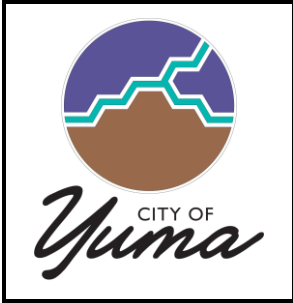


Notice of Public Hearing of the Planning & Zoning Commission of the City of Yuma

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 Monday, June 24, 2024, 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, June 24, 2024 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 – May 13, 2024 & June 10, 2024

B.2 WITHDRAWALS BY APPLICANT – NONE

B.3 TIME EXTENSIONS – NONE

B.4 CONTINUANCES – NONE

B.5 APPROVALS – NONE

C. ACTION ITEMS – NONE

D. PUBLIC HEARINGS –

D.1 **ZONE-42569-2024**: *This is a request by Bertha Gutierrez to rezone approximately .17 acres from the General Commercial/Infill Overlay (B-2/IO) District to the Medium Density Residential/Infill Overlay (R-2/IO) District for property located at 280 & 282 S. 10th Avenue, Yuma, AZ. (Continued from June 10, 2024).*

D.2 **ZONE-42650-2024**: *This is a request by Braulio Martinez, Jr., on behalf of Braulio Martinez, Sr., to rezone one parcel, approximately .17 acres, from the Low Density Residential (R-1-6) to the Medium Density Residential (R-2) District, for the property located at 2050 S.10th Avenue, Yuma, AZ.*

D.3 **ZONE-42689-2024**: *This is a request by Arick Dombrowski, on behalf of Yuma Memorial Park, LLC, for a Zoning Code Text Amendment to amend Title 15, Chapter 154, Article 8, Section 4 General Commercial District, Subsection E to amend the list of Conditional Uses to include Cemeteries on a minimum area of 15 acres as a Conditional Use within the General Commercial Zoning District.*

E. EXECUTIVE SESSION – NONE

F. INFORMATION ITEMS

F.1 STAFF

F.2 COMMISSION

F.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 AMENDED Meeting Minutes
May 13, 2024**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, May 13, 2024, at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present were Chairman Chris Hamel, Vice-Chairman Joshua Scott and Commissioners Lorraine Arney, Gregory Counts, Chelsea Malouff and John Mahon. Commissioner Ashlie Pendleton was absent.

STAFF MEMBERS present included Jennifer Albers, Assistant Director of Planning; John LeSueur, Assistant City Attorney; Robert Blevins, Principal Planner; Andrew McGarvie, Engineering Manager; and Lizbeth Sanchez, Administrative Specialist.

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

CONSENT CALENDAR

MINUTES –April 22, 2024

WITHDRAWALS BY APPLICANT – None

CONTINUANCES – None

APPROVALS – None

Motion by Lorraine Arney, second by Joshua Scott to APPROVE the Consent Calendar as presented. Motion carried unanimously, (6-0).

Chairman Chris Hamel adjusted the order of the agenda items.

Public Hearings –

ZONE-42472-2024: *This is a request by Cathy King and Gerald King, Jr., to rezone an approximately 6,690 square foot lot from the Light Industrial/Infill Overlay (L-I/IO) District to the Low Density Residential/Infill Overlay (R-1-6/IO) District, for the property located at 1712 S. Maple Avenue, Yuma, AZ.*

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

QUESTIONS FOR STAFF

None

APPLICANT/APPLICANT'S REPRESENTATIVE

PUBLIC COMMENT

None

Motion by Joshua Scott, second by Gregory Counts to APPROVE ZONE-42472-2024 as presented. Motion carried unanimously, (6-0).

Action Items–

CUP-42498-2024: *This is a request by Thomas J. Pancrazi, on behalf of Avenir Financial, for a Conditional Use Permit to allow a new charter school in the Limited Commercial / Infill Overlay (B-1/IO) District for the property located at 275 W. 17th Place, Yuma, AZ.*

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

QUESTIONS FOR STAFF

None

APPLICANT/APPLICANT'S REPRESENTATIVE

PUBLIC COMMENT

None

Motion by Greg Counts, second by Lorraine Arney to Continue CUP-42498-2024 to the Planning and Zoning Meeting of June 10, 2024. Motion carried unanimously, (6-0).

INFORMATION ITEMS

Staff

None

Commission

None

Public

None

Chairman Chris Hamel adjourned the meeting at 4:36 PM.

Minutes approved this _____ day of _____, 2024.

Chairman

**Planning and Zoning Commission Meeting Minutes
June 10, 2024**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, June 10, 2024, at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present were Chairman Chris Hamel, and Commissioners Lorraine Arney, Chelsea Malouff and Ashlie Pendleton. Vice-Chairman Joshua Scott and Commissioners John Mahon, and Greg Counts were absent.

STAFF MEMBERS present included Alyssa Linville, Director of Planning & Neighborhood Services; John LeSueur, Assistant City Attorney; Amelia Domby, Senior Planner; Guillermo Moreno-Nunez, Assistant Planner; Andrew McGarvie, Engineering Manager; and Lizbeth Sanchez, Administrative Specialist.

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

CONSENT CALENDAR

MINUTES –May 13, 2024

WITHDRAWALS BY APPLICANT –

CUP-42498-2024: *This is a request by Thomas J. Pancrazi, on behalf of Avenir Financial, for a Conditional Use Permit to allow a new charter school in the Limited Commercial / Infill Overlay (B-1/IO) District for the property located at 275 W. 17th Place, Yuma, AZ. (Continued from May 13, 2024).*

CONTINUANCES –

ZONE-42599-2024: *This is a request by Dahl, Robins & Associates, Inc. on behalf of Yuma Regional Medical Center, to rezone approximately 7.4 acres from the Transitional (TR) District to the General Commercial (B-2) District, for the property located on the northwest corner of 24th Street and Elks Lane, Yuma, AZ. (Continue to July 8, 2024).*

ZONE-42601-2024: *This is a request by Dahl, Robins & Associates, Inc. on behalf of Yuma Regional Medical Center, to rezone approximately 9.4 acres from the Transitional/Infill Overlay (TR/IO) District and Limited Commercial/Infill Overlay (B-1/IO) District to the General Commercial/Infill Overlay (B-2/IO) District, for the properties located at the southeast corner of 24th Street and Avenue A, Yuma, AZ. (Continue to July 8, 2024).*

APPROVALS – None

Motion by Lorraine Arney, second by Chelsea Malouff to APPROVE the Consent Calendar as amended to reflect Joshua Scott as Vice-Chairman on the minutes of May 13, 2024. Motion carried unanimously, (4-0) with 3 absent.

Public Hearings –

GP-42445-2024: *This is a Minor General Plan Amendment request by Dahl, Robins & Associates, LLC, on behalf of Yuma Development One, LLC, to change the land use designation from Commercial to Medium Density Residential for approximately 11.78 acres, for the property located at the northwest corner of 34th Street and DeVane Drive, Yuma, AZ.*

Amelia Domby, Senior Planner summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

Commissioner Lorraine Arney asked if the applicant had responded since they received the final staff report. **Domby** mentioned that the applicant did respond and agreed with staff's recommendation.

APPLICANT/APPLICANT'S REPRESENTATIVE

PUBLIC COMMENT

None

Motion by Ashlie Pendleton, second by Chelsea Malouff to APPROVE GP-42445-2024 as presented. Motion carried unanimously, (4-0) with 3 absent.

ZONE-42569-2024: *This is a request by Bertha Gutierrez to rezone approximately .17 acres from the General Commercial/Infill Overlay (B-2/IO) District to the Medium Density Residential/Infill Overlay (R-2/IO) District for property located at 280 & 282 S. 10th Avenue, Yuma, AZ*

Guillermo Moreno-Nunez, Assistant Planner asked the commission to continue this case to the meeting of June 24, 2024. **Moreno-Nunez** mentioned that he had been unsuccessful in contacting that applicant and needs the time to get clarification on some items.

QUESTIONS FOR STAFF

None

APPLICANT/APPLICANT'S REPRESENTATIVE

PUBLIC COMMENT

None

Chairman Hamel requested a role vote to CONTINUE ZONE-42569-2024 to the June 24, 2024 meeting. Chairman Hamel, Yay; Commissioner Pendleton, Yay; Commissioner Arney, Yay; Commissioner Malouff, Yay. Motion carried unanimously, (4-0) with 3 absent.

Action Items– NONE

INFORMATION ITEMS

Staff

None

Commission

None

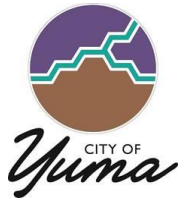
Public

None

Chairman Chris Hamel adjourned the meeting at 4:36 PM.

Minutes approved this _____ day of _____, 2024.

Chairman



STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING DIVISION
CASE TYPE – REZONE
CASE PLANNER: GUILLERMO MORENO-NUNEZ

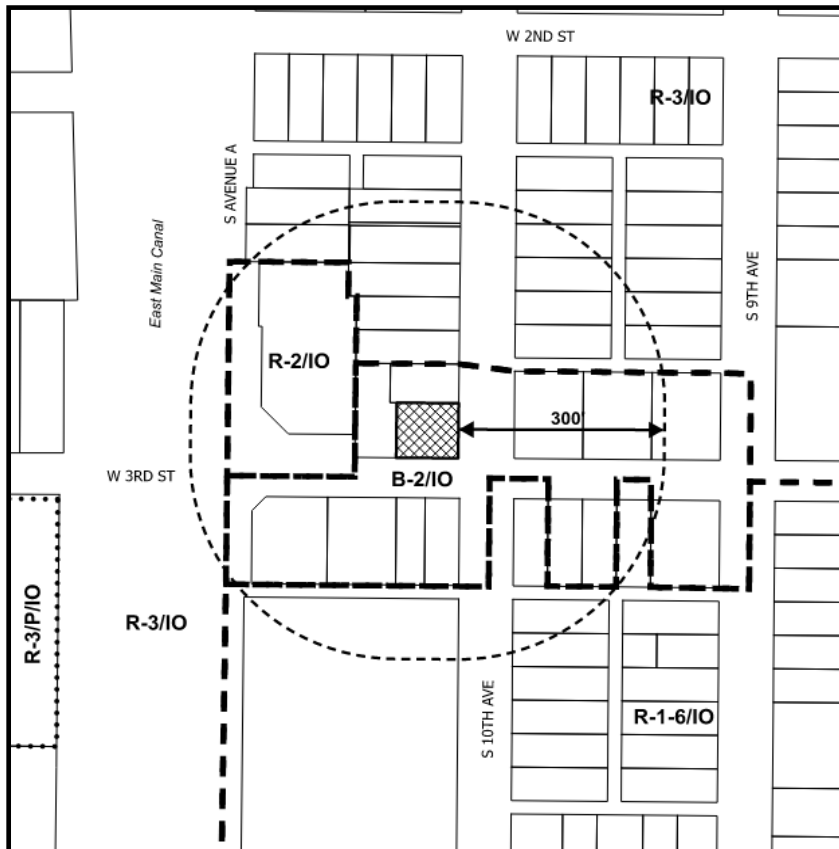
Hearing Date: June 24, 2024

Case Number: ZONE-42569-2024

Project Description/Location: This is a request by Bertha Gutierrez to rezone approximately .17 acres from the General Commercial/Infill Overlay (B-2/IO) District to the Medium Density Residential/Infill Overlay (R-2/IO) District for property located at 280 & 282 S. 10th Avenue, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	General Commercial/Infill Overlay (B-2/IO)	Undeveloped	Medium Density Residential
North	General Commercial/Infill Overlay (B-2/IO)	Duplex	Medium Density Residential
South	General Commercial/Infill Overlay (B-2/IO)	Laundromat and Apartment Units	Commercial
East	General Commercial/Infill Overlay (B-2/IO)	Tire/Mechanic Shop	Medium Density Residential
West	General Commercial/Infill Overlay (B-2/IO)	Single Family Home	Medium Density Residential

Location Map



Prior site actions: RDEM-022015-2015 Demolition permit for existing triplex (June 11, 2015), C-10-63 Case Study #1 Rezone (September 23, 1963), Annexation Ordinance CITY CHARTER (January 12, 1915).

Staff Recommendation: Staff recommends **APPROVAL** of the rezoning from the General Commercial/Infill Overlay (B-2/IO) District to the Medium Density/Infill Overlay (R-2/IO) District, subject to the conditions shown in Attachment A.

Suggested Motion: Move to **APPROVE** Rezone ZONE-42569-2024 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 rezone, the Planning and Zoning Commission is recommending approval to City Council for the request to rezone to Medium Density Residential/Infill Overlay (R-2/IO) for the property located at 280 & 282 S. 10th Avenue, subject to the conditions outlined in Attachment A, and affirmatively finds that the request is in conformance with the City of Yuma General Plan.

Staff Analysis: The subject property is located at 280 & 282 S. 10th Avenue, one parcel with two assigned addresses, in the Yuma Townsite Subdivision. The property is approximately 7,380 square feet in size and currently undeveloped. Historically the property was developed with a triplex which was demolished July, 2015 and has remained vacant since.

The applicant is requesting to rezone the property from General Commercial/Infill Overlay (B-2/IO) to the Medium Density Residential/Infill Overlay (R-2/IO) District, with the intent of building a two-family dwelling on site. In order to develop residential structures on the property, a rezone is required.

The subject property benefits from some reductions in dimensional standards, parking and fees as being in the Infill Overlay. The intent of the Infill Overlay is to maintain the existing character of the established neighborhood and encourage development of vacant lots such as this one. Examples of these benefits are; higher lot coverage allowance, and possible reduced front yard setbacks to match or align with existing neighboring homes.

The property owner would like to maintain the previously established residential use of the property while taking advantage of the Infill Overlay benefits. Construction of the proposed structure will increase access to housing within the community. The request to rezone the property from the General Commercial/Infill Overlay (B-2/IO) District to the Medium Density Residential/Infill Overlay (R-2/IO) District is in conformance with the Land Use Element of the General Plan.

1. Does the proposed zoning district conform to the Land Use Element? Yes

Land Use Element:									
Land Use Designation:				Medium Density Residential					
Issues:				None					
Historic District:	Brinley Avenue		Century Heights		Main Street		None	X	
Historic Buildings on Site:		Yes		No	X				

2. Are there any dedications or property easements identified by the Transportation Element?

No

FACILITY PLANS						
Transportation Master Plan	Planned	Existing	Gateway	Scenic	Hazard	Truck
3 rd Street- 2 lane Collector	40 FT H/W	30 FT H/W				
10 th Avenue- 2 lane Local	29 FT H/W	40 FT H/W				
Bicycle Facilities Master Plan	3 rd Street – Proposed bike lane					
YCAT Transit System	Green Route 4 and 4A- 3 rd Street @ Avenue A					
Issues:	none					

3. Does the proposed rezoning of the property conform to the remaining elements of the general plan? Yes

Parks, Recreation and Open Space Element:										
Parks and Recreation Facility Plan										
Neighborhood Park:	Existing: Marcus Park					Future: Marcus Park				
Community Park:	Existing: Carver Park Complex					Future: Carver Park Complex				
Linear Park:	Existing: Colorado River Levee Linear Park					Future: Colorado River Levee Linear Park				
Issues:	None									
Housing Element:										
Special Need Household:	N/A									
Issues:	None									
Redevelopment Element:										
Planned Redevelopment Area:	N/A									
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:										
Public Services Element:										
Population Impacts Population projection per 2018-2022 American Community Survey Police Impact Standard: 1 officer for every 530 citizens; 2020 Conservation Plan Water demand: 207 gallons/day/person; Wastewater generation: 70 gallons per day per person	Dwellings & Type		Projected	Police	Water		Wastewater			
	<i>2-4 Units</i>		Population	Impact	Consumption		Generation			
	Maximum	Per Unit		Officers	GPD	AF	GPD			
	10	2.07	21	0.04	4,285	4.8	1,449			
	Minimum									
	5	2.07	10	0.02	2,142	2.4	725			
Fire Facilities Plan:	Existing: Fire Station No. 1				Future: Fire Station No.1					
Water Facility Plan:	Source:	City	X	Private	Connection:	6" line on 10 th Avenue				
Sewer Facility Plan:	Treatment:	City	X	Septic	Private	Connection: 6" line on 3 rd St.				
Issues:	None									
Safety Element:										
Flood Plain Designation:	Zone AH – 1%			Liquefaction Hazard Area:		Yes	X	No		
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 proposed rezoning conform to the adopted facilities plan?

Yes

5. Does the proposed rezoning conform to Council’s prior approval of rezonings, development agreements or subdivisions for this site?

No Although the property previously contained a tri-plex, development of the site was approved for commercial development within the General Commercial (B-2) zoning district.

Public Comments Received: None

External Agency Comments: None

Neighborhood Meeting Comments: None

Proposed conditions delivered to applicant on: 5/14/2024

Final staff report delivered to applicant on: 5/30/2024

- Applicant agreed with all of the conditions of approval on:
- Applicant did not agree with the following conditions of approval:
- If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact. Sent conditions via email to applicant, called both phone numbers on record and no response from either one of the applicants. Voicemail left on one of the phone numbers but have not received a response yet. 05/15/2024

Attachments

A	B	C	D	E	F	G
Conditions of Approval	Agency Notifications	Site Photos	Neighborhood Meeting Comments	Neighbor Notification List	Neighbor Postcard	Aerial Photo

Prepared By: *Guillermo Moreno-nunez* **Date:** 5/14/2024
 Guillermo Moreno-nunez
 Assistant Planner (928)373-5000, x3038
 Guillermo.moreno-nunez@yumaaz.gov

Reviewed By: *Jennifer L. Albers* **Date:** 5/16/24
 Jennifer L. Albers
 Assistant Director of Planning

Approved By: *Alyssa Linville* **Date:** 05/29/2024
 Alyssa Linville
 Director, Planning and Neighborhood Services

**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 rezone 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.

Engineering, Andrew McGarvie, Development Engineering Manager, (928) 373-5000 x3044

3. Owner/Developer shall dedicate a corner triangle at the southeast corner of the property with 13 feet legs, via warranty Deed. This corner triangle is reduced from the City standard 25 feet legs due to the additional width that exists on both 10th Avenue and 3rd Street.

Community Planning, Guillermo Moreno-nunez, Assistant Planner, (928) 373-5000 x3038

4. Each of the conditions listed above shall be completed within two (2) years of the effective date of the rezoning ordinance or prior to the issuance of a Building Permit, Certificate of Occupancy or City of Yuma Business License for this site, whichever occurs first. If the conditions of approval are not completed within the above timeframe then the rezone shall be subject to ARS § 9-462.01.

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
AGENCY NOTIFICATIONS**

- **Legal Ad Published: The Sun** 05/17/24
- **300' Vicinity Mailing:** 04/22/24
- **34 Commenting/Reviewing Agencies noticed:** 04/22/24
- **Site Posted on:** 04/29/24
- **Neighborhood Meeting:** 05/01/24
- **Hearing Date:** 06/10/24
- **Comments due:** 05/06/24

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	Yes	4/25/2024	X		
Yuma County Engineering	NR				
Yuma County Public Works	Yes	4/25/2024	X		
Yuma County Water Users' Assoc.	Yes	4/26/2024	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 Fish and Game	NR				
USDA – NRCS	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
El Paso Natural Gas Co.	NR				
Western Area Power Administration	Yes	4/25/2024	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	4/29/2024	X		
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	Yes	5/1/2024	X		
Utilities	NR				
Public Works	NR				
Streets	NR				

ATTACHMENT C
SITE PHOTO



**ATTACHMENT D
NEIGHBORHOOD MEETING COMMENTS**

Date Held: 05/01/2024

Location: On site, 280 & 282 S. 10th Avenue

Attendees:

Applicants – Bertha Gutierrez & Robert Gutierrez

Staff – Guillermo Moreno-nunez

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

- **NONE**

ATTACHMENT E
NEIGHBOR NOTIFICATION LIST

Property Owner	Mailing Address	City/State/Zip Code		
ALBOR SAUL C & LUZ I	271 S AVE A	YUMA	AZ	85364
ANDERSON JAMES E & RAE L JT	2291 S VALLEY VIEW WAY	YUMA	AZ	85365
ANDERSON JAMES E & RAE L JT	2291 S VALLEY VIEW WAY	YUMA	AZ	85365
ARCINIEGA ABRAHAM	253 S 10TH AVE	YUMA	AZ	85364
AZ CONFERENCE SEVENTH DAY ADVENTISTS	13405 N SCOTTSDALE RD	SCOTTSDALE	AZ	85254
BEST SOUTHWEST SERVICES INC	2147 S COPPER VIEW WAY	YUMA	AZ	85365
CARBALLO ERNESTO & MARTHA JT	244 S 10TH AVE	YUMA	AZ	85364
DEES LEROY & HELEN LIVING TRUST 5-20-2015	221 S 10TH AVE	YUMA	AZ	85364
ELOHIM BAPTIST CHURCH INC	900 W 3RD ST	YUMA	AZ	85364
ELOHIM BAPTIST CHURCH INC	900 W 3RD ST	YUMA	AZ	85364
ESPINOZA GREGORIO DIAZ	241 S 10TH AVE	YUMA	AZ	85364
FCR PROPERTIES LLC	1996 W 13TH LN	YUMA	AZ	85364
FCR PROPERTIES LLC	1996 W 13TH LN	YUMA	AZ	85364
FCR PROPERTIES LLC	1996 W 13TH LN	YUMA	AZ	85364
FCR PROPERTIES LLC	1996 W 13TH LN	YUMA	AZ	85364
GONZALEZ CRISTIAN R	257 S 10TH AVENUE	YUMA	AZ	85364
GONZALEZ JOSE JUAN DELGADO	945 W 3RD ST	YUMA	AZ	85364
GONZALEZ MELISSA	252 S 9TH AVE	YUMA	AZ	85364
GUTIERREZ BERTHA A	8467 E OLIVE ANN LN	YUMA	AZ	85365
KELLY CHESLEY JR	23971 PASATIEMPO LN	HARBOR CITY	CA	90710
KNOWLTON RONALD V & JULIE K TR 10-25-00	2489 S 31ST DR	YUMA	AZ	85364
MARTIN DANIEL M III TRUST 11-17- 2021	11760 AVENIDA ANACAPA	EL CAJON	CA	92019
MASSEY ESTELLA M	269 S 10TH AVE	YUMA	AZ	85364
MEDINA ISRAEL	979 W 3RD ST	YUMA	AZ	85364
MESA SOCORRO	1008 W 3RD ST	YUMA	AZ	85364
MILLER WAYMON	410 S 10TH AVE	YUMA	AZ	85364
NORMAN TOBY	259 S AVENUE A	YUMA	AZ	85364
RAMOS ROBERT V & OLGA M TRUST 11-16-78	PO BOX 51	YUMA	AZ	85366
ROMERO AVILA ANTONIO & MARGARITA JT	240 S 10TH AVE	YUMA	AZ	85364
TREVINO EMILIO SR & CATHERINE	258 S 10TH AVE	YUMA	AZ	85364
VALLE JIMMY ETAL	PO BOX 3727	SOMERTON	AZ	85350
VILLA JOSE R	995 W 3RD ST	YUMA	AZ	85364
VILLAREAL TEREZA	263 S AVENUE A	YUMA	AZ	85364
VILLEGAS MANUEL	337 S 10TH AVE	YUMA	AZ	85364
YUMA COUNTY FLOOD CONTROL DISTRICT	2351 W 26TH ST	YUMA	AZ	85364

**ATTACHMENT F
NEIGHBOR MAILING**

This is a request by Bertha Gutierrez to rezone approximately .17 acres from the General Commercial/Infill Overlay (B-2/IO) District to the Medium Density Residential/Infill Overlay (R-2/IO) District for property located at 280 & 282 S. 10th Avenue, Yuma, AZ.

**MEETING DATE,
TIME & LOCATION
FOR CASE #
ZONE-42569-2024**

**NEIGHBORHOOD MEETING
05/1/2024 @ 5:00PM
ON-SITE**

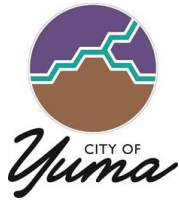
**PUBLIC HEARING
06/10/2024 @ 4:30pm
City Hall Council Chambers
One City Plaza, Yuma, AZ**



Because you are a neighbor within 300' of 280 & 282 S. 10th Avenue, Yuma, AZ, you are invited to attend these meetings to voice your comments. If you have questions or wish to submit written comments, please contact Guillermo by phone at (928) 373-5000 ext. 3038 or by email at Guillermo.Moreno-nunez@YumaAz.gov

ATTACHMENT G
AERIAL PHOTO





STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING DIVISION
CASE TYPE – REZONE
CASE PLANNER: ZENIA FIVEASH

Hearing Date: June 24, 2024

Case Number: ZONE-42650-2024

Project Description/Location: This is a request by Braulio Martinez, Jr., on behalf of Braulio Martinez, Sr., to rezone one parcel, approximately .17 acres, from the Low Density Residential (R-1-6) to the Medium Density Residential (R-2) District, for the property located at 2050 S.10th Avenue, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Low Density Residential (R-1-6) District	Single-Family Residence	Low Density Residential
North	Low Density Residential (R-1-6) District	Single-Family Residence	Low Density Residential
South	Low Density Residential (R-1-6) District	Single-Family Residence	Low Density Residential
East	Low Density Residential (R-1-6) District	Single-Family Residence	Low Density Residential
West	Medium Density Residential (R-2) District	Duplexes	Medium Density Residential

Location Map



Prior site actions: Annexation: Ordinance 672, (July 21, 1956); Subdivision: Atmar Subdivision No. 2 (August 5, 1952)

Staff Recommendation: Staff recommends **APPROVAL** of the rezoning from the Low Density Residential (R-1-6) District to the Medium Density Residential (R-2) District, subject to the conditions shown in Attachment A.

Suggested Motion: Move to **APPROVE** Rezone ZONE-42650-2024 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 rezone, the Planning and Zoning Commission is recommending approval to City Council for the request to rezone the property from the Low Density Residential (R-1-6) District to the Medium Density Residential (R-2) District for the property located at 2050 S. 10th Avenue, subject to the conditions outlined in Attachment A, and affirmatively finds that the request is in conformance with the City of Yuma General Plan.

Staff Analysis: The subject property is approximately 62 feet wide and 125 feet in depth, with frontage on S. 10th Avenue. This lot has a single family home.

The applicant is requesting to rezone the property from the Low Density Residential (R-1-6) District to the Medium Density Residential (R-2) District. The property owner is requesting this rezone with the intention to develop another dwelling unit on the existing property. The applicant intends to demolish the existing pool and construct a second detached dwelling unit at the rear of the property. The access and parking to the new dwelling will be from 10th Avenue along the north side of the property.

The subject property is located within the area of the City that was subdivided in the 1952. This neighborhood is a mix of residential homes, multi-family homes and commercial business uses.

The property is bordered by single-family homes to the east, north and south and duplexes on the west. This request is in conformance with the Land Use Element of the General Plan.

1. Does the proposed zoning district conform to the Land Use Element? No

Land Use Element:									
Land Use Designation:				Medium Density Residential					
Issues:				None					
Historic District:	Brinley Avenue		Century Heights		Main Street		None	X	
Historic Buildings on Site:		Yes	No	X					

2. Are there any dedications or property easements identified by the Transportation Element? No

FACILITY PLANS						
Transportation Master Plan	Planned	Existing	Gateway	Scenic	Hazard	Truck

10 th Avenue – Local Road	30 FT H/W ROW	30 FT H/W ROW				
22 nd Street – Local Road	30 FT H/W ROW	30 FT H/W ROW				
Bicycle Facilities Master Plan	10th Avenue – Existing Bike Route					
YCAT Transit System	Purple Route 6/6A					
Issues:	None					

3. Does the proposed rezoning of the property conform to the remaining elements of the general plan? Yes

Parks, Recreation and Open Space Element:											
Parks and Recreation Facility Plan											
Neighborhood Park:		Existing: Sanguinetti Memorial Park				Future: Sanguinetti Memorial Park					
Community Park:		Existing: Smucker Memorial Park				Future: Smucker Memorial Park					
Linear Park:		Existing: East Main Canal				Future: East Main Canal					
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							
Conservation, Energy & Environmental Element:											
Impact on Air or Water Resources		Yes		No		X					
Renewable Energy Source		Yes		No		X					
Issues:											
Public Services Element:											
<u>Population Impacts</u> Population projection per 2018-2022 American Community Survey Police Impact Standard: 1 officer for every 530 citizens; 2020 Conservation Plan Water demand: 207 gallons/day/person; Wastewater generation: 70 gallons per day per person			Dwellings & Type <i>2-4 Units</i>		Projected Population		Police Impact		Water Consumption		Wastewater Generation
			Maximum	Per Unit			Officers		GPD	AF	GPD
			2	2.07	4		0.01		857	1.0	290
			Minimum								
			1	2.07	2		0.00		428	0.5	145
Fire Facilities Plan:		Existing: Fire Station No. 2				Future: Fire Station No. 2					
Water Facility Plan:		Source:	City	X	Private		Connection:		6" Water - Alley		
Sewer Facility Plan:		Treatment:	City	X	Septic		Private		Connection: 6" Sewer - Alley		
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:											

4. Does the proposed rezoning conform to the adopted facilities plan?

Yes

5. Does the proposed rezoning conform to Council’s prior approval of rezonings, development agreements or subdivisions for this site?

Yes/No The property was subdivided for single family homes in 1952. But since then the area has been identified for Medium Density development in the General Plan.

Public Comments Received

Name:	Glen Wagner				Contact Information:						
Method of Contact:	Phone	X	FAX		Email		Letter		Other		
Mr. Wagner had no concerns with the rezone. He just wanted additional information about the rezone.											

Neighborhood Meeting Comments:

See Attachment C

Proposed conditions delivered to applicant on: May 23, 2024

Final staff report delivered to applicant on: May 29, 2024

<input checked="" type="checkbox"/>	Applicant agreed with all of the conditions of approval on: May 23, 2024
<input type="checkbox"/>	Applicant did not agree with the following conditions of approval: (list #'s)
<input type="checkbox"/>	If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact.

Attachments

A	B	C	D	E	F
Conditions of Approval	Agency Notifications	Neighborhood Meeting Comments	Neighbor Notification List	Neighbor Postcard	Aerial Photo

Prepared By: *Zenia Fiveash*

Date: May 29, 2024

Zenia Fiveash
Assistant Planner
Zenia.Fiveash@yumaaz.gov

(928) 373-5000, x3040

Reviewed By: *Jennifer L. Albers*

Date: 5/29/24

Jennifer L. Albers
Assistant Director of Planning

Approved By: *Alyssa Linville*

Date: 06/13/2024

Alyssa Linville
Director, Planning and Neighborhood Services

**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 rezone 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, Zenia Fiveash, Assistant Planner, (928) 373-5000 x3040

3. Each of the conditions listed above shall be completed within two (2) years of the effective date of the rezoning ordinance or prior to the issuance of a Building Permit, Certificate of Occupancy or City of Yuma Business License for this site, whichever occurs first. If the conditions of approval are not completed within the above timeframe then the rezone shall be subject to ARS § 9-462.01.

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
AGENCY NOTIFICATIONS**

- **Legal Ad Published: The Sun** 5/31/24
- **300' Vicinity Mailing:** 5/06/24
- **34 Commenting/Reviewing Agencies noticed:** 5/09/24
- **Site Posted on:** 5/08/24
- **Neighborhood Meeting:** 5/15/24
- **Hearing Date:** 6/24/24
- **Comments Due:** 5/20/24

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	Yes		X		
Yuma County Engineering	NR				
Yuma County Public Works	Yes		X		
Yuma County Water Users' Assoc.	Yes		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 Fish and Game	NR				
USDA – NRCS	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
El Paso Natural Gas Co.	NR				
Western Area Power Administration	Yes		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		X		
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	NR				
Utilities	NR				
Public Works	NR				
Streets	NR				

ATTACHMENT C
NEIGHBORHOOD MEETING COMMENTS

Date Held: 5/15/24

Location: 2050 S. 10th Avenue

Attendees:

Neighbors: Fernando Esparza & Jimmy Fiser

Applicant: Braulio Martinez, Sr. & Braulio Martinez, Jr

Staff: Zenia Fiveash

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

- Fernando Esparza – He had concerns about adequate parking only.
- Jimmy Fiser – He had concerns about adequate parking only.

**ATTACHMENT D
NEIGHBOR NOTIFICATION LIST**

Property Owner	Mailing Address	City/State/Zip Code		
ACEVEDO GERARDO C &	2068 S 9TH AVE	YUMA	AZ	85364
ARELLANO CRISTAL	2075 S 10TH AVE	YUMA	AZ	85364
AVILA MARCUS	2056 S 10TH AVE	YUMA	AZ	85364
BALB TRUST 12-22-2017	1915 S 39TH ST #73	MESA	AZ	85206
CAMINO OTERO REAL ESTATE INVESTMENTS LLC	340 W 32ND ST #504	YUMA	AZ	85364
CARLITOS TRUST 11-5-2021	2050 S 9TH AVE	YUMA	AZ	85364
CASTILLO LILLIAN G	2049 S 11TH AVE	YUMA	AZ	85364
CHAVEZ MARCUS	2039 S 11TH AVE	YUMA	AZ	85364
CORRAL PEDRO & DANIA	PO BOX 779	SOMERTON	AZ	85350
DRAVEN LIVIER VALDEZ	2100 S 11TH AVE	YUMA	AZ	85364
ENOCKSON KARL L & MARY L 1999 TR 7-13-99	PO BOX 3572	MANHATTAN BEACH	CA	90266
ENOCKSON KARL L & MARY LOUISE 1999 TRUST 7-13-1999	PO BOX 3572	MANHATTAN BEACH	CA	90266
FAZZ SERGIO & JUANITA	2044 S 9TH AVE	YUMA	AZ	85364
FIGUEROA DIANA	PO BOX 462	YUMA	AZ	85366
FISER SUSAN P	2057 S 10TH AVE	YUMA	AZ	85364
FLORENCE DENNIS J & LINDA S	2038 S 10TH AVE	YUMA	AZ	85364
FRANCO RODOLFO & TERESA JT	2045 S 10TH AVE	YUMA	AZ	85364
GARCIA JACQUELINE	2026 S 10TH AVE	YUMA	AZ	85364
GARIBAY TRUST 3-12-2020	4113 W 17TH PL	YUMA	AZ	85364
JOE & FRAN COLOMBO LLC	1147 LOSTINDA ST	EL CAJON	CA	92019
LANDEROS RAMON	2020 S 11TH AVE	YUMA	AZ	85364
LE DOANH DUC	5660 W MANZANITA DR	GLENDALE	AZ	85302
LEE FAMILY TRUST UTA 1-12-05	3877 E KING RANCH DR	YUMA	AZ	85365
LEE LORREINE	2045 S 11TH AVE	YUMA	AZ	85364
LOPEZ JUAN PEDRO TORRES	2021 S 10TH AVE	YUMA	AZ	85364
MANFREDI ROBERT WARREN	400 S MAIN ST	YUMA	AZ	85364
MARTINEZ BRAULIO M SR TRUST 12-21-2018	14043 HILLSIDE DR	JAMUL	CA	91935
MARTINEZ PABLO	14105 S 4TH AVE EXT	YUMA	AZ	85365
MAXWELL REVOCABLE TRUST 3-26-79	2208 E 27TH ST	YUMA	AZ	85365
MEZA FERNANDO A ESPARZA	2032 S 10TH AVE	YUMA	AZ	85364
OLEA JESUS G	2020 S 10TH AVE	YUMA	AZ	85364
PEREZ BENJAMIN & MARIA G JT	1061 S HEREFORD	YUMA	AZ	85364
PEREZ DIDIER	2063 S 10TH AVE	YUMA	AZ	85364
PEREZ MAYRA L	2032 S 9TH AVE	YUMA	AZ	85364
PHAN PHUONG D	3851 W 25TH LN	YUMA	AZ	85364
PIMBLE MICHAEL F	2033 S 10TH AVE	YUMA	AZ	85364
RANGEL RAMIRO HECTOR & MIREYA	2044 S 10TH AVE	YUMA	AZ	85364
REYES MERCEDES S	2074 S 10TH AVE	YUMA	AZ	
SHEETZ DARRELL L & IDA MARIE JT	2077 S 11TH AVE	YUMA	AZ	85364
SHINN IAN T	2069 S 10TH AVE	YUMA	AZ	85364
SHIPP MARIA R	645 S 9TH AVE	YUMA	AZ	85364
T3AZ LLC	5840 E 27TH PL	YUMA	AZ	85365

TRUJILLO ALFREDO TRUST 12-20-2001	13474 PIERCE STREET	SALINAS	CA	93906
VALDEZ CYRA	2062 S 9TH AVE	YUMA	AZ	85364
VELAZQUEZ ROSARIO C	2039 S 10TH AVE	YUMA	AZ	85364
VILLAPUDUA ENRIQUE ESPINOZA & DELIA V JT	2062 S 10TH AVE	YUMA	AZ	85364
WAGNER GLEN E	2027 S 10TH AVE	YUMA	AZ	85364
WARM PROPERTIES CA LLC	PO BOX 1452	LA JOLLA	CA	92038

**ATTACHMENT E
NEIGHBOR MAILING**

This is a request by Braulio Martinez, Jr., on behalf of Braulio Martinez, Sr., to rezone one parcel, approximately .17 acres, from the Low Density Residential (R-1-6) to the Medium Density Residential (R-2) District, for the property located at 2050 S.10th Avenue, Yuma, AZ.

**MEETING DATE,
TIME & LOCATION
FOR CASE #
ZONE-42650-2024**

NEIGHBORHOOD MEETING
05/15/2024 @ 5PM
ON-SITE

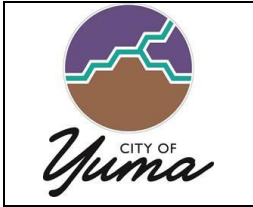
PUBLIC HEARING
06/24/2023 @ 4:30pm
City Hall Council Chambers
One City Plaza, Yuma, AZ



Because you are a neighbor within 300' of 2050 S. 10th Avenue, Yuma, AZ, you are invited to attend these meetings to voice your comments. If you have questions or wish to submit written comments, please contact Zenia Fiveash by phone at (928) 373-5000 ext. 3040 or by email at Zenia.Fiveash@YumaAz.gov

ATTACHMENT F
AERIAL PHOTO





**STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING DIVISION
CASE TYPE – TEXT AMENDMENT
CASE PLANNER: ERIKA PETERSON**

Hearing Date June 24, 2024

Case Number: ZONE-42689-2024

Project Description: This is a request by Arick Dombrowski, on behalf of Yuma Memorial Park, LLC, for a Zoning Code Text Amendment to amend Title 15, Chapter 154, Article 8, Section 4 General Commercial District, Subsection E to amend the list of Conditional Uses to include Cemeteries on a minimum area of 15 acres as a Conditional Use within the General Commercial (B-2) Zoning District.

Staff recommendation: Staff recommends **APPROVAL** of the text amendment to amend Title 15, Chapter 154, Article 8, Section 4 General Commercial District, Subsection E to amend the list of Conditional Uses to include Cemeteries on a minimum area of 15 acres as a Conditional Use within the General Commercial (B-2) Zoning District.

Suggested Motion: Move to **APPROVE** the text amendment ZONE-42689-2024 as presented in the staff report.

Effect of the Approval: By approving the text amendment, the Planning and Zoning Commission is recommending approval to City Council for the request to amend Title 15, Chapter 154, Article 8, Section 4 General Commercial District, Subsection E to amend the list of Conditional Uses to include Cemeteries on a minimum area of 15 acres as a Conditional Use within the General Commercial (B-2) Zoning District.

Staff Analysis: The current City of Yuma Zoning Code allows cemeteries as conditional uses in several districts, including the Agriculture District, Suburban Ranch Districts, Residential Estate Districts, Low Density Residential Districts, Medium Density Residential District, and High Density Residential District. However, the code does not specify a minimum acreage requirement for cemetery development within these districts.

While the community primarily experiences residential and commercial development, it's essential to maintain a balance and consider expanding certain uses to other zoning districts. The proposed text amendment aims to broaden the conditional uses permitted in the General Commercial (B-2) District. Currently, this district allows mortuaries, crematories, funeral parlors, and columbariums as conditional uses, but not cemeteries. The amendment would permit cemeteries with a minimum area of 15 acres, subject to approval through a Conditional Use permit.

The two cemeteries situated within the City of Yuma were developed in the late 1800's and early 1900's. They are both located within the General Commercial (B-2) District.

The proposed text amendment was provided to local agencies for review. The Yuma County Water Users' Association (YCWUA) commented that they will review

and provide feedback on any land located within the YCWUA managed areas when Conditional Use Permit applications are submitted.

1. Does the proposed amendment implement the goals, objectives and policies of the General Plan?

Yes. The City of Yuma General Plan Land Use Chapter Goal 1.0 addresses the need to create a community where all uses and activities are mutually in balance.

Goal 1.0: Create a community where all uses and activities are mutually in balance.

Objective 1.1: Ensure sufficient land suitably located and serviced to accommodate a desirable mix of residential, business, recreational, industrial, and public activities within the community.

2. Does the proposed amendment fit the overall purpose and intent of the zoning ordinance?

Yes. This amendment fits the overall purpose and intent of the zoning ordinance.

3. Will the proposed amendment change the range of uses identified in the zoning code? If so, how?

Yes. This amendment will expand the conditional uses within the General Commercial zoning district.

4. Will the proposed text amendment change the development standards of the zoning or subdivision ordinances? If so, how?

No. This proposed text amendment will not change the development standards of the zoning or subdivision ordinances.

5. What are the potential impacts of the proposed amendment?

There are no potential impacts that have been identified with the proposed text amendment.

6. Does the proposed amendment fit the overall purpose and intent of the subdivision ordinance?

N/A

7. Does the proposed amendment conform to prior City Council actions regarding this issue?

N/A

Public Comments Received: None Received.

External Agency Comments: Attachment C.

Neighborhood Meeting Comments: No Meeting Required.

Proposed conditions delivered to applicant on: N/A

Final staff report delivered to applicant on: N/A

No Conditions of Approval

Attachments:

A	B	C
Draft Text	Agency Notification	Agency Comments

Prepared By: *Erika Peterson*

Date: 5/28/2024

Erika Peterson
Associate Planner

Erika.Peterson@YumaAZ.Gov (928) 373-5000, x3071

Reviewed By: *Jennifer L. Albers*

Date: 5/30/24

Jennifer L. Albers
Assistant Director of Planning

Approved By: *Alyssa Linville*

Date: 06/13/24

Alyssa Linville
Director, Planning and Neighborhood Services

**ATTACHMENT A
DRAFT TEXT**

**Draft Text Amendment
General Commercial (B-2) District – Conditional Use**

SECTION 1: That the Yuma City Code, Title 15, Chapter 154, Article 8, Section 4 General Commercial District, Subsection E Conditional uses, be amended to insert the bolded text and delete the strike through text:

- (12) **Cemeteries on a minimum area of 15 acres.**
- ~~(12)~~ (13) Multiple food trucks on one property.

**ATTACHMENT B
AGENCY NOTIFICATION**

- Legal Ad Published: The Sun 5/31/2024
- 34 Commenting/Reviewing Agencies noticed: 5/9/2024
- Neighborhood Meeting: N/A
- Hearing Date: 6/24/2024
- Comments due: 5/20/2024

External List (Comments)	Response Received	Date Received	“No Comment”	Written Comments	Comments Attached
Yuma County Airport Authority	YES	5/10/2024	X		
Yuma County Engineering	NR				
Yuma County Public Works	YES	5/9/2024	X		
Yuma County Water Users’ Assoc.	NR	5/10/2024		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	5/13/2024	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	5/9/2024	X		
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	YES	5/13/2024	X		
Utilities	NR				
Public Works	NR				
Streets	NR				

Neighborhood Meeting	Comments Available
None Required	N/A

ATTACHMENT C
AGENCY COMMENTS

5/10/2024

Hi Erika,

The YCWUA does not have any comments about this case. We will be addressing and making comments when individual cases are provided for comments involving land within/involving the YCWUA managed area.

Please let me know about any questions.

Thanks!!

Omar Peñuñuri
Yuma County Water Users' Association