two sheds and replacing one shed. I really didn't think it would be a problem."*

Staff Analysis: After further review of the property, it was determined that the special circumstance was created by the property owner. The applicant removed the existing sheds on the property and constructed a new shed on the property. Upon removal of the existing sheds, the property owner is required to comply with the current City Code. Additionally, because of the size of the existing residence, shade room, and carport, it leaves no opportunity for any further expansion to meet the allowable lot coverage.

C) "The granting of the variance is necessary for the preservation of substantial property rights enjoyed by other property owners in the vicinity, under identical zoning designations."

Is this statement correct for this application?

Yes No

Applicant Response: *I am asking you to grant this variance request because this shed provides for storage of our belongings rather than having my stuff setting out and around the home which I think is unsightly and unsafe. I think my shed is necessary for the storage of our belongings and a place for me to store my tools. I'm kind of the young guy in my park and a lot of people ask me to help with minor issues. I've always been a handyman and now that I am just starting into retirement, I figured I would have more time to be helpful to others.*

Staff Analysis: The granting of the variance is not necessary for the preservation of substantial property rights enjoyed by other property owners in the vicinity, under identical zoning designations. This subdivision was developed in the County under different development standards. Upon annexation, property owners within this subdivision and

zoning district are required to comply with the applicable zoning code requirements for new structures.

D) “The granting of the variance will not be materially detrimental to any person residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public health, safety, and general welfare.”

Is this statement correct for this application?

Yes No

Applicant Response: *“My shed location is not impeding on anyone within my neighborhood and as I stated earlier, I did ask my neighbors if they had any reason for me to not build as I had planned because I certainly would have made adjustments to my plans at that time. I know for a fact how important it is to keep in good stead with my neighbors.*

“I realize through this process that I am now involved, what the City of Yuma wants in regards to the construction of buildings on our properties. We have spent thousands of dollars to construct this shed and did so as to allow easy access via the doors on the north and west entry points. The old shed was extremely difficult to get large items in and out. I think one of the biggest problems that most of us have is the not knowing all the rules and specifics.”

Staff Analysis: The granting of the variance will 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. Granting the variance will not alter the character of the neighborhood. In addition, a building permit will need to be obtained if the variance request is granted.

2. Are any of the adjacent property owners opposed to this request? No.

Public Comments Received: See attached.

External Agency Comments: See Attachment.

Neighborhood Meeting Comments: See Attachment.

Proposed conditions delivered to applicant on: October 30, 2023

Final staff report delivered to applicant on: November 2, 2023

Applicant agreed with all of the conditions of approval on: November 2, 2023

Attachments

A	B	C	D	E	F
Conditions of Approval	Site Plan	Agency Notifications	Agency Comments	Neighborhood Meeting Comments	Site Photos
G	H	I	J	K	
Neighbor Notification List	Neighbor Postcard	Public Comments	Vicinity map with locations of variance	Aerial Photo	

Prepared By: *Amelia Domby*

Date: November 2, 2023

Amelia Domby
Senior Planner

Amelia.Domby@yumaaz.gov (928)373-5000, x1234

Approved By: *Jennifer L. Albers*

Date: 11/2/23

Jennifer L. Albers
Assistant Director of Planning

**ATTACHMENT A
CONDITIONS OF APPROVAL**

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the proposed variance for the site:

Department of Planning and Neighborhood Services Comments: Alyssa Linville, Director (928) 373-5000, x 3037:

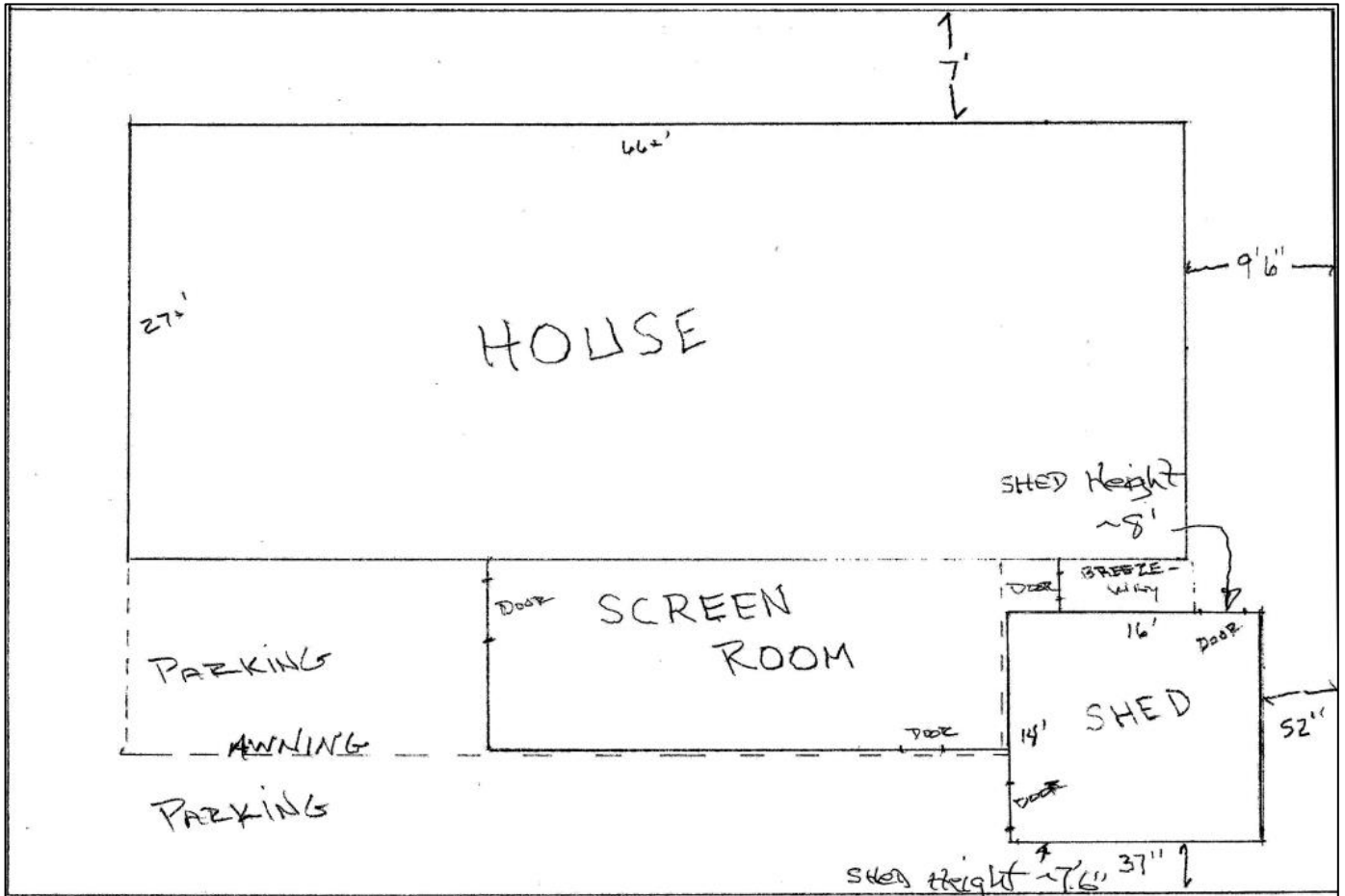
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.

Community Planning: Amelia Domby, Senior Planner, (928) 373-5000 x3034

3. The conditions listed above shall be completed within one (1) year of the effective date of the approval of the Variance or prior to the issuance of a Building Permit, Certificate of Occupancy or City of Yuma Business License for the property. In the event that the conditions are not completed within this time frame, the Variance shall be null and void.
4. In any case where a Variance has not been used within one year after the granting thereof, it shall be null and void.
5. Prior to the expiration date of the Variance, the applicant has the option to file for a one-year time extension.

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
SITE PLAN



**ATTACHMENT C
AGENCY NOTIFICATIONS**

- Legal Ad Published: The Sun (10/20/23)
- 300' Vicinity Mailing: (10/11/23)
- Site Posted on: (10/16/23)
- 34 Commenting/Reviewing Agencies Noticed: (10/11/23)
- Neighborhood Meeting Date: (10/19/23)
- Hearing Date: (11/09/23)
- Comments Due: (October 23, 2023)

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	YES	10/11/23	X		
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	YES	10/12/23	X		
Yuma County Planning & Zoning	NR				
Yuma County Assessor	NR				
Arizona Public Service	NR				
Time Warner Cable	NR				
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.	NR				
Yuma Irrigation District	NR				
Arizona Game and Fish	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
El Paso Natural Gas Co.	NR				
Western Area Power Administration	YES	10/11/23	X		
City of Yuma Internal List (Conditions)	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Police	NR				
Parks & Recreation	NR				
Development Engineering	NR				
Fire	YES	10/11/23			X
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	YES	10/17/23	X		
Utilities	NR				
Public Works	NR				
Streets	NR				

**ATTACHMENT D
AGENCY COMMENTS**

Conditions of approval must be written in the form of a formal condition for use in staff's report. Your conditions will be used verbatim. If you also have a comment, please indicate below.

Condition(s)

No Condition(s)

Comment

Enter conditions here: YFD will echo comments from Building Safety

DATE:

10/11/23

NAME:

Kayla Franklin

TITLE:

Fire Marshal

CITY DEPT:

Fire

PHONE:

928-373-4865

RETURN TO:

Amelia Dombay

Amelia.Dombay@YumaAZ.gov

ATTACHMENT E
NEIGHBORHOOD MEETING COMMENTS

Date Held: October 19, 2023

Location: On-site; 5pm

Attendees: Applicant: Chris and Pauline Hayes; Staff: Amelia Dombay, and 12 neighbors in attendance Senior Planner, and 12 neighbors in attendance: Linda Pias, Loreen Johnson, Sandy Siloas, Tom Jones, Cyndi Stewart, Vickie Bever, Nancy Lembcke, Carl Kilowski, Virginia Marten, Sandra Everly, James Rumann, and Tom Jones

SUMMARY OF ATTENDEE(S)' COMMENTS RELATED TO THE PROJECT:

- STAFF EXPLAINED THE VARIANCE PROCESS AND THE PROPOSED REQUEST FOR SETBACK REDUCTIONS AND INCREASED LOT COVERAGE.
- THE APPLICANTS EXPLAINED THAT THEIR INTENTION WAS TO FIX THE EXISTING SHED ON THE PROPERTY. HOWEVER, AFTER LOOKING AT THE STRUCTURE THEY NOTICED SIGNIFICANT TERMITE DAMAGE AND DECIDED TO PROCEED WITH THE CONSTRUCTION OF A NEW SHED. THE APPLICANT ADDED THAT THE NEW SHED HAS SUFFICIENT ROOM FOR ACCESS ALONG THE SIDE AND REAR YARD.
- NEIGHBOR ASKED IF THE TOTAL LOT COVERAGE INCLUDED SHEDS. STAFF INFORMED THE NEIGHBORS THE LOT COVERAGE INCLUDED ALL COVERED STRUCTURES ON THE PROPERTY, EXCLUDING THE FIRST TWO CARPORTS UP TO 400 SQUARE FEET. A NEIGHBOR NOTED THAT THE ENTIRE PARK WAS NOT IN COMPLIANCE.
- APPLICANT INFORMED THE NEIGHBORS THEY APPLIED FOR THE VARIANCE IN THE SPRING PRIOR TO LEAVING TOWN FOR THE SUMMER AND MOVING FORWARD WITH THE VARIANCE PROCESS NOW.
- NEIGHBORS IN ATTENDANCE ASKED FOR CLARIFICATION ON THE MINIMUM SETBACK REQUIREMENTS. STAFF INFORMED THE NEIGHBORS THE MINIMUM SETBACK FOR THE DEL ORO SUBDIVISION IS 5' SIDE YARD SETBACK AND 7' REAR YARD SETBACK. STAFF ALSO INFORMED THE NEIGHBORS THAT MOST PROPERTIES IN THE SUBDIVISION HAVE A 5' EASEMENT IN THE REAR YARD.
- ALL NEIGHBORS IN ATTENDANCE NOTED THAT THEY WERE NOT IN OPPOSITION OF THE REQUEST.
- NEIGHBORS ASKED WHEN THE PUBLIC HEARING WAS SCHEDULED. STAFF INFORMED THE NEIGHBORS THE HEARING OFFICER MEETING WAS SCHEDULED ON NOVEMBER 9, 2023 AT 9:30AM.

**ATTACHMENT F
SITE PHOTOS**

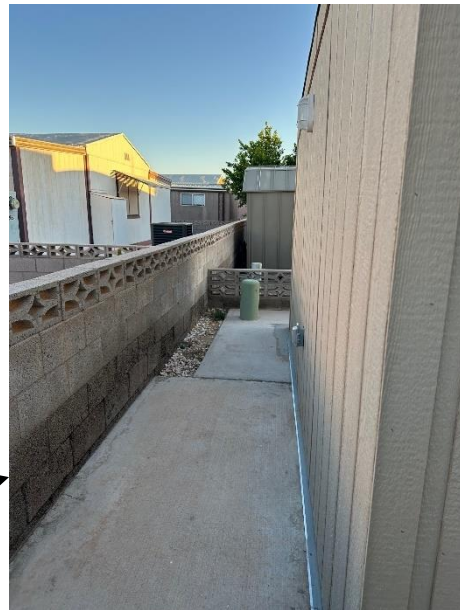


Photo of the rear yard.

**ATTACHMENT G
NEIGHBOR NOTIFICATION LIST**


Property Owner	Mailing Address	City	State
ANDERSON LAVONNE	2070 S COTTONTAIL AVE	YUMA	AZ
ARTHUR RAMON E & MARY SUE TRUST 4-13-98	PO BOX 156	FT BRIDGER	WY
BARBOUR AMELIA R	2316 W DEL ORO LN	YUMA	AZ
BELDEN JAMES DONALD & ROBIN LEE	PO BOX 552	SHERIDAN	WY
BROWN IVAN & CAROL S JT	2055 S ROADRUNNER AVE	YUMA	Az
BRW NEVADA SPENDTHRIFT TRUST 8- 27-2003	411 N 6TH ST	EMERY	SD
BUTTERS C E JR TRUST 10-12-2001	2903 N 900 E	NORTH OGDEN	UT
CALLICOTTE JUDITH E FAMILY TRUST 7-5-2017	2207 W DOS PESOS LN	YUMA	AZ
CARLSON LOREN J & JUDITH R & SNOW LAURI ALL JT	2077 S ROADRUNNER AVE	YUMA	AZ
CLAUSEN FAMILY TRUST 10-11-2013	2026 S COTTONTRAIL AVE	YUMA	AZ
COBOS ANGEL LUNA JR & CATALINA	2075 S JAVELINA AVE	YUMA	AZ
DJ CASPARY TRUST 4-13-2020	2035 S COTTONTAIL AVE	YUMA	AZ
EDGECOMB LYNN	2303 W DOS PESOS LN	YUMA	AZ
ELTON DEBORAH A LIVING TRUST 6-15- 99	2268 W DEL ORO LN	YUMA	AZ
EVERLY SANDRA K	2031 S JAVELINA AVE	YUMA	AZ
FIELDS LINDA K	2067 S ROADRUNNER AVE	YUMA	AZ
FOSTER RANDOLPH C	2064 A COYOTE AVE	YUMA	AZ
GRAHAM JOHN & ILENE TRUST 7-29- 2019	2236 W DEL ORO LN	YUMA	AZ
GRAHAM JOHN L & ILENE JT	2252 W DEL ORO LN	YUMA	AZ
GUEVARA SANTOS CRUZ	2047 S COTTONTAIL AVE	YUMA	AZ
GWINN CARI	2036 S COTTONTAIL AVE	YUMA	AZ
HAMILTON LAUNE & DEBORAH	2284 W DEL ORO LN	YUMA	AZ
HANCOCK MICHAEL R	2021 S JAVELINA AVE	YUMA	AZ
HART JOHN & ALICE	2043 S JAVELINA AVE	YUMA	AZ
HARTMAN BRIAN P & SUZANNE JT	15 51124 RANGE RD 264	SPRUCE GROVE	AB
HAVEN DELORIS	2076 S JAVELINA AVE	YUMA	AZ
HOWARD FRED C & CAROL J JT	8508 121ST AVE SE	SNOHOMIS H	WA
HOWES KEITH L	2110 MEADOW ST	IDAHO FALLS	ID
HUGHES FAMILY TRUST 6-2-2015	861 PINE AVE	HOLTVILLE	CA
JOHANNECK LAWRENCE	2056 S ROADRUNNER AVE	YUMA	AZ
JOHNSON LAURENCE H & RUBY H MCMATH FAMILY TRUST 12-19-2007	2066 JAVELINA AVE	YUMA	AZ
JOHNSON LOREN	7726 CREEKSIDE LN SW	ROCHESTE R	WA
JONES & SILVAS TRUST 6-23-2021	2030 S COYOTE AVE	YUMA	AZ
JONES THOMAS	2030 S COYOTE AVE	YUMA	AZ

LEMBCKE NANCY J	2220 W DEL ORO LN	YUMA	AZ
LOHMAN LIVING TRUST 6-8-2021	2074 S COYOTE AVE	YUMA	AZ
LONGINES MARIA IRENE	2044 S JAVELINA AVE	YUMA	AZ
LUGO DOYLENE L	PO BOX 901	WINTERHAV EN	CA
MARTEN DERALD MYRON & VIRGINIA MARIE REVOCABLE TRUST 3-15-2004	2204 W DEL ORO LN	YUMA	AZ
MARTINEZ PATRICIA	2058 S COTTONTAIL AVE	YUMA	AZ
MCCONNELL ALBERT LYNN & RANNETTE CPWROS	2090 S ROADRUNNER AVE	YUMA	AZ
MILLER MARIE H	2202 S BELLIN RD	IDAHO FALLS	ID
MORRIS CONSTANCE A	2255 W DOS PESOS LN	YUMA	AZ
MYRICK HELEN	2079 S COTTONTAIL RD	YUMA	AZ
NEVAREZ RITA	2054 S JAVELINA AVE	YUMA	AZ
OTTO CONNIE	2091 S COTTONTAIL AVE	YUMA	AZ
PETERS JACK KENNETH	92 RISTAU CRESCENT	KITCHENER	ON
PIAS MARK & LINDA	2287 W DOS PESOS LN	YUMA	AZ
POST GARY & PAULA FAMILY TRUST 4- 27-2000	2772 AUDREY LN	BISHOP	CA
PROPERTY OWNERS OF DEL ORO ESTATES INC	2336 W DEL PLATA LN	YUMA	AZ
RADEMACHER TERISA L	2153 E 25TH ST	YUMA	AZ
RASMUSSEN DAVID H & ELIZABETH A CPWROS	2009 ROOSEVELT CIR	AMES	IA
REEVES RYAN & CHARRAY	2046 S ROADRUNNER AVE	YUMA	AZ
ROBINSON GERALD E	1905 140th ST E	TACOMA	WA
RUMANN JAMES EDWARD	2022 S JAVELINA AVE	YUMA	AZ
SALINAS ANGELINA	2078 S ROADRUNNER AVE	YUMA	AZ
SIDIS EVA C	2069 S COTTONTAIL AVE	YUMA	AZ
SIEMS JERRY M & SHARON L JT	105 N FRONT ST	CLAYTON BATTLE CREEK	IA
ST JOHN IVAN &	11911 H DRIVE NORTH		MI
STELZER DAVID G & JEAN M JT	2025 S COTTONTAIL AVE	YUMA	AZ
STEWART CYNTHIA	2182 W DEL ORO LN	YUMA	AZ
TOAL GLEN GARY	2080 S COTTONTAIL AVE	YUMA	AZ
UNDERHILL CAROL L	2020 S COYOTE AVE	YUMA	AZ
VARGAS LUIS VALDEZ	PO BOX 1671	EL CENTRO	CA
VILLEGAS ROSALVINA	2706 S 16TH DR	YUMA	AZ
WEAMER DAVID G &	2002 BOLSA CHICA GLN	ESCONDIDO	CA
WOOD HUGH E & CARON L TRUST 3-20- 01	2092 S COTTONTAIL AVE	YUMA	AZ
ZACK COREY & PAMELA C	2087 S JAVELINA AVE	YUMA	AZ

ATTACHMENT I
PUBLIC COMMENTS

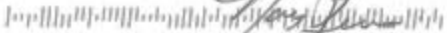

Regarding the shed addition
next door.
Due to my husband's surgery
today, we are unable to attend
the meeting tonight. We have
no objections at all. It's a nice
addition as opposed to most
sheds in this part. Everything
is confined and it's very pleasant
to look at. I can see no reason
for anyone to object.
Jason: Lee Berman
2055 S. Roadrunner Ave

PHOENIX AZ 852
Community Development
Community Planning
One City Plaza
Yuma AZ 85364

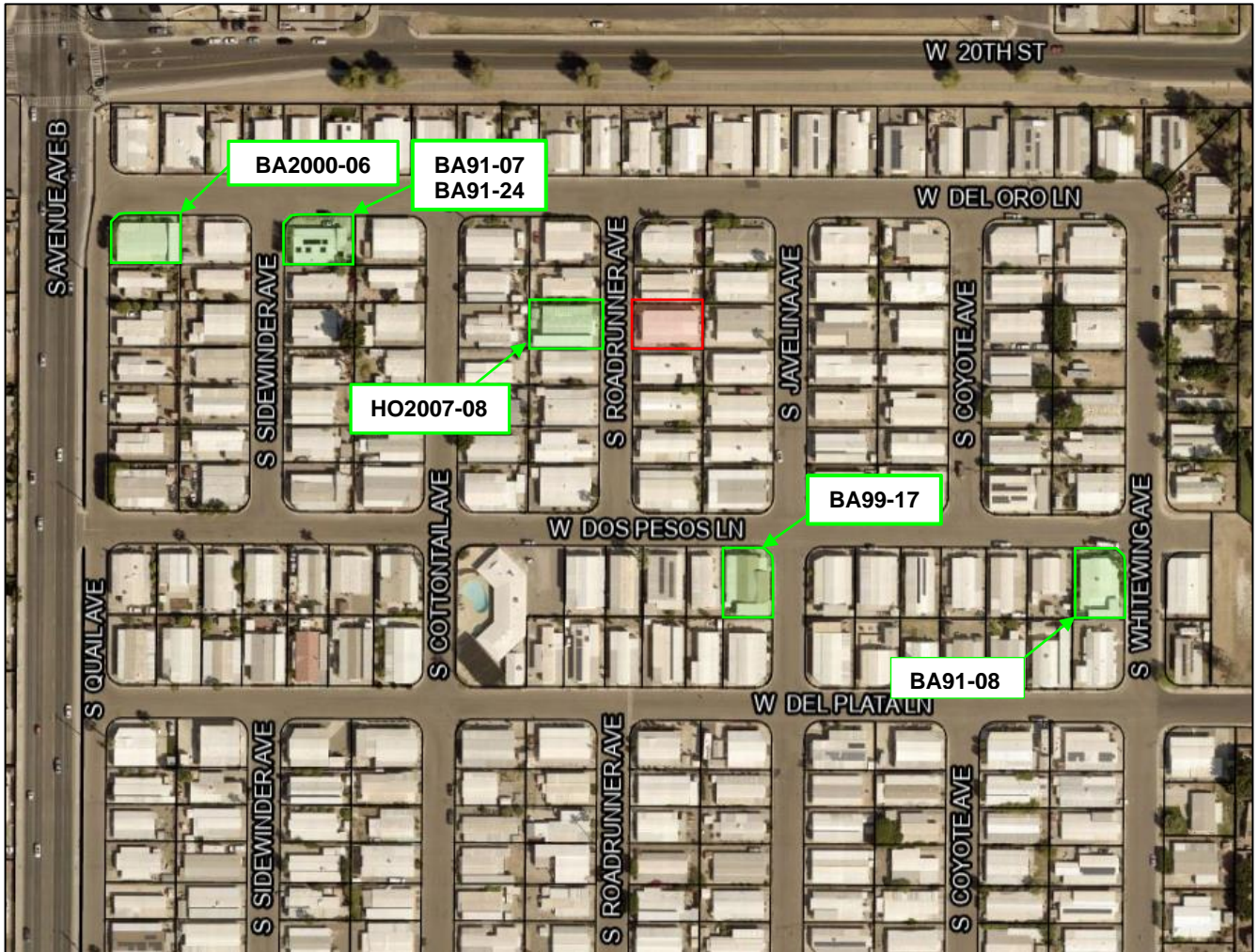
US POSTAGE  **\$000.51⁰**
ZIP 85364 02 11
0001402774 OCT 11 2023

502-503-1098
760-693-0989
REEVES RYAN & CHARRAY
2046 S ROADRUNNER AVE
YUMA AZ 85364

I have no problem with Neighbors
addition to property @ 2045 Roadrunner Ave
Yuma AZ.

ATTACHMENT J
VICINITY MAP



Subject Property



Variance Requests in the Vicinity

ATTACHMENT K
AERIAL PHOTO

