



- 4. Special Use Permit Case No. 20-01: Sergio and Guadalupe H. Bautista request a Special Use Permit per Section 601.03(X) of the Yuma County Zoning Ordinance for an accessory dwelling unit on a 5.0 gross acre parcel zoned Rural Area 5 acre minimum (RA-5), Assessor's Parcel Number 765-16-004, located at 3899 East Chaparral Way. Yuma, Arizona; located within the 65-70 dB noise zone.**
- 5. 12 East Subdivision - Modifications of Subdivision Regulations: Craig Colvin of Colvin Engineering, agent for James F. Platt and Lavina S. Platt, requests two modifications from the Yuma County Subdivision regulations for the proposed 12 East Subdivision, Assessor's Parcel Number 700-39-009, zoned Low Density Residential-6,000 square feet minimum (R-1-6), located in the vicinity of the southeast corner of South Frontage Road and Scottsdale Drive, Yuma, AZ.**
- 6. 12 East Subdivision - Tentative Map: Craig Colvin of Colvin Engineering, agent for James F. Platt and Lavina S. Platt, requests the review and approval of tentative map for the proposed 12 East subdivision, Assessor's Parcel Number 700-39-009, zoned Low Density Residential-6,000 square feet minimum (R-1-6), located in the vicinity of the southeast corner of South Frontage Road and Scottsdale Drive, Yuma, AZ.**
- 7. Rezoning Case No. 20-01: Adrian Vega, agent for TNNA Investments, LLC, requests the rezoning of a parcel 5.06 gross acres in size from Rural Area-10 acre minimum (RA-10) to Suburban Site Built-2 acre minimum (SSB-2), Assessor's Parcel Number 755-07-004, located on the southwest corner of the alignment of Avenue 1<sup>3</sup>/<sub>4</sub> E and County 16th Street, Yuma, Arizona.**
- 8. Request to initiate a text amendment to the Yuma County Zoning Ordinance to consider adding Section 624.00—Suburban Homestead (SH) Zoning District, deletion of the term "Guest Room" from Section 202.00—Definitions, add Suburban Homestead (SH) to list of Residential Districts, add Suburban Homestead (SH) Zoning District to Section 501.00—Districts Established Plate V-1 District Classes, add Suburban Homestead to Section 505.01---Minimum Area Requirements, add Suburban Homestead to Section 1106.00--Accessory Buildings and Uses, and add Suburban Homestead to Section 1106.01--Cargo Containers.**
- 9. Request to initiate a minor amendment to amend the Land Use Conformity Matrix table and the Zoning Comparison table of the Yuma County 2020 Comprehensive Plan.**
- 10. Review and approval of the Calendar Year 2019 Annual Report.**

- 11. Discussion by the Commission members and Planning Director of events attended, current events, and the schedule for future Planning Commission meetings.**
- 12. Adjourn.**

The Committee may vote to hold an Executive Session for the purpose of obtaining legal advice from the Board's attorney on any matter listed on the agenda, pursuant to Arizona Revised Statute §38-431.03(A)(3).

Persons with disabilities may request reasonable accommodations by contacting Shannon Gunderman, ADA Coordinator at 928.373.1137 or by email at [shannon.gunderman@yumacountyaz.gov](mailto:shannon.gunderman@yumacountyaz.gov). Requests should be made as early as possible to allow time to arrange the accommodation.

4. **Special Use Permit Case No. 20-01: Sergio and Guadalupe H. Bautista request a Special Use Permit per Section 601.03(X) of the Yuma County Zoning Ordinance for an accessory dwelling unit on a 5.0 gross acre parcel zoned Rural Area 5 acre minimum (RA-5), Assessor's Parcel Number 765-16-004, located at 3899 East Chaparral Way. Yuma, Arizona; located within the 65-70 dB noise zone.**
5. **12 East Subdivision - Modifications of Subdivision Regulations: Craig Colvin of Colvin Engineering, agent for James F. Platt and Lavina S. Platt, requests two modifications from the Yuma County Subdivision regulations for the proposed 12 East Subdivision, Assessor's Parcel Number 700-39-009, zoned Low Density Residential-6,000 square feet minimum (R-1-6), located in the vicinity of the southeast corner of South Frontage Road and Scottsdale Drive, Yuma, AZ.**
6. **12 East Subdivision - Tentative Map: Craig Colvin of Colvin Engineering, agent for James F. Platt and Lavina S. Platt, requests the review and approval of tentative map for the proposed 12 East subdivision, Assessor's Parcel Number 700-39-009, zoned Low Density Residential-6,000 square feet minimum (R-1-6), located in the vicinity of the southeast corner of South Frontage Road and Scottsdale Drive, Yuma, AZ.**
7. **Rezoning Case No. 20-01: Adrian Vega, agent for TNNA Investments, LLC, requests the rezoning of a parcel 5.06 gross acres in size from Rural Area-10 acre minimum (RA-10) to Suburban Site Built-2 acre minimum (SSB-2), Assessor's Parcel Number 755-07-004, located on the southwest corner of the alignment of Avenue 1<sup>3</sup>/<sub>4</sub> E and County 16th Street, Yuma, Arizona.**
8. **Request to initiate a text amendment to the Yuma County Zoning Ordinance to consider adding Section 624.00—Suburban Homestead (SH) Zoning District, deletion of the term "Guest Room" from Section 202.00—Definitions, add Suburban Homestead (SH) to list of Residential Districts, add Suburban Homestead (SH) Zoning District to Section 501.00—Districts Established Plate V-1 District Classes, add Suburban Homestead to Section 505.01—Minimum Area Requirements, add Suburban Homestead to Section 1106.00—Accessory Buildings and Uses, and add Suburban Homestead to Section 1106.01—Cargo Containers.**
9. **Request to initiate a minor amendment to amend the Land Use Conformity Matrix table and the Zoning Comparison table of the Yuma County 2020 Comprehensive Plan.**
10. **Review and approval of the Calendar Year 2019 Annual Report.**

- 11. Discussion by the Commission members and Planning Director of events attended, current events, and the schedule for future Planning Commission meetings.**
- 12. Adjourn.**

The Committee may vote to hold an Executive Session for the purpose of obtaining legal advice from the Board's attorney on any matter listed on the agenda, pursuant to Arizona Revised Statute §38-431.03(A)(3).

Persons with disabilities may request reasonable accommodations by contacting Shannon Gunderman, ADA Coordinator at 928.373.1137 or by email at [shannon.gunderman@yumacountyaz.gov](mailto:shannon.gunderman@yumacountyaz.gov). Requests should be made as early as possible to allow time to arrange the accommodation.

Yuma County  
Planning & Zoning  
Commission

Item No. 3

The Yuma County Planning and Zoning Commission met in a regular session on January 28, 2020. The meeting was held in Aldrich Auditorium at 2351 West 26<sup>th</sup> Street, Yuma, Arizona.

**CALL TO ORDER:** At 5:00 p.m. Chairman Rosales convened the Planning and Zoning Commission meeting. Commissioners present were: Scott Mulhern, John McKinley, Tim Bowers, Danny Bryant, Matias Rosales, Gary Black, Wayne Eide and Paul White. Commissioners Ron Rice and Alicia Zermeno were absent. Others present were: Planning Director Maggie Castro, AICP; Senior Planner Juan Leal Rubio; Senior Planner Javier Barraza; Senior Planner Fernando Villegas; Deputy County Attorney Ed Feheley; and PZ Commission Administration Specialist Amber Jardine.

**PLEDGE OF ALLEGIANCE:** Chairman Rosales led the Pledge of Allegiance.

**ITEM No. 3: Elect a Chairman for the Yuma County Planning and Zoning Commission for Calendar Year 2020.**

**MOTION (WHITE/BOWERS):** Elect Matias Rosales as Chairman for the Yuma County Planning and Zoning Commission for Calendar Year 2020.

**VOICE VOTE:** Mulhern-AYE; McKinley- AYE; Bowers- AYE; Bryant- AYE; Rosales- AYE; Black- AYE; Eide- AYE; White- AYE.. The motion carried 8-0.

**ITEM No. 4: Elect a Vice Chairman for the Yuma County Planning and Zoning Commission for Calendar Year 2020.**

**MOTION (BOWERS/BLACK):** Elect Danny Bryant as Vice Chairman for the Yuma County Planning and Zoning Commission for Calendar Year 2020.

**VOICE VOTE:** Mulhern-AYE; McKinley- AYE; Bowers- AYE; Bryant- AYE; Rosales- AYE; Black- AYE; Eide- AYE; White- AYE.. The motion carried 8-0.

**ITEM No. 5: Approval of the Planning and Zoning Commission regular meeting minutes of December 17, 2019.**

**MOTION (BLACK/BOWERS):** Approve as presented.

**VOICE VOTE:** Mulhern-AYE; McKinley- AYE; Bowers- AYE; Bryant- AYE; Rosales- AYE; Black- AYE; Eide- AYE; White- AYE. The motion carried 8-0.

**ITEM No. 6: Rezoning Case No. 19-09: Dahl, Robins and Associates, Inc., agent for Yuma Irrigation District, requests the rezoning of a 7.05 acre portion of a parcel 107.81 gross acres in size from Rural Area-20 acre minimum (RA-20) to Heavy Industrial-8,000 square feet minimum (HI-8,000), Assessor's Parcel Number 182-28-004, located in the vicinity of the southeast corner of Avenue 12E and County 8th Street, Yuma, Arizona.**

Commissioner Scott Mulhern recused himself from Rezoning Case No. 19-09 due to being employed by the agent representing the case.

Senior Planner Javier Barraza presented the staff report recommending approval of Rezoning Case No. 19-09 subject to the following Performance Condition and Schedule for Development:

**Performance Condition**

1. Within 60 days of approval by the Board of Supervisors, the owner/agent or agent shall:
  - a. Provide an A.R.S. §12-1134 Waiver.
  - b. Record an Infrastructure disclosure statement.
  - c. Record a Schedule for Development disclosure statement
  - d. Record an Avigation disclosure statement.

**Schedule for Development.**

1. Within one year of approval by the Board of Supervisors, the owner or agent shall split the property by means of a Land Division Permit in accordance with Section 507.00 of the Yuma County Zoning Ordinance.

Chairman Rosales opened the public hearing.

There being no one to come forward, Chairman Rosales closed the public hearing.

MOTION (BLACK/ BRYANT): Approve Rezoning Case No. 19-09 as presented by staff.

VOICE VOTE: McKinley- AYE; Bowers- AYE; Bryant- AYE; Rosales- AYE; Black- AYE; Eide- AYE; White- AYE.  
The motion carried 7-0.

**ITEM No. 7: Rezoning Case No. 19-12: Leticia Guillermo, agent for Greenview Development, requests the rezoning of a parcel 5.0 gross acres in size from Suburban Site Built-5 acre minimum (SSB-5) to Suburban Site Built-2 acre minimum (SSB-2), Assessor's Parcel Number 212-01-022, located at the southwest corner of Avenue 3¾E and County 16½ Street, Yuma, Arizona.**

Senior Planner Juan Leal Rubio presented the staff report recommending approval of Rezoning Case No. 19-12 subject to the following Performance Condition and Schedule for Development:

**Performance Conditions.**

1. The owner shall submit the following documents to the Department of Development Services within 60 days of approval of this rezoning case by the Board of Supervisors.
  - a. A signed and notarized A.R.S. §12-1134 waiver
  - b. A recorded agricultural disclosure statement.
  - c. A recorded avigation disclosure statement.
  - d. A recorded range disclosure statement.
  - e. A recorded infrastructure disclosure statement. Yuma County will be held harmless and not obligated to make improvements to the roadway infrastructure supporting the subject property.
  - f. A recorded Schedule for Development disclosure statement.

**Schedule for Development.** Within one (1) year of approval by the Board of Supervisor,

1. And prior to approval of a Land Division Permit, the owner shall apply for and obtain a Grading Permit from the Department of Development Services to improve the ingress/egress easement referred to in item 3 of the Schedule for Development with a gravel roadway (refer to attached Standard C-Gravel Roadway).

2. The property shall be split in accordance with the attached site plan labeled as "Exhibit A" by means of a Land Division Permit in accordance with Section 507.00 of the Yuma County Zoning Ordinance and an ingress/egress easement 20 feet in width along the north property line shall be recorded.
3. The owner shall submit certification from a licensed engineer confirming the gravel roadway referred to in item 1 of the Schedule for Development was constructed according to Standard C-Gravel Roadway.
4. And prior to development of any of the future parcels, whichever occurs first, all lots resulting from the proposed land division shall be provided with the means of irrigation and access to irrigation water.

Chairman Rosales opened the public hearing.

There being no one to come forward, Chairman Rosales closed hearing the public hearing.

MOTION (WHITE/BLACK): Approve Rezoning Case No. 19-12 as presented by staff.

VOICE VOTE: Mulhern-AYE; McKinley- AYE; Bowers- AYE; Bryant- AYE; Rosales- AYE; Black- AYE; Eide- AYE; White- AYE.. The motion carried 8-0.

**ITEM No. 8: Rezoning Case 19-14: Monty Sanders, agent for Rosa Sanders and Victor Lozano, requests the rezoning of a parcel 1.77 net acres in size from Light Industrial (LI) to Heavy Industrial-1 acre minimum (HI-1) and a parcel 5.0 net acres in size from Light Industrial (LI) to Heavy Industrial-2 acre minimum (HI-2), Assessor's Parcel Numbers 196-24-020 and -021, located at 13711 South Avenue 3E, Yuma, Arizona; located in the 70-74 dB noise zone.**

Senior Planner Fernando Villegas presented the staff report recommending approval of Rezoning Case No. 19-14 subject to the following Performance Conditions:

**Performance Conditions.**

1. The owner or applicant shall submit the following documents within 60 days of Board of Supervisors approval of this rezoning case:
  - a. An Avigation Disclosure Statement
  - b. A recorded warranty deed dedicating 17 feet of right-of-way on the west side of parcel 196-24-021.
2. Within 180 days of approval by the Board of Supervisors, building permits shall be obtained for any structures built or installed without a permit.

Commissioners viewed the image which indicated which property owners were against the rezoning case. They discussed that approximately 75 percent of surrounding property owners were against the rezoning and that would trigger a super-majority vote for approval by the Board of Supervisors.

Commissioner Rosales inquired if the subject property was a storage yard or a dismantling yard.

Senior Planner Fernando Villegas stated the subject property was a business. The property owner is requesting a rezoning to store and dismantle inoperable vehicles.

Commissioners and staff discussed the Zoning Ordinance requirements to buffer and screen around the subject property.

Commissioner Eide inquired if there was a violation for the property.

Senior Planner Fernando Villegas stated there was a pending zoning violation on the property for storing inoperable vehicles.

Chairman Rosales opened the public hearing.

John Loghry, 3578 East County 15<sup>th</sup> Street, Yuma, Arizona, property owner of parcel 196-24-022 that surrounds the subject property to the South and East, stated he was against the rezoning. He stated the Heavy Industrial – 1 zoning does not belong in an area that is surrounded by agricultural land.

Monty Sanders, 3360 South 15<sup>th</sup> Avenue, Yuma, Arizona, applicant, stated he purchased the property with the purpose to run a tow yard. He explained the land is currently Light Industrial Zoning which allows towing of vehicles. However, the current zoning does not allow storage of inoperable vehicles. He stated he passed all three inspections from ADEQ this past year.

Commissioner Rosales inquired when the property was purchased.

Mr. Sanders stated he purchased the property in 2014/2015. Prior to purchasing he clarified with the County that the property could be used as a tow yard. He did not realize he would have an issue storing inoperable vehicles. He stated he has been operating at the subject property for years.

Commissioner Bryant inquired about how the property owner intended on fencing the property.

Mr. Sanders stated most of the property is fenced with chain link fence and he would place a screen along the fence. He stated he would request a variance for the height of the fence if needed.

Commissioner White inquired about what the business does with the inoperable vehicles. He inquired about when the property was zoned Light Industrial.

Mr. Sanders explained he tries to sell and recycle the vehicles. He stated most of the inoperable vehicles were from the Sheriff's office calling for a tow.

Senior Planner Fernando Villegas stated parcel 196-24-021 was rezoned to Light Industrial in 1997 and parcel 196-24-020 was rezoned Light Industrial in 2002.

Commissioners inquired about the surrounding parcels splitting and placing homes on those properties.

Planning Director Maggie Castro, AICP, stated parcels with a minimum of 5 acres that are zoned agricultural would be exempt from zoning and a residence could be built on the property as long as the agricultural use is maintained. She clarified that the Zoning Ordinance nor the Comprehensive Plan allows for the surrounding parcels to be split. She explained the subject property is in the 70-74 dB noise zone, the land use designation is Agricultural/Industrial. The rezoning request is in compliance with the comprehensive plan. Therefore, staff is recommending approval.

Commissioners and staff discussed the applicant applying for a special use permit vs. a rezoning.

Commissioner Black stated his concern for the future if the commission approves the Heavy Industrial zoning for the subject property.

There being no one else to come forward, Chairman Rosales closed the public hearing.

MOTION (WHITE/MCKINLEY): Deny Rezoning Case No. 19-14 as presented by staff.

VOICE VOTE: Mulhern-AYE; McKinley- AYE; Bowers- NAY; Bryant- AYE; Rosales- AYE; Black- AYE; Eide- AYE; White- AYE.. The motion carried 7-1.

**ITEM No. 9: Special Use Permit Case No. 19-07: Dahl, Robins and Associates Inc., agent for T&W Investments Inc., requests a Special Use Permit per Section 612.03(C) of the Yuma County Zoning Ordinance to allow commercial condominiums on a parcel 1.76 net acres in size zoned General Commercial (C-2), Assessor's Parcel Number 700-45-243, located at 11375 South Fortuna Road, Yuma, Arizona.**

Commissioner Scott Mulhern recused himself from Special Use Permit Case No. 19-07 due to being employed by the agent representing the case.

Senior Planner Fernando Villegas presented the staff report recommending approval of Special Use Permit Case No. 19-07 subject to the following Performance Conditions:

**Performance Conditions.**

1. The owner or applicant shall submit the following documents within 60 days of the Board of Supervisors approval:
  - a. An A.R.S. § 12-1134 waiver.
  - b. A recorded avigation disclosure statement.
2. The owner/applicant shall record a final plat subdividing the subject property as shown on the site plan within three (3) years of Board of Supervisors approval of this rezoning case.

Chairman Rosales opened the public hearing.

Barry Olsen, 101 East 2<sup>nd</sup> Street, Yuma, Arizona, representing the applicant, stated he was present to answer any questions.

There being no one else to come forward, Chairman Rosales closed the public hearing.

MOTION (BRYANT/BLACK): Approve Special Use Permit Case No. 19-07 as presented by staff.

VOICE VOTE: McKinley- AYE; Bowers- AYE; Bryant- AYE; Rosales- AYE; Black- AYE; Eide- AYE; White- AYE. The motion carried 7-0.

**ITEM No. 10: Request for Modifications of Subdivision Regulations for the proposed Fortuna Palms Plaza Commercial Condominiums subdivision: T&W Investments, LLC, requests six modifications from the Yuma County Subdivision Regulations for the proposed Fortuna Palms Plaza Commercial Condominiums**

subdivision, Assessor's Parcel Number 700-45-243, zoned General Commercial (C-2), located at 11375 South Fortuna Road, Yuma, Arizona.

Commissioner Scott Mulhern recused himself from the request for modifications of Subdivision Regulations due to being employed by the agent representing the case.

Senior Planner Fernando Villegas presented the staff report recommending approval the following modifications:

1. The Modification from Section 4.15(E) – Residential Roads: It is requested by the developer not to install roll or vertical curb and sidewalks on residential roads (34th Place and Phoenix Drive).
2. Modification from Section 4.15(D) – Residential Collector Type Street (Quarter Mile): It is requested by the developer not to improve the quarter section line road (34th Street) along the northern subdivision line.
3. Modification from Section 4.13 – Right-of-Way and Easements: It is requested by the developer not to provide right of way for internal roads and streets.
4. Modification from Section 4.22(B) - Sidewalks: It is requested by the developer not to provide sidewalks along the internal streets and perimeter streets.
6. Modification from Section 4.19 – Private Roads: It is requested by the developer not to build the private roads in accordance with the Public Works Standards.

Staff recommends denial of the following modifications:

5. Modification from Section 4.12(C) – Intersections and Corners: It is requested by the developer not to provide at street corners a minimum 25' x 25' right-of-way chamfer at the intersection of the property lines (intersection of 34th Place and Phoenix Drive and the 34<sup>th</sup> Place entrance to the subdivision).

Commissioner Rosales inquired about staff's reasoning to recommend denial of modification number five.

Planning Director Maggie Castro, AICP, explained the development was constructed under building permits. The intent now is to subdivide the parcels into commercial condominiums. Therefore, the development would need to comply with the Subdivision Regulations. The Subdivision Regulations require a minimum 25' x 25' right-of-way chamfer at the intersection of the property lines.

Chairman Rosales opened the public hearing.

Barry Olsen, 101 East 2<sup>nd</sup> Street, Yuma, Arizona, representing the applicant, stated there was a chamfer on the southeast corner of Fortuna and 34<sup>th</sup> Place. He explained the applicant followed all requirements and developed the project. After the project was developed, staff is requesting other requirements. He explained the regulations do not fit in this situation. He requested approval for modification number five.

Land Development Engineer Arturo Alvarez explained it was originally approved as a commercial development. The project now falls under the Subdivision Regulations with the applicant subdividing the parcel into condominiums. Subdivision Regulations have different requirements than commercial development. The intent is to ensure the proper line of sight is kept.

Ross Wait, 4774 East 30<sup>th</sup> Place, Yuma, Arizona, applicant, stated T & W investments LLC owns the building and the building would be deeded to the Fortuna Palms Plaza Owners Association. He explained T & W Investments LLC would then have the exclusive rights to the spaces. He stated the building was not being subdivided.

Planning Director Maggie Castro, AICP, explained the subdivision of airspace into six or more lots is a subdivision. The subject development falls within the subdivision regulations. She stated staff is required to enforce regulations and ordinances and any regulatory documents that have been adopted by the Board of Supervisors.

There being no one else to come forward, Chairman Rosales closed the public hearing.

MOTION (WHITE/BRYANT): Approve all six requests for modifications as presented by staff.

VOICE VOTE: McKinley- AYE; Bowers- AYE; Bryant- AYE; Rosales- AYE; Black- AYE; Eide- AYE; White- AYE.  
The motion carried 7-0.

**ITEM No. 11: Fortuna Palms Plaza Commercial Condominiums subdivision – Tentative map: Dahl, Robins and Associates Inc., requests review and approval of the tentative map for the proposed Fortuna Palms Plaza Commercial Condominiums subdivision consisting of seven lots and common areas on 1.76 acres, Assessor's Parcel Number 700-45-243, zoned General Commercial (C-2), located at 11375 South Fortuna Road, Yuma, Arizona.**

Commissioner Scott Mulhern recused himself from the Fortuna Palms Plaza Commercial Condominiums Tentative map due to being employed by the agent representing the case.

Senior Planner Fernando Villegas presented the staff report recommending approval of the tentative map for Fortuna Palms Plaza Commercial Condominiums subdivision subject to the following conditions:

**Conditions:**

1. Approval by the Board of Supervisors of the requested modifications of Subdivision Regulations. If any of the requested modifications are denied, the tentative map shall be revised to meet the requirements of the Subdivision Regulations. The revised tentative map shall be submitted to the Planning Director within 30 days of Board of Supervisors' action.
2. Approval by the Board of Supervisors of the Special Use Permit 19-07.

Chairman Rosales opened the public hearing.

Barry Olsen, 101 East 2<sup>nd</sup> Street, Yuma, Arizona, representing the applicant, stated there was a typo in the staff report. There are eight suites not seven.

Commissioner Bryant stated the Commissioners received an updated staff report.

There being no one else to come forward, Chairman Rosales closed the public hearing.

MOTION (BLACK/EIDE): Approve Fortuna Palms Plaza Commercial Condominiums subdivision- Tentative map as presented by staff.

VOICE VOTE: McKinley- AYE; Bowers- AYE; Bryant- AYE; Rosales- AYE; Black- AYE; Eide- AYE; White- AYE.  
The motion carried 7-0.

**ITEM No. 12: Commission Initiative No. 19-03: A proposed text amendment to the Subdivision Regulations to add new sections, Section 7.11 and 7.12, for lot ties**

Planning Director Maggie Castro, AICP, presented the staff report recommending approval of Commission Initiative No. 19-03.

Chairman Rosales opened the public hearing.

There being no one to come forward, Chairman Rosales closed the public hearing.

MOTION (BLACK/MULHERN): Approve Commission Initiative No. 19-03 as presented by staff.

VOICE VOTE: Mulhern-AYE; McKinley- AYE; Bowers- AYE; Bryant- AYE; Rosales- AYE; Black- AYE; Eide- AYE; White- AYE. The motion carried 8-0.

**ITEM No. 13: Proposed amendment to DDS fee schedule to adopt new fee for lot ties.**

Planning Director Maggie Castro, AICP, presented the staff report recommending amending the fee schedule to add the fees suggested by staff.

Commissioner Black inquired if the fees could be rounded up.

Planning Director Maggie Castro, AICP, stated the fees could be rounded down.

Chairman Rosales opened the public hearing.

There being no one to come forward, Chairman Rosales closed the public hearing.

MOTION (BLACK/ BRYANT): Approve an amendment to DDS fee schedule to adopt new fee for lot ties as Follows: Lot Tie Map not within a Recorded Subdivision: \$600.00 and Lot Tie Map in Recorded Subdivision: \$380.00.

VOICE VOTE: Mulhern-AYE; McKinley- AYE; Bowers- AYE; Bryant- AYE; Rosales- AYE; Black- AYE; Eide- AYE; White- AYE. The motion carried 8-0.

**ITEM No. 14: Commission Initiative No. 19-04: A proposed text amendment to the Zoning Ordinance, Section 1107.00—Temporary Buildings and Uses to amend Section 1107.01(A)(4), add Sections 1107.01(C) and (D), amend Sections 1107.03, 1107.04 and 1107.05, and add Sections 1107.06 and 1107.07.**

Planning Director Maggie Castro, AICP, presented the staff report recommending approval of Commission Initiative No. 19-04.

Chairman Rosales opened the public hearing.

There being no one to come forward, Chairman Rosales closed the public hearing.

MOTION (BRYANT/BLACK): Approve Commission Initiative No. 19-04 as presented by staff.

VOICE VOTE: Mulhern-AYE; McKinley- AYE; Bowers- AYE; Bryant- AYE; Rosales- AYE; Black- AYE; Eide- AYE; White- AYE. The motion carried 8-0.

**ITEM No. 15: Commission Initiative No. 19-05: A proposed text amendment to the Zoning Ordinance to create the Dark Sky Overlay District, Section 623.00, and amend the Official Zoning Map accordingly.**

Planning Director Maggie Castro, AICP, presented the staff report recommending approval of Commission Initiative No. 19-05.

Commissioner Black inquired if any of the Dark Sky Overlay District would be in the Mesa area.

Planning Director Maggie Castro, AICP, stated the Dark Sky Overlay District would be East of Foothills Boulevard and the Martinez Lake area.

Commissioner Bryant inquired if staff received any comments from the public.

Planning Director Maggie Castro, AICP, stated there was a display ad published in the newspaper and staff did not receive any comments.

Commissioner Rosales inquired about how the Dark Sky Overlay district would affect the golf courses when they have night events. He inquired about the Border patrol station located east of Foothills Boulevard and the town of Wellton.

Planning Director Maggie Castro, AICP, explained the golf courses would have to request a variance from the Dark Sky Ordinance. She stated the Border Patrol station would be exempt from the Dark Sky Ordinance. She explained the town of Wellton would not be included into the Dark Sky Overlay District.

Chairman Rosales opened the public hearing.

There being no one to come forward, Chairman Rosales closed the public hearing.

MOTION (BRYANT/BOWERS): Approve Commission Initiative No. 19-05 as presented by staff.

VOICE VOTE: Mulhern-AYE; McKinley- AYE; Bowers- AYE; Bryant- AYE; Rosales- NAY; Black- NAY; Eide- AYE; White- AYE. The motion carried 6-2.

**ITEM No. 15: Discussion by the Commission members and Planning Director of events attended, current events, and the schedule for future Planning Commission meetings.**

Commissioner Eide requested staff and Commissioners discuss commercial vs residential codes. He explained there have been situations that residential requirements are more efficient for small commercial projects rather than following the commercial requirements. He inquired if the County could initiate adopting another type of code to address those situations.

Planning Director Maggie Castro, AICP, explained that would require an amendment to the Public Work Standards. She stated she would speak with the County Engineer and request a presentation from the Engineering Department to Commissioners.

There being no further business to come before the Commission, the Chairman adjourned the meeting at 6:27 p.m.

Approved and accepted on this 25<sup>th</sup> day of February 2020.

\_\_\_\_\_  
Matias Rosales, Chairman

ATTEST:

\_\_\_\_\_  
Maggie Castro, AICP, Planning Director

DRAFT

Yuma County  
Planning & Zoning  
Commission

Item No. 4

**AIR-9607**

**4.**

**P&Z Commission Agenda**

**Meeting Date:** 02/25/2020

**Submitted For:** Maggie Castro

**Submitted By:** Javier Barraza

**Department:** Planning & Zoning Division - DDS

---

**Information**

**1. REQUESTED ACTION:**

**Special Use Permit Case No. 20-01: Sergio and Guadalupe H. Bautista request a Special Use Permit per Section 601.03(X) of the Yuma County Zoning Ordinance for an accessory dwelling unit on a 5.0 gross acre parcel zoned Rural Area 5 acre minimum (RA-5), Assessor's Parcel Number 765-16-004, located at 3899 East Chaparral Way. Yuma, Arizona; located within the 65-70 dB noise zone.**

**2. INTENT:**

The applicants would like to be able to keep an existing double-wide manufactured home (24 feet by 52 feet) as an Accessory Dwelling Unit (ADU).

**3. For detailed analysis see attached staff report**

**4. STAFF'S RECOMMENDATION:**

Staff recommends approval of this request subject to conditions delineated in the staff report.

---

**Attachments**

Att: Staff Report

Att: Zoning Map

Att: Site Plan

Att: Comments

Att: Development Standards Checklist

---



## STAFF REPORT TO THE COMMISSION

February 25, 2020

### Special Use Permit Case No. 20-01

**REQUEST:** A Special Use Permit per Section 601.03(X) of the Yuma County Zoning Ordinance to allow a manufactured home as an Accessory Dwelling Unit (ADU) on a parcel 5.0 gross acres in size zoned Rural Area-5 acre minimum (RA-5), Assessor's Parcel Number 765-16-004, located at 3899 East Chaparral Way, Yuma, Arizona; located within the 65-70 dB noise zone.

**APPLICANT:** Sergio and Guadalupe Bautista. Application is within Supervisor District 4: Tony Reyes; Commissioners Matias Rosales and Gary Black. Prepared by Javier Barraza, Senior Planner.

**DIRECTIONS:** From the City of Yuma, travel south on Highway 95 (Avenue B) to County 15<sup>th</sup> Street and turn east (left). Travel four miles to Avenue 3E and turn south (right). Travel 3¼ miles to Chaparral Way and turn east (left). Travel 1.0 mile to Avenue 4E which is the northeast corner of subject property. The subject property is located at 3899 East Chaparral Way.

---

### **INTENT:**

The applicants would like to be able to keep an existing double-wide manufactured home (24 feet by 52 feet) as an Accessory Dwelling Unit (ADU).

### **SITE CONDITIONS:**

The subject property is located within Pioneer Rancheros Unit No. 1 subdivision which was recorded on December 22, 1972. The property is improved with a site built home located on the north half and a 1978 double-wide manufactured home on the south half. The manufactured home was installed in 1978 and the site-built home was constructed in 2006 (B06-0373). The property also contains a detached laundry room and a detached garage. Each dwelling on the subject property is served by its own well and septic system. The applicant obtained a Temporary Use Permit (TUP06-19) in June 2006 that the use of a manufactured home during construction of the site built home. A Temporary Special Use Permit (TSUP07-01) was approved in June 2007 for at-home custodial care of an elderly parent with a medical condition. The Board of Supervisors approved a Special Use Permit (SUP09-02) on May 4, 2009 to allow a second dwelling unit with a durational limitation of five years. Subsequently, The BOS approved

SUP14-07 on December 4, 2014 to allow the existing manufactory home as an accessory dwelling unit with a time limit of five years which expired on December 4, 2019.

Surrounding Zoning and Land Uses: The subject property is bordered on the north, south and west by parcels zoned RA-5. Parcels 765-08-005 and 765-08-006 to the north are improved with site built homes. Parcel 3 to the west and Parcels 5 and 6 to the south are developed with one manufactured homes on each parcel. The subject property is bordered on the east by the Barry M. Goldwater Range (BMGR).

The subject property is located in the Yuma Mesa Planning Area of the 2020 Comprehensive Plan and is designated as Agricultural/Rural Residential (A-RR). The A-RR land use designation supports resource conservation districts and reserves with emphasis on preserving farm communities and character, recognizes land with potential to be divided into rural lots that are compatible with continued agricultural use on surrounding parcels, and recognizes residential character and allows for division into rural lots, with minimum parcel sizes of ten acres. The existing RA-5 zoning of the property was established prior to the adoption of the Comprehensive Plan. Additionally, the Comprehensive Plan, Section 4.12, states as follows: The applied use of land within ½ mile of the boundary of the BMGR boundary that is east of the Gila Mountains and south of County 17<sup>th</sup> Street on the western boundary of the Range will have residential density no greater than 5 acres per lot/parcel.

The purpose of the Rural Area zoning district is to conserve and preserve farms, agricultural related resources, continued agricultural use and other open space land use fostering orderly growth in rural areas, preventing urban and agricultural land use conflicts, and allowing rural lot development with emphasis on preserving the character of farming communities. The RA-5 zoning district allows one single-family site built, factory built or manufactured home per 5 acres. The Yuma County Zoning Ordinance (YCZO), Section 601.03(X), allows an Accessory Dwelling Unit with the approval of a Special Use Permit. The dwelling unit must meet principal building development standards such as setbacks, lot coverage and height regulations for the applicable zoning district and may not be used as a rental. Approval of this request does not require a zone change; therefore, a plan amendment is not required.

The property is located in the Yuma Elementary School District and the Yuma Union High School District. Kofa High School is located about 8.5 miles from the subject property and Orange Grove Elementary School is located 6.0 miles from the subject property.

Access to the property is via Chaparral Way, a gravel road 26 feet in width having 66 feet of dedicated public right-of-way and Avenue 4E, a gravel road 26 feet in width having 33 feet of dedicated public right-of-way. Both roads are treated with magnesium chloride and are maintained by Yuma County Public Works.

The subject property obtains water from an onsite well and contains two septic systems for sewage disposal. The soil in this area is Rositas Sand. This type of soil is moderately limited for urban development and for septic tank absorption fields because of slope.

**CRITICAL ISSUES:**

The property is outside the six-minute response time by the Rural Metro Fire Department located at County 16<sup>th</sup> Street and Avenue A and is outside the ten-minute response time by the Yuma County Sheriff's Department located at 3620 West 8<sup>th</sup> Street.

The subject property is located adjacent to the Barry M. Goldwater Range (BMGR) and within the 65 to 70 decibel noise zone of Auxiliary Field-II (AUX-II). The Yuma County Zoning Ordinance does not allow new residential development within the noise zones. However, the RA-5 zoning of the subject property was approved prior to December 31, 2000, thereby allowing the property to be developed in compliance with the Zoning Ordinance. If approved, a Range and AUX-II disclosure statements recognizing the noise generated from military activities in the BMGR and AUX-II shall be recorded.

The subject property is located within the Yuma Metropolitan Air Pollution District, which is designated "non-attainment" for PM<sub>10</sub> by the U.S. Environmental Protection Agency. The State Implementation Plan (SIP) specifically recommends that Yuma County limit the number of and intensity of use of dirt roads. Yuma County has adopted Reasonable Available Control Measures (RACMs) for the purpose of reducing pollutant emissions resulting in improved air quality. The RACMs include paving, stabilizing, and/or reducing travel on unpaved streets, roads and unpaved areas. Chaparral Way and Avenue 4E are surfaced with an Aggregate Base Course (ABC) and treated with magnesium chloride. These roads are maintained by Yuma County Public Works. The number of potential trips that an additional dwelling would create would be 10 trips per day. The potential generation of dust created by one additional dwelling from the resulting approval of this application is minimal.

**Required Conclusions from Yuma County Zoning Ordinance: (Section 402.01)**

- **The proposed development will not materially affect or endanger the public health, safety or welfare.**

The proposed ADU will not increase traffic conditions in the vicinity, nor affect street intersections and sight lines at street intersections.

- **The proposed development complies with all regulations and standards applicable within the zoning district specifically applicable to the particular type of special use or class of special uses.**

The proposed ADU complies with all applicable regulations and standards of the Rural Area zoning district. The site plan shows that the existing buildings meet setback requirements.

- **The proposed development will not substantially change or materially affect the adjoining property or the surrounding area.**

The proposed development will not substantially change or materially affect the adjoining property or the surrounding area. The current ADU use was established in 2009.

- **The proposed development will be in harmony with the area in which it is located.**

The proposal is seen as being in harmony with the existing neighborhood since the proposed use is similar to the uses on the surrounding properties.

### **SUMMARY NOTES:**

SUPPORT STAFF SUMMARY: The Building Safety Division, Engineering Department, and Environmental Programs Division find this request satisfactory.

LETTERS OF SUPPORT, OPPOSITION, AGENCY, MILITARY, SPECIAL INTEREST, etc.:

- D. A. Suggs from MCAS provided the following comment in a letter dated January 30, 2020: The property is located within the 65-69 dB noise contour of AUXII and is zoned RA-5. The property is adjacent to the Barry M. Goldwater Range (BMGR). Residential development under the 65+dB noise contour is discouraged per Marines Corps Order 11010.16 Air Installation Compatible Use Zones (AICUZ). Residential development limitation within the BMGR buffer zone was codified in ARS 28-8481 as well as the Yuma County Comprehensive Plan. At this location, the maximum allowable density is one home per 5 acres. The manufactured home was placed on the property in 1978. In 2006 the applicant stated it was intended to be a temporary use while building a site-built home. The manufactured home has been in place under temporary special use permits for over 13 years. In 2009, the BOS approved a special use for this use for 5 years. In 2014, the BOS again approved another 5-year special use permit. The continuation of special use permits essentially allows the property rezoned while circumventing the rezoning process. This request clearly violates the ARS, the Comprehensive Plan as well as the requirements of the AICUZ order
- Gladys Brown, Airport Director, Yuma County Airport Authority, provided the following comment: The manufactured home is within the 65-69 dB AUX-II noise zone, its intended use was temporary back in 1978. Zoning for this area allows one home on a 5-acre parcel. The Yuma County Airport Authority is not in favor of renewal of the Special Use Permit and respectfully requests denial to protect from incompatible development near aviation facilities.

DEVELOPMENT EVALUATION CHECKLIST: The Development Evaluation Checklist identifies the following Impact Categories: Conformance to Existing Plans; Land Use Compatibility; Natural Resources; Public Infrastructure; Natural Environmental Conditions; Manmade Environmental Conditions; and Health, Safety & Welfare. A point system is used to score whether a proposal should be approved or denied. Of a possible high score of 300, the

total score for this proposal is 265. A score from 250 to 274, a score falling in this category represents a proposal that likely contains some redeeming qualities but is lacking in one or more areas. Proposals within this score range typically should be more carefully considered.

CITIZEN COMMENTS: No letters of opposition or support have been received from surrounding property owners.

**Ordinances, codes and regulations that pertain to the application:**

- Yuma County Zoning Ordinance
- Yuma County Comprehensive Building Code
- 2003 International Fire Code
- Environmental Health Laws (ARS Titles 36 and 49)
- Yuma County Flood Control District
- Public Works Standard Volume I, Section 7.2.8 driveway/Curb Cuts.

**CHRONOLOGY:**

01-16-2020 Application received  
02-05-2020 Legal ad appears in The Sun for the Planning Commission's public hearing  
02-07-2020 Letter mailed informing applicant of item being placed on Planning Commission's public hearing agenda  
02-07-2020 Property posted for the Planning Commission's public hearing  
02-14-2020 Public notice mailed to properties within 300 feet of the request, the City of Yuma and all relevant agencies  
02-14-2020 Staff report mailed to applicant and/or agent  
02-25-2020 Planning Commission's public hearing

**RECOMMENDATION:**

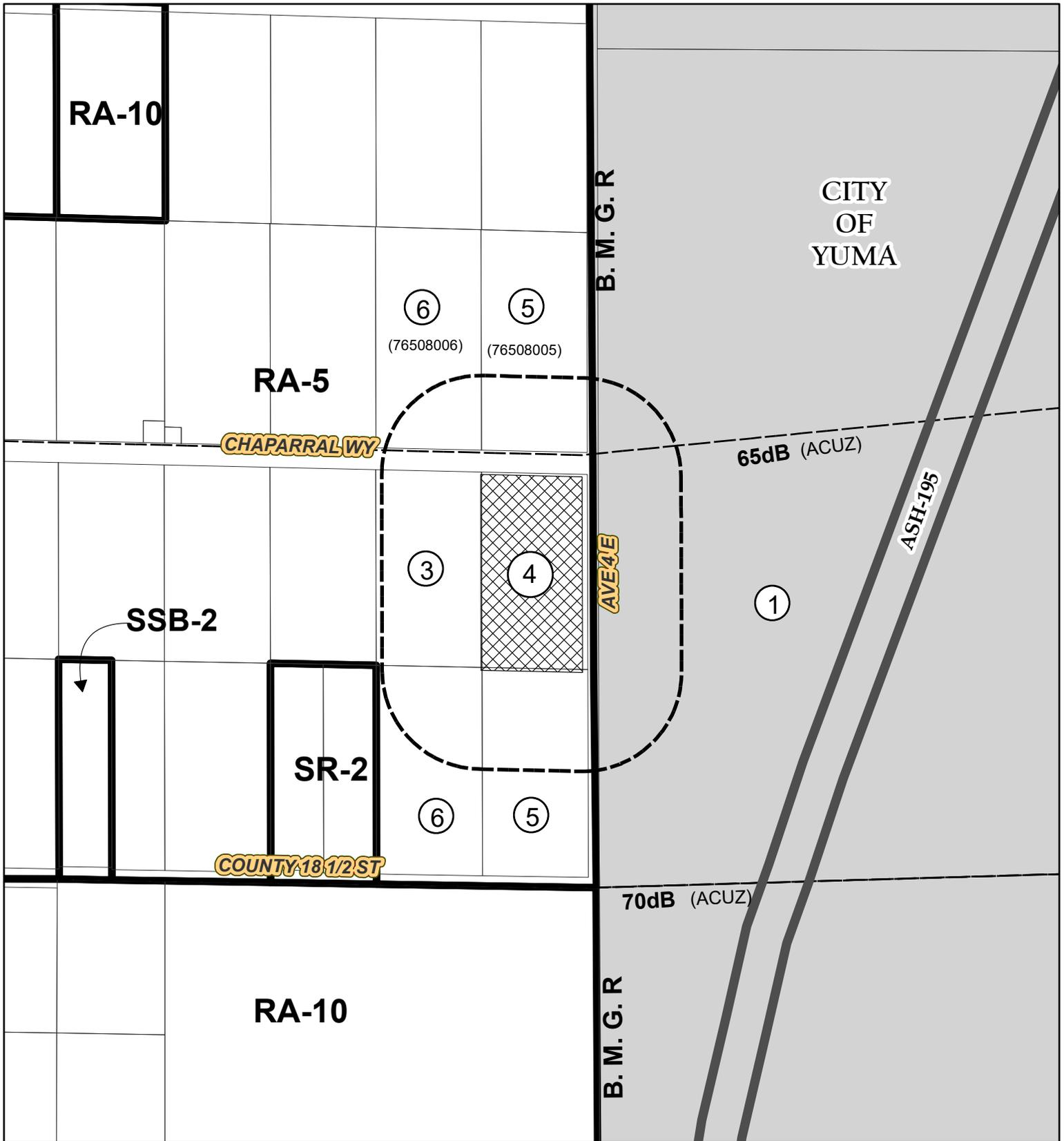
Staff recommends approval of this request for the following reasons: 1) The proposed development will not materially affect or endanger the public health, safety or welfare, 2) The proposed development will not substantially change or materially affect the adjoining property or the surrounding area, 3) The proposal is seen as being in harmony with the existing neighborhood development, and 4) The proposed development will be in harmony with the area in which it is located. Staff suggests attaching the following Operational and Performance Conditions:

**Operational Conditions.**

1. The approval of the Special Use Permit is based on the site plan submitted by the applicant. Any change from this site plan requires prior approval by the Planning Director.
2. The Accessory Dwelling Unit may not be used for rental occupancy.

**Performance Conditions.**

1. An agricultural disclosure statement shall be recorded by the applicant within 60 days of approval by the Board of Supervisors.
2. All owners, or their agents, must provide an A.R.S. 12-1134 waiver within 60 days of the Board of Supervisors approval.
3. A range disclosure statement shall be recorded within 60 days of the Board of Supervisors approval.



**DEPARTMENT OF  
DEVELOPMENT  
SERVICES**  
PLANNING & ZONING DIVISION  
2351 W. 26TH STREET  
YUMA, AZ 85364

FOR INFORMATION ONLY - NO LIABILITY ASSUMED

**CASE NO:** SUP20-01  
**LOCATION:** 3899 E CHAPARRAL WAY  
**APNs:** 765-16-004

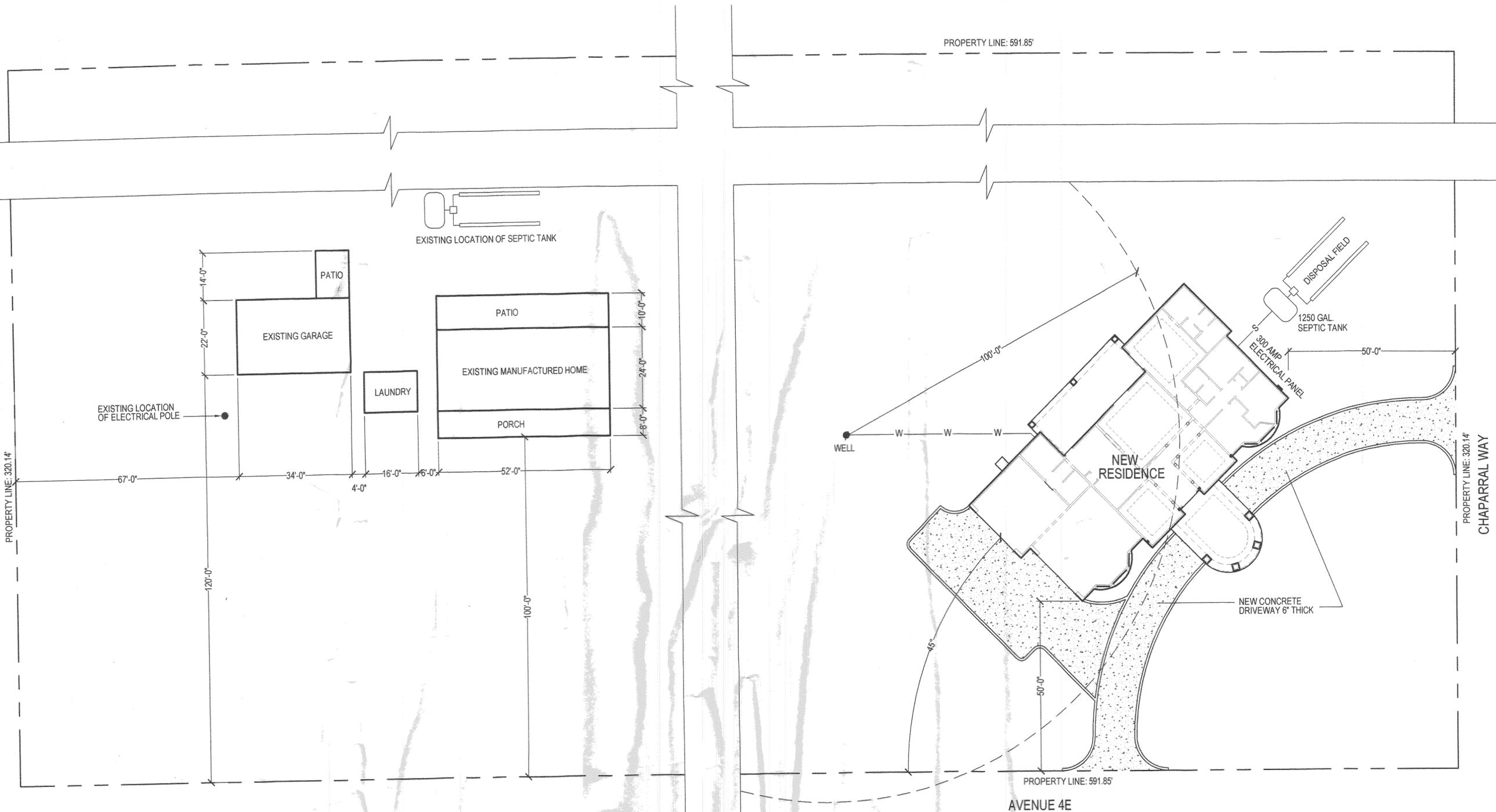
**Case Planner: Javier Barraza.**  
**Drawn by : Javier B On 01-21-2020**  
**Reviewed: Javier B On 01-21-2020**

**SCALE**  
1" = 400'



**Legend**

-  Subject Property
-  300' NOTIFICATION AREA
-  Municipality



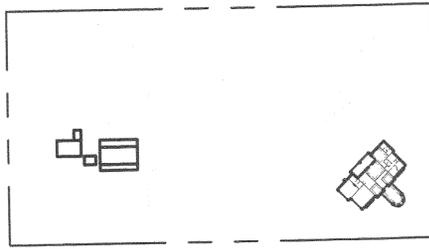
### SITE PLAN

SCALE: 1/16" = 1'-0"

| SHEET INDEX                          |  |
|--------------------------------------|--|
| 1 SITE PLAN<br>CALCULATIONS          | 5 WALL SECTION<br>BWP DETAILS<br>INTERIOR ELEVATIONS |
| 2 FLOOR PLAN                         | 6 EXTERIOR ELEVATIONS                                |
| 3 FOUNDATION PLAN<br>FOOTING DETAILS | 7 MECHANICAL PLAN<br>PLUMBING SCHEMATIC              |
| 4 FRAMING PLAN                       |  |

| SQUARE FOOTAGE      |              |
|---------------------|--------------|
| LIVING AREA         | = 2,750 SF   |
| GARAGE              | = 1,034 SF   |
| REAR PATIO          | = 490 SF     |
| PORTICO             | = 445 SF     |
| TOTAL LIVING AREA   | = 2,750 SF   |
| TOTAL ROOF COVERAGE | = 4,719 SF   |
| TOTAL LOT AREA      | = 189,474 SF |
| TOTAL COVERAGE      | = .02 %      |

| ATTIC VENTILATION                          |               |
|--|---------------|
| TOTAL ATTIC AREA:                          | = 4,879.00 SF |
| REQUIRED AREA: (1SF/300SF)                 | = 16.26 SF    |
|  | = 2,341.44 SI |
| HIGH USE:                                  |               |
| (9) DORMER VENTS @ 144.00 SI EA.           | = 1,296.00 SI |
|  | =             |
| LOW USE:                                   |               |
| (10) 22.5"x5.5" EAVE VENTS @ 123.75 SI EA. | = 1,237.50 SI |
|  | =             |
| TOTAL ATTIC VENTILATION                    | = 2,533.50 SI |
| REQUIRED ATTIC VENTILATION                 | = 2,341.44 SI |



### OVERALL SITE VIEW

SCALE: 1/128" = 1'-0"

SITE PLAN  
CALCULATIONS

RAULICA RESIDENCE

JUAN

DRAWN BY: JUAN MIRELES



YUMA COUNTY  
Planning & Zoning Division  
REQUEST FOR COMMENTS

January 21, 2020

GEORGE A.

CASE NUMBER: Special Use Permit Case No. 20-01

CASE SUMMARY: Sergio and Guadalupe H. Bautista request a Special Use Permit per Section 601.03(X) of the Yuma County Zoning Ordinance for an accessory dwelling unit on a 4.36 acre (net) parcel zoned Rural Area 5 acres minimum size (RA-5), Assessor's Parcel Number 765-16-004, located at 3899 East Chaparral Way. Yuma, Arizona, (The legal description is: Pioneer Rancheros Unit 1, Lot 18, Section 13, Township 10S, Range 23W, GSRB&M, Yuma County, Arizona). Within the 65-70 dB AUX-II noise zone.

Special Use Permit No. 09-02 for a second dwelling, expired on May 4, 2014 And Special Use Permit No. 14-07 expired on December 4, 2019 this is a renewal of the Special Use Permit. Approval of this request would allow the keeping of an existing 24-foot by 52-foot manufactured home on the subject property as an accessory dwelling unit.

PUBLIC HEARING: March 24, 2020

COMMENTS DUE: February 4, 2020

Please complete the comments section below and return or forward your comments via first class mail, fax, or e-mail. For additional information, please contact me at (928) 817-5150.

Thank you,

Javier Barraza  
Senior Planner

Attachment

| COMMENT | <input checked="" type="checkbox"/> NO COMMENT |
|---------|--|
|         |  |
|         |  |
|         |  |

DATE: 1/23/20 NAME: George A. Barraza

RETURN TO: Javier Barraza, Senior Planner  
2351 W. 26<sup>th</sup> Street  
Yuma, Arizona 85364  
Fax: (928)817-5050  
Javier.Barraza@co.yuma.az.us



YUMA COUNTY  
Planning & Zoning Division  
REQUEST FOR COMMENTS

January 21, 2020

PATRICK H.

CASE NUMBER: Special Use Permit Case No. 20-01

CASE SUMMARY: Sergio and Guadalupe H. Bautista request a Special Use Permit per Section 601.03(X) of the Yuma County Zoning Ordinance for an accessory dwelling unit on a 4.36 acre (net) parcel zoned Rural Area 5 acres minimum size (RA-5), Assessor's Parcel Number 765-16-004, located at 3899 East Chaparral Way. Yuma, Arizona, (The legal description is: Pioneer Rancheros Unit 1, Lot 18, Section 13, Township 10S, Range 23W, GSRB&M, Yuma County, Arizona). Within the 65-70 dB AUX-II noise zone.

Special Use Permit No. 09-02 for a second dwelling, expired on May 4, 2014 And Special Use Permit No. 14-07 expired on December 4, 2019 this is a renewal of the Special Use Permit. Approval of this request would allow the keeping of an existing 24-foot by 52-foot manufactured home on the subject property as an accessory dwelling unit.

PUBLIC HEARING: March 24, 2020

COMMENTS DUE: February 4, 2020

Please complete the comments section below and return or forward your comments via first class mail, fax, or e-mail. For additional information, please contact me at (928) 817-5150.

Thank you,

Javier Barraza  
Senior Planner

Attachment

|         |  |
|---------|--|
| COMMENT | <input checked="" type="checkbox"/> NO COMMENT |
|         |  |
|         |  |

DATE: 1/23/20 NAME:

RETURN TO: Javier Barraza, Senior Planner  
2351 W. 26<sup>th</sup> Street  
Yuma, Arizona 85364  
Fax: (928)817-5050  
Javier.Barraza@co.yuma.az.us



YUMA COUNTY  
Planning & Zoning Division  
REQUEST FOR COMMENTS

January 21<sup>3</sup>, 2020

CASE NUMBER: Special Use Permit Case No. 20-01

CASE SUMMARY: Sergio and Guadalupe H. Bautista request a Special Use Permit per Section 601.03(X) of the Yuma County Zoning Ordinance for an accessory dwelling unit on a 4.36 acre (net) parcel zoned Rural Area 5 acres minimum size (RA-5), Assessor's Parcel Number 765-16-004, located at 3899 East Chaparral Way. Yuma, Arizona, (The legal description is: Pioneer Rancheros Unit 1, Lot 18, Section 13, Township 10S, Range 23W, GSRB&M, Yuma County, Arizona). Within the 65-70 dB AUX-II noise zone.

Special Use Permit No. 09-02 for a second dwelling, expired on May 4, 2014 And Special Use Permit No. 14-07 expired on December 4, 2019 this is a renewal of the Special Use Permit. Approval of this request would allow the keeping of an existing 24-foot by 52-foot manufactured home on the subject property as an accessory dwelling unit.

PUBLIC HEARING: March 24, 2020

COMMENTS DUE: February 4, 2020

Please complete the comments section below and return or forward your comments via first class mail, fax, or e-mail. For additional information, please contact me at (928) 817-5150.

Thank you,

Javier Barraza  
Senior Planner

Attachment

COMMENT

NO COMMENT

NO ZONING VIOLATIONS FOUND ON THIS PROPERTY

DATE: 01-28-2020

NAME: JAVIER B.

RETURN TO: Javier Barraza, Senior Planner  
2351 W. 26<sup>th</sup> Street  
Yuma, Arizona 85364  
Fax: (928)817-5050  
Javier.Barraza@co.yuma.az.us



YUMA COUNTY  
Planning & Zoning Division  
REQUEST FOR COMMENTS

January 21, 2020

ARTURO A.

CASE NUMBER: Special Use Permit Case No. 20-01

CASE SUMMARY: Sergio and Guadalupe H. Bautista request a Special Use Permit per Section 601.03(X) of the Yuma County Zoning Ordinance for an accessory dwelling unit on a 4.36 acre (net) parcel zoned Rural Area 5 acres minimum size (RA-5), Assessor's Parcel Number 765-16-004, located at 3899 East Chaparral Way. Yuma, Arizona, (The legal description is: Pioneer Rancheros Unit 1, Lot 18, Section 13, Township 10S, Range 23W, GSRB&M, Yuma County, Arizona). Within the 65-70 dB AUX-II noise zone.

Special Use Permit No. 09-02 for a second dwelling, expired on May 4, 2014 And Special Use Permit No. 14-07 expired on December 4, 2019 this is a renewal of the Special Use Permit. Approval of this request would allow the keeping of an existing 24-foot by 52-foot manufactured home on the subject property as an accessory dwelling unit.

PUBLIC HEARING: March 24, 2020

COMMENTS DUE: February 4, 2020

Please complete the comments section below and return or forward your comments via first class mail, fax, or e-mail. For additional information, please contact me at (928) 817-5150.

Thank you,

Javier Barraza  
Senior Planner

Attachment

| COMMENT | NO COMMENT |
|---------|------------|
|         |            |
|         |            |
|         |            |

DATE: 1/29/20 NAME: Arturo A.

RETURN TO: Javier Barraza, Senior Planner  
2351 W. 26<sup>th</sup> Street  
Yuma, Arizona 85364  
Fax: (928)817-5050  
Javier.Barraza@co.yuma.az.us



YUMA COUNTY  
Planning & Zoning Division  
REQUEST FOR COMMENTS

January 21, 2020

DAVID R.

CASE NUMBER: Special Use Permit Case No. 20-01

CASE SUMMARY: Sergio and Guadalupe H. Bautista request a Special Use Permit per Section 601.03(X) of the Yuma County Zoning Ordinance for an accessory dwelling unit on a 4.36 acre (net) parcel zoned Rural Area 5 acres minimum size (RA-5), Assessor's Parcel Number 765-16-004, located at 3899 East Chaparral Way. Yuma, Arizona, (The legal description is: Pioneer Rancheros Unit 1, Lot 18, Section 13, Township 10S, Range 23W, GSRB&M, Yuma County, Arizona). Within the 65-70 dB AUX-II noise zone.

Special Use Permit No. 09-02 for a second dwelling, expired on May 4, 2014 And Special Use Permit No. 14-07 expired on December 4, 2019 this is a renewal of the Special Use Permit. Approval of this request would allow the keeping of an existing 24-foot by 52-foot manufactured home on the subject property as an accessory dwelling unit.

PUBLIC HEARING: March 24, 2020

COMMENTS DUE: February 4, 2020

Please complete the comments section below and return or forward your comments via first class mail, fax, or e-mail. For additional information, please contact me at (928) 817-5150.

Thank you,

Javier Barraza  
Senior Planner

Attachment

| COMMENT | <input checked="" type="checkbox"/> NO COMMENT |
|---------|--|
|         |  |
|         |  |
|         |  |

DATE: 1/29/2020 NAME: David Rivalcaba

RETURN TO: Javier Barraza, Senior Planner  
2351 W. 26<sup>th</sup> Street  
Yuma, Arizona 85364  
Fax: (928)817-5050  
Javier.Barraza@co.yuma.az.us



UNITED STATES MARINE CORPS  
MARINE CORPS AIR STATION YUMA  
BOX 99100  
YUMA AZ 85369-9100

5726  
CP&L  
SUP 20-01  
January 30, 2020

Mr. Javier Barraza  
Yuma County Development Services  
2351 W. 26<sup>th</sup> Street  
Yuma, AZ 85364-6902

Dear Mr. Barraza:

We have received the Request for Comments for Special Use Permit Case No. 20-01. This is a request by Sergio and Guadalupe H. Bautista to continue to allow an Accessory Dwelling Unit (ADU) on a 4.36 acre parcel zoned Rural Area 5 acre (RA-5) minimum, APN 765-16-004 located at 3899 East Chaparral Way. The applicant's intent is to continue to allow an existing manufactured home as an accessory dwelling unit. We offer the following comments.

The property is located within the 65-69 dB DNL noise contour of AUXII and is zoned RA-5 which allows one home on a 5 acre parcel. The subject property is adjacent to the Western Boundary of the Barry M Goldwater Range (BMGR). Residential development within the 65+dB Noise contour is discouraged per Marine Corps Order 11010.16 Air Installation Compatible Use Zones (AICUZ). In addition, residential development limitation within the BMGR Buffer zone were codified in Arizona Revised Statute 28-8481 as well as the Yuma County Comprehensive Plan (BMGR Buffer Area Land Use Limitation Section Three). At this location, the maximum allowable density is one home per 5 acres. The manufactured home was placed on the property in 1978. In 2006, the applicant stated it was intended to be a temporary use while a site built home was constructed however; it has been in place under temporary special use permits for over 13 years after construction. In 2009, the Board of Supervisors approved this request with the caveat that it was only for 5 years. In 2014, the Board of Supervisors again approved a 5-year Special Use permit. The continuation of Special Use permits essentially allows the property to be rezoned while circumventing the rezoning process. This request clearly violates the ARS, the Comprehensive Plan as well as the requirements of the AICUZ order.

The intent of the High Noise Accident Potential Zones and their associated Noise Contours as well as the BMGR Buffer zone are to protect public health/safety and reduce incompatible development, which may hinder military operations. Therefore, Marine Corps Air Station (MCAS) Yuma is not in favor of the renewal of this Special Use permit and accordingly requests denial. The MCAS Yuma point of contact is Mrs. Mary Ellen Finch at (928) 269-2047 or MCASYUMA\_CPLO@usmc.mil. Thank you for the opportunity to comment.

Sincerely



D. A. SUGGS



YUMA COUNTY  
Planning & Zoning Division  
REQUEST FOR COMMENTS

January 23, 2020

CASE NUMBER: Special Use Permit Case No. 20-01

CASE SUMMARY: Sergio and Guadalupe H. Bautista request a Special Use Permit per Section 601.03(X) of the Yuma County Zoning Ordinance for an accessory dwelling unit on a 4.36 acre (net) parcel zoned Rural Area 5 acres minimum size (RA-5), Assessor’s Parcel Number 765-16-004, located at 3899 East Chaparral Way. Yuma, Arizona, (The legal description is: Pioneer Rancheros Unit 1, Lot 18, Section 13, Township 10S, Range 23W, GSRB&M, Yuma County, Arizona). Within the 65-70 dB AUX-II noise zone.

Special Use Permit No. 09-02 for a second dwelling, expired on May 4, 2014 And Special Use Permit No. 14-07 expired on December 4, 2019 this is a renewal of the Special Use Permit. Approval of this request would allow the keeping of an existing 24-foot by 52-foot manufactured home on the subject property as an accessory dwelling unit.

PUBLIC HEARING: March 24, 2020

COMMENTS DUE: February 4, 2020

Please complete the comments section below and return or forward your comments via first class mail, fax, or e-mail. For additional information, please contact me at (928) 817-5150.

Thank you,

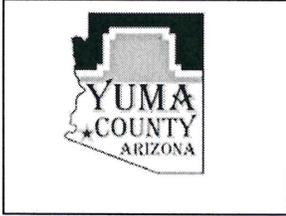
Javier Barraza  
Senior Planner

Attachment

| COMMENT | <input checked="" type="checkbox"/> NO COMMENT |
|---------|--|
|         |  |
|         |  |
|         |  |

DATE: 01/23/20 NAME: Robert M. Blevins, City of Yuma Comm. Dev.

RETURN TO: Javier Barraza, Senior Planner  
2351 W. 26<sup>th</sup> Street  
Yuma, Arizona 85364  
Fax: (928)817-5050  
Javier.Barraza@co.yuma.az.us



YUMA COUNTY
Planning & Zoning Division
REQUEST FOR COMMENTS

January 23, 2020

CASE NUMBER: Special Use Permit Case No. 20-01

CASE SUMMARY: Sergio and Guadalupe H. Bautista request a Special Use Permit per Section 601.03(X) of the Yuma County Zoning Ordinance for an accessory dwelling unit on a 4.36 acre (net) parcel zoned Rural Area 5 acres minimum size (RA-5), Assessor's Parcel Number 765-16-004, located at 3899 East Chaparral Way. Yuma, Arizona, (The legal description is: Pioneer Rancheros Unit 1, Lot 18, Section 13, Township 10S, Range 23W, GSRB&M, Yuma County, Arizona). Within the 65-70 dB AUX-II noise zone.

Special Use Permit No. 09-02 for a second dwelling, expired on May 4, 2014 And Special Use Permit No. 14-07 expired on December 4, 2019 this is a renewal of the Special Use Permit. Approval of this request would allow the keeping of an existing 24-foot by 52-foot manufactured home on the subject property as an accessory dwelling unit.

PUBLIC HEARING: March 24, 2020

COMMENTS DUE: February 4, 2020

Please complete the comments section below and return or forward your comments via first class mail, fax, or e-mail. For additional information, please contact me at (928) 817-5150.

Thank you,

Javier Barraza
Senior Planner

Attachment

X COMMENT NO COMMENT

The manufactured home is within the 65-90 dB AUX-II noise zone, its intended use was temporary, back in 1978. Zoning for this area allows one home on a 5 acre parcel. The Yuma County Airport Authority is NOT in favor of renewal of the Special Use Permit and respectfully requests denial to protect from incompatible development near aviation related facilities.

DATE: 1/30/20 NAME: Gladys Brown, Airport Director, Yuma County Airport Authority

RETURN TO: Javier Barraza, Senior Planner
2351 W. 26th Street
Yuma, Arizona 85364
Fax: (928)817-5050
Javier.Barraza@co.yuma.az.us

**From:** [Joe Wehrle](#)  
**To:** [Javier Barraza](#)  
**Subject:** RE: Request for comments for SUP20-01  
**Date:** Monday, January 27, 2020 2:02:49 PM

---

Javier,

The Assessor's Office has no comments or concerns regarding this Special Use Permit.

Joe Wehrle  
Yuma County Assessor  
192 South Maiden Lane  
Yuma, AZ 85364  
[joe.wehrle@yumacountyaz.gov](mailto:joe.wehrle@yumacountyaz.gov)  
(928) 373-6073

---

**From:** Javier Barraza  
**Sent:** Thursday, January 23, 2020 1:08 PM  
**To:** MCAS (MCASYUMA\_CPLO@usmc.mil) <MCASYUMA\_CPLO@usmc.mil>; Gen Grosse <gen@yumaairport.com>; Schultz, Cori <Cori.Schultz@ruralmetrofire.com>; Blevins, Robert (Bob) - Principal Planner <Robert.Blevins@yumaaz.gov>; Joe Wehrle <Joe.Wehrle@yumacountyaz.gov>  
**Cc:** Javier Barraza <Javier.Barraza@yumacountyaz.gov>  
**Subject:** Request for comments for SUP20-01

Hello,  
This is a renewal of SUP14-07.  
Your comments will be appreciated.

Thank you

|   |                                     |  |  |  |
|---|-------------------------------------|--|--|--|
| 0                                       | Yuma County 2020 Comprehensive Plan |  |  |  |
| <b>Development Evaluation Checklist</b> |                                     |  |  |  |
| Case No.: <b>SUP20-01</b>               |                                     | Owner/Agent: Sergio & Guadalupe Bautista |  |  |
| Current Zoning: <b>RA-5</b>             | Proposed Zoning: <b>NONE</b>        | Acreage (GROSS): 5                       |  |  |

| <b>IMPACT CATEGORY I.<br/>CONFORMANCE TO EXISTING PLANS</b> |   | POSSIBLE POINTS | YES | NO | SCORE |
|---|---|-----------------|-----|----|-------|
| 1   | The proposal is consistent with the Yuma County 2020 Comprehensive Plan, and other applicable county, state, or regional plans.   | 25 points       | 25  | 0  | 0     |
| 2   | The proposed project reduces open space or rural preservation areas identified in the Yuma County 2020 Comprehensive Plan.  |                 | 0   | 10 | 10    |
| 3   | The proposed use is consistent and compatible with overlay zoning districts applicable to the subject parcel such as the Airport District, Gila Mountain, or Visual Corridor overlay zones. | 10 points       | 10  | 0  | 10    |

| <b>IMPACT CATEGORY II.<br/>LAND USE COMPATIBILITY</b> |   | YES       | NO | SCORE |    |
|---|---|-----------|----|-------|----|
| 4   | The proposed use is the same or similar to the uses in the surrounding vicinity.  | 25 points | 25 | 0     | 25 |
| 5   | The proposed density is the same or similar to the existing density in the surrounding vicinity.                                | 25 points | 25 | 0     | 25 |
| 6   | The location of the project is appropriate considering proximity to existing transportation, shopping, services and employment. | 25 points | 25 | 0     | 25 |

| <b>IMPACT CATEGORY III.<br/>NATURAL RESOURCES</b> |   | YES       | NO | SCORE |    |
|---|---|-----------|----|-------|----|
| 7   | The project, or a part of the project is located within the 100-year floodplain or floodway.            | 10 points | 0  | 10    | 10 |
| 8   | The subject parcel is located in an area of known high groundwater or a surface water source is present | 5 points  | 0  | 5     | 5  |
| 9   | The project will result in the loss of prime and/or unique farmland.                                    | 10 points | 0  | 10    | 10 |

| <b>IMPACT CATEGORY IV.<br/>PUBLIC INFRASTRUCTURE</b> |  | YES | NO | SCORE |  |
|--|--|-----|----|-------|--|
| 10   | Adequate improvements to the existing transportation |     |    |       |  |

|    |  |           |    |   |    |
|----|--|-----------|----|---|----|
|    | system are proposed (i.e., intersection improvements, road widening, turn lanes, etc.) to accommodate the anticipated increase in traffic, or the development will not result in an increase in traffic. | 15 points | 15 | 0 | 15 |
| 11 | Any public right-of-way necessary to accommodate the development has been or is proposed to be dedicated.  | 5 points  | 5  | 0 | 5  |
| 12 | A traffic impact study is either not required, or if required has been completed indicating the conclusions and recommendations for improvements.  | 5 points  | 5  | 0 | 5  |
| 13 | A public or private water system, or an on-site water source, will adequately serve the proposed development   | 5 points  | 5  | 0 | 5  |

**IMPACT CATEGORY V.****NATURAL ENVIRONMENTAL CONDITIONS**

|    |   |          |   |   |   |
|----|---|----------|---|---|---|
| 14 | The project site contains endangered or threatened animal or plant species, or contains ecologically sensitive land.  | 5 points | 0 | 5 | 5 |
| 15 | The project site contains earthquake fault lines, fissures, cracks, sinkholes, craters, or is within an earthquake liquefaction area.   | 5 points | 0 | 5 | 5 |
| 16 | Soils within the project area are stable and suitable for the proposed development.   | 5 points | 5 | 0 | 5 |
| 17 | There are visual indications of previous slides, slumps or other soil problems (cracked walls and foundations, tilted trees or fences, settling, flooding, etc.) in the project area. | 5 points | 0 | 5 | 5 |
| 18 | The site contains slopes of 12% or greater.   |          | 0 | 5 | 5 |

**IMPACT CATEGORY VI.****MANMADE ENVIRONMENTAL CONDITIONS**

|    |  |           |   |    |    |
|----|--|-----------|---|----|----|
| 19 | The site contains fossils, artifacts, relics, monuments, or structures of archaeological or cultural significance.   | 5 points  | 0 | 5  | 5  |
| 20 | Given the existing noise and estimated future noise levels of the area, the site is appropriate for the proposed activities and facilities.  | 5 points  | 5 | 0  | 5  |
| 21 | The project will increase PM10 (particulate matter 10 microns or less diameter) or other air pollution levels in the vicinity.   | 5 points  | 0 | 5  | 5  |
| 22 | The proposed project will release emissions such as nitrates, sulfates, or organic carbons into the air, which may reasonable be anticipated to causes or contribute to regional haze or impairment of visibility. | 15 points | 0 | 15 | 15 |

**IMPACT CATEGORY VII.****HEALTH, SAFETY, AND WELFARE**

|    |   |           |    |    |    |
|----|---|-----------|----|----|----|
| 23 | Physical access to the site is traversable by a two-wheel drive passenger motor vehicle.  | 15 points | 15 | 0  | 15 |
| 24 | Access to or within the site is via a non-paved surface (which increases the amount of particulates such as soot or dust in the air).                     | 10 points | 0  | 10 | 10 |
| 25 | Response time for emergency vehicles (Rural/Metro ambulance and fire) is 6 minutes or less, and 10 minutes or less for law enforcement (Sheriff's Dept.). | 10 points | 10 | 0  | 5  |

|                               |  |           |   |            |
|-------------------------------|--|-----------|---|------------|
| 26                            | A legal public right of vehicular ingress and egress exists to and from the parcel.  | 10        | 0 | 10         |
| 27                            | The proposed land use is an allowed use according to the Yuma County Zoning Ordinance Airport District Land Use Matrix.                                      | 10        | 0 | 10         |
|                               |  | 10 points |   |            |
| 28                            | Elementary, middle, and high schools serving the subject property will be able to accommodate any projected enrollment increases within existing capacities. | 10        | 0 | 10         |
|                               |  | 10 points |   |            |
| <b>TOTAL SCORE</b>            |  |           |   | <b>265</b> |
| <b>MAXIMUM POSSIBLE SCORE</b> |  |           |   | <b>300</b> |

**HIGH SCORE**

Total score is 275 to 300.

A score falling in this category represents a proposal that likely should be **approved**.

The proposal is likely to be in compliance with adopted land use plans, policies, and objectives, has good access, and is compatible with surrounding development.

**MODERATE SCORE**

Total score is 250 to 274.

A score falling in this category represents a proposal that likely contains some redeeming qualities but is lacking in one or more areas.

Proposals within this score range typically should be more carefully considered.

**LOW SCORE**

Total score is 249 or less

A score falling in this category represents a proposal that likely should be **denied**.

The proposal likely does not comply with several adopted land use policies, goals, or objectives, may not have physical or legal access, or may not be compatible with surrounding development.

Prepared by: Javier Barraza

2/10/2020

Yuma County  
Planning & Zoning  
Commission

Item No. 5

**P&Z Commission Agenda**

**Meeting Date:** 02/25/2020

**Submitted For:** Maggie Castro

**Submitted By:** Javier Barraza

**Department:** Planning & Zoning Division - DDS

---

**Information**

**1. REQUESTED ACTION:**

**12 East Subdivision - Modifications of Subdivision Regulations: Craig Colvin of Colvin Engineering, agent for James F. Platt and Lavina S. Platt, requests two modifications from the Yuma County Subdivision regulations for the proposed 12 East Subdivision, Assessor's Parcel Number 700-39-009, zoned Low Density Residential-6,000 square feet minimum (R-1-6), located in the vicinity of the southeast corner of South Frontage Road and Scottsdale Drive, Yuma, AZ.**

**2. INTENT:**

Modification No. 1: It is requested by the developer not to comply with the requirements of Section 4.12(C) - Intersections and Corners: It is requested by the Developer not to provide at street corners a minimum 25' x 25' right-of-way chamfer at the intersection of the property lines. The developer is proposing to build 20' by 20' right-of-way chamfers.

Modification No. 2: It is requested by the Developer not to comply with the requirements of Section 4.15(D) - Residential Collector Type Streets (Quarter Mile): It is requested by the Developer not to improve Avenue 11¾ E (Henson Avenue) throughout the entire site. The developer proposes to close the link to South Frontage Road (future development).

**3. For detailed analysis see attached staff report**

**4. STAFF'S RECOMMENDATION:**

Modification No. 1: The Engineering Department recommends approval of this request for internal streets, but not for Scottsdale Drive and Avenue 11¾ E (Henson Avenue). Minimum unobstructed sight distance shall be maintained at local collector streets by means of a 25' x 25' chamfer to ensure a proper line of sight is kept.

Modification No. 2: The Engineering Department recommends denial of this request. There is existing dedication and road improvements along the alignment to the south and therefore, the developer shall provide a road stub-out for future development onto South Frontage Road.

---

**Attachments**

Att: Staff Report

Att: Zoning Map  
Att: Tentative Map

---



## MEMORANDUM

**TO:** Yuma County Planning and Zoning Commission

**FROM:** Javier Barraza, Senior Planner

**RE:** 12 East Subdivision - Modifications of Subdivision Regulations

**DATE:** January 28, 2020 (for the February 25, 2020 Planning Commission's meeting)

---

Craig Colvin of Colvin Engineering, agent for James F. Platt and Lavina S. Platt, requests two modifications from the Yuma County Subdivision regulations for the proposed 12 East Subdivision, Assessor's Parcel Number 700-39-009, zoned Low Density Residential-6,000 square feet minimum (R-1-6), located in the vicinity of the southeast corner of South Frontage Road and Scottsdale Drive, Yuma, AZ

The proposed subdivision consists of an area totaling 19.99 net acres being subdivided into 103 lots having a minimum of 6,000 square feet.

The following modifications are requested:

1. **Modification from Section 4.12(C) – Intersection and Corners:** It is requested by the Developer not to provide at street corners a minimum 25' x 25' right-of-way chamfer at the intersection of the property lines. The developer is proposing to build 20' by 20' right-of-way chamfers.

The Yuma County Subdivision Regulations, Section 4.12(C), states as follows: Street corners shall provide for a minimum 25' by 25' right-of-way chamfer at the intersect extension of the property lines.

The Engineering Department recommends approval of this request for internal streets, but not for Scottsdale Drive and Avenue 11<sup>3</sup>/<sub>4</sub> E (Henson Avenue). Minimum unobstructed sight distance shall be maintained at local collector streets by means of a 25' x 25' chamfer to ensure a proper line of sight is kept.

2. **Modification from Section 4.15 (D) – Residential Collector Type Streets (Quarter Mile):** It is requested by the Developer not to improve Avenue 11<sup>3</sup>/<sub>4</sub> E (Henson Avenue) throughout

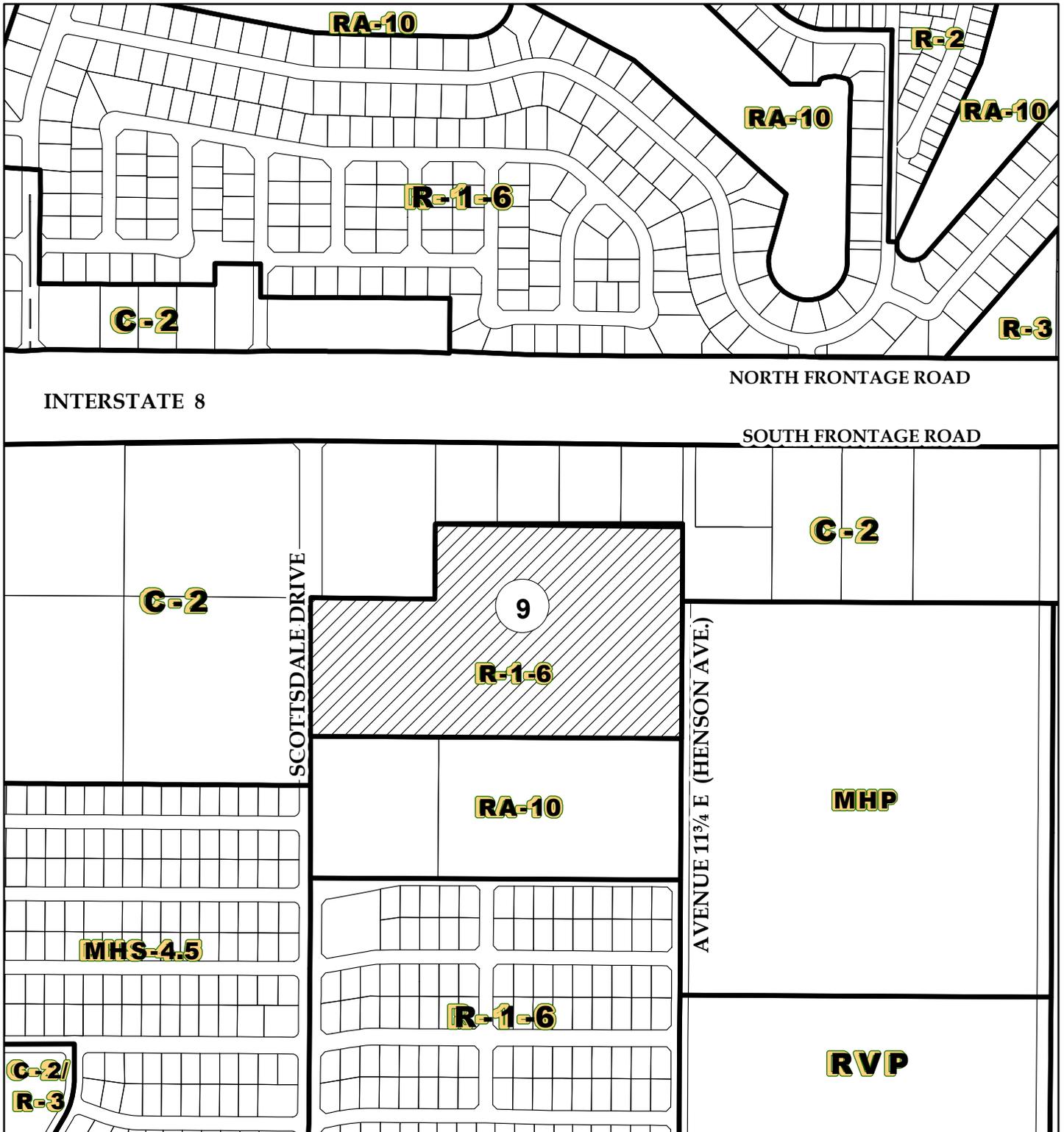
the entire site. The developer proposes to close the link to South Frontage Road (future development).

The Yuma County Subdivision Regulations, Section 4.15(D), states as follows: General right-of-way width is 30 feet half-width. The ultimate fully improved section for subdivisions with a lot size smaller than one acre consists of 45 feet of pavement plus curbs 2 feet in width on both sides (Public Works Standards No. 2-040 and No. 3-120). Roadway improvement for subdivisions with average lot size greater than or equal to one acre is 26 feet of pavement plus curb. If the subdivision borders on a quarter mile or residential collector type road the improvements required are as follows: If the average lot size for the subdivision is smaller than one acre, improve with pavement 24 feet in width plus vertical concrete curb 2 feet in width. If the average lot size for the subdivision is greater than or equal to one acre, improve with strip pavement 24 feet in width plus shoulders 8 feet in width.

The Engineering Department recommends denial of this request. There is existing dedication and road improvements along the alignment to the south and therefore, the developer shall provide a road stub-out for future development onto South Frontage Road.

**STAFF RECOMMENDATION:**

1. Modification from Section 4.12(C) – Intersection and Corners: The Engineering Department recommends approval of this request for internal streets, but not for Scottsdale Drive and Avenue 11<sup>3</sup>/<sub>4</sub> E (Henson Avenue). Minimum unobstructed sight distance shall be maintained at local collector streets by means of a 25' x 25' chamfer to ensure a proper line of sight is kept.
2. Modification from Section 4.15(D) – Residential Collector Type Streets (Quarter Mile): The Engineering Department recommends denial of this request. There is existing dedication and road improvements along the alignment to the south and therefore, the developer shall provide a road stub-out for future development onto South Frontage Road.




**DEPARTMENT OF DEVELOPMENT SERVICES**  
**PLANNING & ZONING DIVISION**  
 2351 W. 26TH STREET  
 YUMA, AZ 85364

FOR INFORMATION ONLY - NO LIABILITY ASSUMED

**CASE NO:** 12 EAST SUBDIVISION  
**LOCATION:** VICINITY OF SOUTH FRONTAGE RD & SCOTTSDALE DR  
**APNs:** 700-39-009

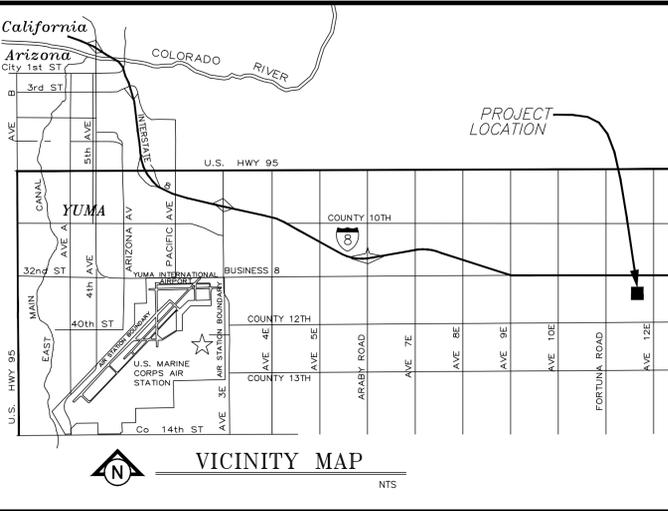
**Planner:** JGB  
**Drawn:** 11-12-2019  
**Reviewed:** JGB



1" = 500'

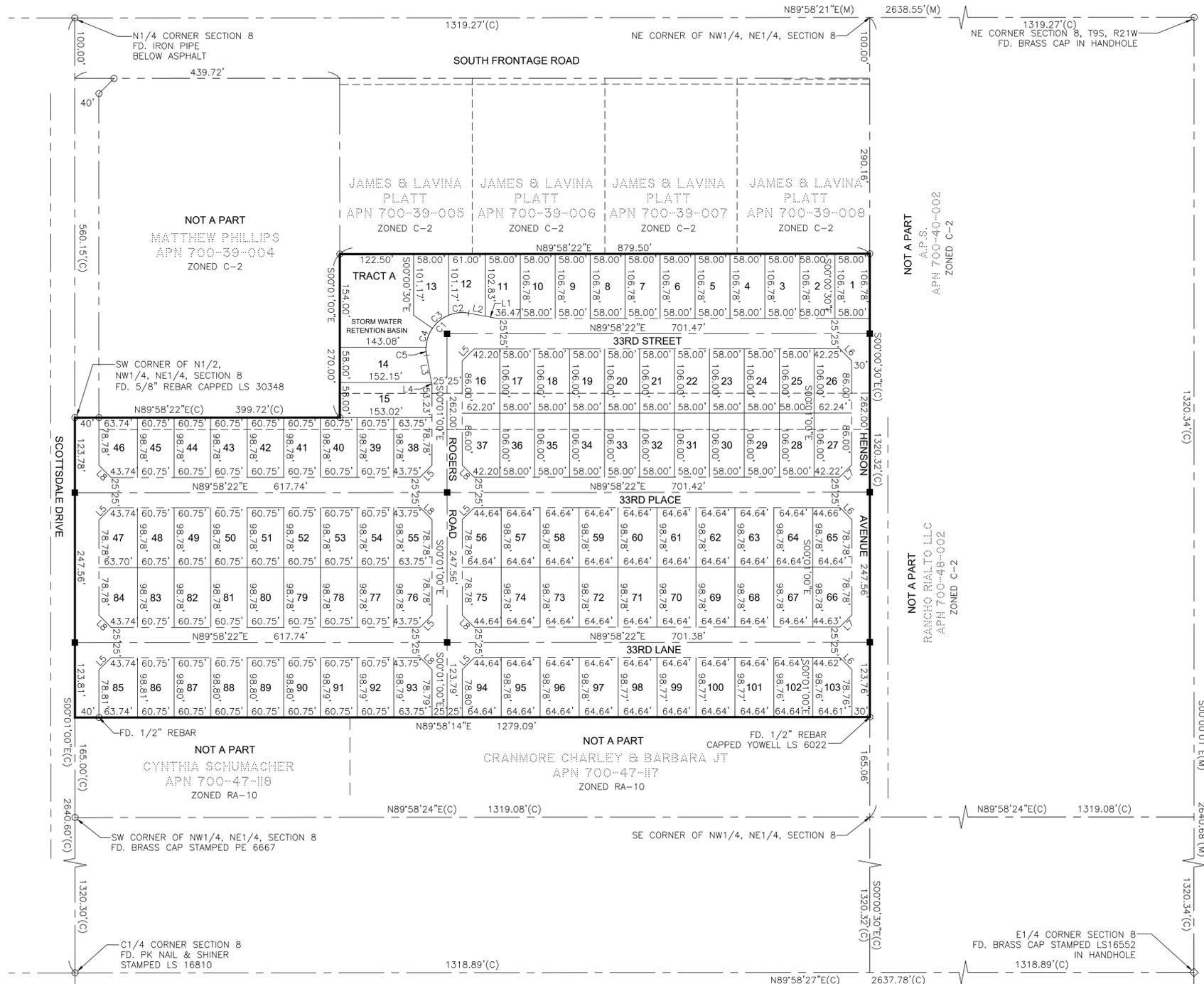
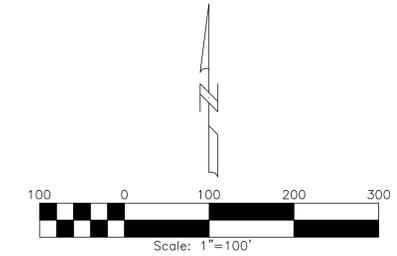
**Legend**

-  Subject Property
-  ZONING



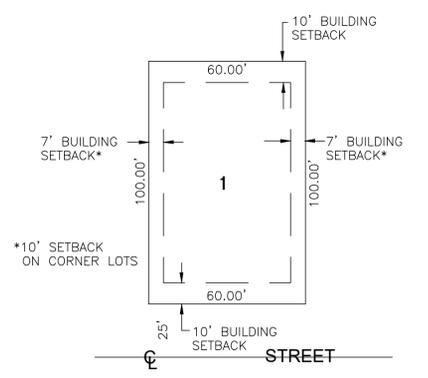
# TENTATIVE MAP 12 EAST

A SUBDIVISION OF A PORTION OF THE NW1/4 OF THE NE1/4 OF SECTION 8,  
T.9S., R.21W., G.&S.R.B.&M., YUMA COUNTY, ARIZONA  
AREA=19.99 ACRES



### MAP NOTES

- — FOUND AS NOTED
- — SET YUMA COUNTY STANDARD MONUMENT NO. 4-030 OR AS NOTED, CORNER THIS SUBDIVISION
- — SET YUMA COUNTY STANDARD STREET MONUMENT NO. 4-080 STAMPED L.S. 25069
- ◇ — FOUND BRASS CAP IN HANDHOLE
- — FOUND YUMA CO. STANDARD MONUMENT NO. 4-080, OR AS NOTED
- SET 1/2" REBAR CAPPED L.S. 25069 AT ALL LOT CORNERS
- B.O.B. — BASIS OF BEARING — THE WEST LINE OF THE NW1/4 OF SECTION 7, T.9S., R.21W., G.&S.R.B.&M. NAMED N 00°34'46" W
- P.O.C.E. — POST OFFICE CLUSTERBOX EASEMENT
- 8' UTILITY AND CABLE T.V. EASEMENT (TYPICAL)
- 1' N.A.E. 1' NON-ACCESS EASEMENT, ON ALL CORNER LOTS EXTENDS TO 20' BEYOND CURVE OR CHAMFER RETURN, AND AS NOTED.



TYPICAL BUILDING SETBACKS  
N.T.S.

- NOTES:**
1. MINIMUM LOT SIZE IS 6,000 S.F.
  2. ALL LOTS MUST REMAIN AS GRADED ON THE GRADING PLAN.
  3. THE ELEVATION OF THE FINISH FLOOR SHALL BE A MINIMUM OF 12" PLUS 2% ABOVE ADJACENT CURB GUTTER AT LOWEST POINT PER UBC 1806.5.5.

### OWNER & DEVELOPER:

AB-SUB DEVELOPMENT INC.  
190 S. MADISON AVENUE SUITE #2  
YUMA, AZ 85364  
(928) 314-3434

### UTILITIES SERVING THIS PROPERTY

ARIZONA PUBLIC SERVICE - ELECTRICAL SERVICE  
FAR WEST WATER & SEWER COMPANY -  
POTABLE WATER & SEWER SERVICE

PRELIMINARY - NOT FOR RECORDING



PREPARED BY:  
**Colvin**  
engineering, Inc.

6105 E. ALYSSA LANE YUMA, ARIZONA 85365  
PH. 928-580-1061

Yuma County  
Planning & Zoning  
Commission

Item No. 6

**P&Z Commission Agenda**

**Meeting Date:** 02/25/2020

**Submitted For:** Maggie Castro

**Submitted By:** Javier Barraza

**Department:** Planning & Zoning Division - DDS

---

**Information**

**1. REQUESTED ACTION:**

**12 East Subdivision - Tentative Map: Craig Colvin of Colvin Engineering, agent for James F. Platt and Lavina S. Platt, requests the review and approval of tentative map for the proposed 12 East subdivision, Assessor's Parcel Number 700-39-009, zoned Low Density Residential-6,000 square feet minimum (R-1-6), located in the vicinity of the southeast corner of South Frontage Road and Scottsdale Drive, Yuma, AZ.**

**2. INTENT:**

The proposed subdivision consists of an area totaling 19.99 net acres being subdivided into 103 lots having a minimum of 6,000 square feet. The property is zoned Low Density Residential-6,000 square feet minimum (R-1-6).

**3. For detailed analysis see attached staff report**

**4. STAFF'S RECOMMENDATION:**

Staff recommends approval of tentative map for the 12E subdivision subject to the following conditions:

1. In accordance with the Yuma County Public Works Standards Volume I., Section 7.3 Guidelines for Traffic Studies, a traffic study will be required. All improvements required by the traffic study will be constructed.

2. Traffic calming devices shall be required per Yuma County Subdivision Regulations, Section 4.20, along control points exceeding 800 feet.

3. Within 60 days of approval, the applicant shall:  
a. Record a Range Disclosure Statement  
b. Record an Aviation disclosure Statement

4. If any of the requested modifications are denied, the tentative map shall be revised to meet the requirements of the Subdivision Regulations. The revised tentative map shall be submitted to the Planning Director within 30 days of Board of Supervisors' action.

---

---

## **Attachments**

Att: Staff Report

Att: Zoning Map

Att: Tentative Map

Att: MCAS Comments

---

---



## MEMORANDUM

**TO:** Yuma County Planning and Zoning Commission

**FROM:** Javier Barraza, Senior Planner

**RE:** 12 East Subdivision - Tentative Map

**DATE:** January 28, 2020 (for the February 25, 2020 Planning Commission's meeting)

---

Craig Colvin of Colvin Engineering, agent for James F. Platt and Lavina S. Platt, requests the review and approval of tentative map for the proposed 12 East subdivision, Assessor's Parcel Number 700-39-009, zoned Low Density Residential-6,000 square feet minimum (R-1-6), located in the vicinity of the southeast corner of South Frontage Road and Scottsdale Drive, Yuma, AZ.

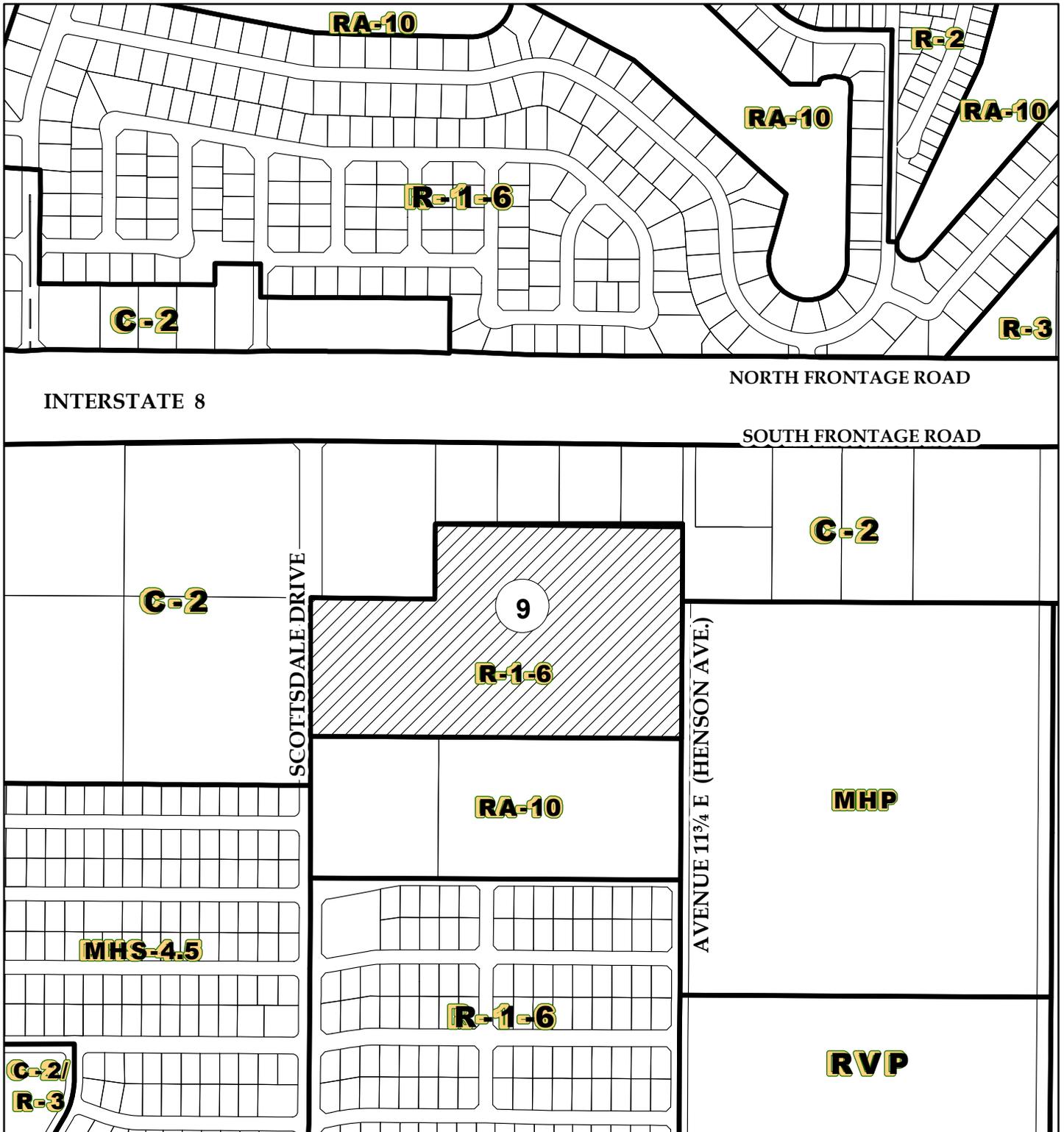
The proposed subdivision consists of an area totaling 19.99 net acres being subdivided into 103 lots having a minimum of 6,000 square feet. The utilities will be provided as follows:

|               |   |
|---------------|---|
| Water Service | Far West Water & Sewer Company Incorporated |
| Sewer Service | Far West Water & Sewer Company Incorporated |
| Electrical    | Arizona Public Service                      |
| Telephone     | TBD   |
| CATV          | TBD   |

### **Staff Recommendation:**

Staff recommends approval of tentative map for the 12E subdivision subject to the following conditions:

1. In accordance with the Yuma County Public Works Standards Volume I, Section 7.3 Guidelines for Traffic Studies, a traffic study will be required. All improvements required by the traffic study will be constructed.
2. Traffic calming devices shall be required per Yuma County Subdivision Regulations, Section 4.20, along control points exceeding 800 feet.
3. Within 60 days of approval, the applicant shall:
  - a. Record a Range Disclosure Statement
  - b. Record an Aviation disclosure Statement
4. If any of the requested modifications are denied, the tentative map shall be revised to meet the requirements of the Subdivision Regulations. The revised tentative map shall be submitted to the Planning Director within 30 days of Board of Supervisors' action.




**DEPARTMENT OF DEVELOPMENT SERVICES**  
**PLANNING & ZONING DIVISION**  
 2351 W. 26TH STREET  
 YUMA, AZ 85364

FOR INFORMATION ONLY - NO LIABILITY ASSUMED

**CASE NO:** 12 EAST SUBDIVISION  
**LOCATION:** VICINITY OF SOUTH FRONTAGE RD & SCOTTSDALE DR  
**APNs:** 700-39-009

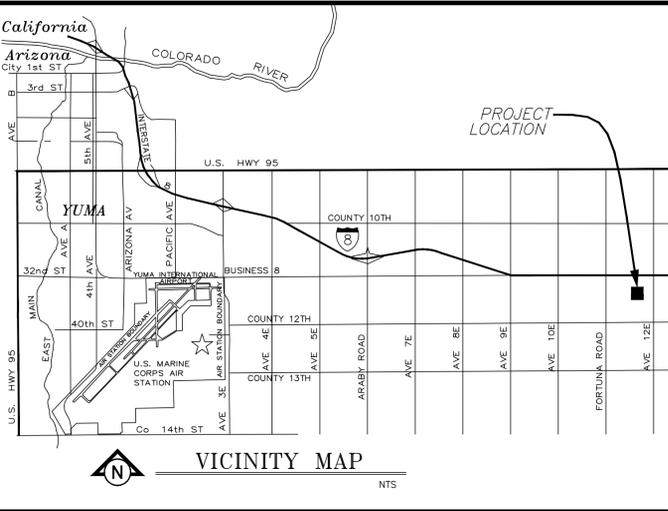
**Planner:** JGB  
**Drawn:** 11-12-2019  
**Reviewed:** JGB



1" = 500'

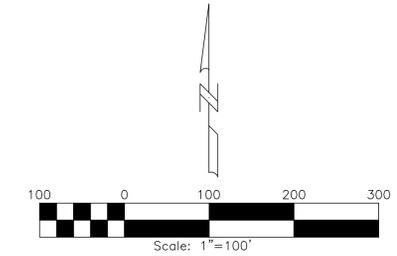
**Legend**

-  Subject Property
-  ZONING



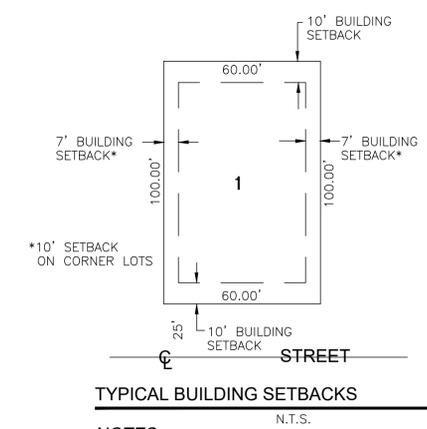
# TENTATIVE MAP 12 EAST

A SUBDIVISION OF A PORTION OF THE NW1/4 OF THE NE1/4 OF SECTION 8,  
T.9S., R.21W., G.&S.R.B.&M., YUMA COUNTY, ARIZONA  
AREA=19.99 ACRES



### MAP NOTES

- — FOUND AS NOTED
  - — SET YUMA COUNTY STANDARD MONUMENT NO. 4-030 OR AS NOTED, CORNER THIS SUBDIVISION
  - — SET YUMA COUNTY STANDARD STREET MONUMENT NO. 4-080 STAMPED L.S. 25069
  - ◇ — FOUND BRASS CAP IN HANDHOLE
  - — FOUND YUMA CO. STANDARD MONUMENT NO. 4-080, OR AS NOTED
  - SET 1/2" REBAR CAPPED L.S. 25069 AT ALL LOT CORNERS
  - B.O.B. — BASIS OF BEARING — THE WEST LINE OF THE NW1/4 OF SECTION 7, T.9S., R.21W., G.&S.R.B.&M. NAMED N 00°34'46" W
  - P.O.C.E. — POST OFFICE CLUSTERBOX EASEMENT
- 
- 8' UTILITY AND CABLE T.V. EASEMENT (TYPICAL)
- 
- 1' N.A.E. 1' NON-ACCESS EASEMENT, ON ALL CORNER LOTS EXTENDS TO 20' BEYOND CURVE OR CHAMFER RETURN, AND AS NOTED.



- NOTES:**
1. MINIMUM LOT SIZE IS 6,000 S.F.
  2. ALL LOTS MUST REMAIN AS GRADED ON THE GRADING PLAN.
  3. THE ELEVATION OF THE FINISH FLOOR SHALL BE A MINIMUM OF 12" PLUS 2% ABOVE ADJACENT CURB GUTTER AT LOWEST POINT PER UBC 1806.5.5.

### OWNER & DEVELOPER:

AB-SUB DEVELOPMENT INC.  
190 S. MADISON AVENUE SUITE #2  
YUMA, AZ 85364  
(928) 314-3434

### UTILITIES SERVING THIS PROPERTY

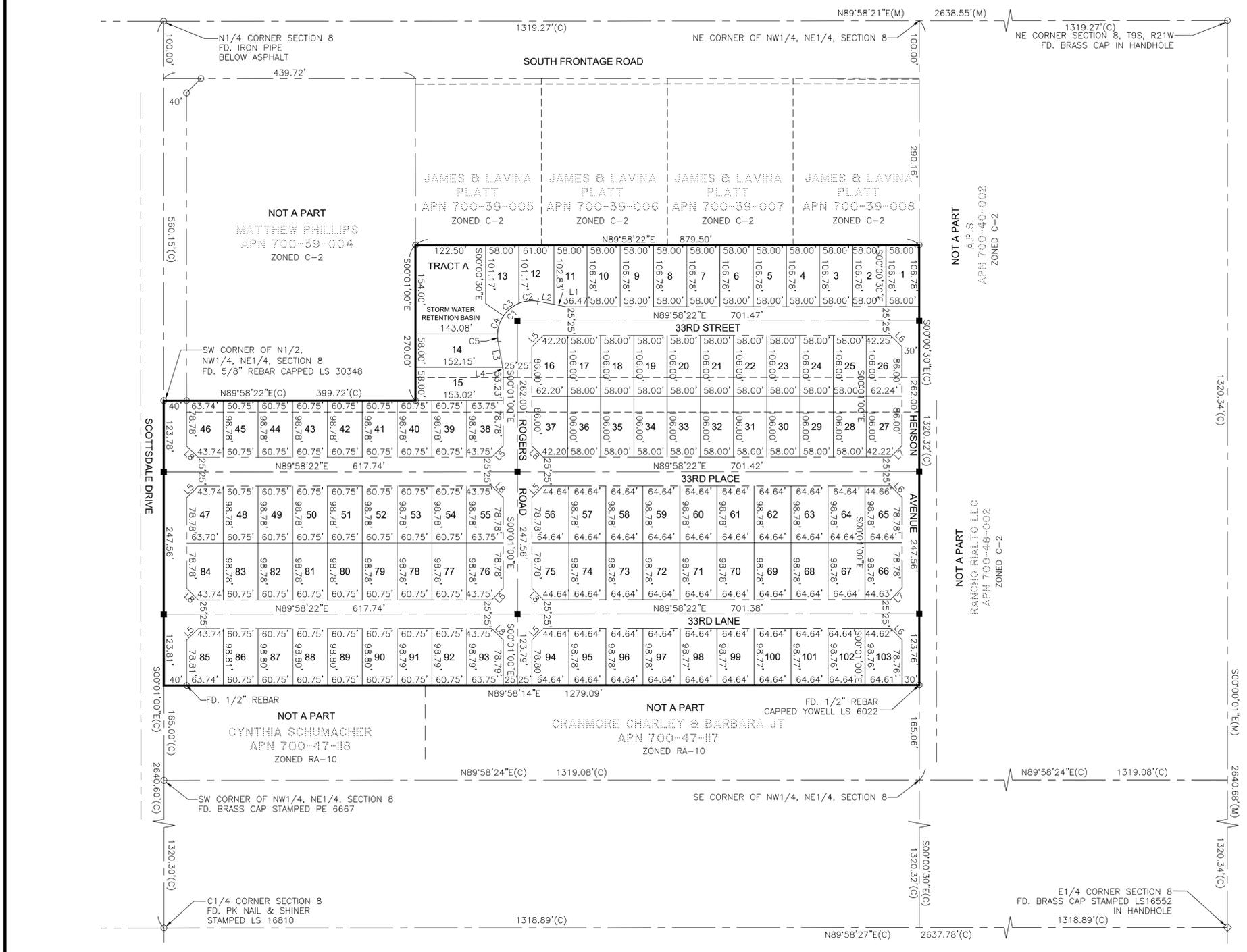
ARIZONA PUBLIC SERVICE - ELECTRICAL SERVICE  
FAR WEST WATER & SEWER COMPANY -  
POTABLE WATER & SEWER SERVICE

### PRELIMINARY - NOT FOR RECORDING

PREPARED BY:

**Colvin**  
engineering, Inc.

6105 E. ALYSSA LANE YUMA, ARIZONA 85365  
PH. 928-580-1061





**Yuma County, Arizona**  
**DEPARTMENT OF DEVELOPMENT SERVICES**  
 2351 W 26<sup>th</sup> Street, Yuma, Arizona 85364  
 Phone (928) 817-5000  
 Fax: (928) 817-5020

**REQUEST FOR COMMENTS**

FROM: Javier Barraza, Planner Senior Planner, Yuma County Planning Section  
 RE: **12 East Subdivision Tentative Map**  
 DATE: August 31, 2017

Attached for your consideration is a tentative plat for the **12 East Subdivision**. The Planning & Zoning staff would appreciate your review of the proposal and any comments you may have about the proposed plat. Please check the applicable response below and return this form to me along with your comments (if applicable) within 10 days. You may also provide your response and comments (if any) by e-mail. If you have no comment, please provide a "no comment" response. If you cannot respond within 10 days, please contact me before the deadline. My direct phone number is 817-5150.

Thank you for your assistance.

COMMENTS: MCAS Yuma has reviewed the request for Parcels 700-39-003, 005, 006, 007 & 008 to be used for the 12 East Subdivision. The property is not within the high noise contours but is located within 3 miles of the northern boundary of the Barry M Goldwater Range. The Marine Corps Air Station has no objections to the approval of this proposal however, we do request both range and avigation disclosure statements be recorded that recognizes the noise, interference or vibrations due to aviation operations that may occur at the nearby Marine Corps Air Station Yuma/Yuma International Airport Aviation Complex and its associated flight paths. Please send a copy of the recorded statements to MCASYUMA\_CPLO@usmc.mil. Thank you for the opportunity to comment \_\_\_\_\_

NO COMMENTS:

Respondent's name and date: Mary Ellen Finch, Community Liaison Specialist, 269-2103, 21 Nov 2019

*Mary Ellen Finch*

Please return your response within 10 days to: Javier Barraza, Planner Senior Planner, Department of Development Services, 2351 W. 26<sup>th</sup> Street, Yuma, AZ 85364 or by E-mail – [Javier.Barraza@yumacountyaz.gov](mailto:Javier.Barraza@yumacountyaz.gov)

Yuma County  
Planning & Zoning  
Commission

Item No. 7

**AIR-9637**

**7.**

**P&Z Commission Agenda**

**Meeting Date:** 02/25/2020

**Submitted For:** Maggie Castro

**Submitted By:** Juan Leal-Rubio

**Department:** Planning & Zoning Division - DDS

---

**Information**

**1. REQUESTED ACTION:**

**Rezoning Case No. 20-01: Adrian Vega, agent for TNNA Investments, LLC, requests the rezoning of a parcel 5.06 gross acres in size from Rural Area-10 acre minimum (RA-10) to Suburban Site Built-2 acre minimum (SSB-2), Assessor's Parcel Number 755-07-004, located on the southwest corner of the alignment of Avenue 1<sup>3</sup>/<sub>4</sub> E and County 16th Street, Yuma, Arizona.**

**2. INTENT:**

The intent is to create two parcels for single family residences.

**3. For detailed analysis see attached staff report**

**4. STAFF'S RECOMMENDATION:**

Staff recommends approval of this request subject to the attached Performance Condition and Schedule for Development.

---

**Attachments**

Staff Report

Case Map

Site Plan

Dev Eval Checklist

Internal Comments

External Comments

---



## STAFF REPORT TO THE COMMISSION

February 25, 2020

### Rezoning Case No. 20-01

**REQUEST:** Rezone a parcel 5.06 gross acres in size from Rural Area-10 acre minimum (RA-10) to Suburban Site Built-2 acre minimum (SSB-2), Assessor's Parcel Number 755-07-004, located on the southwest corner of the alignment of Avenue 1 $\frac{3}{4}$  E and County 16<sup>th</sup> Street, Yuma, Arizona.

**APPLICANT:** Adrian Vega, agent for TNNA Investments, LLC

Application is within Supervisor District 4: Marco A. "Tony" Reyes; Commissioners Matias Rosales and Gary Black. Staff report prepared by Juan Leal Rubio, Senior Planner.

**DIRECTIONS:** From the intersection of Avenue 3E and County 16<sup>th</sup> Street, travel west on County 16<sup>th</sup> Street for 1 $\frac{1}{4}$  miles to Avenue 1 $\frac{3}{4}$  E. The subject property is located on the southwest corner of the intersection of the alignment of Avenue 1 $\frac{3}{4}$  E and County 16<sup>th</sup> Street, Yuma, Arizona.

---

### **INTENT:**

The intent is to create two parcels for single family residences.

### **SITE CONDITIONS:**

The subject property is currently vacant. There is a concrete-lined irrigation ditch along the south side of the subject property.

Physical and legal access to the subject property is along County 16<sup>th</sup> Street, a paved road 24 feet in width maintained by the City of Yuma with segments varying between 33 to 50 feet of dedicated right-of-way.

**Surrounding zoning and land uses within the 300 foot radius of the subject property:** Parcel 196-34-001 located to the north is zoned Agriculture within the City of Yuma and is in citrus production. Parcel 3 located to the west is zoned Suburban Ranch-2 acre minimum (SR-2) within the City of Yuma and is developed with a site built home. Parcel 755-08-004 to the south is zoned RA-10 and is in citrus production. Parcel 755-08-003 located to the east is zoned RA-10 and is the location of an abandoned citrus packing warehouse. Parcels 1 and 2 to the east are zoned RA-10 and are developed with a manufactured home and a site built home, respectively.

The SSB-2 zoning district is intended to accommodate residential land uses on larger lots in the more rural, outlying areas of the County where adequate services and facilities exist or may be developed to

support such development. Uses such as single family dwellings, farming, and agricultural-related land uses are allowed.

The subject property is located in the Yuma Mesa Planning Area of the 2020 Comprehensive Plan and is designated as Rural Density Residential (R-RD). The R-RD land use designation supports residential uses and densities that are rural in nature. The density allowed in the R-RD land use designation is one dwelling unit per two acres to one dwelling unit per ten acres. This request is within the range of identified uses, densities, and intensities of the 2020 Comprehensive Plan.

The subject property is located within the Yuma Elementary School District No.1, and the Yuma Union High School District No. 70. The elementary school for this location is Palmcroft Elementary School located at 901 South Palmcroft Drive located approximately 7.3 miles from the subject property. The high school for this location is Kofa High School located at 3100 South Avenue A located approximately 7.0 miles from the subject property. The Arizona School Facilities Board published an Average Daily Membership (ADM) yield factor based on Census 2010 data that can be used to calculate an approximation of student population generated by the proposed residential development. The ADM yield factor is a close equivalent to the number of district school students a house unit produces. In this area of Yuma County, the two residential lot development can potentially add one student to Yuma School District No. 1 and one student to Yuma Union High School District No. 70 at build-out according to the ADM yield factor.

The subject property is located outside the noise zones, but it is located in the Territory in the Vicinity of a Military Airport and under the Overflight pattern for Marine Corps Air Station-Yuma.

The subject property is within the six-minute response time radius by Rural Metro Station No. 8 located at 15865 South Avenue A in Somerton which is approximately 1.7 driving miles away from the property.

The subject property is located within the Yuma Metropolitan Air Pollution District which is designated “non-attainment” for PM<sub>10</sub> by the U.S. Environmental Protection Agency. The PM<sub>10</sub> State Implementation Plan (SIP) specifically recommends that Yuma County limit the intensity of use of dirt roads. Yuma County has adopted Reasonable Available Control Measures (RACMs) for the purpose of reducing pollutant emissions resulting in improved air quality. The RACMs implemented paving, stabilizing, and/or reducing travel on unpaved streets, roads, and unpaved areas. Physical access to the subject property is along County 16<sup>th</sup> Street, a paved road with segments varying between 33 to 50 feet of dedicated right-of-way. The intent is to create one additional parcel which will have frontage and access along County 16<sup>th</sup> Street. Approval of this request will not generate an increase in dust.

### **CRITICAL ISSUES:**

The subject property is not within the ten-minute response time radius by the Yuma County Sheriff’s Main Station located at 141 South 3<sup>rd</sup> Avenue in Yuma which is approximately 12.2 driving miles.

The U. S. Department of Agriculture Important Farmland Map designates the subject area as “Farmland Of Unique Importance” which includes land which does not meet the criteria for Prime Farmland or Farmland of Statewide Importance that has been used for the production of specific high economic value crops at some time during the two update cycles prior to the mapping date. The soil type is classified as

Superstition Sand. Permeability of these type of soils is rapid. Potential depth is 60 inches or more. Available water capacity is low to moderate. This soil type is slightly limited for urban development and for septic tank absorption fields.

Public water and sanitation services are not available in the area of the subject property. A septic system and water well will be needed when developing the property.

**ORDINANCES, CODES AND REGULATIONS THAT PERTAIN TO THE APPLICATION:**

- Yuma County Zoning Ordinance
- Yuma County Comprehensive Building Code
- 2003 International Fire Code
- Environmental Health Laws (ARS Titles 36 and 49)
- Yuma County Flood Control District
- Yuma County Public Works Standards Volumes I, II and III

**SUMMARY NOTES:**

SUPPORT STAFF SUMMARY: The application is on file along with the comments from Yuma County staff. Various other internal agencies responded with "no comment" or "no objection" and are on file.

LETTERS OF SUPPORT, OPPOSITION, AGENCY, MILITARY, SPECIAL INTEREST, etc:

- Mary Ellen Finch, MCAS-Yuma, offered the following comment: The subject parcel...is located within the Overflight pattern, and as such it is requested an avigation easement be recorded that recognizes the noise, interference or vibrations due to aviation operations that may occur at the nearby Marine Corps Air Station Yuma/Yuma International Airport Aviation Complex/BMGR – W Range and its associated flight paths...
- Various other external agencies responded with a "no comment" or "no objection" and are on file.

Staff has not received any other comments as of January 29, 2020.

DEVELOPMENT EVALUATION CHECKLIST: The Development Evaluation Checklist identifies the following Impact Categories: Conformance to Existing Plans; Land Use Compatibility; Natural Resources; Public Infrastructure; Natural Environmental Conditions; Manmade Environmental Conditions; and Health, Safety & Welfare. A point system is used to score whether a proposal should likely be approved or denied. Of a possible high score of 300, the total score for this proposal is 275.

The Development Evaluation Checklist score is less than 300 due primarily to the following factors: 1) The location of the project is no appropriate considering proximity to existing transportation, shopping, services and employment, 2), and 3) The site is not located within the 10-minute sheriff response area .

**CHRONOLOGY:**

- 01-15-20 Application received
- 02-05-20 Legal ad appears in the Yuma Sun for the Planning Commission’s public hearing
- 02-05-20 Property posted for Planning Commission’s public hearing
- 02-07-20 Public notice mailed to properties within 300 feet of the request, the City of Yuma, and all relevant agencies/stakeholders

- 02-14-20 Staff report and letter mailed informing applicant of item being placed on the Planning Commission's public hearing agenda
- 02-25-20 Planning Commission's public hearing

**RECOMMENDATION:**

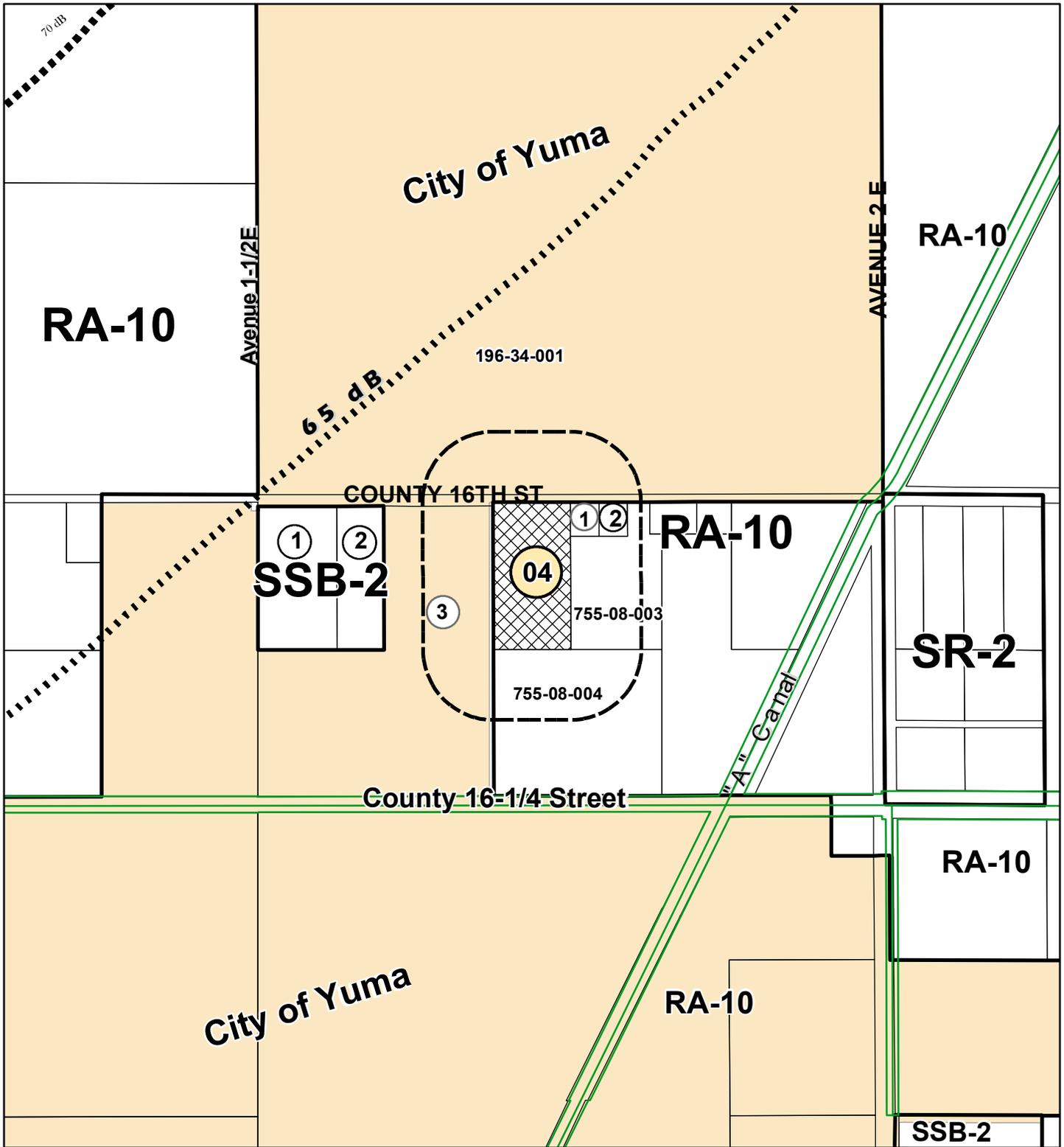
Staff recommends approval of this request based on: 1) The proposed use is compatible with surrounding zoning and land uses; 2) The proposed use is within the range of identified uses, densities and intensities of the 2020 Comprehensive Plan. Staff recommends attaching the following Performance Condition and Schedule for Development:

**Performance Condition.**

1. The owner shall submit the following documents to the Department of Development Services within 60 days of approval of this rezoning case by the Board of Supervisors.
  - a. A signed and notarized A.R.S. §12-1134 waiver
  - b. A recorded agricultural disclosure statement.
  - c. A recorded avigation disclosure statement.
  - d. A recorded Schedule for Development disclosure statement.

**Schedule for Development.** Within one year of approval by the Board of Supervisors,

1. The property shall be split in accordance with the attached site plan labeled as "Exhibit A" by means of a Land Division Permit in accordance with Section 507.00 of the Yuma County Zoning Ordinance.
2. And prior to development of any of the future parcels, whichever occurs first, all lots resulting from the proposed land division shall be provided with the means of irrigation and access to irrigation water.




**DEPARTMENT OF DEVELOPMENT SERVICES**  
**PLANNING & ZONING DIVISION**  
 2351 W. 26TH STREET  
 YUMA, AZ 85364

FOR INFORMATION ONLY - NO LIABILITY ASSUMED

**CASE NO:** RZ20-01  
**LOCATION:** Vicinity/SW Corner Ave 1-3/4E & Co.16thSt  
**APN(s):** 755-07-004

**CASE PLANNER:** J. Leal Rubio  
**DATE DRAWN:** 1-22-2020  
**REVIEWED BY:** N/A

**SCALE:** 1" = 600'

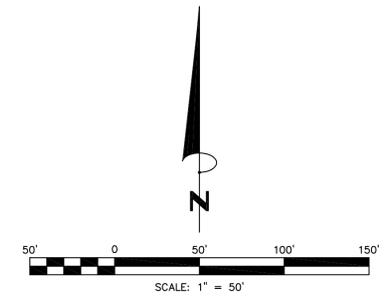
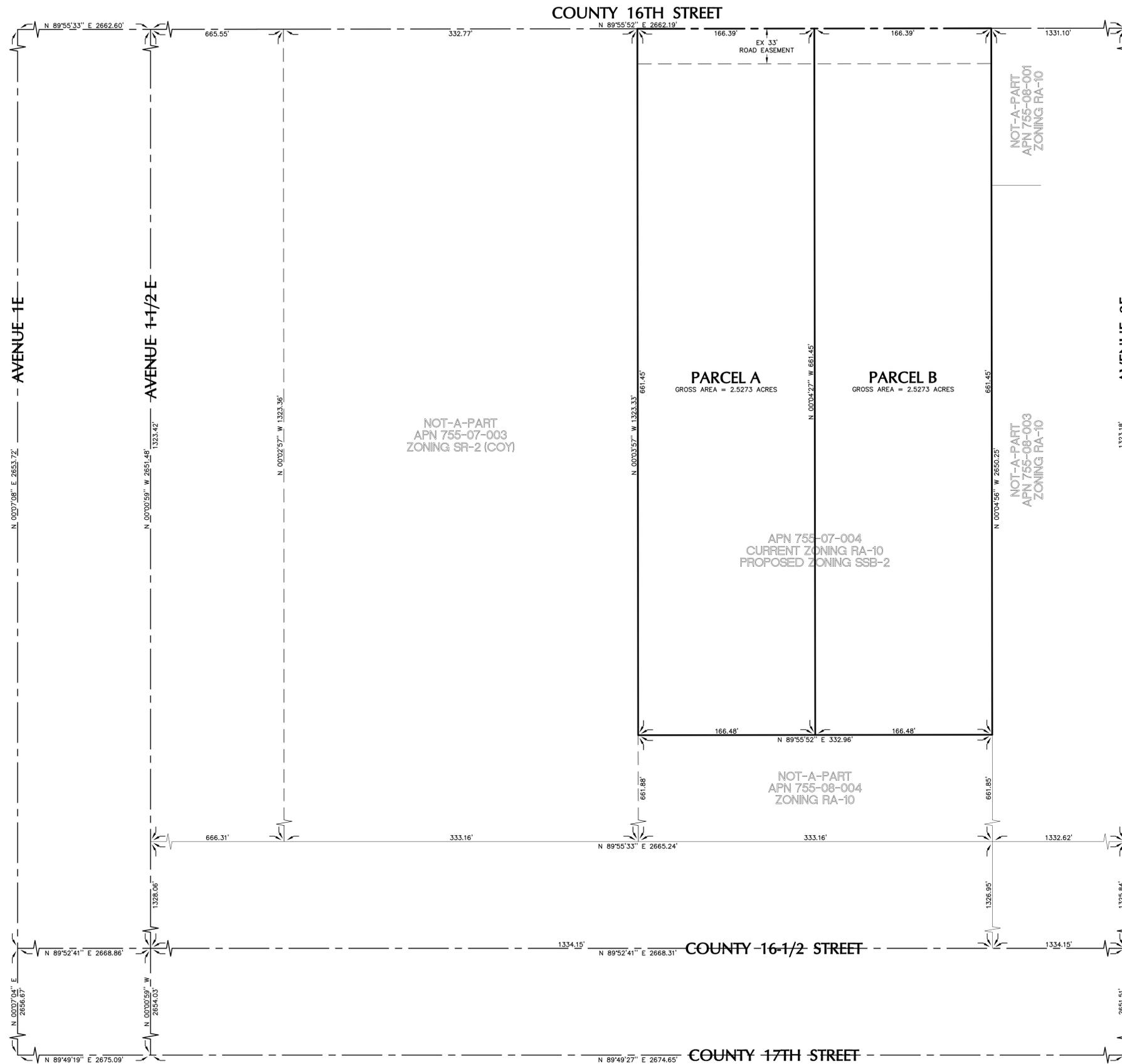


**Legend**

-  300' BUFFER
-  SUBJECT PROPERTY
-  Zoning Boundary

# TNNA/COUNTY 16TH STREET LAND DIVISION (LDP 20-XX)

A LAND DIVISION OF A PORTION OF THE EAST HALF OF THE EAST HALF OF LOT 2 OF SECTION 3, TOWNSHIP 10 SOUTH,  
RANGE 23 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA,  
CREATING PARCEL A AND PARCEL B



PRELIMINARY  
NOT FOR CONSTRUCTION  
OR RECORDATION

LAND SURVEYOR

**DAHL, ROBINS & ASSOCIATES, INC.**

1560 S. 5th Avenue  
Yuma, AZ 85364  
Phone: (928) 819-0825  
Fax: (928) 819-0826  
www.dahlrobs.com  
DRA Job: 20013

|  |                        |                            |   |
|--|------------------------|----------------------------|---|
| <b>Yuma County 2020 Comprehensive Plan</b> |                        |                            |   |
| <b>Development Evaluation Checklist</b>    |                        |                            |   |
| Case No.: RZ20-01                          |                        | Owner/Agent: TNNA Inv/Vega |   |
| Current Zoning: RA-10                      | Proposed Zoning: SSB-2 | Acreage:                   | 5 |

| <b>IMPACT CATEGORY I.<br/>CONFORMANCE TO EXISTING PLANS</b> |   | <b>YES</b> | <b>NO</b> | <b>SCORE</b> |
|---|---|------------|-----------|--------------|
| 1   | The proposal is consistent with the Yuma County 2010 Comprehensive Plan, Joint Land Use Plan (JLUP), area plans, and other applicable county, state, or regional plans.                     | 25         | 0         | 25           |
| 2   | The proposed project reduces open space or rural preservation areas identified in the Yuma County 2010 Comprehensive Plan.  | 0          | 10        | 10           |
| 3   | The proposed use is consistent and compatible with overlay zoning districts applicable to the subject parcel such as the Airport District, Gila Mountain, or Visual Corridor overlay zones. | 10         | 0         | 10           |

| <b>IMPACT CATEGORY II.<br/>LAND USE COMPATIBILITY</b> |   | <b>YES</b> | <b>NO</b> | <b>SCORE</b> |
|---|---|------------|-----------|--------------|
| 4   | The proposed use is the same or similar to the uses in the surrounding vicinity.  | 25         | 0         | 25           |
| 5   | The proposed density is the same or similar to the existing density in the surrounding vicinity.                                | 25         | 0         | 25           |
| 6   | The location of the project is appropriate considering proximity to existing transportation, shopping, services and employment. | 15         | 10        | 15           |

| <b>IMPACT CATEGORY III.<br/>NATURAL RESOURCES</b> |   | <b>YES</b> | <b>NO</b> | <b>SCORE</b> |
|---|---|------------|-----------|--------------|
| 7   | The project, or a part of the project is located within the 100-year floodplain or floodway.            | 0          | 10        | 10           |
| 8   | The subject parcel is located in an area of known high groundwater or a surface water source is present | 0          | 5         | 5            |
| 9   | The project will result in the loss of prime and/or unique farmland.                                    | 0          | 15        | 15           |

| <b>IMPACT CATEGORY IV.<br/>PUBLIC INFRASTRUCTURE</b> |   | <b>YES</b> | <b>NO</b> | <b>SCORE</b> |
|--|---|------------|-----------|--------------|
| 10   | Adequate improvements to the existing transportation system are proposed (i.e., intersection improvements, road widening, turn lanes, etc.) to accommodate the anticipated increase in traffic, or the development will not result in an increase in traffic. | 15         | 0         | 15           |
| 11   | Any public right-of-way necessary to accommodate the development has been or is proposed to be dedicated.   | 5          | 0         | 5            |

|    |   |   |   |   |
|----|---|---|---|---|
| 12 | A traffic impact study is either not required, or if required has been completed indicating the conclusions and recommendations for improvements. | 5 | 0 | 5 |
| 13 | A public or private water system, or an on-site water source, will adequately serve the proposed development                                      | 5 | 0 | 5 |

**IMPACT CATEGORY V.****NATURAL ENVIRONMENTAL CONDITIONS**

|    |   |   |   |   |
|----|---|---|---|---|
| 14 | The project site contains endangered or threatened animal or plant species, or contains ecologically sensitive land.  | 0 | 5 | 5 |
| 15 | The project site contains earthquake fault lines, fissures, cracks, sinkholes, craters, or is within an earthquake liquefaction area.   | 0 | 5 | 5 |
| 16 | Soils within the project area are stable and suitable for the proposed development.   | 5 | 0 | 5 |
| 17 | There are visual indications of previous slides, slumps or other soil problems (cracked walls and foundations, tilted trees or fences, settling, flooding, etc.) in the project area. | 0 | 5 | 5 |
| 18 | The site contains slopes of 12% or greater.   | 0 | 5 | 5 |

**IMPACT CATEGORY VI.****MANMADE ENVIRONMENTAL CONDITIONS**

|    |  |   |    |    |
|----|--|---|----|----|
| 19 | The site contains fossils, artifacts, relics, monuments, or structures of archaeological or cultural significance.   | 0 | 5  | 5  |
| 20 | Given the existing noise and estimated future noise levels of the area, the site is appropriate for the proposed activities and facilities.  | 5 | 0  | 5  |
| 21 | The project will increase PM <sub>10</sub> (particulate matter 10 microns or less diameter) or other air pollution levels in the vicinity.   | 0 | 5  | 5  |
| 22 | The proposed project will release emissions such as nitrates, sulfates, or organic carbons into the air, which may reasonable be anticipated to causes or contribute to regional haze or impairment of visibility. | 0 | 15 | 15 |

**IMPACT CATEGORY VII.****HEALTH, SAFETY, AND WELFARE**

|    |   |    |   |    |
|----|---|----|---|----|
| 23 | Physical access to the site is traversable by a two-wheel drive passenger motor vehicle.  | 15 | 0 | 15 |
| 24 | Access to or within the site is via a non-paved surface (which increases the amount of particulates such as soot or dust in the air).                     | 0  | 5 | 5  |
| 25 | Response time for emergency vehicles (Rural/Metro ambulance and fire) is 6 minutes or less, and 10 minutes or less for law enforcement (Sheriff's Dept.). | 5  | 5 | 5  |

|                               |  |    |   |            |
|-------------------------------|--|----|---|------------|
| 26                            | A legal public right of vehicular ingress and egress exists to and from the parcel.  | 10 | 0 | 10         |
| 27                            | The proposed land use is an allowed use according to the Yuma County Zoning Ordinance Airport District Land Use Matrix.                                      | 10 | 0 | 10         |
| 28                            | Elementary, middle, and high schools serving the subject property will be able to accommodate any projected enrollment increases within existing capacities. | 10 | 0 | 10         |
| <b>TOTAL SCORE</b>            |  |    |   | <b>280</b> |
| <b>MAXIMUM POSSIBLE SCORE</b> |  |    |   | <b>300</b> |

**HIGH SCORE**

Total score is 275 to 300.

A score falling in this category represents a proposal that likely should be **approved**.

The proposal is likely to be in compliance with adopted land use plans, policies, and objectives, has good access, and is compatible with surrounding development.

**MODERATE SCORE**

Total score is 250 to 274.

A score falling in this category represents a proposal that likely contains some redeeming qualities but is lacking in one or more areas.

Proposals within this score range typically should be more carefully considered.

**LOW SCORE**

Total score is 249 or less

A score falling in this category represents a proposal that likely should be **denied**.

The proposal likely does not comply with several adopted land use policies, goals, or objectives, may not have physical or legal access, or may not be compatible with surrounding development.

Prepared by: Juan Leal Rubio

**From:** [Rachel Stallworth](#)  
**To:** [Juan Leal Rubio](#)  
**Subject:** RE: RFC-RZ20-01  
**Date:** Wednesday, January 22, 2020 3:34:16 PM

---

Juan, I have no comment on this one. Thank you.

*Rachel Stallworth*

Improvement Districts

[rachel.stallworth@yumacountyaz.gov](mailto:rachel.stallworth@yumacountyaz.gov)

4343 S. Avenue 5 1/2E

Yuma, AZ 85365

Office: (928) 341-2500

Direct Line: (928) 341-2511

Mobile: (928) 581-5889

---

**From:** Juan Leal Rubio

**Sent:** Wednesday, January 22, 2020 3:31 PM

**To:** Anne.camacho@aps.com; grcopeland@antelopeunion.org; Wellton@town.wellton.az.us; BKnowles@azgfd.gov; rjasm09@msn.com; Bfenske@azdot.gov; chuck.wullenjohn@us.army.mil; bkleee@craneschools.org; agui2400@yahoo.com; Gen@yumaairport.com; gramirez@azdot.gov; IGarcia@azdot.gov; Jeff\_humphrey@fws.gov; jennifer.albers@yumaaz.gov; esperodriguez@ssd11.org; jcampa@cityofsanluis.org; JTheidrich@aol.com; mstraub@wmidd.org; sjohnson@mohawk17.org; MCASYUMA\_CPLO@usmc.mil; rmolenaar@yumasun.com; Rick.rohrick@swgas.com; bryank@unitBIRR.com; Tom Tyree <TTyree@APSCC.ORG>; yid@mindspring.com; Pmorgan@ymidd.org; gthompson@yumaunion.org; Cgutierrez@ympo.org; daniel.m.steward.civ@mail.mil; Stephanie.Laborin@aps.com; Joe Wehrle <Joe.Wehrle@yumacountyaz.gov>; jmacdona@blm.gov; judith.e.movilla.civ@mail.mil; lkillman@town.wellton.az.us; info@ssd11.org; Robert.blevins@yumaaz.gov; sfajardo@mohawk17.org; tony.lomboy@charter.com; usarmy.ypg.atec.list.public-affairs-office@mail.mil; openunuri@ycwua.org; golivas@yumaunion.org; stephen.eckert@azwestern.edu; Javier Barraza <Javier.Barraza@yumacountyaz.gov>; Fernando Villegas <Fernando.Villegas@yumacountyaz.gov>; Juan Leal Rubio <Juan.Leal-Rubio@yumacountyaz.gov>; Tricia Ramdass <Tricia.Ramdass@yumacountyaz.gov>; Arturo Alvarez <Arturo.Alvarez@yumacountyaz.gov>; Rachel Stallworth <Rachel.Stallworth@yumacountyaz.gov>; George Amaya <George.Amaya@yumacountyaz.gov>; joseph.a.garcia46.civ@mail.mil; bobette.m.bauermann.civ@mail.mil; Mary.e.finch@usmc.mil; jperez@cityofsanluis.org; kleonard@azstateparks.gov; Ed.Alupay@CenturyLink.com; contact@ngvidd.com; egrubaugh@wmidd.org; LCV ALDEZ@UP.COM; carmenjuarez@somertonaz.gov; antonio.martinez1@usmc.mil; Pat Headington <Pat.Headington@yumacountyaz.gov>

**Subject:** RFC-RZ20-01

Please review and provide comments if you deem necessary.

Regards,

rz20-0049



Advanced SearchWorkspace

Relationships

Relationships

Site

Project # **RZ20-0049**

No Parent Activities

No Projects

No Permits

No Cases

No Issues

RZ20-0049

Projects and Planning



**RZ20-0049**

Status **APPLIED**

Project Manager **JUAN LEAL RUBIO**

Type **REZONING**

Subtype

Description **CREATE TWO NEW PARCELS RESIDENTIAL**



**75507004**

Type **PARCEL**

Address

City **YUMA**

Tract

Subdivision

View Notes

**RZ20-0049** Applied 01/15/2020 JCAR

Approved Type (Asc) **GO**

**REVIEWS** Expired

ARTURO ALVAREZ

Engineering, no comment  
1/28/2020 10:52:35 AM

Contacts (2)

Add Contacts

Close



**TNNA INVESTMENTS LLC APPLICANT**

Address 2591 S AVENUE 2 1/2 E STE 1 YUMA, AZ 85365

Phone ( ) -

Fax ( ) -

Cell ( ) -

Pager ( ) -

Email **TRIGUNAISSRAEL@P-E-G.US**



**n/a OWNER**

Address YUMA, AZ 85364

Phone ( ) -

Fax ( ) -

Cell ( ) -

Pager ( ) -

Email (no email)



Print

Attachments 4

Internet Links

Imaging

Plan Location \*\*

View Notes



**From:** [Jesus Valenzuela](#)  
**To:** [Juan Leal Rubio](#)  
**Subject:** RE: County 16th Street  
**Date:** Thursday, January 23, 2020 2:44:33 PM

---

Hello Juan,

County's R/W on County 16<sup>th</sup> St between Ave 1E and Ave 2E is only from Ave 1E to Ave 1 1/2E. Ave. 1 1/2E to Ave 2E falls under City of Yuma R/W. Our records show our section from Ave 1 E to Ave 1/2E is 24 ft. wide. Measuring City of Yuma sections from Pictometry shows it being 23 ft. wide. Let me know if you need anything else.

---

**From:** Juan Leal Rubio  
**Sent:** Thursday, January 23, 2020 1:47 PM  
**To:** Jesus Valenzuela <Jesus.Valenzuela@yumacountyaz.gov>  
**Cc:** Jason Phipps <Jason.Phipps@yumacountyaz.gov>  
**Subject:** County 16th Street

Hello Jesus,

Can you please tell me what the pavement width is on the above [referenced](#) road between Avenue 1-1/2E and Avenue 2E?

Thanks,







YUMA COUNTY  
Planning & Zoning Division  
REQUEST FOR COMMENTS

January 22, 2020

**CASE NUMBER:** Rezoning Case No. 20-01

**PROJECT DESCRIPTION:** Adrian Vega, agent for TNNA Investment, LLC, requests the rezoning of a parcel 5.0 gross acres in size from Rural Area-10 acre minimum (RA-10) to Suburban Site Built-2 acre minimum (SSB-2), Assessor's Parcel Number 755-07-044, located on the southwest corner of Avenue 1¾E and County 16<sup>th</sup> Street, Yuma, Arizona.

**PROJECT SUMMARY:** The applicant intends to rezone the subject property to allow single family residences on parcels no less than 2.5 acres in size.

**PUBLIC HEARING:** Tentatively scheduled for 2/25/20

**COMMENTS DUE:** ASAP

**Please provide a determination of compliance** or complete the comments section below and return or forward your comments to me. For additional information, please contact me at (928)817-5176.

Thank you,

Juan Leal Rubio  
Case Planner  
Senior Planner

Attachments: Case Map

COMMENT       NO COMMENT

MCAS Yuma has reviewed the subject request. The subject parcel 755-07-004 is located within the Overflight pattern and as such it is requested that an avigation easement be recorded that recognizes the noise, interference or vibrations due to aviation operations that may occur at the nearby Marine Corps Air Station Yuma/Yuma International Airport Aviation Complex and its associated flight paths. Please send a copy of the recorded easement to MCASYUMA\_CPLO@usmc.mil. Thank you for the opportunity to comment. Amended 1/24/2020

DATE: 24 Jan 2020      **PRINTED NAME:** Mary Ellen Finch

AGENCY/DIVISION: MCAS Yuma CP&L

RETURN TO: Juan Leal Rubio  
2351 West 26th Street  
Yuma, Arizona 85364  
Fax: (928)817-5157  
Juan.Leal-Rubio@yumacountyaz.gov



YUMA COUNTY  
Planning & Zoning Division  
REQUEST FOR COMMENTS

January 22, 2020

**CASE NUMBER:** Rezoning Case No. 20-01

**PROJECT DESCRIPTION:** Adrian Vega, agent for TNNA Investment, LLC, requests the rezoning of a parcel 5.0 gross acres in size from Rural Area-10 acre minimum (RA-10) to Suburban Site Built-2 acre minimum (SSB-2), Assessor's Parcel Number 755-07-044, located on the southwest corner of Avenue 1¾E and County 16<sup>th</sup> Street, Yuma, Arizona.

**PROJECT SUMMARY:** The applicant intends to rezone the subject property to allow single family residences on parcels no less than 2.5 acres in size.

**PUBLIC HEARING:** Tentatively scheduled for 2/25/20

**COMMENTS DUE:** ASAP

**Please provide a determination of compliance** or complete the comments section below and return or forward your comments to me. For additional information, please contact me at (928)817-5176.

Thank you,

Juan Leal Rubio  
Case Planner  
Senior Planner

Attachments: Case Map

COMMENT       NO COMMENT

The subject property is located within the Overflight pattern. Please file an avigation easement recognizing noise, interference and vibrations due to aviation operations at Yuma International Airport.

DATE: 1/30/20

**PRINTED NAME:** Gen Grosse

AGENCY/DIVISION: Yuma County Airport Authority

RETURN TO:

Juan Leal Rubio  
2351 West 26th Street  
Yuma, Arizona 85364  
Fax: (928)817-5157  
Juan.Leal-Rubio@yumacountyaz.gov

**From:** [YCWUA Planning](#)  
**To:** [Juan Leal Rubio](#)  
**Cc:** [planning@ycwua.org](mailto:planning@ycwua.org)  
**Subject:** Re: RFC-RZ20-01  
**Date:** Thursday, January 23, 2020 6:21:41 AM

---

Good morning Mr. Rubio,

The YCWUA does not have any comments regarding this case.

Thank you!

Omar Peñuñuri  
Yuma County Water Users' Association

On 1/22/2020 3:31 PM, Juan Leal Rubio wrote:

Please review and provide comments if you deem necessary.

Regards,

**From:** [Pat Morgan](#)  
**To:** [Juan Leal Rubio](#)  
**Subject:** RE: RFC-RZ20-01  
**Date:** Monday, January 27, 2020 11:30:51 AM

---

YMIDD has no comment on RFC-RZ20-01.

Pat

---

**From:** Juan Leal Rubio [mailto:Juan.Leal-Rubio@yumacountyaz.gov]

**Sent:** Wednesday, January 22, 2020 3:31 PM

**To:** Anne.camacho@aps.com; grcopeland@antelopeunion.org; Wellton@town.wellton.az.us; BKnowles@azgfd.gov; rjasm09@msn.com; Bfenske@azdot.gov; chuck.wullenjohn@us.army.mil; bkleee@craneschools.org; agui2400@yahoo.com; Gen@yumaairport.com; gramirez@azdot.gov; IGarcia@azdot.gov; Jeff\_humphrey@fws.gov; jennifer.albers@yumaaz.gov; esperodriguez@ssd11.org; jcampa@cityofsanluis.org; JTheidrich@aol.com; mstraub@wmidd.org; sjohnson@mohawk17.org; MCASYUMA\_CPLO@usmc.mil; rmolenaar@yumasun.com; Rick.rohrick@swgas.com; bryank@unitBIRR.com; Tom Tyree <TTyree@APSCC.ORG>; yid@mindspring.com; Pmorgan@ymidd.org; gthompson@yumaunion.org; Cgutierrez@ympo.org; daniel.m.steward.civ@mail.mil; Stephanie.Laborin@aps.com; Joe Wehrle <Joe.Wehrle@yumacountyaz.gov>; jmacdona@blm.gov; judith.e.movilla.civ@mail.mil; lkillman@town.wellton.az.us; info@ssd11.org; Robert.blevins@yumaaz.gov; sfajardo@mohawk17.org; tony.lomboy@charter.com; usarmy.ypg.atec.list.public-affairs-office@mail.mil; openunuri@ycwua.org; golivas@yumaunion.org; stephen.eckert@azwestern.edu; Javier Barraza <Javier.Barraza@yumacountyaz.gov>; Fernando Villegas <Fernando.Villegas@yumacountyaz.gov>; Juan Leal Rubio <Juan.Leal-Rubio@yumacountyaz.gov>; Tricia Ramdass <Tricia.Ramdass@yumacountyaz.gov>; Arturo Alvarez <Arturo.Alvarez@yumacountyaz.gov>; Rachel Stallworth <Rachel.Stallworth@yumacountyaz.gov>; George Amaya <George.Amaya@yumacountyaz.gov>; joseph.a.garcia46.civ@mail.mil; bobette.m.bauermann.civ@mail.mil; Mary.e.finch@usmc.mil; jperez@cityofsanluis.org; kleonard@azstateparks.gov; Ed.Alupay@CenturyLink.com; contact@ngvidd.com; egrubough@wmidd.org; LCVALDEZ@UP.COM; carmenjuarez@somertonaz.gov; antonio.martinez1@usmc.mil; Pat Headington <Pat.Headington@yumacountyaz.gov>

**Subject:** RFC-RZ20-01

Please review and provide comments if you deem necessary.

Regards,



Yuma County  
Planning & Zoning  
Commission

Item No. 8

**AIR-9614**

**8.**

**P&Z Commission Agenda**

**Meeting Date:** 02/25/2020

**Submitted For:** Maggie Castro

**Submitted By:** Juan Leal-Rubio

**Department:** Planning & Zoning Division - DDS

---

**Information**

**1. REQUESTED ACTION:**

**Request to initiate a text amendment to the Yuma County Zoning Ordinance to consider adding Section 624.00—Suburban Homestead (SH) Zoning District, deletion of the term “Guest Room” from Section 202.00—Definitions, add Suburban Homestead (SH) to list of Residential Districts, add Suburban Homestead (SH) Zoning District to Section 501.00—Districts Established Plate V-1 District Classes, add Suburban Homestead to Section 505.01—Minimum Area Requirements, add Suburban Homestead to Section 1106.00—Accessory Buildings and Uses, and add Suburban Homestead to Section 1106.01—Cargo Containers.**

**2. INTENT:**

The proposed changes are the result of recommendations made by the Planning & Zoning Commission and Board of Supervisors.

At the regular meeting of October 7, 2019, staff was asked to look into a possible amendment to the Zoning Ordinance to create a new zoning district which would prohibit the construction of accessory dwelling units on properties located within the noise zones. Staff presented its findings at the regular meeting of January 22, 2020. The Board of Supervisors directed staff to proceed with initiating a text amendment for the proposed changes.

**3. For detailed analysis see attached staff report**

**4. STAFF'S RECOMMENDATION:**

Staff recommends the Planning Commission initiate a Commission Initiative to amend the Yuma County Zoning Ordinance as presented.

---

**Attachments**

Memo

NOBA

BOS Minutes





## MEMORANDUM

**TO:** Yuma County Planning & Zoning Commission

**FROM:** Juan Leal Rubio, Senior Planner

**RE:** **Request to initiate a text amendment to the Yuma County Zoning Ordinance to consider adding Section 624.00—Suburban Homestead (SH) Zoning District, deletion of the term “Guest Room” from Section 202.00—Definitions and add Suburban Homestead (SH) to list of Residential Districts, add Suburban Homestead (SH) Zoning District to Section 501.00—Districts Established Plate V-1 District Classes, add Suburban Homestead to Section 505.01--Minimum Area Requirements, add Suburban Homestead to Section 1106.00--Accessory Buildings and Uses, and add Suburban Homestead to Section 1106.01--Cargo Containers**

**DATE:** February 6, 2020 (for the February 25, 2020 Planning Commission’s meeting)

---

There has been concern expressed by the Board of Supervisors and Marine Corps Air Station-Yuma regarding the increase in density with the allowance of accessory dwelling units on properties located within the noise zones. In January 2019, staff presented a discussion item to the Board of Supervisors about prohibiting the construction of accessory dwelling units on properties located within the noise zones. However, it was determined that such a text amendment may result in Proposition 207 claims pursuant to A.R.S. § 12-1131 through -1138. The Board of Supervisors consequently directed staff to not proceed with making any changes to the Zoning Ordinance at that time.

At the regular meeting of October 7, 2019, staff was asked to look into a possible amendment to the Zoning Ordinance to create a new zoning district which would prohibit the construction of accessory dwelling units on properties located within the noise zones. Staff presented its findings at the regular meeting of January 22, 2020. The Board of Supervisors directed staff to proceed with initiating a text amendment for the proposed changes.

The proposed changes are shown below. Text that is proposed to be deleted is in ~~striketrough~~ font and text that is proposed to be added is in **bold** font.

Section 202.00--Definitions

~~Guest Room: A room which is designed or intended for occupancy by, or which is occupied by, one (1) or more guests, but in which no provision is made for cooking, and not including dormitories for sleeping purposes. (Also see: bed and breakfast home stay)~~

Residential District: includes the following districts:

- Suburban Ranch (SR),
- Suburban Site Built (SSB),
- **Suburban Homestead (SH),**
- Low Density Residential (R-1),
- Medium Density Residential (R-2),
- High Density Residential (R-3),
- Manufactured Home Park (MHP),
- Manufactured Home Subdivision (MHS),
- Recreational Vehicle Subdivision (RVS). and
- Planned Development (PD)

Article V - - Establishment of Zoning Districts

Section 501.00—Districts Established

Plate V-1 District Classes

Yuma County is hereby divided into the following classes of districts:

| Districts   | Abbreviations |
|---|---------------|
| Rural Area - 40 acre minimum parcels              | RA-40         |
| Rural Area - 20 acre minimum parcels              | RA-20         |
| Rural Area - 10 acre minimum parcels              | RA-10         |
| Rural Area - 5 acre minimum parcels               | RA-5          |
| <b>Suburban Homestead-20 acre minimum parcels</b> | <b>SH-20</b>  |
| <b>Suburban Homestead-10 acre minimum parcels</b> | <b>SH-10</b>  |
| <b>Suburban Homestead-5 acre minimum parcels</b>  | <b>SH-5</b>   |
| <b>Suburban Homestead-4 acre minimum parcels</b>  | <b>SH-4</b>   |
| <b>Suburban Homestead-3 acre minimum parcels</b>  | <b>SH-3</b>   |
| <b>Suburban Homestead-2 acre minimum parcels</b>  | <b>SH-2</b>   |
| Suburban Ranch - 4 acre minimum parcels           | SR-4          |
| Suburban Ranch - 3 acre minimum parcels           | SR-3          |
| Suburban Ranch - 2 acre minimum parcels           | SR-2          |
| Suburban Ranch - 1 acre minimum parcels           | SR-1          |
| Suburban Site Built - 20 acre minimum parcels     | SSB-20        |
| Suburban Site Built - 10 acre minimum parcels     | SSB-10        |
| Suburban Site Built - 5 acre minimum parcels      | SSB-5         |
| Suburban Site Built - 4 acre minimum parcels      | SSB-4         |

|  |           |
|--|-----------|
| Suburban Site Built - 3 acre minimum parcels                       | SSB-3     |
| Suburban Site Built - 2 acre minimum parcels                       | SSB-2     |
| Suburban Site Built - 1 acre minimum parcels                       | SSB-1     |
| Low Density Residential- 40,000 square feet minimum parcels        | R-1-40    |
| Low Density Residential- 20,000 square feet minimum parcels        | R-1-20    |
| Low Density Residential – 15,000 square feet minimum parcels       | R-1-15    |
| Low Density Residential- 12,000 square feet minimum parcels        | R-1-12    |
| Low Density Residential- 8,000 square feet minimum parcels         | R-1-8     |
| Low Density Residential - 6,000 square feet minimum parcels        | R-1-6     |
| Medium Density Residential   | R-2       |
| High Density Residential   | R-3       |
| Manufactured Home Subdivision - 20,000 square feet minimum         | MHS-20    |
| Manufactured Home Subdivision - 15,000 square feet minimum parcels | MHS-15    |
| Manufactured Home Subdivision - 12,000 square feet minimum parcels | MHS-12    |
| Manufactured Home Subdivision - 10,000 square feet minimum parcels | MHS-10    |
| Manufactured Home Subdivision - 8,000 square feet minimum parcels  | MHS-8     |
| Manufactured Home Subdivision - 6,000 square feet minimum parcels  | MHS-6     |
| Manufactured Home Subdivision - 4,500 square feet minimum parcels  | MHS-4.5   |
| Manufactured Home Park   | MHP       |
| Recreational Vehicle Subdivision                                   | RVS       |
| Recreational Vehicle Park  | RVP       |
| Residential Commercial   | RC        |
| Local Commercial   | C-1       |
| General Commercial   | C-2       |
| Light Industrial-8,000 square foot minimum                         | LI-8,000  |
| Light Industrial-20,000 square foot minimum                        | LI-20,000 |
| Light Industrial-1 acre minimum                                    | LI-1      |
| Light Industrial-2 acre minimum                                    | LI-2      |
| Light Industrial-5 acre minimum                                    | LI-5      |
| Heavy Industrial-8,000 square foot minimum                         | HI-8,000  |
| Heavy Industrial-20,000 square foot minimum                        | HI-20,000 |
| Heavy Industrial-1 acre minimum                                    | HI-1      |
| Heavy Industrial-2 acre minimum                                    | HI-2      |
| Heavy Industrial-5 acre minimum                                    | HI-5      |
| Intensive Industrial   | II        |
| Planned Development  | PD        |
| Public Facilities  | PF        |

## Section 505.01---Minimum Area Requirements

Gross and Net Acreage Calculation: For the purpose of this regulation, minimum acreages in the Rural Area, Suburban Ranch, ~~and Suburban Site Built districts,~~ **and Suburban Homestead** districts shall be deemed gross acres including rights-of-way. The minimum acres required in all other districts shall be considered net acreage exclusive of rights-of-way.

## Section 624.00--Suburban Homestead (SH)

### 624.01--Purpose

**The purpose of this district is to accommodate residential land uses on larger lots in the more rural, outlying areas of the County where adequate services and facilities exist or may be developed to support such development. Uses such as single family dwellings, farming, and agricultural-related land uses are allowed. These regulations apply to all six (6) of the Suburban Homestead districts: Suburban Homestead-20 Acre Minimum Parcels (SH-20), Suburban Homestead-10 Acre Minimum Parcels (SH-10), Suburban Homestead-5 Acre Minimum Parcels (SH-5), Suburban Homestead-4 Acre Minimum Parcels (SH-4), Suburban Homestead-3 Acre Minimum Parcels (SH-3), and Suburban Homestead-2 Acre Minimum Parcels (SH-2).**

### 624.02--Permitted Uses

**The following are allowed uses on properties in any of the six (6) Suburban Homestead (SH) zoning districts subject to compliance with the design standards listed below.**

- A. One single-family site-built residence per parcel.**
- B. Raising of field, bush or tree crops.**
- C. The raising of poultry, rabbits, and other small farm animals for domestic use, as well as 4H and FFA (Future Farmers of America) are permitted. The keeping of horses and other large farm animals shall be limited to one (1) animal per ten thousand (10,000) square feet of side and rear yard area. D. Home occupations.**
- D. Uses customarily accessory to the above uses such as garages and carports, storage sheds, barns, private swimming pools, walls and fences and parking subject to the provisions found in appropriate sections of this ordinance.**

### 624.03--Special Uses

**The following are allowed as Special Uses in any of the six (6) Suburban Homestead (SH) districts:**

- A. Public schools, hospitals, convalescent homes, homes for the aged, nursing homes, churches and institutions of an educational, charitable or philanthropic nature.**

- B. Golf courses, community swimming pools, and other recreational or community facilities.**
- C. Kennels.**
- D. Public parks, buildings and utility installations.**
- E. Wireless Communication Facilities (See Section 1115.00)**

**624.04--Parcel Size Requirements**

Minimum parcel size for each of the seven (7) Suburban Site Built districts are shown in Plate VI-28.

**Plate VI-28: Minimum Parcel Sizes**

|              |                                    |
|--------------|------------------------------------|
| <b>SH-2</b>  | <b>2 acre minimum parcel size</b>  |
| <b>SH-3</b>  | <b>3 acre minimum parcel size</b>  |
| <b>SH-4</b>  | <b>4 acre minimum parcel size</b>  |
| <b>SH-5</b>  | <b>5 acre minimum parcel size</b>  |
| <b>SH-10</b> | <b>10 acre minimum parcel size</b> |
| <b>SH-20</b> | <b>20 acre minimum parcel size</b> |

**624.05--Minimum Lot Width & Principal Buildings Setback Requirements**

Minimum lot width and setback requirements for all principal buildings in the Suburban Homestead Districts are shown in Plate VI-29.

**Plate VI-29: Minimum Lot Width & Setbacks**

| <b>District</b> | <b>Minimum Width</b> | <b>Minimum Front yard Setback</b> | <b>Minimum Side yard Setback</b> | <b>Minimum Rear yard Setback</b> |
|-----------------|----------------------|-----------------------------------|----------------------------------|----------------------------------|
| <b>SH-2</b>     | <b>120 feet</b>      | <b>25 feet</b>                    | <b>10 feet</b>                   | <b>25 feet</b>                   |
| <b>SH-3</b>     | <b>120 feet</b>      | <b>25 feet</b>                    | <b>10 feet</b>                   | <b>25 feet</b>                   |
| <b>SH-4</b>     | <b>120 feet</b>      | <b>25 feet</b>                    | <b>10 feet</b>                   | <b>25 feet</b>                   |
| <b>SH-5</b>     | <b>120 feet</b>      | <b>25 feet</b>                    | <b>10 feet</b>                   | <b>25 feet</b>                   |
| <b>SH-10</b>    | <b>220 feet</b>      | <b>25 feet</b>                    | <b>10 feet</b>                   | <b>25 feet</b>                   |
| <b>SH-20</b>    | <b>220 feet</b>      | <b>25 feet</b>                    | <b>10 feet</b>                   | <b>25 feet</b>                   |

## 624.06--Building Height

Structures in any of the Suburban Homestead districts shall not exceed forty feet (40') in height except as provided in Section 1103.00 of this ordinance.

## 624.07--Accessory Buildings and Uses

See Section 1106.02 of this ordinance.

### Section 1106.00--Accessory Buildings and Uses

Accessory buildings, accessory uses or the storage of recreational vehicles are allowed up- on a lot when the principal residential building, inclusive of recreational vehicles, manufactured homes and site built homes, has been established.

A stored manufactured home is not allowed in any of the following residential zoning districts: Rural Area, Suburban Ranch, Suburban Site-Built, **Suburban Homestead**, Low Density Residential, Medium Density Residential, High Density Residential, Manufactured Home Subdivision, Recreation- al Vehicle Subdivision, Manufactured Home Park, Recreational Vehicle Park and Residential Commercial.

### 1106.01--Cargo Containers

Cargo containers are not allowed as accessory uses in any zoning district, except as provided below:

- A. Cargo Containers are permitted in Suburban Ranch (SR), ~~and~~ Suburban Site Built (SSB), **and Suburban Homestead** Districts for lots of two acres or greater in size, Local Commercial (C-1) lots greater than 20,000 square feet in size, Rural Area (RA), General Commercial (C-2) Industrial Districts subject to the following conditions:
1. Cargo containers shall meet all setback requirements for the district.
  2. Cargo containers may not occupy any required off-street parking spaces.
  3. Outdoor cargo containers may not be stacked, except when used for cargo purposes in the industrial districts.
  4. Cargo containers are not allowed for human occupancy.
  5. Licensed contractors may use cargo containers in any zoning district for temporary storage of equipment and/or materials at a construction site during construction that is authorized by a County building permit.
  6. In the Suburban Ranch (SR), Suburban Site Built (SSB), **Suburban Homestead (SH)** and Local Commercial (C-1) districts, cargo containers shall be limited to one (1) per parcel, shall not be larger than four hundred feet in size, shall be painted in a mono-color and shall not be used for advertisements.

Recommendation:

Staff recommends the Planning Commission initiate a Commission Initiative to amend the Yuma County Zoning Ordinance as presented.

1. **Yuma County Board of Supervisors**  
**NOTICE of OFFICIAL BOARD ACTION (NOBA)**  
**REZONINGS, SPECIAL USE CASES, MAJOR & MINOR AMENDMENTS**  
**and COMMISSION INITIATIVES\* \*Non- Zoning Ordinances/Amendments**

|                        |         |                               |            |
|------------------------|---------|-------------------------------|------------|
| Meeting Date: 01-22-20 | To:     | P&Z DIRECTOR<br>MAGGIE CASTRO | Date sent: |
| Item No: ZF2           | Agency: | DEVELOPMENT SERVICES          | 01-24-20   |

**Agenda Wording:** *Development Services/Planning & Zoning Division:* Discussion concerning possible text amendments to the Yuma County Zoning Ordinance to consider the following: a) Adding Section 624.00—Suburban Homestead (SH) Zoning District; b) Deleting the term "Guest Room" from Section 202.00—Definitions, and adding Suburban Homestead (SH) to under list of Residential Districts; c) Adding Suburban Homestead (SH) Zoning District to Section 501.00—Districts Established Plate V-1 District Classes; d) Adding Suburban Homestead to Section 505.01—Minimum Area Requirements; e) Adding Suburban Homestead to Section 1106.00--Accessory Buildings and Uses, and; f) Adding Suburban Homestead to Section 1106.01--Cargo Containers.

2. **RECORD OF ACTION(S)**

**Public hearing conducted:** In matters requiring public hearing, this certifies the below constitutes official action after a legally advertised public hearing and duly called meeting of the Yuma County Board of Supervisors (or Board of Directors per agenda wording) and will be recorded without amendment or modification in the official records of said political body. •Public comments: \_\_\_ In favor \_\_\_ Opposed \_\_\_ Neutral  No comments

|   |   |
|---|---|
| <input type="checkbox"/> Approved on <i>Consent</i> . <input type="checkbox"/> Approved as recommended by <i>Staff</i> .<br><input type="checkbox"/> Approved recommendation of Planning Commission.<br><input type="checkbox"/> Denied <input checked="" type="checkbox"/> No Action<br><input type="checkbox"/> Approved as amended*: <input type="checkbox"/> Other: _____<br>*Amendment: _____<br><br>CONDITIONS OF APPROVAL: _____ | <b>Vote Results:</b><br><br>___ Motion    ___ Second <input type="checkbox"/> Passed<br>___ Voice Vote: <i>N/A</i> ___ Ayes    ___ Dissent<br>___ Roll Call:    ___ Ayes    ___ Nays<br><input checked="" type="checkbox"/> Supermajority Vote Required |
|---|---|

|  |              |  |
|--|--------------|--|
| <input type="checkbox"/> Item continued:     | Date & Time: | <input type="checkbox"/> Agency submits AIR-Form for future meeting. |
| <input type="checkbox"/> Public Hearing set: | Date & Time: | <input type="checkbox"/> Agency submits AIR-Form for future meeting. |

3. **CLERK OF THE BOARD CERTIFICATION**

|   |                |
|---|----------------|
| Signature: <i>Susan K. Thorpe</i><br>Susan K. Thorpe, County Administrator/Clerk of the Board | Date: 01-22-20 |
|---|----------------|

4. **FOLLOW-UP (FU) ACTIONS REQUIRED:**

Agency notifies agent/applicant regarding Board action.  
 Agency\*     Clerk of Board causes publication of \_\_\_\_\_  
 Agency     Clerk of Board causes recordation of (list): \_\_\_\_\_  
 Other instructions/actions: \_\_\_\_\_

For minor and major amendments only: The *Certification of Minutes* will be forwarded under separate cover after the minutes for this meeting have been approved on \_\_\_\_\_.

|            |  |
|------------|--|
| ENCLOSURES | <input type="checkbox"/> Resolution: <input type="checkbox"/> Original(s) <input type="checkbox"/> Copy(ies)<br><input type="checkbox"/> Resolution will be recorded<br><input type="checkbox"/> Resolution will not be recorded<br><input type="checkbox"/> Other (list): _____ |
| COPIED TO  | <input type="checkbox"/> County Attorney <input checked="" type="checkbox"/> Craig Sellers<br><input checked="" type="checkbox"/> Juan Leal-Rubio <input type="checkbox"/> Others (list): _____  |

**Questions/information regarding this agenda item contact:**  
 Name/Title: *Barbara Villanuda - Admin. Specialist* Phone #: *373-1103*

**No. 2: *Development Services/Planning & Zoning Division*: Discussion concerning possible text amendments to the Yuma County Zoning Ordinance to consider the following:**

- a) Adding Section 624.00—Suburban Homestead (SH) Zoning District;**
- b) Deleting the term “Guest Room” from Section 202.00—Definitions, and adding Suburban Homestead (SH) to under list of Residential Districts;**
- c) Adding Suburban Homestead (SH) Zoning District to Section 501.00—Districts Established Plate V-1 District Classes;**
- d) Adding Suburban Homestead to Section 505.01---Minimum Area Requirements;**
- e) Adding Suburban Homestead to Section 1106.00--Accessory Buildings and Uses, and;**
- f) Adding Suburban Homestead to Section 1106.01--Cargo Containers.**

Mr. Leal Rubio reported there has been concern expressed by the Board regarding the increase in density by allowing accessory dwelling units on properties located within the noise zones. He provided information about the proposed text changes to include a Suburban Homestead (SH) as a new residential zoning district.

Supervisor McCloud questioned how this would address existing 2 or 5 acre lots. Mr. Leal Rubio explained this will only be for new zoning petitions and staff will be supportive of the Suburban Homestead (SH) designation. He explained that the new zoning district would prohibit the construction of accessory dwelling units on properties located within the noise zones.

Supervisor Pancrazi stated that someone could still apply for Suburban Ranch (SR) zoning designation and have an accessory dwelling. Mr. Leal Rubio confirmed that was accurate, however staff would recommended they apply for a Suburban Homestead (SH).

Discussion ensued between the Board and staff concerning their abilities to deny applications and/or amend the General Plan. Ms. Castro indicated the latter would be a long process with the application deadline to make changes on June 15<sup>th</sup> and the item would come back to the Board in December. She also explained that the densities currently established in the Comprehensive Plan in noise zones are in the Joint Land Use Plan which was an effort between the City of Yuma, Yuma County and the Marine Corps Air Station Yuma (MCAS) established in 1996.

The Board asked the County Attorney to look into the legal ramifications moving forward and directed staff to send the item back to the Planning Commission to initiate a text amendment to the zoning ordinance

No legal action was taken.

Yuma County  
Planning & Zoning  
Commission

Item No. 9

**AIR-9615**

**9.**

**P&Z Commission Agenda**

**Meeting Date:** 02/25/2020

**Submitted For:** Maggie Castro

**Submitted By:** Juan Leal-Rubio

**Department:** Planning & Zoning Division - DDS

---

### **Information**

**1. REQUESTED ACTION:**

**Request to initiate a minor amendment to amend the Land Use Conformity Matrix table and the Zoning Comparison table of the Yuma County 2020 Comprehensive Plan.**

**2. INTENT:**

This is a request to amend the Land Use Conformity Matrix table located in the appendix of Section Fifteen – Page 9, and the Zoning Comparison table located in Section Fifteen – Page 22 of the 2020 Comprehensive Plan, . These changes will update both tables to include the proposed Suburban Homestead (SH) zoning district.

**3. For detailed analysis see attached staff report**

**4. STAFF'S RECOMMENDATION:**

Staff recommends the Planning Commission initiate a minor amendment to amend the Yuma County 2020 Comprehensive Plan as presented.

---

### **Attachments**

Memo

---



## MEMORANDUM

**TO:** Yuma County Planning and Zoning Commission

**FROM:** Juan Leal Rubio, Senior Planner

**RE:** Request to initiate a minor amendment to amend the Land Use Conformity Matrix table and the Zoning Comparison table of the 2020 Comprehensive Plan.

**DATE:** February 25, 2020

---

This is a request to amend the Land Use Conformity Matrix table found in the appendix of Section Fifteen – Page 9, and the Zoning Comparison table found in Section Fifteen – Page 22 of the 2020 Comprehensive Plan, . These changes will update both tables to include the proposed Suburban Homestead (SH) zoning district.

The proposed changes are shown below in **BOLD (HIGHLIGHTED IN YELLOW)** format in the Land Use Conformity Matrix table and Zoning Comparison table.



## 15.5 Zoning Comparison Table

| Land Use Designation  | Comparison of Zoning |                  |
|---|----------------------|------------------|
|   | 2000                 | Appendix<br>2011 |
|   | Total Acres          | Total Acres      |
| RA-40 - Rural Area - 40 acre minimum parcels                      | 659,929              | 704,051          |
| RA-20 - Rural Area - 20 acre minimum parcels                      | 330,766              | 253,045          |
| RA-10 - Rural Area - 10 acre minimum parcels                      | 28,198               | 54,399           |
| RA-5 - Rural Area - 5 acre minimum parcels                        | 1,697                | 2,092            |
| SR-4 - Suburban Ranch - 4 acre minimum parcels                    | 124                  | 151              |
| SR-3 - Suburban Ranch - 3 acre minimum parcels                    | 126                  | 179              |
| SR-2 - Suburban Ranch - 2 acre minimum parcels                    | 3,187                | 3,291            |
| SR-1 - Suburban Ranch - 1 acre minimum parcels                    | 2,212                | 2,295            |
| SSB-20 - Suburban Site Built - 20 acre minimum parcels            | -                    | 0                |
| SSB-10 - Suburban Site Built - 10 acre minimum parcels            | -                    | 0                |
| SSB-5 - Suburban Site Built - 5 acre minimum parcels              | 65                   | 390              |
| SSB-4 - Suburban Site Built - 4 acre minimum parcels              | 0                    | 106              |
| SSB-3 - Suburban Site Built - 3 acre minimum parcels              | 3                    | 57               |
| SSB-2 - Suburban Site Built - 2 acre minimum parcels              | 562                  | 2,273            |
| SSB-1 - Suburban Site Built - 1 acre minimum parcels              | 11                   | 132              |
| SH-20 - Suburban Homestead - 20 acre minimum parcels              | -                    | -                |
| SH-10 - Suburban Homestead - 10 acre minimum parcels              | -                    | -                |
| SH-5 - Suburban Homestead - 5 acre minimum parcels                | -                    | -                |
| SH-4 - Suburban Homestead - 4 acre minimum parcels                | -                    | -                |
| SH-3 - Suburban Homestead - 3 acre minimum parcels                | -                    | -                |
| SH-2 - Suburban Homestead - 2 acre minimum parcels                | -                    | -                |
| R-1-40 - Low Density Residential - 40,000 sq. ft. minimum parcels | 2,793                | 3,196            |
| R-1-20 - Low Density Residential - 20,000 sq. ft. minimum parcels | 624                  | 648              |
| R-1-15 - Low Density Residential - 15,000 sq. ft. minimum parcels | -                    | 0                |
| R-1-12 - Low Density Residential - 12,000 sq. ft. minimum parcels | 149                  | 316              |
| R-1-8 - Low Density Residential - 8,000 sq. ft. minimum parcels   | 230                  | 382              |
| R-1-6 - Low Density Residential - 6,000 sq. ft. minimum parcels   | 1,583                | 1,326            |

**Recommendation:**

Staff recommends the Planning Commission initiate a minor amendment to amend the Yuma County 2020 Comprehensive Plan as presented.

Yuma County  
Planning & Zoning  
Commission

Item No. 10

**AIR-9645**

**10.**

**P&Z Commission Agenda**

**Meeting Date:** 02/25/2020

**Submitted For:** Maggie Castro

**Submitted By:** Maggie Castro

**Department:** Planning & Zoning Division - DDS

---

### **Information**

**1. REQUESTED ACTION:**

**Review and approval of the Calendar Year 2019 Annual Report.**

**2. INTENT:**

The purpose of the annual report is to meet reporting requirements pursuant to Section 2(H) of the Planning and Zoning Commission (Commission) bylaws. This section requires that the Commission send a report annually to the Board of Supervisors summarizing its activities. As a result, this report contains the activity summaries of the Commission and the Planning Division for Calendar Year (CY) 2019. For ease of review, the report is divided into four sections: Planning & Zoning Division, Building Safety Division, Environmental Programs Division, and Engineering Department.

**3. For detailed analysis see attached staff report**

**4. STAFF'S RECOMMENDATION:**

Staff recommends approval of the Calendar Year 2019 Annual Report.

---

### **Attachments**

CY2019 Annual Report

2019 Zoning Activity

2019 Zoning Violations Activity

2019 New Development Activity

---



## MEMORANDUM

**TO:** Planning and Zoning Commission

**FROM:** Maggie Castro, AICP, Planning & Zoning Director *mc*

**SUBJECT:** Annual Report for Calendar Year 2019

**DATE:** February 13, 2020

---

The purpose of the annual report is to meet reporting requirements pursuant to Section 2(H) of the Planning and Zoning Commission (Commission) bylaws. This section requires that the Commission send a report annually to the Board of Supervisors summarizing its activities. As a result, this report contains the activity summaries of the Commission and the Planning Division for Calendar Year (CY) 2019. For ease of review, the report is divided into four sections: Planning & Zoning Division, Building Safety Division, Environmental Programs Division, and Engineering Department.

### **Section One: Planning & Zoning Division**

The Planning and Zoning Division provides the following services:

- Assign addresses
- Assist customers with issues related to property development
- Implement the Comprehensive Plan
- Coordinate regional planning objectives
- Prepare reports for Planning and Zoning Commission, Board of Adjustment and Board of Supervisors
- Review building permit applications
- Subdivision Regulations
- Work with public to identify future planning issues and concerns
- Zoning Ordinance
- Zoning Ordinance Enforcement
- Processing of :
  - Rezoning applications
  - Special Use Permit applications
  - Minor/Major Amendment applications
  - Variance applications
  - Land Division Permits
  - Lot Line adjustments
  - Tentative maps

- Final plats
- Temporary Special Use Permits
- Temporary Use Permits
- Text amendment to regulatory documents
- Liquor licenses

## Planning Section

The Planning Section processed 14 rezoning cases, seven special use permit cases, two minor amendments to the Comprehensive Plan, five Commission Initiatives for text amendments to the zoning ordinance, three tentative maps, two requests for modifications of subdivision regulations, three final plats, 25 land division permits, two temporary special use permit, six temporary use permits, 21 variance requests, four extensions of time for variances, and 26 liquor licenses. The senior planners participated in 26 project assessments meetings which involved performing research for the project under consideration and attending the project assessment meeting. Additionally, the senior planners also reviewed 107 requests for comments received from other jurisdictions (municipalities, adjacent counties, state, and federal).

The Planning Commission reviewed 12 rezoning cases, six special use permit cases, one major amendment to the Comprehensive Plan, two minor amendments to the Comprehensive Plan, two commission initiatives for a text amendments to the zoning ordinance, one commission initiative to rezone a property, and two requests for modifications of Subdivision Regulations. Additionally, the Planning Commission formed a subcommittee in 2018. The subcommittee met two times during CY2019 to discuss possible changes to the zoning ordinance which resulted in Commission Initiative Case No. 19-02.

The Board of Adjustment reviewed 13 variance cases that dealt with requests for relief from Zoning Ordinance requirements and 4 extensions of time for variance cases.

The Board of Supervisors reviewed nine rezoning cases, five special use permit cases, one minor amendments to the Comprehensive Plan, one Commission Initiative for text amendments to the zoning ordinance, one Commission Initiative to amend the Comprehensive Building Safety Code, two requests for modifications of Subdivision Regulations, one final plat, and five cases for reversion of zoning/extension of time to comply with the Schedule for Development (SFD)/determination of compliance with the SFD.

The acreage/square footage rezoned by cases approved by the Board of Supervisors is as follows:

| Acreage/Square Feet | Rezoned from | Rezoned to |
|---------------------|--------------|------------|
| 0.41 acres          | RA-20        | R-1-15     |
| 4.55 acres          | RA-10        | SSB-2      |
| 15 acres            | RA-10        | R-1-6      |
| 5.0 acres           | SSB-5        | SSB-2      |
| 8.0 acres           | SR-4         | SR-2       |
| 28,899 square feet  | R-1-8        | R-1-6      |
| 13.61 acres         | C-2          | R-1-20     |
| 5.44 acres          | C-2          | R-1-6      |
| 42,492 square feet  | C-1          | R-1-20     |
| 2.05 acres          | PD           | RVP        |

The table below lists the number of cases (rezoning, special use permit, minor amendments) approved by the Board of Supervisors in each planning area.

| <b>Number of Cases Approved</b> | <b>Planning Area</b>         |
|---------------------------------|------------------------------|
| 7                               | Yuma Mesa Planning Area      |
| 5                               | Foothills Planning Area      |
| 2                               | Northwest Yuma Planning Area |
| 1                               | Martinez Lake Planning Area  |

***Reversions of Zoning, Extension of time to comply with the Schedule for Development, and Revocations of Special Use Permits***

|                |  |
|----------------|--|
| <b>RZ17-07</b> | Rezoned three parcels totaling 6.0 acres in size from RA-10 to SSB-2 located on the southeast corner of Avenue A and County 17 <sup>th</sup> Street. The BOS granted an extension of time of 2 years to comply with the SFD. |
| <b>RZ06-53</b> | Rezoned approximately 19.9 acres from RA-40 to II located at the northwest corner of Highway 80 and the alignment of Avenue 47¾ E. The BOS granted an extension of time of 5 years to comply with the SFD.                   |
| <b>RZ08-03</b> | Rezoned approximately 141.11 acres from RA-40 to II located at the northwest corner of Highway 80 and the alignment of Avenue 47¾ E. The BOS granted an extension of time of 5 years to comply with the SFD.                 |
| <b>RZ11-07</b> | Rezoned a parcel 7,301 square feet in size from C-1 to C-2 located at 3647 West 8 <sup>th</sup> Street. The BOS granted an extension of time of 2 years to comply with the SFD.  |
| <b>RZ07-26</b> | Rezoned a 2.13 acre portion of a parcel 4.48 acres in size from R-1-6 to C-2 located at the southwest corner of Fortuna Road and 40 <sup>th</sup> Street. The BOS reverted the zoning to R-1-6.                              |

***Major Amendments***

There was one major amendment received for CY2019. The Board of Supervisors denied the case (2019-PA-01) at their regular public hearing held on November 18, 2019.

***Text Amendments to the Zoning Ordinance/Comprehensive Plan/Subdivision Regulations***

The Board of Supervisors approved the following text amendments to the Zoning Ordinance/Comprehensive Building Safety Code:

|                |   |
|----------------|---|
| <b>CI18-02</b> | Amendment to Yuma County Comprehensive Building Safety Code by adopting the 2018 International Building Code, 2018 International Residential Code,, 2018 International Plumbing Code, 2018 International Electrical Code, 2018 International Mechanical Code, and 2018 International Fire Code. |
| <b>CI19-02</b> | Text amendment to the Yuma County Zoning Ordinance, Section 306.03—Certificate of Exemption, Section 309.00—Permits, and Section 1208.00—Withholding of Permits to address changes suggested by the Planning Commission Subcommittee.   |

*Comparison of Activity for CY2015 thru CY2019*

| <b>Planning Section Activities</b>    | <b>2015</b> | <b>2016</b> | <b>2017</b> | <b>2018</b> | <b>2019</b> |
|---------------------------------------|-------------|-------------|-------------|-------------|-------------|
| Commission Initiative Cases           | 5           | 3           | 2           | 2           | 5           |
| Land Division Permits                 | 11          | 11          | 18          | 24          | 25          |
| Lot Line Adjustments                  | 3           | 1           | 7           | 4           | 0           |
| Major Amendment Cases                 | 0           | 0           | 0           | 0           | 1           |
| Minor Amendment Cases                 | 3           | 3           | 4           | 5           | 2           |
| Rezoning Cases                        | 4           | 5           | 14          | 16          | 14          |
| Special Use Cases                     | 7           | 9           | 7           | 9           | 7           |
| Subdivision Applications              | 3           | 2           | 3           | 3           | 3           |
| Temporary Special Use Permits         | 3           | 3           | 2           | 3           | 2           |
| Temporary Use Permits                 | 3           | 5           | 7           | 6           | 6           |
| Variance Cases                        | 19          | 19          | 15          | 14          | 21          |
| Extensions of time for Variance cases | 0           | 0           | 1           | 1           | 4           |
| <b>Total</b>                          | <b>61</b>   | <b>61</b>   | <b>80</b>   | <b>87</b>   | <b>90</b>   |

There was a 47.5 % increase in the level of activity in CY2019 compared to CY2015. There was an increase of 127% in the number of Land Division Permits, an increase of 250% in the number of rezoning cases, and an increase of 11% in the number of variance cases in CY2019 compared to CY2015.

| <b>Staffing Levels</b>                    | <b>2015</b> | <b>2016</b> | <b>2017</b> | <b>2018</b> | <b>2019</b> |
|---|-------------|-------------|-------------|-------------|-------------|
| Planning Director/County Zoning Inspector | 1           | 1           | 1           | 1           | 1           |
| Senior Planner                            | 3           | 3           | 3           | 3           | 3           |
| Associate Planner                         | 1           | 1           | 1           | 0           | 0           |
| Associate Planner/Deputy Zoning Inspector | 0           | 0           | 0           | 1           | 1           |
| <b>Total</b>                              | <b>5</b>    | <b>5</b>    | <b>5</b>    | <b>5</b>    | <b>5</b>    |

In addition to the activities on the table above, the Associate and Senior Planners performed reviews for Building Permits and Projects as follows:

**Permits & Projects Reviewed by Planners for CY2015 to CY2019**

| <b>Permits &amp; Projects Reviewed by Planning Staff</b> |             |             |             |             |             |
|--|-------------|-------------|-------------|-------------|-------------|
|  | <b>2015</b> | <b>2016</b> | <b>2017</b> | <b>2018</b> | <b>2019</b> |
| Cheri Skinner  | 0           | 0           | 0           | 0           | 0           |
| Karen Hemby  | 0           | 0           | 0           | 0           | 0           |
| Fernando Villegas  | 100         | 119         | 229         | 231         | 214         |
| Javier Barraza   | 92          | 117         | 205         | 231         | 215         |
| Chad Bahr  | 21          | 0           | 0           | 0           | 0           |
| Juan Leal Rubio  | 79          | 127         | 234         | 283         | 274         |
| Marilu Garcia  | 99          | 99          | 29          | 0           | 0           |
| Tricia Ramdass   | 0           | 0           | 0           | 155         | 205         |
| <b>Totals</b>  | <b>391</b>  | <b>462</b>  | <b>697</b>  | <b>900</b>  | <b>908</b>  |

The table above indicates an increase of approximately 132% in the amount of building/project reviews completed by Planners in CY2019 compared to CY2015. In CY2015, there were five planners on staff tasked with reviewing permits/projects. In CY2019, four planners completed 517 more reviews than were completed in 2015 by five planners. In the past, the majority of building/project reviews were performed by technical staff such as Permit Technicians, Permit Specialists, and Plans Coordinators. The Planners were responsible for reviewing the more complex projects. Changes to the Zoning Ordinance have made building/project review procedures more complex and have, in turn, triggered additional involvement of professional Planning staff in conducting reviews. Additionally, turn-over of staff in the Permitting Division has required Planning staff to take on additional permit reviews while new staff is trained and becomes proficient in the use of the zoning ordinance.

The Planners spend a combined total of 2,241 hours per year manning the Planner on Duty station providing customer service in person or over the phone. In addition to their day to day duties and responsibilities, the Planners are involved with special projects such as:

- Research on proposed changes to state law which may trigger changes to the Zoning Ordinance, Comprehensive Plan, and Subdivision Regulations
- Outreach to youth through organizations and school settings
- Outreach to residents/citizens
- Participation on the Investing in Manufacturing Communities Plan (IMCP) project
- Processing text amendments to the Zoning Ordinance, Comprehensive Plan, and Subdivision Regulations
- Reviewing Requests for Comments from adjoining municipalities and other jurisdictions.

### ***Public Education/Outreach***

The Planning Division conducted/participated in the following outreach efforts:

- Military Career Fair at Gila Ridge High School on October 1, 2019
- Arizona Western College Career Expo at the San Luis Campus on October 16, 2019.
- Arizona Western College Career Expo Outreach at the Main Campus on November 12, 2019.

### **Zoning Enforcement Section**

The Zoning Enforcement Section staffing consists of the County Zoning Inspector, one Deputy Zoning Inspector/Planning Technician, and an Associate Planner/Deputy Zoning Inspector that devotes 20% of time to zoning enforcement functions. The section enforces the Yuma County Zoning Ordinance and does so primarily on a reactive basis, but will act proactively in order to address an eminent threat to health, safety, or welfare. During CY2019, section activities continued to be supportive of all of the divisions within the Department of Development Services. The major areas of involvement for the section included:

- Enforcement Activities
- Assistance to DDS Divisions
- Assistance to other Agencies
- Public Education

***Comparison of Activity by Type for CY2015 thru CY2019***

| <b>Section Activities</b>   | <b>2015</b> | <b>2016</b> | <b>2017</b> | <b>2018</b> | <b>2019</b> |
|-----------------------------|-------------|-------------|-------------|-------------|-------------|
| Total Complaints Received   | 339         | 369         | 313         | 242         | 356         |
| Total Inspections Conducted | 1,005       | 1,118       | 1,025       | 703         | 981         |
| Unresolved (Open) Cases     | 110         | 93          | 82          | 79          | 54          |
| Resolved (Closed) Cases     | 345         | 256         | 269         | 175         | 237         |
| Total Cases Initialized     | 337         | 206         | 250         | 182         | 252         |
| Unfounded Complaints        | 70          | 101         | 48          | 60          | 61          |

| <b>Staffing Levels</b>                    | <b>2015</b> | <b>2016</b> | <b>2017</b> | <b>2018</b> | <b>2019</b> |
|---|-------------|-------------|-------------|-------------|-------------|
| Deputy Zoning Inspector                   | 2           | 2           | 1           | 0           | 0           |
| Deputy Zoning Inspector/Planning Tech     | 0           | 0           | 0           | 1           | 1           |
| Associate Planner/Deputy Zoning Inspector | 0           | 0           | 0           | 1           | 1           |

***Assistance to Other DDS Divisions***

The Zoning Enforcement Section continues to work closely with the other divisions within the Department of Development Services. Examples of this interaction and support include working with the Building Inspectors concerning alleged violations for unpermitted structures, substandard construction, and expired permits and working with the Environmental Programs Division concerning alleged violations for improper sewage disposal and dumping of gray water.

***Training Personnel***

In October 2007, the Coalition of Arizona County Code Enforcement Officials (CACCEO), consisting of county code enforcement officials from throughout the state, was established. The CACCEO group works under the umbrella of an organization called AACPD, which is the Association of Arizona County Planning Directors. These officials developed seven training modules to train and test current county personnel throughout the state in a training program that was specifically designed for code enforcement officials. Yuma County Zoning Enforcement personnel took the lead in developing this program. Zoning Enforcement staff partnered with Arizona Western College (AWC) to make this course available online through their educational program called “Black Board”. Individuals that complete the course are eligible to receive certification as a Zoning Inspector.

In 2011, the statewide certification training program for code enforcement officers and deputy zoning inspectors was completed. This certification program is available for all enrollees, government employees or not. Nine individuals completed the County Code Enforcement course during CY2019. A total of 90 individuals have completed the course since AWC first began offering it.

### ***Membership Structure of CACCEO and AACPD***

CACCEO's officers are as follows: President Charles Hart, Maricopa County; Vice-President Paula Mullenix, Pinal County; and the Secretary seat is vacant. The listed members include: Milton Ollerton, Apache County; Rick Corley, Cochise County; Steve Brown, Coconino County; Steve McGaughey, Graham County; Phillip Ronnerud, Greenlee County; Mike Baker, La Paz County; Christine Ballard, Mohave County; Trent Larson, Navajo County; Rick Bruster, Pima County; Paula Mullenix and Carrie Duncan, Pinal County; Angelika Ortiz, Santa Cruz County; Steven Mauk and Kathleen McCaw, Yavapai County; and Maggie Castro, Yuma County.

AACPD's officers are as follows: President David C. Williams, Yavapai County; Vice President Darren Gerard, AICP, Maricopa County; Secretary Christine Ballard, Mohave County; Treasurer Chris Poirier, Pima County. The listed members include: Devin Brown, Apache County; Dan Coxworth, Cochise County; Paul Esparza, Cochise County, Jay Christelman, Coconino County; Bob Short, Coconino County; Deb Bradway, Gila County; Michelle, Dahlke, Gila County, Scott Buzan, Gila County, Joe Goodman, Graham County; Phil Ronnerud, Greenlee County; Nora Yackley, La Paz County; Carol Johnson, AICP, Maricopa County; Lynn Favour, AICP, Maricopa County; Matthew Holm, AICP, Maricopa County; Nick Hont, Mohave County; Brandt Clark, Esq., Navajo County; Sandra Phillips, P.E., Navajo County; Himanshu Patel, Pinal County; Jesse Drake, Santa Cruz County; Tammy DeWitt, Yavapai County; Jeremy Dye, Yavapai County; Maggie Castro, AICP, Yuma County; Craig Sullivan, CSA; Dan Bogert, CSA; Yvonne Ortega, CSA.

The purpose of the association is to provide a forum for Arizona Planning Directors to discuss topics such as pending legislation that impacts planning and zoning, development trends, entity staffing levels and financial condition, comprehensive plans, zoning ordinances, subdivision regulations, and other regulatory issues. The association currently meets on a quarterly basis or as frequently as needed when potential legislation impacting planning and zoning requires discussion and a support or opposition position taken.

### **Section Two: Building Safety Division**

The Building Safety Division provides the following services:

- Building, plumbing, mechanical and electrical plan review and inspections of all residential and commercial construction
- Fire plan review and inspections for residential and commercial construction and installations where applicable
- Perform inspections for the installation of Manufactured Homes and Factory-Built Buildings in accordance with State of Arizona standards
- Investigate and follow-up on building and fire related complaints from constituents
- Provide support to Zoning Enforcement for building and fire related complaints
- Provide support to the Grants Division and the Housing Rehabilitation Programs

***Comparison of Activity by Type for CY2015 thru CY2019***

| <b>Building Safety Division</b>      |              |              |              |              |              |
|--------------------------------------|--------------|--------------|--------------|--------------|--------------|
|                                      | <b>2015</b>  | <b>2016</b>  | <b>2017</b>  | <b>2018</b>  | <b>2019</b>  |
| Construction Valuations              | \$29,099,639 | \$29,193,791 | \$30,108,072 | \$41,546,749 | \$55,947,328 |
| New Commercial Construction          | 23           | 11           | 5            | 8            | 10           |
| New Industrial Construction          | 0            | 1            | 3            | 6            | 6            |
| New Single Family Residential (NSFR) | 110          | 130          | 107          | 175          | 236          |
| Average Valuation NSFR               | \$136,074    | \$139,065    | \$134,913    | \$123,987    | \$116,859    |
| Total number of Inspections          | 7960         | 8627         | 8746         | 10,266       | 12,473       |

The table above indicates an increase in new construction valuation of just over 92% in CY2019 compared to CY2015. There was an increase in New Single Family Residential permits of just over 114% in CY2019 compared to CY2015. Additionally, there was an increase in total number of inspections of almost 57% in CY2019 compared to CY2015.

***Video Based Inspections***

The Building Safety Division began performing a limited number of inspections using the video streaming (Facetime) capabilities of cell phones in July 2015 to help reduce staff time involved with processing and following up on expired permits. There have been an increased number of contractors who have embraced this technology. In CY2019, the technology was used for air conditioning installations, water heater replacements, insulation work, main breaker derating for solar installations, energy conservation code, and duct leakage tests. The use of this technology has resulted in a win-win process for Yuma County and the customers we serve with a reduction in travel time, reduction in onsite coordination and reduction in staff follow-up time.

**Section Three: Environmental Programs Division**

The Environmental Programs Division provides the following services:

- Dust complaints
- Illegal dumping
- Nuisance complaints
- Septic reviews / inspections / approvals
- Solid waste
- Storm water plan review
- Subdivision reviews / approvals
- Well locations / approvals
- 208 Clean Water Act

*Comparison of Activity by Type for CY2015 thru CY2019*

| <b>Environmental Programs</b> |             |             |             |             |             |
|-------------------------------|-------------|-------------|-------------|-------------|-------------|
|                               | <b>2015</b> | <b>2016</b> | <b>2017</b> | <b>2018</b> | <b>2019</b> |
| Fees Received                 | \$123,340   | \$135,885   | \$147,990   | \$160,945   | \$160,180   |
| Septic Tank Inspections       | 113         | 116         | 143         | 155         | 146         |
| Septic Tank Permits Issued    | 119         | 135         | 153         | 160         | 154         |
| Septic Tank Permits Finaled   | 112         | 115         | 142         | 156         | 124         |
| Site Evaluations              | 29          | 46          | 31          | 30          | 36          |
| Pumpers/Haulers Inspections   | 153         | 131         | 117         | 176         | 146         |

The table above indicates an increase of approximately 30% in fees received in CY2019 compared to CY2015. There was an increase of 30% in Septic Tank inspections and Septic Tank Permits Issued in CY2019 compared to CY2015. Septic Tank Permits Finaled increased approximately 11% in CY2019 compared to CY2015. Site Evaluations increased 24% in CY2019 compared to CY2015. Pumper/hauler inspections decreased approximately 4.5% in CY2019 compared to CY2015. The Environmental Programs Section also issued 8 approvals of construction (water), 7 discharge authorizations (sewer), 32 approvals to construct (sewer and water), and responded to 30 complaints during CY2019.

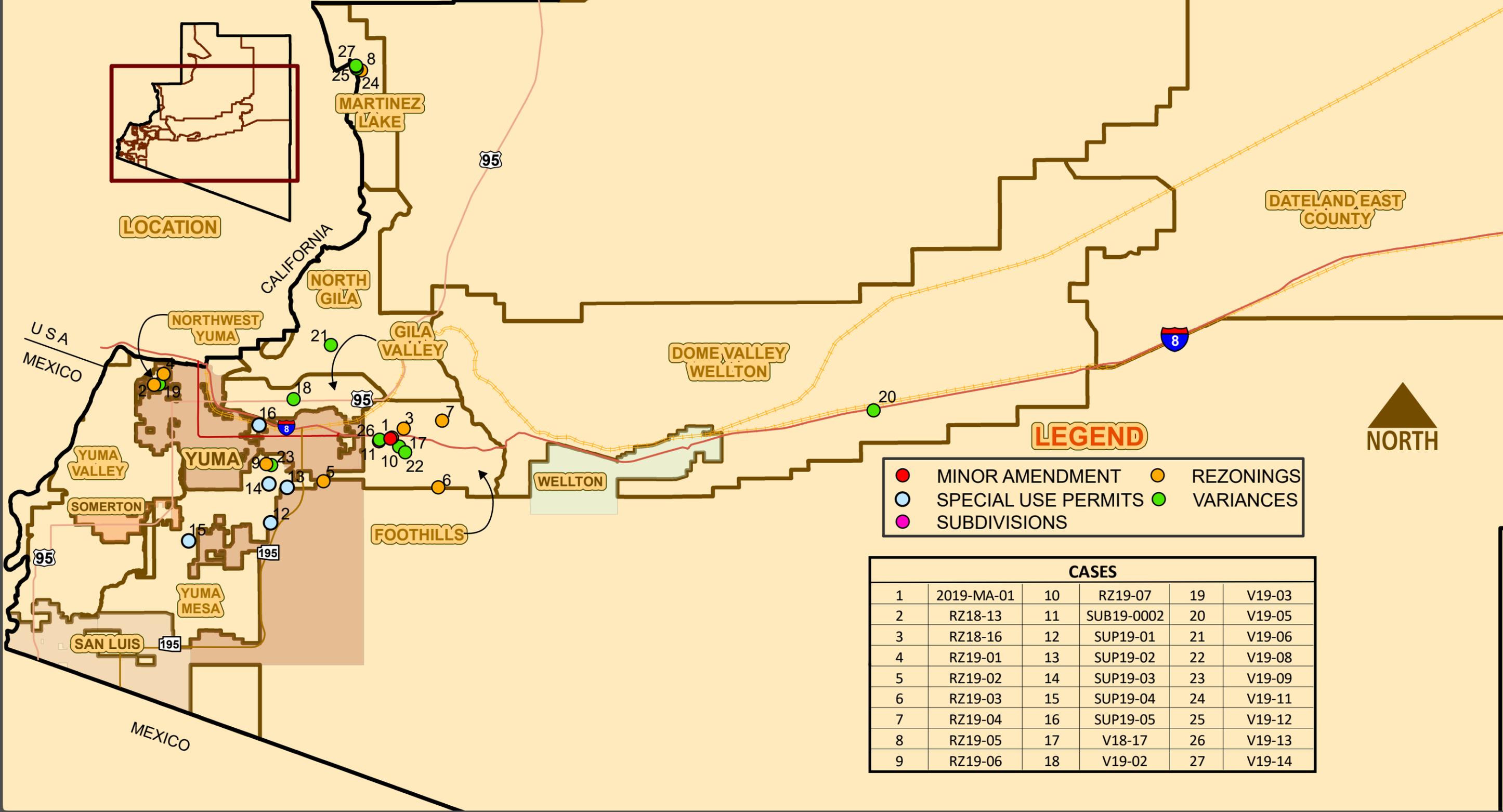
**Section Four: Engineering Department (CIP Report)**

## 2019 Yearly CIP report

| CIP #   | PROJECT NAME   | PROJECT DESCRIPTION  | CONTRACT TIME (CALENDAR DAYS) | ESTIMATED CONSTRUCTION START DATE | ESTIMATED COMPLETION DATE | FINAL ACCEPTANCE                   |
|---------|--|--|-------------------------------|-----------------------------------|---------------------------|------------------------------------|
| 1.9915C | Avenue B and 5th Street Pedestrian Travel Signal "HAWK"                              | New Pedestrian Signal Crossing "HAWK" at the intersection, including, sidewalk and access ramp, signing and striping and miscellaneous improvements.   | 205                           | 04/09/2018                        | 10/31/2018                | 3/5/2019                           |
| 3.0505  | San Luis Area Drainage Improvements  | Drainage design to relieve flooding in eastern San Luis where no drainage facilities exist. Project consists of extending existing storm drain system, including new storm drain, catch basins and pavement replacement. | 100                           | 05/07/2018                        | 09/15/2018                | 2/22/2019                          |
| 3.1004  | Farwest Storm Drain Improvement Project  | Install approximately 20,310 LF of new storm drain, 57 manholes and 102 catch basins, in addition, pavement replacement and misc. items.   | 270                           | 08/27/2018                        | 05/24/2019                | 11/1/2019                          |
| 1.1403  | Co. 14th Street Overlay-Avenue A to Avenue D   | Project included crack sealing, new AC pavement overlay, chip seal, striping and miscellaneous improvements.   | 80                            | 10/10/2018                        | 12/29/2018                | 5/22/2019                          |
| 1.1503  | South Frontage Road Overlay  | New overlay between Fortuna Road and Foothills Boulevard to include new turn lanes and misc. items.  | 90                            | 10/08/2018                        | 01/06/2019                | 5/6/2019                           |
| 1.1801b | Fall 2018 Chip Seal  | To provide new chip seal, fog seal, and new striping on county roads, continuing with ongoing maintenance program.   | 90                            | 10/15/2018                        | 01/13/2019                | LOA<br>12/26/2018                  |
| 1.1803  | Pavement Preservation-Hwy 95-Ave C-3/4 to Co. 11-1/2St                               | To provide new chip seal, fog seal, and new striping on county roads, continuing with ongoing maintenance program.   | 90                            | 10/15/2018                        | 01/13/2019                | LOA<br>02/07/2019                  |
| 1.1801  | 2019 Spring Chip Seal  | To provide new chip seal, fog seal, and new striping on county roads, continuing with ongoing maintenance program.   | 75                            | 03/25/2019                        | 06/08/2019                | LOA 7/26/2019                      |
| 1.1801  | 2019 Fall Chip Seal  | To provide new chip seal, fog seal, and new striping on county roads, continuing with ongoing maintenance program.   | 75                            | 10/07/2019                        | 12/21/2019                | Substantial completion<br>12/20/19 |
| 3.1804  | Facility Maintenance: Ave C and 5th Street Pump Station Reconstruction               | Reconstruct the pump station control unit.   | 180                           | 10/31/2018                        | 04/29/2019                | 4/29/2019                          |
| 1.9903  | Irrigation Culvert Replacements: a) Avenue G and Co 13th St b) Co 18th and Ave F 1/2 | Reconstruct Irrigation Crossing to replace old failing culverts and increase headwall widths   | 60 days each                  | 5/15/2019                         | 12/5/2019                 | 12/5/2019                          |



# YUMA COUNTY CASES APPROVED FOR CY 2019



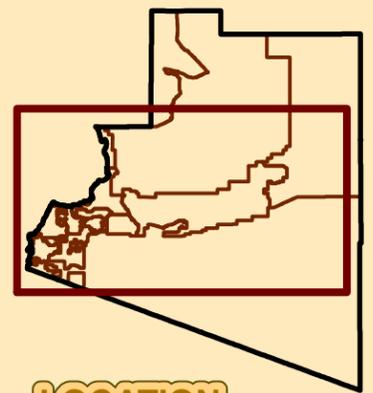
## LEGEND

- MINOR AMENDMENT
- SPECIAL USE PERMITS
- SUBDIVISIONS
- REZONINGS
- VARIANCES

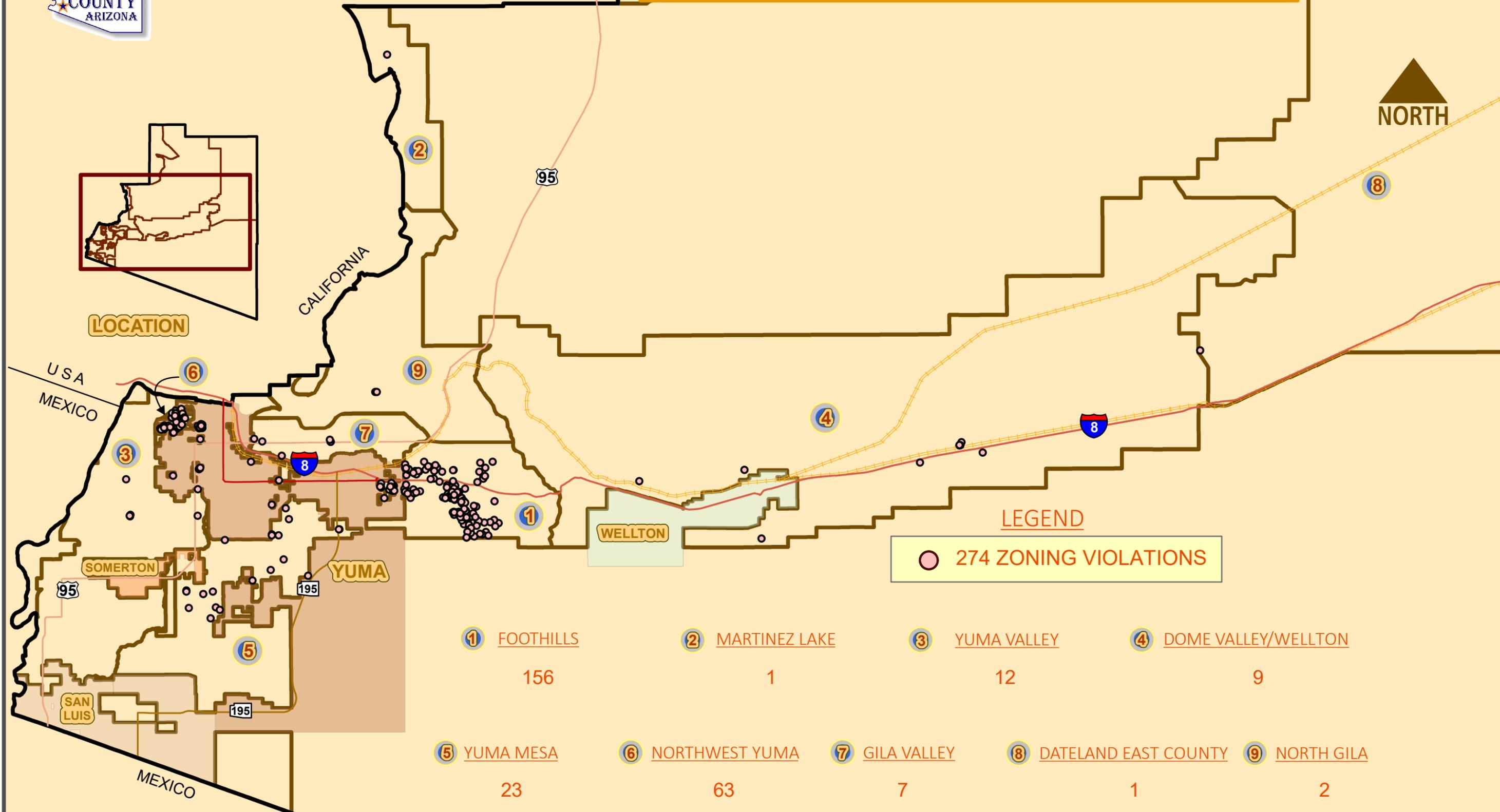
| CASES |            |    |            |    |        |
|-------|------------|----|------------|----|--------|
| 1     | 2019-MA-01 | 10 | RZ19-07    | 19 | V19-03 |
| 2     | RZ18-13    | 11 | SUB19-0002 | 20 | V19-05 |
| 3     | RZ18-16    | 12 | SUP19-01   | 21 | V19-06 |
| 4     | RZ19-01    | 13 | SUP19-02   | 22 | V19-08 |
| 5     | RZ19-02    | 14 | SUP19-03   | 23 | V19-09 |
| 6     | RZ19-03    | 15 | SUP19-04   | 24 | V19-11 |
| 7     | RZ19-04    | 16 | SUP19-05   | 25 | V19-12 |
| 8     | RZ19-05    | 17 | V18-17     | 26 | V19-13 |
| 9     | RZ19-06    | 18 | V19-02     | 27 | V19-14 |



# YUMA COUNTY ZONING ENFORCEMENT ACTIVITY FOR CY 2019



LOCATION



### LEGEND

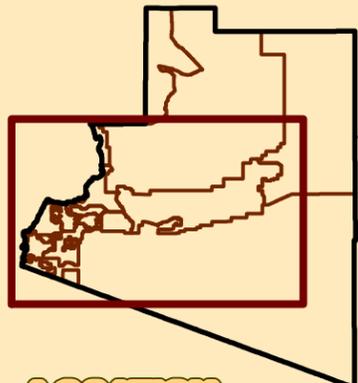
● 274 ZONING VIOLATIONS

|   |           |   |                |   |             |   |                      |   |            |
|---|-----------|---|----------------|---|-------------|---|----------------------|---|------------|
| ① | FOOTHILLS | ② | MARTINEZ LAKE  | ③ | YUMA VALLEY | ④ | DOME VALLEY/WELLTON  |   |            |
|   | 156       |   | 1              |   | 12          |   | 9                    |   |            |
| ⑤ | YUMA MESA | ⑥ | NORTHWEST YUMA | ⑦ | GILA VALLEY | ⑧ | DATELAND EAST COUNTY | ⑨ | NORTH GILA |
|   | 23        |   | 63             |   | 7           |   | 1                    |   | 2          |

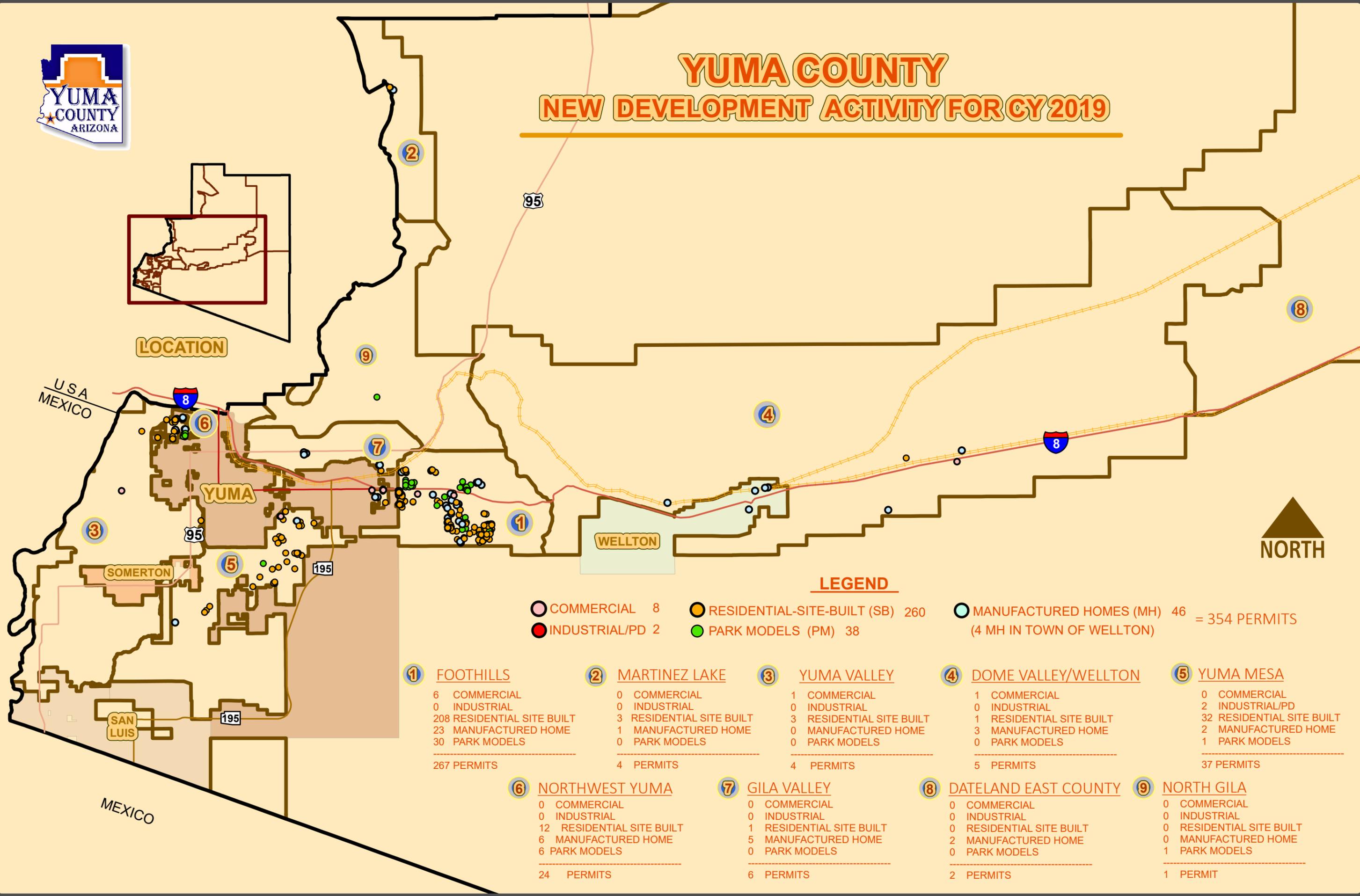




# YUMA COUNTY NEW DEVELOPMENT ACTIVITY FOR CY 2019



**LOCATION**



**LEGEND**

- COMMERCIAL 8
- RESIDENTIAL-SITE-BUILT (SB) 260
- MANUFACTURED HOMES (MH) 46  
(4 MH IN TOWN OF WELLTON) = 354 PERMITS
- INDUSTRIAL/PD 2
- PARK MODELS (PM) 38

|   |  |   |  |   |
|---|--|---|--|---|
| <p><b>1</b> <u>FOOTHILLS</u></p> <p>6 COMMERCIAL<br/>0 INDUSTRIAL<br/>208 RESIDENTIAL SITE BUILT<br/>23 MANUFACTURED HOME<br/>30 PARK MODELS</p> <hr style="border-top: 1px dashed #ccc;"/> <p>267 PERMITS</p>  | <p><b>2</b> <u>MARTINEZ LAKE</u></p> <p>0 COMMERCIAL<br/>0 INDUSTRIAL<br/>3 RESIDENTIAL SITE BUILT<br/>1 MANUFACTURED HOME<br/>0 PARK MODELS</p> <hr style="border-top: 1px dashed #ccc;"/> <p>4 PERMITS</p> | <p><b>3</b> <u>YUMA VALLEY</u></p> <p>1 COMMERCIAL<br/>0 INDUSTRIAL<br/>3 RESIDENTIAL SITE BUILT<br/>0 MANUFACTURED HOME<br/>0 PARK MODELS</p> <hr style="border-top: 1px dashed #ccc;"/> <p>4 PERMITS</p>          | <p><b>4</b> <u>DOME VALLEY/WELLTON</u></p> <p>1 COMMERCIAL<br/>0 INDUSTRIAL<br/>1 RESIDENTIAL SITE BUILT<br/>3 MANUFACTURED HOME<br/>0 PARK MODELS</p> <hr style="border-top: 1px dashed #ccc;"/> <p>5 PERMITS</p> | <p><b>5</b> <u>YUMA MESA</u></p> <p>0 COMMERCIAL<br/>2 INDUSTRIAL/PD<br/>32 RESIDENTIAL SITE BUILT<br/>2 MANUFACTURED HOME<br/>1 PARK MODELS</p> <hr style="border-top: 1px dashed #ccc;"/> <p>37 PERMITS</p> |
| <p><b>6</b> <u>NORTHWEST YUMA</u></p> <p>0 COMMERCIAL<br/>0 INDUSTRIAL<br/>12 RESIDENTIAL SITE BUILT<br/>6 MANUFACTURED HOME<br/>6 PARK MODELS</p> <hr style="border-top: 1px dashed #ccc;"/> <p>24 PERMITS</p> | <p><b>7</b> <u>GILA VALLEY</u></p> <p>0 COMMERCIAL<br/>0 INDUSTRIAL<br/>1 RESIDENTIAL SITE BUILT<br/>5 MANUFACTURED HOME<br/>0 PARK MODELS</p> <hr style="border-top: 1px dashed #ccc;"/> <p>6 PERMITS</p>   | <p><b>8</b> <u>DATELAND EAST COUNTY</u></p> <p>0 COMMERCIAL<br/>0 INDUSTRIAL<br/>0 RESIDENTIAL SITE BUILT<br/>2 MANUFACTURED HOME<br/>0 PARK MODELS</p> <hr style="border-top: 1px dashed #ccc;"/> <p>2 PERMITS</p> | <p><b>9</b> <u>NORTH GILA</u></p> <p>0 COMMERCIAL<br/>0 INDUSTRIAL<br/>0 RESIDENTIAL SITE BUILT<br/>0 MANUFACTURED HOME<br/>1 PARK MODELS</p> <hr style="border-top: 1px dashed #ccc;"/> <p>1 PERMIT</p>           |   |