



**Department of Community Development
One City Plaza
Yuma, AZ 85364
(928) 373-5175**

2024/2025 Planning & Zoning Fee Schedule

Zoning Applications: (Fee pertains to the requested zoning district)

All Residential Districts	\$485.00 for the first acre or portion thereof, plus an additional \$33.00 for each additional acre, or portion thereof.
Commercial/Industrial Districts	\$808.00 for the first acre or portion thereof, plus an additional \$81.00 for each additional acre, or portion thereof.
P.U.D./Planned Shopping Center	\$808.00 for the first acre or portion thereof, plus an additional \$81.00 for each additional acre, or portion thereof.
Airport District Waiver	\$808.00 for the first acre or portion thereof, plus an additional \$81.00 for each additional acre, or portion thereof.
Amendment to an Approved Development Plan	25% of the original fee

Conditional Use Permits:

All Residential Districts	\$445.00
Commercial/Industrial Districts	\$1414.00
Downtown Improvement District	\$485.00

Variance Applications:

All Residential Districts	\$202.00 for the first acre or portion thereof, plus an additional \$33.00 for each additional acre, or portion thereof.	
Commercial/Industrial Districts	\$808.00 for the first acre or portion thereof, plus an additional \$33.00 for each additional acre, or portion thereof.	
Minor Variance	50% of Variance Fee	
Exception Request	50% of Variance Fee	

Appeal Application:

Appeal of Ordinance Interpretation	\$324.00
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Subdivision Review Applications:

Preliminary Plat	\$1616.00 + \$9.00 per lot		
Final Plat	\$485.00 + \$4.00 per lot		
Amendment to Approved Subdivision Plat	\$808.00 per request plus \$73.00 per modification		
Extension of a Preliminary Plat Approval	\$154.00		
Lot Tie/Split - Single- Family	\$162.00		
Lot Tie/Split - Multi- Family or Non Residential	\$485.00		
Amendment to an Approved Lot Tie/Lot Split Plat	\$162.00 per request plus \$25.00 per modification		
Public Infrastructure Oversight Fees*:			
1-25 lots . . . \$122.00 per lot	26-60 lots . . . \$97.00 per lot	61+ lots . . . \$73.00 per lot	

General Plan or Text Amendment Applications:

To amend zoning or subdivision regulation text	\$647.00 per chapter of text
To amend land use plan map	\$647.00 + \$81.00/acre
To amend land use plan text	\$647.00 per chapter of text

Miscellaneous Application and Fees:

Right-of-Way or Alley Abandonment	\$404.00
Street Name Change	\$1204.00
Aesthetic Overlay District Design Review	\$162.00
Written Verification of Zoning	\$73.00

Continuations for any Planning and Zoning Processes: (These fees are cumulative)

Continued Public Hearing at Request of Applicant for 0-90 days	10% of Original Fee
Continued Public Hearing at Request of Applicant for 91-365 days	50% of Original Fee
Reconsideration of approved rezoning	75% of Original Fee
Request for changes to conditions of approved rezoning	60% of Original Fee
Time Extension of Approval	75% of Original Fee

Any property owner of land annexed into the City may file an application for zoning, variance, or conditional-use permit at no charge within six (6) months subsequent to the effective date of annexation. This provision does not include applications for a Planned Unit Development, Planned Unit Shopping Center, or Airport District Waiver.

If an application for rezoning and a Planned Unit Development or Planned Unit Shopping Center designation are processed concurrently, only the Planned Unit Development or Planned Unit Shopping Center fee shall be applicable.

All fees shall be due and payable at the time of filing any application for the Planning and Zoning Commission, Hearing Officer, or City Council agenda. The fee for a continued public hearing to a specific date shall be due and payable at the time of the request for continuance.

Engineering Fee Schedule

Encroachment Permit Fees:

Annual Utility Maintenance Permit	\$162.00
This fee applies to all utility companies doing non-construction facility maintenance work within City of Yuma rights-of-way except APS, Southwest Gas, or TWC, which currently have franchise agreements with the City of Yuma.	
Single-Family Residential Permit	\$25.00
Multi-Family Residential and all other permits	\$65.00

Public Infrastructure Oversight Fees:

1-25 lots	\$122.00 per lot
26-60 lots	\$97.00 per lot
61+ lots.	\$73.00 per lot

These fees will be collected prior to recordation of the subdivision plat.

All After the Fact Permits. Double the Normal Fee

*The Public Infrastructure Oversight Fees cover the following services:

- Review and Approval of Materials Submittals
- Oversight of Utilities (water/sewer) Construction
- Inspection of Stormwater Drainage Facilities Construction
- Inspection of Street Construction (Streets, Curb, Gutter, Sidewalks, Pathways)
- Inspection of Non-Water/Sewer Utilities in the Public Right-of-Way

The Public Infrastructure Oversight Fees do not cover the following services:

- ADEQ Water & Sewer Related Requirements
- Surveying and Construction Staking
- Landscape Inspection
- Inspection of Non Water/Sewer Utilities in the Public Utility Easements
- Meter/Service Connection for Water and Sewer
- Inspection of Private Fire Suppression Underground Lines

S.W.P.P.P. Fees:

Inspection.	\$238 for the first 10 acres, plus an additional \$26 for each additional 5 acres or part thereof.
Plan Review	\$226 for the first 10 acres, plus an additional \$38 for each additional 5 acres or part thereof.
Post-Construction Inspection	\$242 for the first 10 acres, plus an additional \$27 for each additional 5 acres or part thereof.
Post-Construction Plan Review	\$229 for the first 10 acres, plus an additional \$39 for each additional 5 acres or part thereof.

Note: An Annual increase in the above Planning and Zoning and Engineering Fees is to be done each subsequent July 1 based on the previous year West B/C Cost Of Living Index.