

4. **Rezoning Case No. 20-04:** Jose M. Tapia, agent for Randy Brown, requests the rezoning of a parcel to 4.92 gross acre in size from Rural Area-5 acre minimum (RA-5) to Suburban Site Built-2 acre minimum (SSB-2), Assessor's Parcel Number 754-37-003, located on the southwest corner of County 17th Street and Avenue A^{3/4}, Yuma, Arizona.
5. **Minor Amendment Case No. 20-02:** Craig Colvin, agent for Bonnie Swensen (Smallwood Gen 3, LLC), requests to change the land use designation of a 2.82 net acre portion of a parcel 18.42 acres in size from Urban Density Residential (R-UD) to Regional Commercial (C-RC), Assessor's Parcel Number 700-33-003, located in the vicinity of the southeast corner of Avenue 10E and South Frontage Road, Yuma, Arizona.
6. **Rezoning Case No. 20-06:** Craig Colvin, agent for Bonnie Swensen (Smallwood Gen 3, LLC), requests the rezoning of an 11.51 acre portion of a parcel 18.42 net acres in size from Recreational Vehicle Park (RVP) to Recreational Vehicle Subdivision (RVS), Assessor's Parcel Number 700-33-003, located in the vicinity of the southeast corner of Avenue 10E and South Frontage Road, Yuma, Arizona.
7. **Rezoning Case No. 20-07:** Craig Colvin, agent for Bonnie Swensen (Smallwood Gen 3, LLC), requests the rezoning of a 2.82 net acre portion of a parcel 18.42 net acres in size from Recreational Vehicle Park (RVP) to General Commercial (C-2), Assessor's Parcel Number 700-33-003, located in the vicinity of the southeast corner of Avenue 10E and South Frontage Road, Yuma, Arizona.
8. **Minor Amendment Case No. 20-01:** Steve Gerber, agent for Wayne & Jerre Meyer, requests to change the land use designation of a parcel 41.67 gross acres in size from Agriculture/Rural Preservation (A-RP) and Suburban Density Residential (R-SD) to Agriculture/Rural Residential (A-RR), Assessor's Parcel Number 202-02-006, located at 10271 South Avenue 38E, Tacna, Arizona.
9. **Rezoning Case No. 20-05:** Steve Gerber, agent for Wayne & Jerre Meyer, requests the rezoning of a parcel 41.67 gross acres in size from Rural Area-40 acre minimum (RA-40) to Rural Area-10 acre minimum (RA-10), Assessor's Parcel Number 202-02-006, located at 10271 South Avenue 38E, Tacna, Arizona.
10. **El Rancho Encantado Phase 2B subdivision - Modifications of Subdivision Regulations:** Craig Colvin of Colvin Engineering, representing El Rancho Encantado, LLC, requests two modifications from the Yuma County Subdivision Regulations, Sections 4.15(C) and 4.22(A), for the proposed El Rancho Encantado Phase 2B subdivision, Assessor's Parcel Number 728-35-005, zoned Recreational Vehicle Subdivision (RVS), located at the northwest corner of Cassidy Drive and 50th Street, Yuma, Arizona.

11. **El Rancho Encantado Phase 2B subdivision- Tentative Map:** Craig Colvin of Colvin Engineering, representing El Rancho Encantado, LLC, requests the review and approval of the tentative map for the proposed El Rancho Encantado Phase 2B subdivision, Assessor's Parcel Number 728-35-005, zoned Recreational Vehicle Subdivision (RVS), located at the northwest corner of Cassidy Drive and 50th Street, Yuma, Arizona.
12. **Discussion by the Commission members and Planning Director of events attended, current events, and the schedule for future Planning Commission meetings.**
13. **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. 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 April 28, 2020. The meeting was held via Zoom and opened to the public in Aldrich Auditorium at 2351 West 26th 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, Paul White, Ron Rice and Alicia Zermeno. 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; Land Development Engineer Arturo Alvarez and PZ Commission Administration Specialist Amber Jardine.

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

ITEM No. 3: Approval of the Planning and Zoning Commission regular meeting minutes of March 3, 2020.

MOTION (BLACK/ZERMENO): Approve as presented.

VOICE VOTE: Mulhern-AYE; McKinley- AYE; Bowers- AYE; Bryant- AYE; Rosales- AYE; Black- AYE; Eide- AYE; White- AYE; Rice- AYE; Zermeno-AYE. The motion carried 10-0.

ITEM No. 4: Rezoning Case No. 20-02: Adrian Vega, agent for Savera Holdings, LLC, requests the rezoning of two parcels totaling 4.16 gross acres in size from Rural Area-10 acre minimum to Suburban Site Built-2 acre minimum, Assessor's Parcel Numbers 755-33-002 and -003, located approximately 270 feet east of Avenue A on the south side of County 17th Street, Yuma, Arizona.

Senior Planner Juan Leal Rubio presented the staff report recommending approval of Rezoning Case No. 20-02 subject to the following Performance Conditions and Schedule for Development:

Performance Conditions

1. The owner of their agent shall provide an A.R.S. §12-1134 waiver within 60 days of approval by the Board of Supervisors.
2. The owners or their agent shall record an avigation disclosure statement for each parcel within 60 days of approval by the Board of Supervisors.

Schedule for Development

1. Within one year of approval by the Board of Supervisors the owners shall apply for and obtain a Grading Permit from the Department of Development Services to improve the ingress/egress easement shown on Exhibit A as an access built road in a dust free condition by application of an aggregate base course (ABC) covered by a penetration and chip seal coat (refer to attachment Standard No. B - Penetration and Chip Seal).
2. Within one year of approval by the Board of Supervisors, the owner shall submit certification from a licensed engineer confirming the roadway referred to in item 1 of the Schedule for Development was constructed according to Standard B-Penetration and Chip Seal.
3. Within one year of approval by the Board of Supervisors all lots shall be provided with means of irrigation and access to irrigation water prior to development of any of the existing parcels. The owner/applicant will submit a letter from the irrigation district to the Department of Development Services confirming that a satisfactory irrigation system is installed and the individual lots will have access to irrigation water.

Commissioner Black inquired if there was any opposition from surrounding neighbors.

Senior Planner Juan Leal Rubio stated staff did not receive any letters in opposition.

Commissioner Black inquired about the road issues with a previous case in the subject area.

Senior Planner Juan Leal Rubio stated the property owners of that case did not contact staff. He explained the applicant will improve the County 17th Street alignment to Standard No. B- Penetration and Chip Seal which will provide adequate access.

Chairman Rosales opened the public hearing.

Senior Planner Fernando Villegas stated there was no one from the public present in Aldrich Auditorium.

Commissioners discussed the opposition from a previous rezoning case in the area due to the roadway.

Triguna Israel, applicant, stated they intend to improve the section of County 17th with Standard No. B- Penetration and Chip Seal.

Senior Planner Juan Leal Rubio explained the previous case in the subject area was Rezoning Case 17-07. The Schedule for Development for RZ17-07 required the establishment of a private ingress/egress access easement.

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

MOTION (BLACK/ ZERMENO): Approve Rezoning Case No. 20-02 as presented by staff.

VOICE VOTE: Mulhern-AYE; McKinley- AYE; Bowers- AYE; Bryant- AYE; Rosales- AYE; Black- AYE; Eide- AYE; White- AYE; Rice- AYE; Zermeno-AYE. The motion carried 10-0.

ITEM No. 5: Rezoning Case No. 20-03: Barry Olsen, agent for RBN LLC, requests the rezoning of 15 parcels totaling approximately 16.0 gross acres in size from Planned Development to Rural Area-10 acre minimum, Assessor's Parcel Numbers 723-32-001 thru -015, located on the northwest corner of the Avenue 4E and County 13th Street, Yuma, Arizona; located in the 70-74 dB noise zone.

Senior Planner Javier Barraza presented the staff report recommending approval of Rezoning Case No. 20-03 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 Avigation disclosure statement.
 - c. Record an Agriculture disclosure statement.
 - d. Record a Schedule for Development disclosure statement.

Schedule for Development

1. Within one year of approval by the Board of Supervisors, the owner or agent shall file a Reversion to Acreage map pursuant to Section 7.6 of the Yuma County Subdivision Regulations.

Chairman Rosales opened the public hearing.

Barry Olsen, 101 East 2nd Street, Yuma, AZ, agent, explained the intent for the reversion back to the original zoning Rural Area - 10 acre minimum.

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

MOTION (BLACK/BRYANT): Approve Rezoning Case No. 20-03 as presented by staff.

VOICE VOTE: Mulhern-AYE; McKinley- AYE; Bowers- AYE; Bryant- AYE; Rosales- AYE; Black- AYE; Eide- AYE; White- AYE; Rice- AYE; Zermeno-AYE. The motion carried 10-0.

ITEM No. 6: Jacobson Companies, Inc. requests five modifications from the Yuma County Subdivision Regulations for the proposed Southern Skies subdivision consisting of 308 residential lots on 69.86 acres zoned Recreational Vehicle Subdivision (RVS), Assessor's Parcel Numbers 198-17-009 and -010, located east of Fortuna Road and south of 40th Street, Yuma Arizona.

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

1. Modification from Section 4.7(A) – Blocks: To increase block length to 1,318 feet.
2. Modification from Section 4.12(C) – Intersections and Corners: To allow 20' by 20' right-of-way chamfers for internal streets. However, staff recommends requiring 25' by 25' right-of-way chamfers along Fortuna Road, 44th Street and Scottsdale Drive.
3. Modification from Section 4.15(B) – Perimeter Roads: To not provide street lights along Fortuna Road.

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

4. Modification from Section 4.20 – Traffic Calming: It is requested by the Developer not to provide traffic calming measures.
5. Modification from Section 4.22 – Sidewalks: It is requested by the Developer not to construct sidewalks throughout the development. Staff recommends not requiring the construction of sidewalks along Fortuna Road only.

Commissioners inquired about traffic calming and what the Engineering Department has been approving.

Land Development Engineer Arturo Alvarez explained the different types of traffic calming. He explained the current approval has been speed cushions. However, the developer has different options that he could propose to minimize speed on the residential streets.

Planning Director Maggie Castro, AICP, explained staff is recommending denial of the modification from Section 4.20. She stated the developer would decide which approved method to use for traffic calming.

Chairman Rosales opened the public hearing.

Raul Garcia, 334 South 5th Avenue, Yuma, Arizona 85364, representative from Jacobson Engineering, stated speed cushions are too aggressive. He stated they would work with engineering to have a less aggressive method for traffic calming.

Land Development Arturo Alvarez explained there are different types of traffic calming methods. He stated the Engineering Department would work with the developer on a traffic calming method that meets standards.

Bruce Jacobson, 334 South 5th Avenue, Yuma, Arizona 85364, Jacobson Engineering, stated he wants to build sidewalks. He requested to build the sidewalks after the homes are built due to any potential sidewalk damage due to construction. He suggested having the sidewalks tied in with each home approval or prior to the certificate of Occupancy is released.

Land Development Arturo Alvarez stated he would work with the developer to build the sidewalks at a later time and place a condition on the final plat that sidewalks required are throughout the development.

Commissioner Rosales inquired about not requiring sidewalks along Fortuna Road.

Land Development Arturo Alvarez stated future development would construct sidewalks along Fortuna Road.

Commissioner Bryant inquired if the developer was comfortable with Modification No. 2.

Bruce Jacobson, 334 South 5th Avenue, Yuma, Arizona 85364, Jacobson Engineering, stated he understood staff's recommendation for Modification No. 2.

Commissioner Bryant inquired if staff could waive the sidewalk requirements and make it a condition within the Certificate of Occupancy.

Deputy County Attorney Ed Feheley explained there was a change to the Subdivision Regulations that allowed for different kind of assurance.

Senior Planner Fernando Villegas stated if assurance was the issue for sidewalks and the developer would work with engineering staff in regards to placement of the sidewalks, then the developer does not need a modification from Section 4.22-Sidewalks.

Deputy County Attorney Ed Feheley stated there was a change to the Subdivision Regulations that through a County Trust Agreement the developer can record the final plat prior to the completion of all subdivision improvements.

Commissioner Eide inquired about the required sidewalks shown on the map.

Senior Planner Fernando Villegas explained the requirement for sidewalks is for the arterial and major collector streets with curb and gutter.

Land Development Arturo Alvarez stated sidewalks are a requirement. The developer would install sidewalks on internal streets. The perimeter roads would be developed once the area is developed by other owners of the properties.

Commissioner Eide inquired about the size of subdivisions that would not be required to install sidewalks.

Land Development Arturo Alvarez explained the trigger for sidewalks is 10,000 square feet or less. Larger development does not trigger sidewalks. However, the type of zoning for the area could require sidewalks.

Planning Director Maggie Castro, AICP stated Section 4.22 of the Subdivision Regulations requires sidewalks for subdivisions within an average parcel size of 10,000 square feet or less. The subdivision needs sidewalks on the arterial and internal streets of the development.

Bruce Jacobson, 334 South 5th Avenue, Yuma, Arizona 85364, Jacobson Engineering, reiterated that they want to build sidewalks for the development. He requested installing the sidewalks prior to the Certificate of Occupancy.

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

MOTION (BRYANT/BLACK): Approve modification 1, 2, 3 and 4. Approve modification 5 based on staff allowing sidewalks to be built at Certificate of Occupancy, otherwise recommending the Board of Supervisors eliminate the sidewalks and Bruce could build the sidewalks as he wants to.

VOICE VOTE: Mulhern-AYE; McKinley- AYE; Bowers- AYE; Bryant- AYE; Rosales- AYE; Black- AYE; Eide- AYE; White- AYE; Rice- AYE; Zermeno-AYE. The motion carried 10-0.

ITEM No. 7: Jacobson Companies, Inc. requests approval of the tentative map for the proposed Southern Skies subdivision consisting of 308 residential lots on 69.86 acres zoned Recreational Vehicle Subdivision (RVS), Assessor's Parcel Numbers 198-17-009 and -010, located east of Fortuna Rd and south of 40th street, Yuma Arizona.

Senior Planner Fernando Villegas presented the staff report recommending approval of the tentative map for Southern Skies subdivision subject to the following conditions:

1. All modifications requested by the developer shall be approved by the Board of Supervisors. 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. In accordance with the YCPWS 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.

Chairman Rosales opened the public hearing.

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

MOTION (BLACK/EIDE): Approve tentative map for Southern Skies subdivision as presented by staff.

VOICE VOTE: Mulhern-AYE; McKinley- AYE; Bowers- AYE; Bryant- AYE; Rosales- AYE; Black- AYE; Eide- AYE; White- AYE; Rice- AYE; Zermeno-AYE. The motion carried 10-0.

ITEM No. 8: Discussion by the Commission members and Planning Director of events attended, current events, and the schedule for future Planning Commission meetings.

There being no further business to come before the Commission, the Chairman adjourned the meeting at 6:54 p.m.

Matias Rosales, Chairman

ATTEST:

Maggie Castro, AICP, Planning Director

DRAFT

Yuma County
Planning & Zoning
Commission

Item No. 4

AIR-9796

4.

P&Z Commission Agenda

Meeting Date: 05/19/2020

Submitted For: Maggie Castro

Submitted By: Fernando Villegas

Department: Planning & Zoning Division - DDS

Information

1. REQUESTED ACTION:

Rezoning Case No. 20-04: Jose M. Tapia, agent for Randy Brown, requests the rezoning of a parcel to 4.92 gross acre in size from Rural Area-5 acre minimum (RA-5) to Suburban Site Built-2 acre minimum (SSB-2), Assessor's Parcel Number 754-37-003, located on the southwest corner of County 17th Street and Avenue A^{3/4}, Yuma, Arizona.

2. INTENT:

The applicant intends to split the subject property into two parcel 2.5 gross acres in size.

3. For detailed analysis see attached staff report

4. STAFF'S RECOMMENDATION:

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

Attachments

Staff Report

Vicinity Map

Site Plan

Development Evaluation Checklist

Internal Memos



STAFF REPORT TO THE COMMISSION
April 14, 2020

Rezoning Case No. 20-04

REQUEST: Rezone a parcel 4.92 gross acre in size from Rural Area-5 acre minimum (RA-5) to Suburban Site Built-2 acre minimum (SSB-2), Assessor's Parcel Number 754-37-003, located on the southwest corner of County 17th Street and Avenue A^{3/4}, Somerton, Arizona.

APPLICANT: Jose M. Tapia, agent for Randy Brown.

Application is within Supervisor District No. 4: Marco A. "Tony" Reyes; Commissioners Matias Rosales and Gary Black. Staff report prepared by Fernando Villegas, Senior Planner.

DIRECTIONS: From the City of Yuma, travel south on Highway 95 (Avenue B) to the intersection of County 15th Street. Turn east (left) at the intersection and travel approximately one-eighth (1/8) of a mile to the intersection of Avenue B. Turn south (right) and travel 2.0 miles to County 17th Street. Turn east (left) and travel 0.125 mile to the northwest corner of subject property.

INTENT:

The applicant intends to split the subject property into two parcel 2.5 gross acres in size.

SITE CONDITIONS:

The subject property is located approximately one quarter mile east of the intersection of Avenue B and County 17th Street on the south side of County 17th Street. The property is in agriculture (date palms) and contains an 80' x 40' metal building used for storage of hay and seed on the west side of the property. The metal building area is fenced and contains above ground metal tanks and farming equipment. An irrigation ditch is located along the center of subject property. The property is bordered along the north by underground lateral B-11.

Surrounding zoning and land uses consist of the following: Parcel 13 to the north is zoned Suburban Ranch-2 acre minimum (SR-2) and is improved with a site built dwelling and accessory buildings. Parcel 14 also to the north is zoned SR-2 and is improved with a manufactured home and accessory buildings. Parcel 2 to the west is also zoned SR-2 and is improved with a site-built dwelling and accessory buildings. Parcel 6 to the southwest is zoned SR-2 and is improved with a site built home. Parcels 4 and 5 to the south are zoned SSB-2. Parcel 5 is developed with a site-built dwelling and accessory structures and Parcel 4 is

unimproved. Parcel 754-38-001 to the east is zoned Rural Area-5 acre minimum (RA-5) and is developed with a site-built dwelling, barn, detached garage, and the remainder is in alfalfa production. Special Use Permit Case No. 91-02 was approved in April 1991 allowing a manufactured home as a second dwelling. Most properties in this area keep farm animals, are irrigated, and have a small portion of the acreage dedicated to agriculture in addition to the residential uses.

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 allows a residential density from one dwelling unit per 2 acres to one dwelling unit per 10 acres. This request is within the range of identified uses, densities and intensities of the 2020 Comprehensive Plan.

The purpose of the SSB-2 zoning district is to allow rural lot development with emphasis on preserving the character of farming communities and 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 in the Somerton Elementary School District and Yuma Union High School District. Kofa High School is located at 3100 South Avenue A, approximately seven miles to the north of the subject parcel. The elementary school serving this location is Orange Grove Elementary School located at 3525 West County 16½ Street, approximately 1.75 miles northwest of the subject property.

The subject property is within the Unit B Irrigation District. Future development of the proposed lot will require a well and septic system.

The property is within the six-minute response time radius by the Rural Metro fire department and within the ten-minute response time radius by the Yuma County Sheriff's Office substation located at 15865 South Avenue A.

The subject property is located outside the 65 dB noise zone. However, it is located in the Territory in the Vicinity of a Military Airport.

CRITICAL ISSUES:

Current access to the subject property is by County 17th Street, a paved road 25 feet in width having 25 feet of dedicated public right-of-way on the south side.

The subject property is located within the Yuma Metropolitan Air Pollution District which is designated "non-attainment" for PM₁₀ 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 implemented include paving, stabilizing, and/or reducing travel on unpaved streets, roads and unpaved areas. Approval of this request could potentially generate an additional 10 vehicle trips per day. Although County 17th Street is paved along the north boundary of the

subject property, the portion of said street from the west boundary to Avenue B is unimproved. Therefore, this request could generate an increase in dust.

Public water and sanitation services are not available in the area of the subject properties. Individual septic systems and water wells will be needed.

SUMMARY NOTES:

SUPPORT STAFF SUMMARY: The Environmental Programs Division, Flood Control District, and Building Safety Division found this application satisfactory. The Engineering Department provided the following comments: No additional right-of-way will be required and driveway access to all parcels shall be in accordance with Yuma County Public Works Standards Section 7.2.8.

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

- Antonio Martinez representing the Marine Corps Air Station (MCAS) offered the following comments: MCAS Yuma has reviewed the request for APN 754-37-003. There is no objection to creating two new parcels as requested. An avigation Easement is requested due to the 65 dB noise contour and the property located under the flightpath. Thank you for the opportunity to review and comment.
- Gen Grosse representing the Yuma County Airport Authority (YCAA) offered the following comments: The subject property appears to be just outside the 65dB noise zone, therefore the Yuma County Airport Authority does not object to the request. It is recommended an Avigation Easement be submitted recognizing noise and vibrations may occur from aviation activities at the Yuma International Airport and MCAS Yuma. Thank you.

PUBLIC INPUT: As of April 14, 2020 no public input has been received.

CITIZEN COMMENTS: Staff has not received any comments at this time.

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 295.

The Development Evaluation Checklist score is less than 300 due primarily to the following factors: 1) Access to the site is via a non-paved surface, from Avenue B to the northwest corner of the subject property. However, a paved road is located just north of the subject property.

Ordinances, codes and regulations that pertain to the application:

- Yuma County Zoning Ordinance
- Yuma County Subdivision Regulations
- Yuma County Comprehensive Building Code
- 2003 International Fire Code (IFC)
- Environmental Health Laws (ARS Titles 36 and 49)

- Yuma County Flood Control District
- Public Works Standards Volume I, Section 7.2.8 Driveway/Curb Cuts.

CHRONOLOGY:

03-25-20 Application received
04-24-20 Public notice mailed to properties within 300 feet of the request, the City of Yuma, and relevant agencies/stakeholders
04-29-20 Legal ad appears in the Yuma Sun for the Planning Commission's public hearing
05-01-20 Property posted for the Planning Commission's public hearing
05-08-20 Letter mailed informing applicant of item being placed on Planning Commission's public hearing agenda
05-08-20 Staff report mailed to applicant and/or agent
05-19-20 Planning Commission's public hearing

RECOMMENDATION:

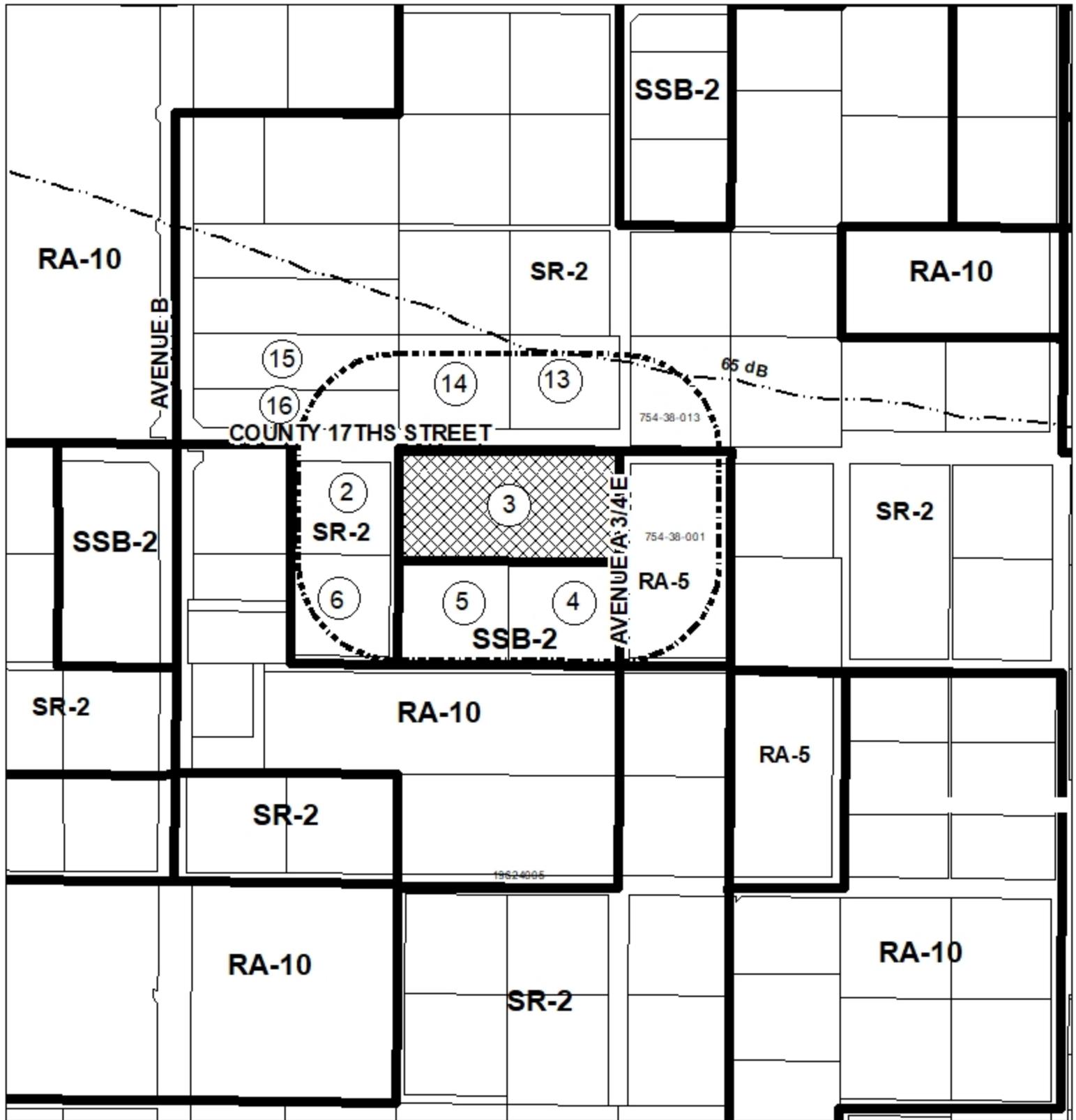
Staff recommends approval of this request subject to the following Performance Condition and Schedule for Development based on the request being within the range of identified uses, densities and intensities of the Comprehensive Plan.

Performance Condition.

1. The owner or applicant shall submit the following documents within 60 days of Board of Supervisors approval of this rezoning case and to the Department of Development Services:
 - a. An A.R.S. § 12-1134 waiver.
 - b. An Avigation Disclosure Statement

Schedule for Development. Within two (2) years of approval by the Board of Supervisors:

1. A land division permit shall be applied for and approved in accordance with Section 507.00 of the Yuma County Zoning Ordinance.
2. All lots resulting from the proposed split shall be provided with the means of irrigation and access to irrigation water. A letter from the Unit B irrigation District shall be submitted stating a satisfactory irrigation system is installed and the individual lots will have 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: RZ20-04
 LOCATION: Southwest Corner of
 Co. 17th St. & Avenue A 3/4 E
 APNs: 754-37-003

Case Planner: Fernando Villegas
 Drawn by : Fernando V. On 03-30-2020
 Reviewed: Javier B. 03-30-2020

SCALE
 1" = 400'

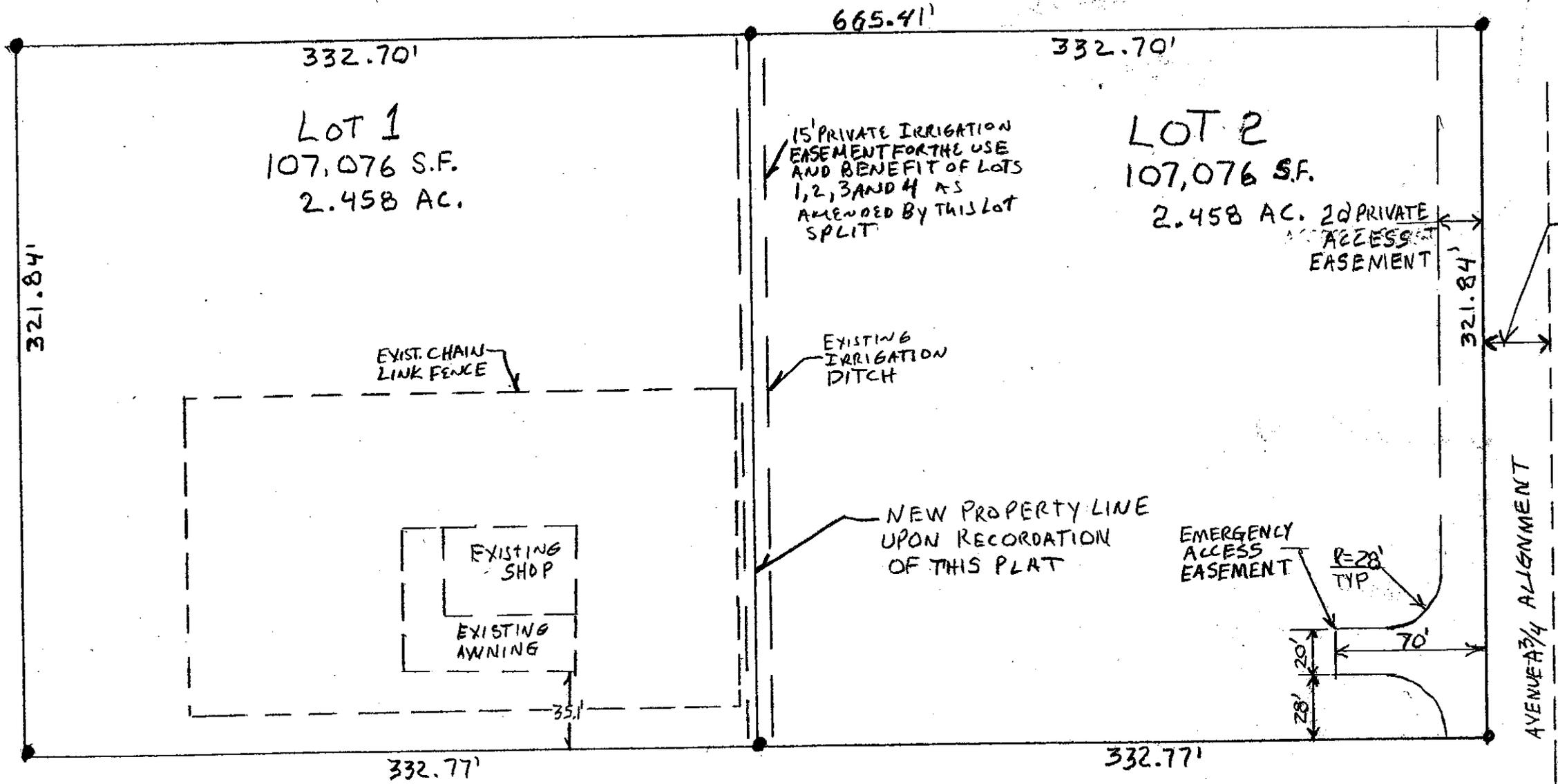


Legend

-  Subject Property
-  300' NOTIFICATION AREA
-  Municipality

1" = 6'

COUNTY 17TH STREET



LOT 1
107,076 S.F.
2.458 AC.

LOT 2
107,076 S.F.
2.458 AC.

15' PRIVATE IRRIGATION
EASEMENT FOR THE USE
AND BENEFIT OF LOTS
1, 2, 3 AND 4 AS
AMENDED BY THIS LOT
SPLIT

20' PRIVATE
ACCESS
EASEMENT

EX 30' ROW PER
DKT: 1681 P. 6: 80

EXIST. CHAIN
LINK FENCE

EXISTING
IRRIGATION
DITCH

NEW PROPERTY LINE
UPON RECORDATION
OF THIS PLAT

EMERGENCY
ACCESS
EASEMENT

AVENUE 3/4 ALIGNMENT

EXISTING
SHOP

EXISTING
AWNING

R=28'
TYP

28'
20'

70'

332.70'

665.41'

332.70'

321.84'

321.84'

332.77'

332.77'

35.1'

Yuma County 2020 Comprehensive Plan Development Evaluation Checklist				
Case No.: RZ20-04		Owner/Agent: Jose M. tapia		
Current Zoning: RA-5	Proposed Zoning: SSB-2	Gross Acreage:	4.92	
REZONING TO ALLOW A RESIDENTIAL SUBDIVISION				
IMPACT CATEGORY I. CONFORMANCE TO EXISTING PLANS		YES	NO	SCORE
1	The proposal is consistent with the Yuma County 2020 Comprehensive Plan, area plans, and other applicable county, state, or regional plans.	25	25	25
2	The proposed project reduces open space or rural preservation areas identified in the Yuma County 2020 Comprehensive Plan.	20	0	20
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.	20	0	20
IMPACT CATEGORY II. LAND USE COMPATIBILITY				
4	The proposed use is the same or similar to the uses in the surrounding vicinity.	20	0	20
5	The proposed density is the same or similar to the existing density in the surrounding vicinity.	20	0	20
6	The location of the project is appropriate considering proximity to existing transportation, shopping, services and employment.	20	0	20
IMPACT CATEGORY III. NATURAL RESOURCES				
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	10	10
9	The project will result in the loss of prime and/or unique farmland.	0	10	10
IMPACT CATEGORY IV. PUBLIC INFRASTRUCTURE				
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.	10	0	10
11	Any public right-of-way necessary to accommodate the development has been or is proposed to be dedicated.	10	0	10

12	A traffic impact study is either not required, or if required has been completed indicating the conclusions and recommendations for improvements.	10	0	10
13	A public or private water system, or an on-site water source, will adequately serve the proposed development	10	0	10

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 ₁₀ (particulate matter 10 microns or less diameter) or other air pollution levels in the vicinity.	5	0	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	5	5

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

23	Physical access to the site is traversable by a two-wheel drive passenger motor vehicle.	10	0	10
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).	5	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.).	10	0	10

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
TOTAL SCORE				295
MAXIMUM POSSIBLE SCORE				300

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: Fernando Villegas

4/14/2020



YUMA COUNTY
Planning & Zoning Division
REQUEST FOR COMMENTS

April 7, 2020

CASE NUMBER: Rezoning Case No. 20-04

CASE SUMMARY: Jose M. Tapia agent for Randy Brown requests the rezoning of a parcel to 4.92 gross acre in size from Rural Area-5 acre minimum (RA-5) to Suburban Site Built-2 acre minimum (SSB-2), Assessor's Parcel Number 754-37-003, located on the southwest corner of County 17th Street and Avenue A 3/4 E, Yuma, Arizona.

The applicant is proposing to create two new parcels.

Public Hearing: TBD

Comments Due: April 17, 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) 817-5181.

COMMENT NO COMMENT

The subject property appears to be just outside the 65 dB noise zone, therefore the Yuma County Airport Authority does not object to the request. It is recommended an Avigation Easement be submitted recognizing noise and vibrations may occur from aviation activities at Yuma International Airport and MCAS Yuma.

Thank you.

DATE: 4/7/20 NAME: Gen Grosse, Yuma County Airport Authority

RETURN TO: Please return your response within 5 days to: Fernando Villegas, Senior Planner, Department of Development Services, 2351 W. 26th Street, Yuma, AZ 85364 or by E-mail – Fernando.villegas@yumacountyaz.gov



YUMA COUNTY
Planning & Zoning Division
REQUEST FOR COMMENTS

April 7, 2020

CASE NUMBER: Rezoning Case No. 20-04

CASE SUMMARY: Jose M. Tapia agent for Randy Brown requests the rezoning of a parcel to 4.92 gross acre in size from Rural Area-5 acre minimum (RA-5) to Suburban Site Built-2 acre minimum (SSB-2), Assessor's Parcel Number 754-37-003, located on the southwest corner of County 17th Street and Avenue A 3/4 E, Yuma, Arizona.

The applicant is proposing to create two new parcels.

Public Hearing: TBD

Comments Due: April 17, 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) 817-5181.

 X COMMENT NO COMMENT

MCAS Yuma has reviewed the request for APN 754-37-003. There is no objection to creating two new parcels as requested. An Avigation Easement is requested due to the proximity to the 65 dB noise contour and the property located under a flightpath. Thank you for the opportunity to review and comment.

DATE: 8 April 2020 NAME: Antonio Martinez, MCAS Yuma *A. Martinez*

RETURN TO: Please return your response within 10 days to: Fernando Villegas, Senior Planner, Department of Development Services, 2351 W. 26th Street, Yuma, AZ 85364 or by E-mail – Fernando.villegas@yumacountyaz.gov

ARTURO ALVAREZ

ENG
TECHNICAL

1. No additional right of way will be require;
• existing right of way along Co. 17th Street is 25-feet

2. Driveway access to all parcels shall be in accordance with Yuma County Public Works Standards Section 7.2.8

4/8/2020 9:12:05 AM



YUMA COUNTY
Planning & Zoning Division
REQUEST FOR COMMENTS

March 30, 2020

CASE NUMBER: Rezoning Case No. 20-04

CASE SUMMARY: Jose M. Tapia agent for Randy Brown requests the rezoning of a parcel to 4.92 gross acre in size from Rural Area-5 acre minimum (RA-5) to Suburban Site Built-2 acre minimum (SSB-2), Assessor's Parcel Number 754-37-003, located on the southwest corner of County 17th Street and Avenue A 3/4 E, Yuma, Arizona.

The applicant is proposing to create two new parcels.

Public Hearing: TBD

Comments Due: April 10, 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) 817-5181.

COMMENT NO COMMENT

If an all-weather access road is required, a grading permit will be required.

DATE: 04/10/2020 NAME: David Ruakoba

RETURN TO: Please return your response within 5 days to: Fernando Villegas, Senior Planner, Department of Development Services, 2351 W. 26th Street, Yuma, AZ 85364 or by E-mail – Fernando.villegas@yumacountyaz.gov

Yuma County
Planning & Zoning
Commission

Item No. 5

AIR-9767

5.

P&Z Commission Agenda

Meeting Date: 05/19/2020

Submitted For: Maggie Castro

Submitted By: Javier Barraza

Department: Planning & Zoning Division - DDS

Information

1. REQUESTED ACTION:

Minor Amendment Case No. 20-02: Craig Colvin, agent for Bonnie Swensen (Smallwood Gen 3, LLC), requests to change the land use designation of a 2.82 net acre portion of a parcel 18.42 acres in size from Urban Density Residential (R-UD) to Regional Commercial (C-RC), Assessor's Parcel Number 700-33-003, located in the vicinity of the southeast corner of Avenue 10E and South Frontage Road, Yuma, Arizona.

2. INTENT:

The applicant intends to rezone a portion of the subject parcel to General Commercial (C-2) to accommodate for a commercial development. A minor amendment to change the land use designation to Regional commercial is necessary to allow for the rezoning.

3. For detailed analysis see attached staff report

4. STAFF'S RECOMMENDATION:

Staff recommends approval of Minor Amendment Case No. 20-02.

Attachments

Att: Staff Report

Att: Land Use Map

Att: Exhibit A Site Plan



STAFF REPORT TO COMMISSION

May 19, 2020

Minor Amendment Case No. 20-02

REQUEST: Change the land use designation of a 2.82 net acre portion of a parcel 18.42 acres in size from Urban Density Residential (R-UD) to Regional Commercial (C-RC), Assessor's Parcel Number 700-33-003, located in the vicinity of the southeast corner of Avenue 10E and South Frontage Road, Yuma, Arizona.

APPLICANT/AGENT: Craig Colvin, agent for Bonnie Swensen (Smallwood Gen 3, LLC)

Application is within Supervisor District 3: Supervisor Darren Simmons; Planning Commissioners are Scott Mulhern and Danny Bryant. Staff report prepared by Javier Barraza, Senior Planner.

LOCATION: From Yuma, take Interstate 8 (I-8) and take Exit 12 (Fortuna Road exit) and turn south (right). Travel about 500 feet and turn west (right) at South Frontage Road. Travel west one mile to Avenue 10E and turn south (left). Travel south 1,260 feet to 34th Street and turn east (left). Travel east approximately 1/8 mile to arrive at the southwest corner of the property.

INTENT:

The applicant intends to rezone a portion of the subject parcel to General Commercial (C-2) to accommodate for a commercial development. A minor amendment to change the land use designation to Regional commercial is necessary to allow for the rezoning.

A.R.S. § 11-814(A) requires all zoning and rezoning ordinances, regulations, or specific plans to be consistent with and conform to the adopted county plan. The Urban Density Residential (U-RD) land use designation do not support commercial uses. Therefore, an amendment to change the land use designation to C-RC is required to allow the proposed rezoning.

SITE CONDITIONS: The subject property is located in the Foothills Planning Area of the Yuma County 2020 Comprehensive Plan. The property is currently undeveloped desert terrain as represented in Figures 1 and 2 below.



Figure 1: Aerial View of subject parcel and portion to be rezone



Figure 2: View of subject parcel looking south from the north of subject property.

Current Land Use Classifications

Urban Density Residential (R-UD): A designation that supports residential uses and densities that are urban in nature. Urban Density Residential allows the highest possible density of residential development. It is primarily characterized by multi-family dwelling units and recreational vehicle parks. Allows for dwelling units to be manufactured, site-built or recreational vehicles. 10 to 18 dwelling units per acre.

Zoning Districts Permitted within R-UD: R-2, R-3, MHP, RVS, PD, VCO and AD.

Proposed Land Use Classification

Regional Commercial (C-RC): A designation that allows for the full range of regional commercial activity. This designation is intended for large scale commercial enterprises that have region wide rather than a neighborhood customer base. Examples of this include the following: Big box retail chains and other large retail stores, High density business/office, wholesale trade, retail activities and commercial services, Commercial building with a footprint larger than one acre.

Zoning Districts Permitted within C-RC MHP, RVP, RC, C-1, C-2, PD, VCO and AD.

ANALYSIS:

1. Land Use Compatibility

Is the proposed change compatible with adjoining land use designations, existing land uses and zoning? Is the proposed change logical and harmonious with the land use pattern of the area in question? How would the amendment affect adjacent property owners?

ADJOINING LAND USES

North	Vacant
East	RV Park
South	Vacant
West	Commercial

ADJOINING LAND USE PLAN DESIGNATIONS

North	Local Commercial
East	Urban Density Residential
South	Urban Density Residential
West	Local Commercial

ADJOINING ZONING DISTRICTS

North	C-2
East	RVP
South	RVP
West	C-2

The proposed change is compatible with adjoining land use designations, existing land uses, and zoning. Additionally, the proposed change is logical and harmonious with the land use pattern of the area. The proposed use would not have a negative effect on adjacent property owners. The proposed change is needed in order to allow this portion of the subject property to be rezoned for a commercial development. The southern 11.51 acre portion of the parcel is in the process of being rezoned to Recreational Vehicle Subdivision with Rezoning Case No. 20-06.

2. Protection & Conservation of Natural Resources & Environment

Does the change adversely impact the natural environment or scenic quality of the area in contradiction to the Plan?

The proposed change will not have an adverse impact on the natural environment or scenic quality of the area in contradiction to the Plan. The area is not designated as open space, a sensitive environmental area, or a scenic area/scenic corridor.

3. Public Infrastructure, Facilities, and Services

Does the amendment adversely impact that portion of the planning area by requiring public expenditures for infrastructure improvements such as roads, sewer, or water systems needed to support the planned land uses?

The proposed project will not require public expenditures for infrastructure improvements.

4. Impact on Health, Safety, and General Welfare

Does the amendment adversely affect the health or safety of present or future residents?

The amendment does not appear to adversely affect the health or safety of present or future residents since the subject property will be used for commercial development. The subject property is located within the ten minute response time radius from the Sheriff's foothills substation located at 13190 East South Frontage Road and within the six minute response time radius from the Rural-Metro Fire Department Station No. 10 located at 11471 South Fortuna Road.

5. Consistency with Plan Goals, Objectives, and Policies

Is the amendment consistent with the overall intent of the Plan? Is the amendment consistent with specific goals and policies of the Plan?

The amendment is consistent with the overall intent of the Plan since the land use designations to the north and west are intended for commercial development. The amendment is consistent with the following policy and priority:

- **Encourage the development of small business by providing an adequate supply of land classified for small scale commercial usage**

The requested C-RC land use designation will allow commercial uses similar to those existing in the vicinity of the subject property. The proposed use is compatible with existing uses to the north and west.

6. Additional Factors, Criteria, and Questions for Consideration

- *Is the amendment an overall improvement to the plan and not solely for the good or benefit of a particular landowner?*

The amendment is considered an overall improvement to the plan since the northern portion of the subject property and the parcel to the west are designated Local Commercial (C-LC). Commercial uses should be located along major arterial roads like South Frontage Road or Fortuna Road. The northern portion of the subject parcel and the property to the west are zoned C-2. Since the C-LC land use designation does not support uses allowed in the C-2 zoning district, the C-RC land use designation is recommended. This will allow large retail stores and high density business and offices.

- *Does the amendment address an oversight, inconsistency, or other land use related inequity in the plan?*

The amendment does address an inconsistency or other land use related inequity. The current land use designation is intended for residential uses and densities that are urban in nature. The existing land use designation on the northern portion of the parcel and on the west is C-LC. The change will address an inconsistency and inequity by making both properties share the same zoning and dimension depth. Development of this nature would require direct access from major arterial roads for these types of uses. There is an existing commercial driveway on the subject parcel onto South Frontage Road.

- *Is the existing plan designation no longer appropriate due to other plan amendments that have changed the character of the area?*

Other plan amendments have not changed the character of the area. However, the proposed C-RC land use designation is located along major arterial roads. South Frontage Road is a major collector road.

SUMMARY NOTES:

SUPPORT STAFF SUMMARY: The Environmental Programs Division, Zoning Enforcement Section, Building Safety Division, and Flood Control District provided a no comment response. The Engineering Department recommends the following: 1. Avenida Compadres is a quarter

Minor Amendment Case No. 20-02

Page 6 of 6

section line and shall be extended to South Frontage Road in accordance with Subdivision Regulations, Section 4.4-Adjacent Property, the Owner shall extend the 60-foot dedication per the proposed subdivision south of subject area. 2. Refer to Rezoning Case 20-06 Engineering Department comments.

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

- Antonio Martinez from MCAS-Yuma provided the following comment: MCAS-Yuma has reviewed the rezoning request for portion of APN 700-33-003. There are no objections to this request.
- Robert Blevins, Principal Planner with the City of Yuma provided a “No Comment” response.
- Joe Wehrle, Yuma County Assessor, provide a “No Comment” response.

PUBLIC INPUT: As of April 15, 2020 no public input has been received.

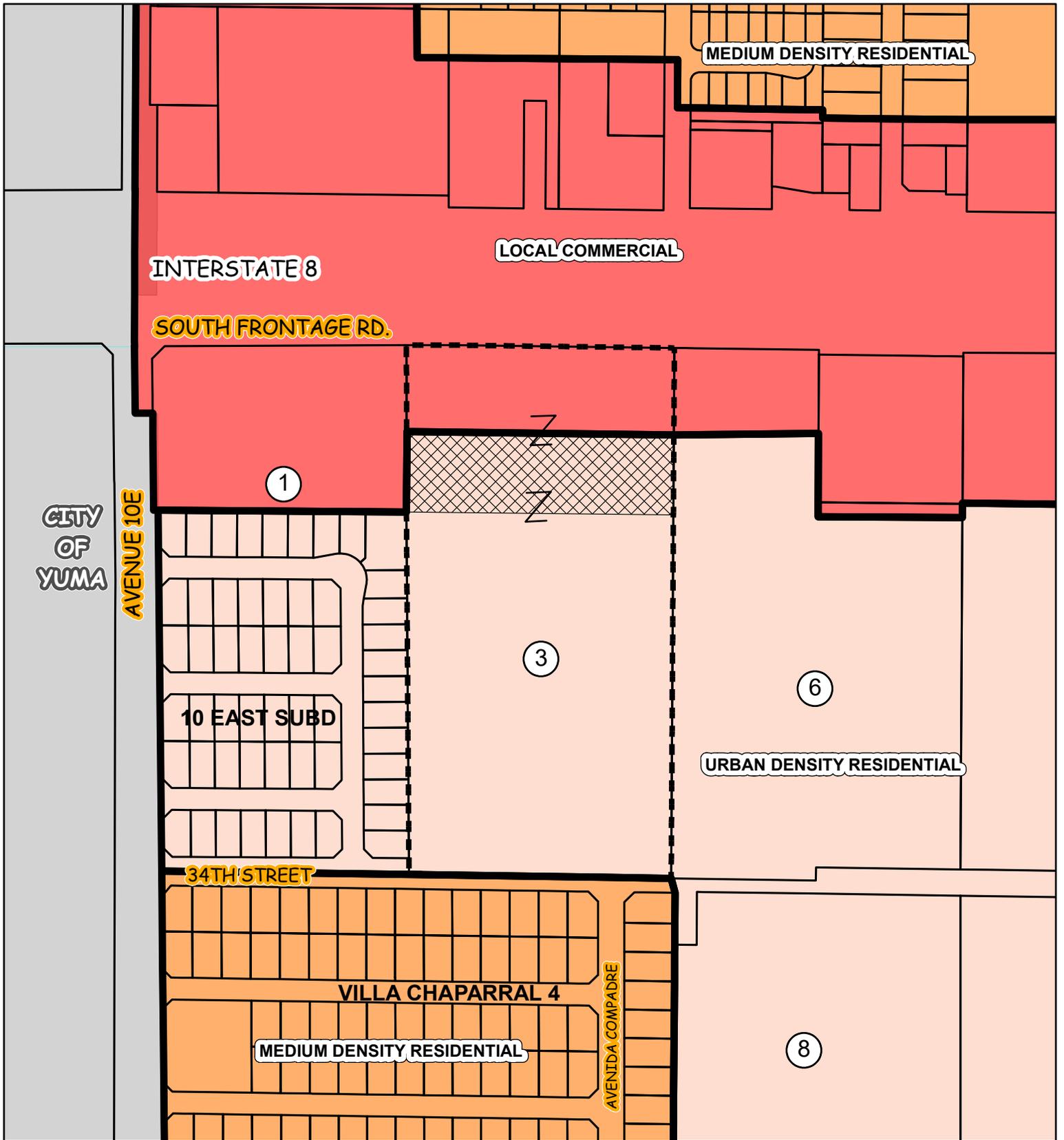
CHRONOLOGY:

04-01-20	Application received
04-29-20	Public Notice published in the Yuma Daily Sun for the P&Z Commission hearing
05-01-20	P&Z Commission notice letters mailed
05-19-20	P&Z Commission public hearing

RECOMMENDATION:

Staff recommends approval of Minor Amendment Case No. 20-02 based on:

1. The amendment will allow for commercial development that is consistent with and does not negatively impact the existing residential and commercial character of the area.
2. The change will allow for consistent zoning and land use development patterns.
3. The amendment addresses an oversight, inconsistency, or other land use related inequity since the current land use designation is intended for residential uses and densities that are urban in nature.



CITY OF YUMA

AVENUE 10E

INTERSTATE 8

SOUTH FRONTAGE RD.

LOCAL COMMERCIAL

MEDIUM DENSITY RESIDENTIAL

1

3

6

URBAN DENSITY RESIDENTIAL

10 EAST SUBD

34TH STREET

VILLA CHAPARRAL 4

MEDIUM DENSITY RESIDENTIAL

AVENIDA COMPADRE

8



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

CASE NO: MA20-02
 LOCATION: WITHIN THE VICINITY OF SE CORNER OF SOUTH FRONTAGE RD & AVENUE 10E
 APNs: PT. OF 700-33-003

Case Planner: Javier Barraza.
 Drawn by : Javier B 04-03-2020
 Reviewed: Javier B. 04-03-2020

SCALE
 1" = 300"



Legend

	PORTION TO AMEND
	SUBJECT PARCEL
	MUNICIPALITY

FOR INFORMATION ONLY - NO LIABILITY ASSUMED

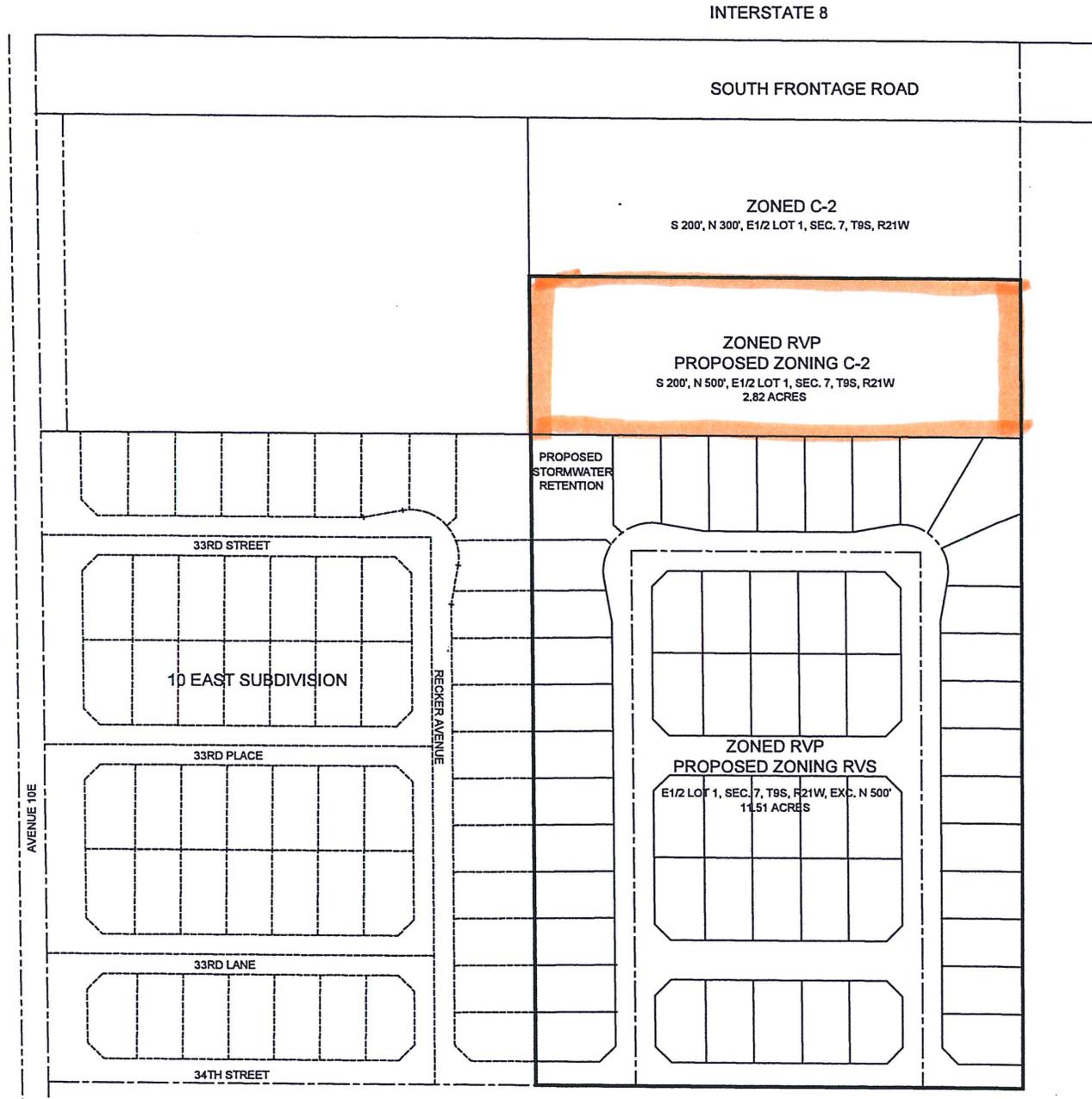
EXHIBIT "A"

MINOR AMENDMENT

PORTION OF APN 700-33-003
YUMA COUNTY, ARIZONA



SCALE 1"=200'



CONCEPTUAL SITE PLAN

 **Colvin
Engineering, Inc.**
6105 E. ALYSSA LANE
YUMA, ARIZONA 85365
928-580-1061

Yuma County
Planning & Zoning
Commission

Item No. 6

AIR-9766

6.

P&Z Commission Agenda

Meeting Date: 05/19/2020

Submitted For: Maggie Castro

Submitted By: Javier Barraza

Department: Planning & Zoning Division - DDS

Information

1. REQUESTED ACTION:

Rezoning Case No. 20-06: Craig Colvin, agent for Bonnie Swensen (Smallwood Gen 3, LLC), requests the rezoning of an 11.51 acre portion of a parcel 18.42 net acres in size from Recreational Vehicle Park (RVP) to Recreational Vehicle Subdivision (RVS), Assessor's Parcel Number 700-33-003, located in the vicinity of the southeast corner of Avenue 10E and South Frontage Road, Yuma, Arizona.

2. INTENT:

To create a residential subdivision consisting of 55 lots.

3. For detailed analysis see attached staff report

4. STAFF'S RECOMMENDATION:

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

Attachments

Att: Staff Report

Att: Zoning Map

Att: Exhibit A Site Plan

Att: Development Evaluation Checklist

Att: All Comments

Att: MCAS Comments



STAFF REPORT TO THE COMMISSION

May 19, 2020

Rezoning Case No. 20-06

REQUEST: Rezone an 11.51 acre portion of a parcel 18.42 net acres in size from Recreational Vehicle Park (RVP) to Recreational Vehicle Subdivision (RVS), Assessor's Parcel Number 700-33-003, located in the vicinity of the southeast corner of Avenue 10E and South Frontage Road, Yuma, Arizona.

APPLICANT: Craig Colvin, agent for Bonnie Swensen (Smallwood Gen 3, LLC)

Application is within Supervisor District 3: Supervisor Darren Simmons; Planning Commissioners are Scott Mulhern and Danny Bryant. Staff report prepared by Javier Barraza, Senior Planner.

DIRECTIONS: From Yuma, take Interstate 8 (I-8) and take Exit 12 (Fortuna Road exit) and turn south (right). Travel about 500 feet and turn west (right) at South Frontage Road. Travel west one mile to Avenue 10E and turn south (left). Travel south 1,260 feet to 34th Street and turn east (left). Travel east approximately 1/8 mile to the southwest corner of the property.

INTENT:

To create a residential subdivision consisting of 55 lots.

CURRENT CONDITIONS:

The subject property is in desert terrain with desert vegetation. There is a billboard sign on the northern portion and a gated retention basin on the northeast corner.

Legal and physical access to the parcel is on the north along South Frontage Road a paved road 43 feet in width that has 100 feet of dedicated right-of-way and on the south by 34th Street, a paved road 24 feet in width that has 30 feet of dedicated right-of-way.

Surrounding zoning and land uses: The subject parcel is bounded on the north by South Frontage Road and I-8. Parcel 1 to the northwest is zoned General Commercial (C-2) and is the location of Super Store (a business dedicated to the sale of hardware and RV accessories). The area to the west is zoned RVS and is the location of 10 East subdivision improved with site built houses. The area to the south is RVS and is the location of Villa Chaparral 4 subdivision improved with site built houses. Parcel 8 to the southeast is zoned RVP and is the location of Sun Ridge RV Park. Parcel 6 to the east is zoned RVP and is the location of Blue Sky RV Park.

The purpose of the RVS zoning district is to provide orderly development of subdivisions accommodating recreational vehicles as well as manufactured homes. Minimum parcel size requirements for site-built residences is 4,500 square feet.

The subject property is located in the Foothills Planning Area of the 2020 Comprehensive Plan. The current land use designation is Urban Density Residential (R-UD) which supports residential uses and densities that are urban in nature. The R-UD allows the following zoning districts: R-2, R-3, MHP, RVS, PD, VCO and AD. This request is within the range of identified uses, densities and intensities of the Comprehensive Plan.

The subject property is located within the Yuma Metropolitan Air Pollution District which designated "non-attainment" for PM₁₀ by the U.S. Environmental Protection Agency. *The Yuma PM₁₀ Non-attainment Area State Implementation Plan (SIP)* has been utilized to reduce the amount of air pollution generated. Yuma County has adopted Reasonable Available Control Measures (RACMs) for the purpose of reducing pollutant emissions resulting in improved air quality. The RACMs implemented include paving, stabilizing, and/or reducing travel on unpaved street, roads and unpaved areas. Legal and physical access to the subject property is from South Frontage Road on the north and 34th Street on the south, both of which are paved roads. The proposed request is not expected to create an increase in dust.

The subject property is located within the ten minute response time radius from the Sheriff's foothills substation located at 13190 East South Frontage Road and within the six minute response time radius from the Rural-Metro Fire Department Station No. 10 located at 11471 South Fortuna Road.

CRITICAL ISSUES:

The subject properties are located within Yuma Union High School District No.70 and Yuma School District No.1. 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, 104 residential lots can potentially add 14 students to Yuma School District No. 1 and 11 students to Yuma Union High School District No. 70 at build-out according to the ADM yield factor.

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.

SUMMARY NOTES:

SUPPORT STAFF SUMMARY: The Environmental Programs Division, Zoning Enforcement Section, and Flood Control District provided a no comment response. The Building Safety Division made the following comment: RVP (sic) development shall meet the requirements of the Yuma County Comprehensive Building Safety Code and 2003 International Fire Code. The Engineering Department provided the following comments: 1. Based on the exhibit drawing (not Tentative Map) submitted by the applicant, the Engineering Department will review the Tentative Map in accordance to Yuma County Subdivision Regulations at the time of submittal. 2. The Engineering Department will evaluate road right-of-way dedication at the Tentative Map submittal. 3. Avenida Compadres is a quarter section line and shall be extended to South Frontage Road in accordance with Subdivision Regulations.

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

- Robert Blevins, Principal Planner with the City of Yuma provided a “No Comment” response.
- Arturo Martinez from MCAS-Yuma submitted the following: MCAS-Yuma has reviewed the request for APN 700-33-003. Property is beneath a known flight path, an Aviation Easement is requested.

CITIZEN COMMENTS: Staff has not received any comments at this time.

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 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. This request scored well on the following development standards: Conformance to existing plans, land use compatibility, impact to natural resources, and impact to public infrastructure, as well as impact to environmental conditions.

CHRONOLOGY:

- | | |
|----------|--|
| 04-01-20 | Application received |
| 04-29-20 | Legal ad appears in the Yuma Sun for the Planning Commission’s public hearing |
| 05-01-20 | Property posted for the Planning Commission’s public hearing |
| 05-01-20 | Public notice mailed to properties within 300 feet of the request, the City of Yuma and all relevant agencies/stakeholders |
| 05-01-20 | Letter mailed informing applicant of item being placed on Planning Commission’s public hearing agenda |
| 05-08-20 | Staff report mailed to applicant and/or agent |
| 05-19-20 | Planning Commission’s public hearing |

RECOMMENDATION:

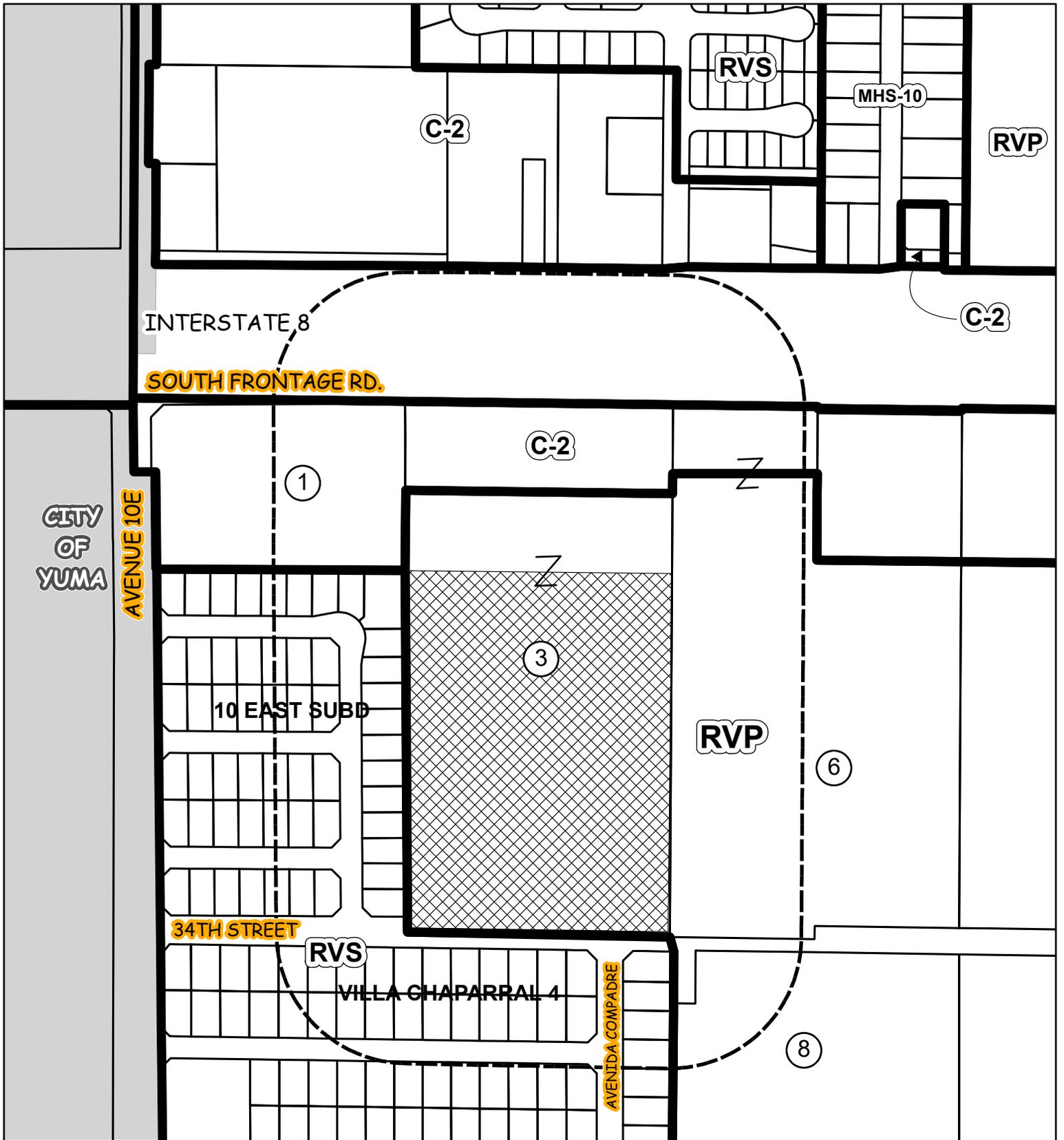
Staff recommends approval of this request based on the request being within the range of identified uses, densities and intensities of the Comprehensive Plan subject to the following Performance Condition and Schedule for Development:

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 a Range disclosure statement.
 - (c) Record an Avigation disclosure statement.
 - (d) Record a Schedule for Development disclosure statement

Schedule for Development.

1. The owner/applicant shall record a final plat subdividing the subject property into parcels of at least 6,000 square feet in size within three (3) years of Board of Supervisors approval of this rezoning case.



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

FOR INFORMATION ONLY - NO LIABILITY ASSUMED

CASE NO: RZ20-06
LOCATION: ON THE NORTH OF THE INTERSECTION
OF AVENIDA COMPADRE & 34TH STREET
APNs: PT. OF 700-33-003

Case Planner: Javier Barraza.
Drawn by : Javier B 04-03-2020
Reviewed: Javier B. 04-03-2020

SCALE
1" = 300"



Legend

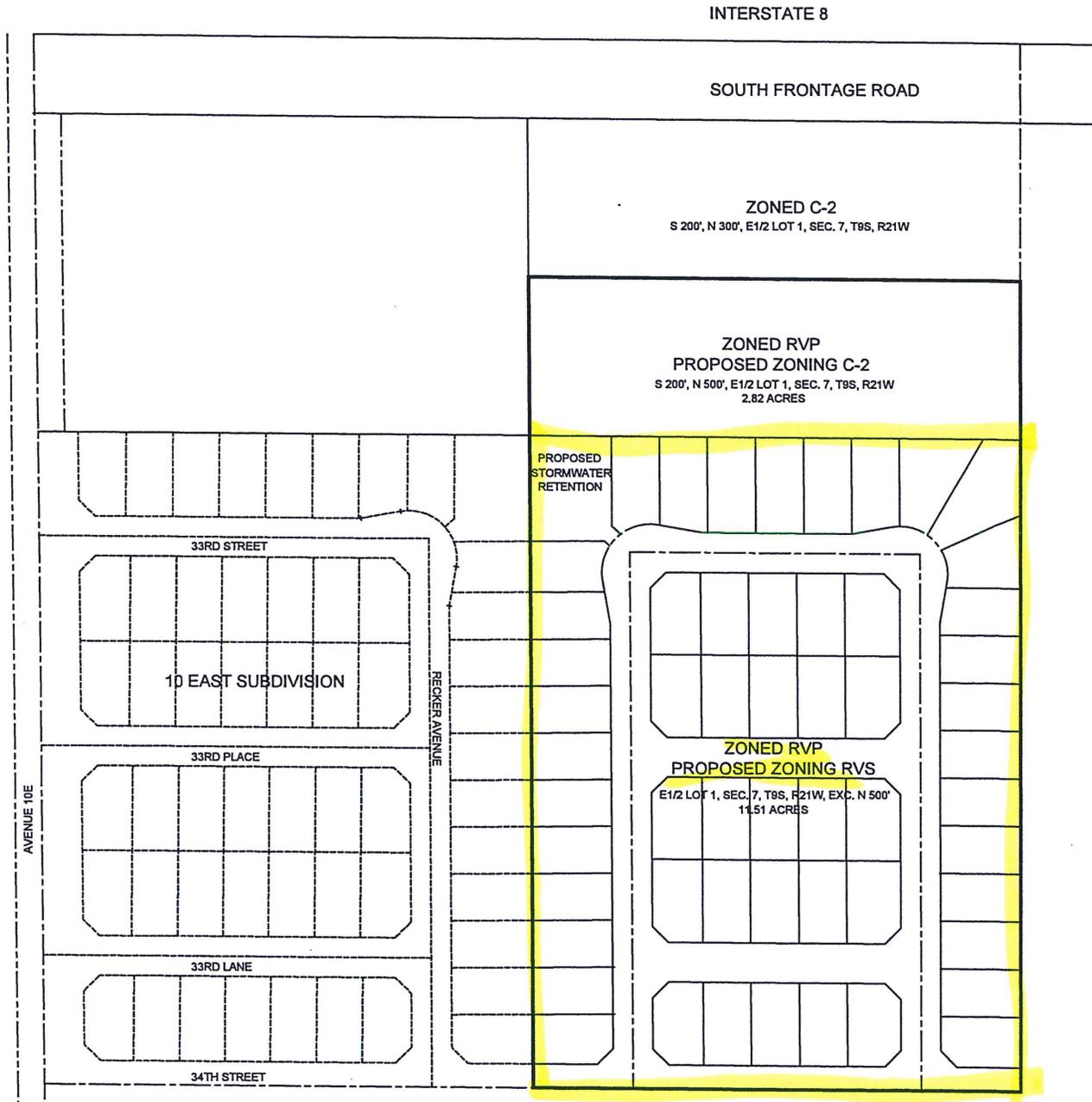
-  PORTION TO REZON
-  CITY OF YUMA
-  300' BUFFER

EXHIBIT "A"

REZONING
PORTION OF APN 700-33-003
YUMA COUNTY, ARIZONA



SCALE 1"=200'



CONCEPTUAL SITE PLAN

 **Colvin
Engineering, Inc.**
6105 E. ALYSSA LANE
YUMA, ARIZONA 85365
928-580-1061

Yuma County 2020 Comprehensive Plan
Development Evaluation Checklist

Case No.: RZ20-06 (RZ20-0055)	Owner/Agent:	Bonnie Swensen/Smallwood Gen 3, LLC	
Parcel #: 700-33-003 (a portion)	Agent:	Craig Colvin	
Current Zoning: RVP	Proposed Zoning: RVS	Acreage:	11.51
			Net AC

IMPACT CATEGORY I. CONFORMANCE TO EXISTING PLANS		YES	NO	SCORE
1	The proposal is consistent with the Yuma County 2020 Comprehensive Plan, 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 2020 Comprehensive Plan. VACANT PARCEL	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

IMPACT CATEGORY II. LAND USE COMPATIBILITY		YES	NO	SCORE
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.	25	0	25

IMPACT CATEGORY III. NATURAL RESOURCES		YES	NO	SCORE
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

IMPACT CATEGORY IV. PUBLIC INFRASTRUCTURE		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	0	15
11	Any public right-of-way necessary to accommodate the	5	0	5

	development has been or is proposed to be dedicated.			
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 ₁₀ (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	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	0	10

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

TOTAL SCORE

300

MAXIMUM POSSIBLE SCORE

300

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, S.P.

Date: 04/08/20

ver. 1

295

COMMENTS FOR RZ20-06

ARTURO ALVAREZ

ENG
TECHNICAL

The Engineering Division recommends the following:

1. Based on the exhibit drawing (not Tentative Map) submitted by the applicant, The Engineering Division will review the Tentative Map in accordance to Yuma County Subdivision Regulations at the time of submittal.
2. The Engineering Division will evaluate road right-of-way dedication and at the Tentative Map submittal.
3. Avenida Compadres is a quarter section lines and shall be extended to South Frontage Road in accordance with Subdivision Regulations.

4/13/2020 8:54:50 AM



YUMA COUNTY
Planning & Zoning Division
REQUEST FOR COMMENTS

April 6, 2020

CASE NUMBERS: Rezoning Case No. 20-06

CASE SUMMARY: Craig Colvin, agent for Bonnie Swensen, approximately 11.51 acre portion of a parcel 18.42 net acres in size from Recreational Vehicle Park to Recreational Vehicle Subdivision, Assessor's Parcel Number 700-33-003, located on the north of the intersection of 34th street and Avenida Compadre, Yuma, Arizona.

Intended use: Residential development.

PUBLIC HEARING: May 19, 2020

COMMENTS DUE: April 13, 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.

COMMENT NO COMMENT

RVP development shall meet the requirements of the Yuma County Comprehensive Building Safety Code and 2003 International Fire Code

DATE: NAME: _____

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

REVIEWED FOR CODE COMPLIANCE	
Approved plans, specifications or inspection shall not be construed to approve a violation of any provision of an adopted code or ordinance of Yuma County	
By: <input type="text" value="Pat H."/>	04/06/2020 1:58:02 PM
STAMPED APPROVE PLANS MUST BE ON SITE	



YUMA COUNTY
Planning & Zoning Division
REQUEST FOR COMMENTS

April 6, 2020

CASE NUMBERS: Rezoning Case No. 20-06

CASE SUMMARY: Craig Colvin, agent for Bonnie Swensen, approximately 11.51 acre portion of a parcel 18.42 net acres in size from Recreational Vehicle Park to Recreational Vehicle Subdivision, Assessor’s Parcel Number 700-33-003, located on the north of the intersection of 34th street and Avenida Compadre, Yuma, Arizona.

Intended use: Residential development.

PUBLIC HEARING: May 19, 2020

COMMENTS DUE: April 13, 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.

COMMENT

NO COMMENT

DATE: 04/06/2020 NAME: George Amaya, R.S./Environmental Programs

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

Javier Barraza

From: Joe Wehrle
Sent: Monday, April 6, 2020 1:01 PM
To: Javier Barraza
Subject: RE: Request for comments for RZ20-06

The Assessor's Office has no comments or concerns for the proposed rezoning.

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

From: Javier Barraza
Sent: Monday, April 6, 2020 12:39 PM
To: Anne Camacho <anne.camacho@aps.com>; Cori Schultz (cori.schultz@rmetro.com) <cori.schultz@rmetro.com>; MCAS (MCASYUMA_CPLO@usmc.mil) <MCASYUMA_CPLO@usmc.mil>; Robert Blevins <Robert.Blevins@ci.yuma.az.us>; Time Warner Cable <BillyRay.brock@TWcable.com>; Fernando Villegas <Fernando.Villegas@yumacountyaz.gov>; Juan Leal Rubio <Juan.Leal-Rubio@yumacountyaz.gov>; Rick.rohrick@swgas.com; Joe Wehrle <Joe.Wehrle@yumacountyaz.gov>
Cc: Javier Barraza <Javier.Barraza@yumacountyaz.gov>
Subject: Request for comments for RZ20-06

Please review the attached documents and provide comments.

Thanks



YUMA COUNTY
Planning & Zoning Division
REQUEST FOR COMMENTS

April 6, 2020

CASE NUMBERS: Rezoning Case No. 20-06

CASE SUMMARY: Craig Colvin, agent for Bonnie Swensen, approximately 11.51 acre portion of a parcel 18.42 net acres in size from Recreational Vehicle Park to Recreational Vehicle Subdivision, Assessor’s Parcel Number 700-33-003, located on the north of the intersection of 34th street and Avenida Compadre, Yuma, Arizona.

Intended use: Residential development.

PUBLIC HEARING: May 19, 2020

COMMENTS DUE: April 13, 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.

COMMENT

NO COMMENT

DATE: 04-07-20 NAME: Robert M. Blevins, City of Yuma, Comm. Devel.

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



YUMA COUNTY
Planning & Zoning Division
REQUEST FOR COMMENTS

April 6, 2020

CASE NUMBERS: Rezoning Case No. 20-06

CASE SUMMARY: Craig Colvin, agent for Bonnie Swensen, approximately 11.51 acre portion of a parcel 18.42 net acres in size from Recreational Vehicle Park to Recreational Vehicle Subdivision, Assessor's Parcel Number 700-33-003, located on the north of the intersection of 34th street and Avenida Compadre, Yuma, Arizona.

Intended use: Residential development.

PUBLIC HEARING: May 19, 2020

COMMENTS DUE: April 13, 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.

COMMENT NO COMMENT

MCAS Yuma has reviewed the request for APN 700-33-003. Property is beneath a known flight path, an Avigation Easement is requested. Thank you for the opportunity to review and comment.

DATE: 13 April 2020 NAME: Antonio Martinez, MCAS Yuma

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

Yuma County
Planning & Zoning
Commission

Item No. 7

AIR-9768

7.

P&Z Commission Agenda

Meeting Date: 05/19/2020

Submitted For: Maggie Castro

Submitted By: Javier Barraza

Department: Planning & Zoning Division - DDS

Information

1. REQUESTED ACTION:

Rezoning Case No. 20-07: Craig Colvin, agent for Bonnie Swensen (Smallwood Gen 3, LLC), requests the rezoning of a 2.82 net acre portion of a parcel 18.42 net acres in size from Recreational Vehicle Park (RVP) to General Commercial (C-2), Assessor's Parcel Number 700-33-003, located in the vicinity of the southeast corner of Avenue 10E and South Frontage Road, Yuma, Arizona.

2. INTENT:

The intent is to split the parcel for commercial uses. A minor amendment (MA20-02) to change the land use designation to Regional Commercial (C-RC) is being processed along with this rezoning request.

3. For detailed analysis see attached staff report

4. STAFF'S RECOMMENDATION:

Staff recommends approval of this request subject to the Performance Condition listed in the attached staff report.

Attachments

Att: Staff Report

Att: Zoning Map

Att: Exhibit A Site Plan

Att: Development Standards Checklist

Att: All Comments

Att: MCAS Comments



STAFF REPORT TO THE COMMISSION

May 19, 2020

Rezoning Case No. 20-07

REQUEST: Rezone a 2.82 net acre portion of a parcel 18.42 net acres in size from Recreational Vehicle Park (RVP) to General Commercial (C-2), Assessor's Parcel Number 700-33-003, located in the vicinity of the southeast corner of Avenue 10E and South Frontage Road, Yuma, Arizona.

APPLICANT: Craig Colvin, agent for Bonnie Swensen (Smallwood Gen 3, LLC)

Application is within Supervisor District 3: Supervisor Darren Simmons; Planning Commissioners are Scott Mulhern and Danny Bryant. Staff report prepared by Javier Barraza, Senior Planner.

DIRECTIONS: From Yuma, take Interstate 8 (I-8) and take Exit 12 (Fortuna Road exit) and turn south (right). Travel about 500 feet and turn west (right) at South Frontage Road. Travel west one mile to Avenue 10E and turn south (left). Travel south 1,260 feet to 34th Street and turn east (left). Travel east approximately 1/8 mile to the southwest corner of the property.

INTENT:

The intent is to split the parcel for commercial uses. A minor amendment (MA20-02) to change the land use designation to Regional Commercial (C-RC) is being processed along with this rezoning request.

CURRENT CONDITIONS:

The subject property is in desert terrain with desert vegetation. There is a billboard sign on the northern portion and a gated retention basin on the northeast corner.

Legal and physical access to the parcel is on the north along South Frontage Road a paved road 43 feet in width that has 100 feet of dedicated right-of-way and on the south by 34th Street, a paved road 24 feet in width that has 30 feet of dedicated right-of-way.

Surrounding zoning and land uses: The subject parcel is bounded on the north by South Frontage Road and I-8. Parcel 1 to the west is zoned General Commercial and is the location of Super Store (a business dedicated to the sale of hardware and RV accessories). The area to the southwest is zoned Recreational Vehicle subdivision (RVS) and is the location of 10 East

subdivision improved with site built houses. Parcel 6 to the east is zoned RVP and is the location of Blue Sky RV Park. The area to the east is zoned C-2 and is also part of Blue Sky RV Park.

The purpose of the General Commercial zoning district is to allow a full range of retail and wholesale goods, trade services and community businesses, which are not suited to other commercial districts. The district provides for regional retail and wholesale shopping as well as direct consumer service provided on occasion, rather than on a daily basis.

The subject property is located in the Foothills Planning Area of the 2020 Comprehensive Plan. The current land use designation is Urban Density Residential (R-UD) which supports residential uses and densities that are urban in nature. The applicant applied for a Minor amendment (MA20-02) to change the land use designation to C-RC. This request is within the range of identified uses, densities, and intensities of the Comprehensive Plan.

The subject property is located within the Yuma Metropolitan Air Pollution District which designated "non-attainment" for PM₁₀ by the U.S. Environmental Protection Agency. *The Yuma PM₁₀ Non-attainment Area State Implementation Plan (SIP)* has been utilized to reduce the amount of air pollution generated. Yuma County has adopted Reasonable Available Control Measures (RACMs) for the purpose of reducing pollutant emissions resulting in improved air quality. The RACMs implemented include paving, stabilizing, and/or reducing travel on unpaved street, roads and unpaved areas. Legal and physical access to the subject property is from South Frontage Road on the north and 34th Street, both of which are paved roads. The proposed request will not create an increase in dust.

The subject property is located within the ten minute response time radius from the Sheriff's foothills substation located at 13190 East South Frontage Road and within the six minute response time radius from the Rural-Metro Fire Department Station No. 10 located at 11471 South Fortuna Road.

CRITICAL ISSUES:

Compliance with the Yuma County Zoning Ordinance, Section 302.01—Transition Buffer Yards and Screening, will be required at the time of development since the zoning directly to the south is proposed to be changed to RVS. The intent of Section 302.01 is to:

1. Preserve the value of buildings and protect their occupants' privacy by requiring spacing and screening between different types of uses or intensities.
2. Utilize spacing and screening together to buffer uses of one intensity from aspects of uses of a higher intensity and reduce the adverse effects of traffic, noise, dust, or odor.
3. Tailor transitional Buffer yard requirements to suit the intensity of the use and adjacent uses. The greater the difference in intensities, the deeper the transitional Buffer yard; the less the difference in intensities, the shallower the transitional Buffer yard.

4. Require adequate screening of commercial and industrial uses along streets both to preserve building values and to promote scenic beauty along transportation corridors of the County.

The screening required will be Type A - Opaque Screen which is a screen that is opaque year round. This requirement can be met with a planting of vegetation that have a mature height of 10 feet or greater that creates an opaque screen, or a solid fence or wall of at least six feet in height.

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.

SUMMARY NOTES:

SUPPORT STAFF SUMMARY: The Environmental Programs Division, Zoning Enforcement Section, Building Safety Division, and Flood Control District provided a no comment response. The Engineering Department provided the following two comments:

Comment 1:

1. Avenida Compadres is a quarter section line and shall be extended to South Frontage Road in accordance with Subdivision Regulations, Section 4.4--Adjacent Property, the Owner shall extend the 60-foot dedication per the propose subdivision, south of subject area.
2. Refer to Rezoning Case 20-06 Engineering Department comments.

Comment 2: The same developer owns both parcels, the suggestion would as follows:

- The dedication within the tentative map envelope will be done as the tentative map stage
- The dedication will be extended within the commercial property after the above dedication is required by the BOS.

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

- Antonio Martinez from MCAS-Yuma provided the following comment: MCAS-Yuma has reviewed the rezoning request for portion of APN 700-33-003. There are no objections to this request.
- Robert Blevins, Principal Planner with the City of Yuma provided a “No Comment” response.
- Joe Wehrle, Yuma County Assessor, provide a “No Comment” response.

CITIZEN COMMENTS: Staff has not received any comments at this time.

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 300.

The Development Evaluation Checklist score is 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.

CHRONOLOGY:

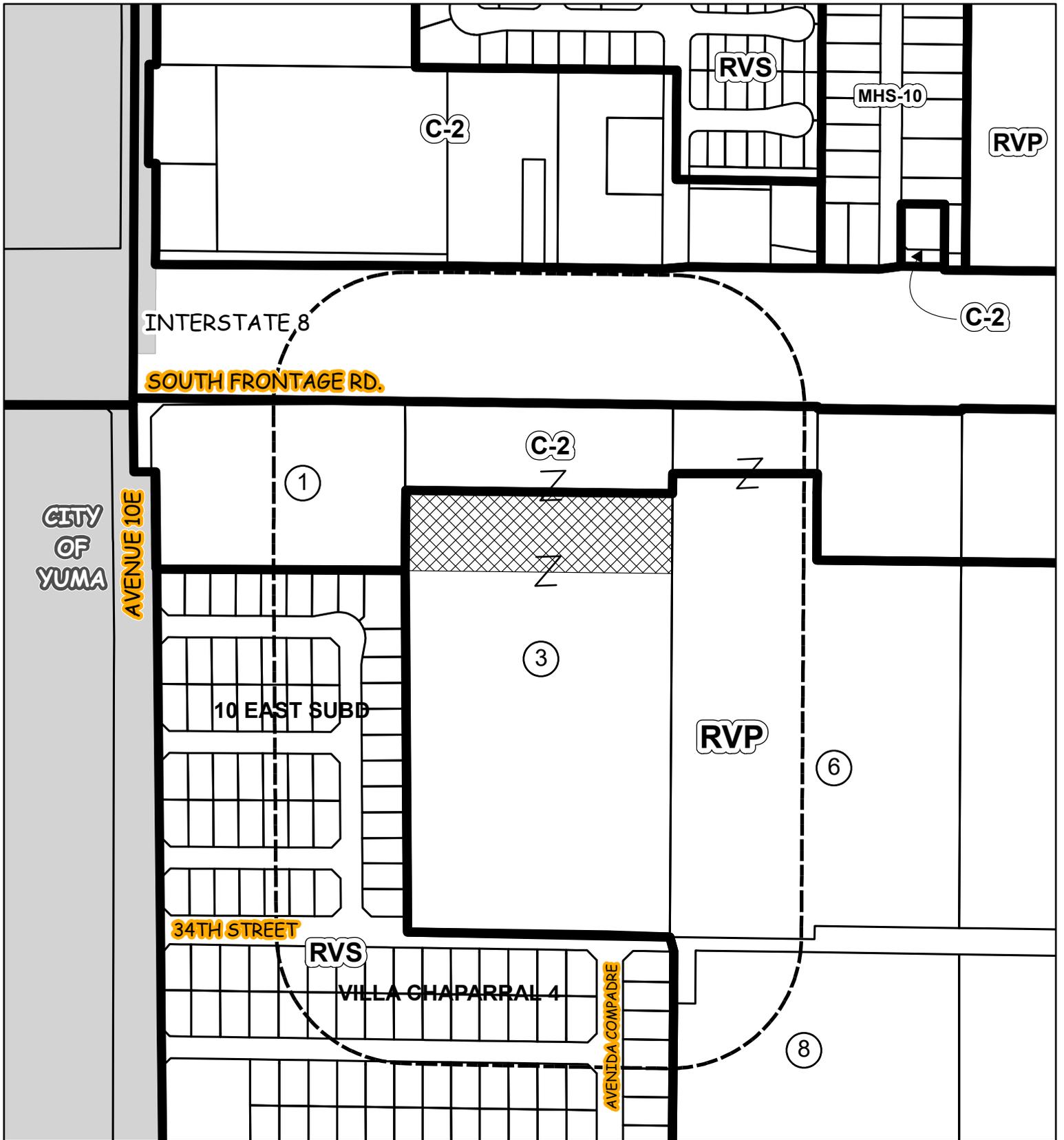
- 04-01-20 Application received
- 04-29-20 Legal ad appears in the Yuma Sun for the Planning Commission's public hearing
- 05-01-20 Property posted for the Planning Commission's public hearing
- 05-01-20 Public notice mailed to properties within 300 feet of the request, the City of Yuma and all relevant agencies/stakeholders
- 05-01-20 Letter mailed informing applicant of item being placed on Planning Commission's public hearing agenda
- 05-08-20 Staff report mailed to applicant and/or agent
- 05-19-20 Planning Commission's public hearing

RECOMMENDATION:

Staff recommends approval of this request based on the request being within the range of identified uses, densities and intensities of the Comprehensive Plan subject to the following Performance Condition:

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 a Range disclosure statement.
 - (c) Record an Avigation disclosure statement.



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

CASE NO: RZ20-07
LOCATION: WITHIN THE VICINITY OF SE CORNER
OF SOUTH FRONTAGE RD & AVENUE 10E
APNs: PT. OF 700-33-003

SCALE
1" = 300"
N
W E
S

Case Planner: Javier Barraza.
Drawn by : Javier B 04-03-2020
Reviewed: Javier B. 04-03-2020

Legend
 PORTION TO REZON
 CITY OF YUMA
 300' BUFFER

FOR INFORMATION ONLY - NO LIABILITY ASSUMED

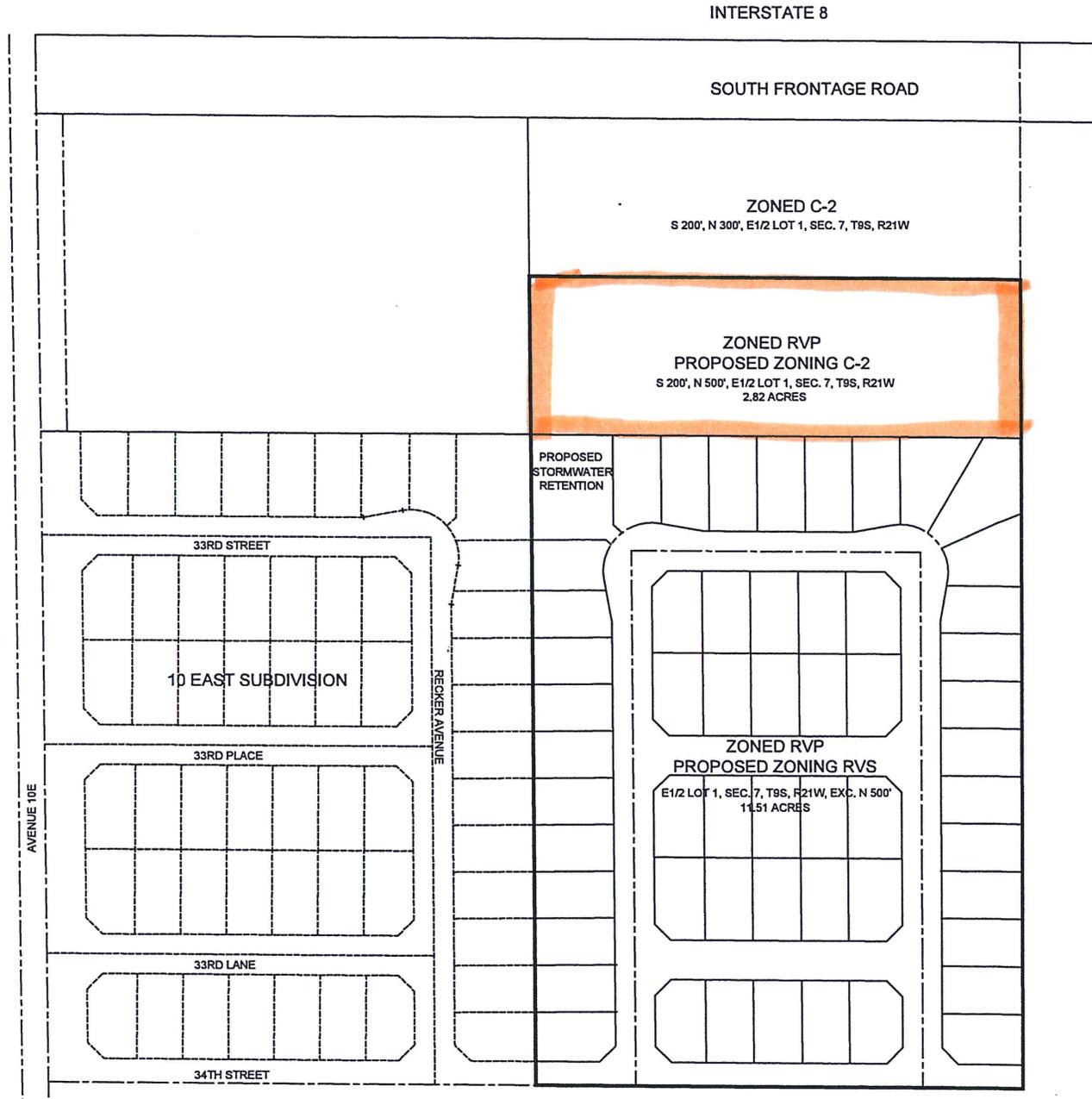
EXHIBIT "A"

REZONING

PORTION OF APN 700-33-003
YUMA COUNTY, ARIZONA



SCALE 1"=200'



CONCEPTUAL SITE PLAN

 **Colvin**
Engineering, Inc.
6105 E. ALYSSA LANE
YUMA, ARIZONA 85365
928-580-1061

Yuma County 2020 Comprehensive Plan
Development Evaluation Checklist

Case No.: RZ20-07 (RZ20-0056) **Owner/Agent:** Bonnie Swensen/Smallwood Gen 3, LLC

Parcel #: 700-33-003 (a portion) Agent: Craig Colvin

Current Zoning: RVP Proposed Zoning: C-2 Acreage: 2.82

Net AC

IMPACT CATEGORY I.

CONFORMANCE TO EXISTING PLANS

		YES	NO	SCORE
1	The proposal is consistent with the Yuma County 2020 Comprehensive Plan, area plans, and other applicable county, state, or regional plans. LAND USE TO BE CHANGED TO REGIONAL COMMERCIAL	25	0	25
2	The proposed project reduces open space or rural preservation areas identified in the Yuma County 2020 Comprehensive Plan. VACANT PARCEL	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. COMMERCIAL	10	0	10

IMPACT CATEGORY II.

LAND USE COMPATIBILITY

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.	25	0	25

IMPACT CATEGORY III.

NATURAL RESOURCES

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

IMPACT CATEGORY IV.

PUBLIC INFRASTRUCTURE

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	5	0	5

	development has been or is proposed to be dedicated.			
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 ₁₀ (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	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	0	10

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

TOTAL SCORE

300

MAXIMUM POSSIBLE SCORE

300

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, S.P.

Date: 04/08/20

ver. 1

300

COMMENTS FOR REZONING CASE NO 20-07 (MA20-02)

Engineering Department

ARTURO ALVAREZ

The Engineering Division recommends the following:

1. Avenida Compadres is a quarter section lines and shall be extended to South Frontage Road in accordance with Subdivision Regulations Section 4.4 Adjacent Property, the Owner shall extend the 60-foot dedication per the propose subdivision, south of subject area.

2. Refer to rezoning Case 20-0055 Engineering Comments

Comment 2:

The same developer owns both parcels, my suggestion would as follow;

- The dedication within the tentative map envelope will be done at the tentative map stage
- The dedication will be extended within the commercial property after the above dedication is required by the BOS.



YUMA COUNTY
Planning & Zoning Division
REQUEST FOR COMMENTS

April 6, 2020

CASE NUMBERS: Rezoning Case No. 20-07

CASE SUMMARY: Craig Colvin, agent for Bonnie Swensen, approximately 2.82 acre portion of a parcel 18.42 net acres in size from Recreational Vehicle Park to General Commercial, Assessor’s Parcel Number 700-33-003, located in the vicinity of the southeast corner of Avenue 10E and South Frontage Road, Yuma, Arizona..

Intended use: Commercial development.

PUBLIC HEARING: May 19, 2020

COMMENTS DUE: April 13, 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.

COMMENT NO COMMENT

DATE: 04/10/2020 NAME: David Ruvalcaba

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



YUMA COUNTY
Planning & Zoning Division
REQUEST FOR COMMENTS

April 6, 2020

CASE NUMBERS: Rezoning Case No. 20-07

CASE SUMMARY: Craig Colvin, agent for Bonnie Swensen, approximately 2.82 acre portion of a parcel 18.42 net acres in size from Recreational Vehicle Park to General Commercial, Assessor's Parcel Number 700-33-003, located in the vicinity of the southeast corner of Avenue 10E and South Frontage Road, Yuma, Arizona..

Intended use: Commercial development.

PUBLIC HEARING: May 19, 2020

COMMENTS DUE: April 13, 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.

COMMENT

NO COMMENT

		REVIEWED FOR CODE COMPLIANCE
		Approved plans, specifications or inspection shall not be construed to approve a violation of any provision of an adopted code or ordinance of Yuma County
DATE: <input type="text" value="4/6/2020"/>	NAME: _____	By:  04/06/2020 1:51:57 PM
		STAMPED APPROVED PLANS MUST BE ON SITE

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



YUMA COUNTY
Planning & Zoning Division
REQUEST FOR COMMENTS

April 6, 2020

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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.

 COMMENT

 X NO COMMENT

DATE: 04/06/2020 NAME: George Amaya, R.S./Environmental Programs

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



YUMA COUNTY
Planning & Zoning Division
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April 6, 2020

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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.

COMMENT

NO COMMENT

DATE: 04/07/20 NAME: Robert M. Blevins, Comm. Planning, City of Yuma

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

Javier Barraza

From: Joe Wehrle
Sent: Monday, April 6, 2020 1:39 PM
To: Javier Barraza
Subject: RE: Request for comments for RZ20-07 and Minor Amendment 2020-MA-02

The Assessor's Office has no comments or concerns for this minor amendment.

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

From: Javier Barraza
Sent: Monday, April 6, 2020 1:36 PM
To: Anne Camacho <anne.camacho@aps.com>; Cori Schultz (cori.schultz@rmetro.com) <cori.schultz@rmetro.com>; MCAS (MCASYUMA_CPLO@usmc.mil) <MCASYUMA_CPLO@usmc.mil>; Robert Blevins <Robert.Blevins@ci.yuma.az.us>; Time Warner Cable <BillyRay.brock@TWcable.com>; Fernando Villegas <Fernando.Villegas@yumacountyaz.gov>; Juan Leal Rubio <Juan.Leal-Rubio@yumacountyaz.gov>; Rick.rohrick@swgas.com; Joe Wehrle <Joe.Wehrle@yumacountyaz.gov>
Cc: Javier Barraza <Javier.Barraza@yumacountyaz.gov>
Subject: Request for comments for RZ20-07 and Minor Amendment 2020-MA-02

Please review the attached documents and provide comments.

Thanks



YUMA COUNTY
Planning & Zoning Division
REQUEST FOR COMMENTS

April 6, 2020

CASE NUMBERS: Rezoning Case No. 20-07

CASE SUMMARY: Craig Colvin, agent for Bonnie Swensen, approximately 2.82 acre portion of a parcel 18.42 net acres in size from Recreational Vehicle Park to General Commercial, Assessor’s Parcel Number 700-33-003, located in the vicinity of the southeast corner of Avenue 10E and South Frontage Road, Yuma, Arizona..

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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.

 COMMENT X NO COMMENT

MCAS Yuma has reviewed the rezoning request for portion of APN 700-33-003. There are no objections to this request. Thank you for the opportunity to review.

DATE: 13 April 2020 NAME: Antonio Martinez, MCAS Yuma

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

Yuma County
Planning & Zoning
Commission

Item No. 8

AIR-9815

8.

P&Z Commission Agenda

Meeting Date: 05/19/2020

Submitted For: Maggie Castro

Submitted By: Juan Leal-Rubio

Department: Planning & Zoning Division - DDS

Information

1. REQUESTED ACTION:

Minor Amendment Case No. 20-01: Steve Gerber, agent for Wayne & Jerre Meyer, requests to change the land use designation of a parcel 41.67 gross acres in size from Agriculture/Rural Preservation (A-RP) and Suburban Density Residential (R-SD) to Agriculture/Rural Residential (A-RR), Assessor's Parcel Number 202-02-006, located at 10271 South Avenue 38E, Tacna, Arizona.

2. INTENT:

To accommodate the rezoning of the subject property from Rural Area-40 acre minimum to Rural Area-10 acre minimum.

3. For detailed analysis see attached staff report

4. STAFF'S RECOMMENDATION:

Staff recommends approval of Minor Amendment Case No. 20-01.

Attachments

Staff Report

Case Map

Internal Comments

External Comments



Staff Report to the Yuma County Planning and Zoning Commission

May 19, 2020

Minor Amendment Case No. 20-01

REQUEST: Change the land use designation of a parcel 41.67 gross acres in size from Agriculture/Rural Preservation (A-RP) and Suburban Density Residential (R-SD) to Agriculture/Rural Residential (A-RR), Assessor's Parcel Number 202-02-006, located at 10271 South Avenue 38E, Tacna, Arizona.

APPLICANT: Steve Gerber, agent for Wayne & Jerre Meyer

Application is within Supervisor District 3: Darren Simmons; Commissioners Danny Bryant and Scott Mulhern. Case prepared by Juan Leal Rubio, Senior Planner.

DIRECTIONS: From the City of Yuma, travel east of Interstate 8 (I-8) to Tacna and take Exit 37. Turn south (right) and travel approximately 500 feet to the alignment of County 10th Street. Turn east (left) onto County 10th Street and travel approximately 2 miles to Avenue 38E. The subject property is located on the southeast corner of County 10th Street and Avenue 38E at 10271 South Avenue 38E.

INTENT:

To accommodate the rezoning of the subject property from Rural Area-40 acre minimum (RA-40) to Rural Area-10 acre minimum (RA-10).

A.R.S. § 11-814(A) states as follows: *All rezonings adopted under this article shall be consistent with and conform to the adopted comprehensive plan.* The proposed rezoning is not consistent with the plan. The existing land use designations are R-SD and A-RP which do not support RA-10 zoning. The RA-10 zoning, however, is permitted within the A-RR land use designation. Therefore, a minor amendment to change the land use designation from A-RP and R-SD to A-RR is required to allow the proposed rezoning.

SITE CONDITIONS:

The subject property was created in January 2006 and currently has a manufactured home and several accessory structures with the remaining land consisting of rough desert terrain. Access to the subject parcel is along Avenue 38E which is unimproved public right-of-way 33 feet in width.

Current Land Use Classification

Agriculture/Rural Preservation (A-RP): This land use designation supports resource preservation districts with emphasis on protecting and preserving agricultural related resources and continued agricultural use and limiting development in rural areas that lack the basic infrastructure to support even limited low density residential development.

Zoning Districts Permitted within A-RP: Rural Area 40-acre minimum (RA-40), Visual Corridor Overlay (VCO) and Planned Development (PD).

Suburban Density Residential (R-SD): This land use designation supports residential uses and densities that have a mix of both urban and rural characteristics. The intent of this designation is to create a style of development that can serve as a transition between agricultural and rural residential uses and a more urban style of development.

Zoning Districts Permitted within R-SD: Suburban Ranch-2 acre minimum (SR-2), Suburban Ranch-1 acre minimum (SR-1), Suburban Site Built-2 acre minimum (SSB-2), Suburban Site Built-1 acre minimum (SSB-1), Low Density Residential-40,000 square feet minimum (R-1-40), Low Density Residential-20,000 square feet minimum (R-1-20), Low Density Residential-15,000 square feet minimum (R-1-15), Low Density Residential-12,000 square feet minimum (R-1-12), Manufactured Home Subdivision-20,000 square feet minimum (MHS-20), Manufactured Home-15,000 square feet minimum (MHS-15), Planned Development (PD), and Visual Corridor Overlay (VCO).

Proposed Land Use Classification

Agriculture/Rural Residential (A-RR): This land use designation supports resource conservation districts and reserves with emphasis on preserving farm communities and character. This land use recognizes land with potential to be divided into rural lots that are compatible with continued agricultural use on surrounding parcels. It acknowledges residential character and allows for division into rural lots. The minimum parcel size of lots is 10 acres.

Zoning Districts Permitted within A-RR: RA-40, Rural Area 20-acre minimum (RA-20), RA-10, Suburban Site Built-20 acre minimum (SSB-20), Suburban Site Built-10 acre minimum (SSB-10), Visual Corridor Overlay (VCO) and Planned Development (PD).

ANALYSIS:

1. Land Use Compatibility

Is the proposed change compatible with adjoining land use designations, existing land uses and zoning? Is the proposed change logical and harmonious with the land use pattern of the area in question? How would the amendment affect adjacent property owners?

The proposed change is compatible with adjoining land use designations, existing land uses and zoning. The existing land use designations and zoning surrounding the subject parcel are R-SD, A-RP and R-1-40 and RA-40. The proposed change is logical and harmonious with the existing land use pattern of the area.

The A-RR land use designation would serve as a buffer allowing for parcels no less than 10 acres in size between the R-SD and A-RP land use designations which support higher and lower residential densities, respectively. Approval of this request will allow a continuation of existing development and adjacent property owners will not be negatively affected by this change.

ADJOINING LAND USES

North	Open Desert and Residential Development
East	Open Desert and Residential Development
South	Open Desert
West	Open Desert

ADJOINING LAND USE PLAN DESIGNATIONS

North	R-SD
East	R-SD and A-RP
South	A-RP
West	R-SD and A-RP

ADJOINING ZONING DISTRICTS

North	RA-40 & R-1-40
East	RA-40
South	RA-40
West	RA-40

2. Protection and Conservation of Natural Resources and Environment

Does the amendment adversely affect natural environmental conditions? If so, how will the effects be mitigated?

This amendment will not adversely affect natural environmental conditions. High density development or incompatible land uses are not being proposed. The intent of this minor amendment is to allow the property to be rezoned to RA-10 to accommodate one dwelling unit per 10 acres.

There will be no to minimal impacts to the natural environment and scenic quality of the area. Although access to the subject property is along an unimproved dirt road, the property is not located within the Yuma PM₁₀ Non-attainment area.

The subject site soils are classified as Tremant-Coolidge-Mohall. The Tremant series consists of very deep, well drained soils formed in fan alluvium, stream alluvium and eolian deposits. Tremant soils are on fan terraces, stream terraces or relict basin floors. Slopes are 0 to 5 percent. Mean annual precipitation is about 7 inches and the mean annual air temperature is about 72

degrees F. These soils are moderately limited for urban development because of low strength and the shrink well potential.

3. Public Infrastructure, Facilities and Services

Does the amendment adversely affect that portion of the planning area by requiring public expenditures for infrastructure improvements such as roads, sewer, or water systems needed to support the planned land uses?

The subject property is located in an area that is served by individual septic systems and water wells. The area is served with electricity provided by Wellton Mohawk Irrigation District. Physical access is along the alignment of County 10th Street and Avenue 38E, which are dirt roads. The roads appear to have been established in the 1960s to provide access to new development occurring in the area at that time. Staff was unable to find documentation which shows any private easements along said alignment. Legal access will have to be demonstrated by the property owner prior to issuance of building permits. If no legal access is demonstrated, the lack of legal access shall be noted and recorded on the deed.

The proposed project will not require public expenditures for infrastructure improvements.

4. Impact on Health, Safety, and General Welfare

Does the amendment adversely affect the health or safety of present or future residents?

The proposed development may adversely affect the health or safety of future residents since the subject property is not located within the 10 minute response time from the Sheriff's office or within the six minute response time from Rural Metro Fire Department. The nearest public services are the following:

- The Yuma County Sheriff's Department Town of Wellton Substation No. 5 is located 12 miles west of the subject property at 10260 South Dome Street, Wellton, Arizona.
- The Tacna Volunteer Fire Department is located about 3 miles west of the subject property at 41026 Missouri Avenue, Tacna, Arizona.
- Tri Valley Ambulances which provides emergency and medical services is located 12 miles west of the subject property at 29118 Los Angeles Avenue, Wellton, Arizona.

5. Additional Factors, Criteria, and Questions for Consideration

- *Is the amendment an overall improvement to the Plan and not solely for the good or benefit of a particular landowner?*

The amendment is beneficial to the plan since it helps achieve the goals of the Dome Valley/Wellton Planning Area by ensuring development occurs in a coordinated, contiguous and comprehensive manner. Approval of this request will allow development that is compatible with existing uses and densities in proximity to the subject property.

- *Does the amendment address an oversight, inconsistency, or other land use related inequity in the Plan?*

The amendment does not address an oversight or inconsistency in the plan. However, this amendment would allow for development that is consistent with the existing residential density of the area.

- *Is the existing Plan designation no longer appropriate due to other plan amendments that have changed the character of the area?*

The R-SD plan designation supports parcels having a minimum size of $\frac{1}{3}$ acre which promotes a mixture of both urban and rural characteristics. However, the region lacks the type of infrastructure associated with a more urban type development such as improved roads, water or sewer systems, etc. to accommodate higher density development. The A-RR land use designation is more appropriate when considering the existing and surrounding land uses, density and limited infrastructure.

SUMMARY NOTES:

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

LETTERS OF SUPPORT, OPPOSITION, AGENCY, MILITARY, SPECIAL INTEREST, ETC: Various letters were received from different government or private agencies and are on file. However, none of the letters received expressed opposition or negative comments.

PUBLIC INPUT: Staff has not received any comments at this time.

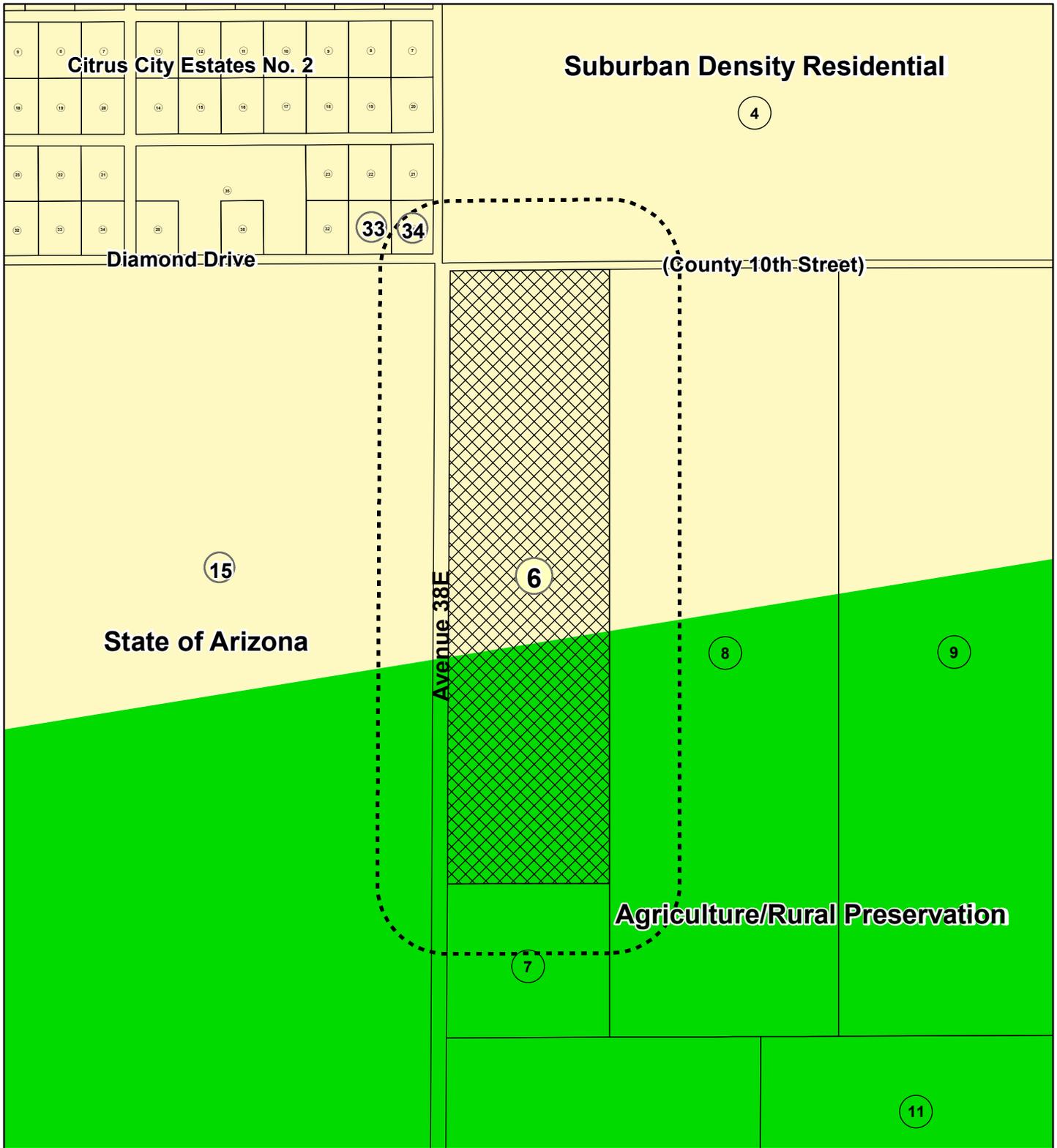
CHRONOLOGY:

03-30-2020 Application received
04-29-2020 Legal ad appears in the Yuma Sun for the Planning Commission’s public hearing
05-01-2020 Public notice mailed to properties within 300 feet of the request, the City of Yuma, and all relevant stakeholders/agencies
05-01-2020 Letter mailed informing applicant of item being placed on Planning Commission’s public
05-08-2020 Staff report mailed to applicant and/or agent
05-19-2020 P&Z Commission public hearing

RECOMMENDATION:

Staff recommends approval of Minor Amendment Case No. 20-01 based on:

1. The amendment is consistent with the existing character of the Dome Valley/Wellton Planning Area.
2. The amendment would be an overall improvement to the plan since this will ensure development occurs in a coordinated, contiguous and comprehensive manner.
3. The proposed amendment is in the character of existing land uses and policies of the plan to provide consistent land uses.




DEPARTMENT OF DEVELOPMENT SERVICES

PLANNING & ZONING DIVISION
 2351 W. 26TH STREET
 YUMA, AZ 85364

FOR INFORMATION ONLY - NO LIABILITY ASSUMED

CASE NO: MA20-01
LOCATION: 10271 South Avenue 38E
APN(s): 202-02-008

CASE PLANNER: Juan Leal Rubio
DATE DRAWN: 04-02-2020
Reviewed by: N/A

SCALE: 1" = 600'



Legend

-  300' BUFFER
-  SUBJECT PROPERTY
-  CITY OF YUMA



YUMA COUNTY
Planning & Zoning Division
REQUEST FOR COMMENTS

April 02, 2020

CASE NUMBER: Minor Amendment Case No. 20-01 & Rezoning Case No. 20-05

PROJECT DESCRIPTION: Steve Gerber, agent for Wayne & Jerre Meyer, requests to change the land use designation of a parcel 41.67 gross acres in size from Suburban Density Residential and Agricultural/Rural Preservation to Rural Density Residential, and to change the zoning from Rural Area-40 acre minimum to Rural Area-10 acre minimum, Assessor's Parcel Number 202-02-006 located at 10271 South Avenue 38E, Tacna, Arizona.

PROJECT SUMMARY: The applicant intends to rezone the subject property to split into three parcels no less than 10 acres in size each

PUBLIC HEARING: Tentatively scheduled for 5/19/2020

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

DATE: 04/02/2020

PRINTED NAME: George Amaya, R.S.

AGENCY/DIVISION: Environmental Programs

RETURN TO:

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



Advanced SearchWorkspace

Relationships

Relationships

Site

Project # **RZ20-0054**

No Parent Activities

Projects (1)

No Permits

No Cases

No Issues

RZ20-0054

SIGN20-0004

V19-0021

B20-0237

PEM20-0191

Projects and Planning



RZ20-0054

Status **IN PROCESS**

Project Manager **JUAN LEAL RUBIO**

Type **REZONING**

Subtype

Description **Rezone from RA-40 to RA-10 (See RZ20-02)**



20202006

Type **PARCEL**

Address **10271 S AVENUE 38 E**

City **TACNA**

Tract

Subdivision

View Notes

RZ20-0054 Applied 03/30/2020 JCAR

Approved (Asc) 04/02/2020 **GO** SA

REVIEWS Expired

ARTURO ALVAREZ

1. No additional right of way will be require;
 - existing right of way along Avenue 38E is 33-feet
 - existing right of way along Co. 10th Street is 33-feet

2. Driveway access to all parcels shall be in accordance with Yuma County Public Works Standards Section 7.2.8

4/8/2020 9:03:31 AM Block

Contacts (2)

Add Contacts

Close



GERBER STEVE APPLICANT

Address **1851 W 24TH ST YUMA, AZ 85364**

Phone () -

Fax () -

Cell () -

Pager () -

Email (no email)



MEYER WAYNE A & JERRE A JT OWNER

Address **PO BOX 365 TACNA, AZ 85352**

Phone () -

Fax () -

Cell () -

Pager () -

Email (no email)



Print

Attachments 3

Internet Links

Imaging

Plan Location **

View Notes

From: Joe Wehrle
Sent: Friday, April 3, 2020 7:14 AM
To: Juan Leal Rubio
Subject: RE: RFC RZ20-02 & MA20-01

Juan,

The Assessor's Office has no comments or concerns for the proposed lot split.

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

From: Juan Leal Rubio
Sent: Thursday, April 2, 2020 3:37 PM
To: Anne.camacho@aps.com; grcopeland@antelopeunion.org; Wellton@town.wellton.az.us; BKnowles@azgfd.gov; rjsm09@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; rmolenar@yumasun.com; Rick.rohrick@swgas.com; bryank@unitBIRR.com; 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>; Arturo Alvarez <Arturo.Alvarez@yumacountyaz.gov>; Pat Headington <Pat.Headington@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; egrubaug@wmidd.org; LCVALDEZ@UP.COM; carmenjuarez@somertonaz.gov; antonio.martinez1@usmc.mil
Subject: RFC RZ20-02 & MA20-01

Please review the attached proposals and let me know if you have any questions, comments or concerns.

Thanks,

Juan Leal Rubio, Senior Planner

Department of Development Services/Planning & Zoning Division



Advanced SearchWorkspace

Relationships

Relationships

Site

Project # **RZ20-0054**

No Parent Activities

Projects (1)

No Permits

No Cases

No Issues

RZ20-0054

SIGN20-0004

V19-0021

B20-0237

PEM20-0191

Projects and Planning



RZ20-0054

Status **IN PROCESS**

Project Manager **JUAN LEAL RUBIO**

Type **REZONING**

Subtype

Description **Rezone from RA-40 to RA-10 (See RZ20-02)**

View Notes

RZ20-0054 Applied 03/30/2020 JCAR

Approved (Asc) 04/02/2020 **GO** SA

REVIEWS Expired

PAT HEADINGTON

no comment
4/3/2020 3:49:39 PM



20202006

Type **PARCEL**

Address **10271 S AVENUE 38 E**

City **TACNA**

State **AZ**

Tract

Block

Subdivision

Contacts (2)

Add Contacts

Close



GERBER STEVE APPLICANT

Address **1851 W 24TH ST YUMA, AZ 85364**

Phone () -

Fax () -

Cell () -

Pager () -

Email (no email)



MEYER WAYNE A & JERRE A JT OWNER

Address **PO BOX 365 TACNA, AZ 85352**

Phone () -

Fax () -

Cell () -

Pager () -

Email (no email)



Print

Attachments 3

Internet Links

Imaging

Plan Location **

View Notes



YUMA COUNTY
Planning & Zoning Division
REQUEST FOR COMMENTS

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PUBLIC HEARING: Tentatively scheduled for 5/19/2020

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

DATE: 4/6/20 **PRINTED NAME:** Isabell Garcia

AGENCY/DIVISION: ADOT Southwest District

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
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Thank you,

Juan Leal Rubio
Case Planner
Senior Planner

Attachments: Case Map

COMMENT

NO COMMENT

DATE: 04/07/20

PRINTED NAME: Robert M. Blevins

AGENCY/DIVISION: City of Yuma, Community Development

RETURN TO:

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



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Thank you,

Juan Leal Rubio
Case Planner
Senior Planner

Attachments: Case Map

COMMENT

NO COMMENT

DATE: April 3, 2020

PRINTED NAME: Elston Grubaugh

AGENCY/DIVISION: WELLTON-MOHAWK IRRIGATION & DRAINAGE DISTRICT

RETURN TO:

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

From: YCWUA Planning <planning@ycwua.org>
Sent: Monday, April 6, 2020 11:17 AM
To: Juan Leal Rubio
Cc: planning@ycwua.org
Subject: Re: RFC RZ20-02 & MA20-01

Good morning Juan,

The YCWUA has no comments about these cases.

Thanks for your request!

Omar Peñuñuri
Yuma County Water Users' Association
On 4/2/2020 3:37 PM, Juan Leal Rubio wrote:

Please review the attached proposals and let me know if you have any questions, comments or concerns.

Thanks,

Juan Leal Rubio, Senior Planner

Department of Development Services/Planning & Zoning Division
2351 W. 26th Street Yuma, AZ 85364
(928) 817-5176 | Fax (928) 817-5020

If you would like to provide comments regarding the service you received, please click the following link: [Yuma County : Customer Survey](#)





YUMA COUNTY
Planning & Zoning Division
REQUEST FOR COMMENTS

April 02, 2020

CASE NUMBER: Minor Amendment Case No. 20-01 & Rezoning Case No. 20-05

PROJECT DESCRIPTION: Steve Gerber, agent for Wayne & Jerre Meyer, requests to change the land use designation of a parcel 41.67 gross acres in size from Suburban Density Residential and Agricultural/Rural Preservation to Rural Density Residential, and to change the zoning from Rural Area-40 acre minimum to Rural Area-10 acre minimum, Assessor's Parcel Number 202-02-006 located at 10271 South Avenue 38E, Tacna, Arizona.

PROJECT SUMMARY: The applicant intends to rezone the subject property to split into three parcels no less than 10 acres in size each

PUBLIC HEARING: Tentatively scheduled for 5/19/2020

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 case for APN # 202-02-006. There is no objection to the request as proposed. Please submit future cases to MCAS Yuma for review since this APN is adjacent to the BMGRW border. Thank you for the opportunity to review and comment.

DATE: 3 April 2020 **PRINTED NAME:** Antonio Martinez

AGENCY/DIVISION: MCAS Yuma

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
Commission

Item No. 9

AIR-9814

9.

P&Z Commission Agenda

Meeting Date: 05/19/2020

Submitted For: Maggie Castro

Submitted By: Juan Leal-Rubio

Department: Planning & Zoning Division - DDS

Information

1. REQUESTED ACTION:

Rezoning Case No. 20-05: Steve Gerber, agent for Wayne & Jerre Meyer, requests the rezoning of a parcel 41.67 gross acres in size from Rural Area-40 acre minimum (RA-40) to Rural Area-10 acre minimum (RA-10), Assessor's Parcel Number 202-02-006, located at 10271 South Avenue 38E, Tacna, Arizona.

2. INTENT:

The intent is to create three parcels no less than ten acres in size each.

3. For detailed analysis see attached staff report

4. STAFF'S RECOMMENDATION:

Staff recommends approval of this request subject to the attached Performance Condition.

Attachments

Staff Report

Case Map

Site Plan

Dev Eval Checklist

Internal Comments

External Comments



STAFF REPORT TO THE COMMISSION

May 19, 2020

Rezoning Case No. 20-05

REQUEST: Rezone a parcel 41.67 gross acres in size from Rural Area-40 acre minimum (RA-40) to Rural Area-10 acre minimum (RA-10), Assessor's Parcel Number 202-02-006, located at 10271 South Avenue 38E, Tacna, Arizona.

APPLICANT: Steve Gerber, agent for Wayne & Jerre Meyer.

Application is within Supervisor District 3: Darren Simmons; Commissioners Danny Bryant and Scott Mulhern. Case prepared by Juan Leal Rubio, Senior Planner.

DIRECTIONS: From the City of Yuma, travel east of Interstate 8 (I-8) to Tacna and take Exit 37. Turn south (right) on Avenue 36E and travel south for approximately 500 feet to the alignment of County 10th Street. Turn east (left) onto County 10th Street and travel approximately 2 miles to Avenue 38E. The subject property is located on the southeast corner of County 10th Street and Avenue 38E at 10271 South Avenue 38E.

INTENT:

To create three parcels no less than ten acres in size each.

CURRENT CONDITIONS:

The subject property was created in January 2006 and currently has a manufactured home and several accessory structures with the remaining land consisting of rough desert terrain. Physical access is along the alignments of County 10th Street and Avenue 38E, which are unimproved roads. The portions of County 10th Street and Avenue 38E that are dedicated to the public are 33 feet in width.

Surrounding zoning and land uses: Parcel 28 to the north is zoned RA-40 and is improved with mobile home. Citrus City Estates No. 2 subdivision is located to the northwest and is zoned Low Density Residential-40,000 square feet minimum (R-1-40). Parcel 15 to the west is zoned RA-40 is under the jurisdiction of the State of Arizona is open desert. Parcel 7 to the south is zoned RA-40 and is open desert. Parcel 8 to the east is zoned RA-40 and is improved with a large masonry structure and several recreational vehicles.

The RA-10 zoning district is intended to conserve and preserve farms, agricultural related resources, continued agricultural use and other open space land uses 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. Principle uses permitted in this zoning district include residential uses on large parcel sizes, farms, agricultural-related land uses, and open space or recreational uses.

The subject property is located in the Dome Valley/Wellton Planning Area of the 2020 Comprehensive Plan. The land use designation for the subject property is Agriculture/Rural Preservation (A-RP) and Suburban Density Residential (R-SD). The A-RP designation allows a maximum residential density of one dwelling units per 40 acres (1 du/40 acres), and the R-SD designation allows minimum $\frac{1}{3}$ acre lots. The applicant has applied for a minor amendment (MA20-01) to the Comprehensive Plan to change the land use designation from A-RP and R-SD to Agriculture/Rural Residential (A-RR). The A-RR land use designation supports resource conservation districts and reserves with emphasis on preserving farm communities and character. This land use recognizes land with potential to be divided into rural lots that are compatible with continued agricultural use on surrounding parcels. It acknowledges residential character and allows for division into rural lots. The minimum parcel size of lots is 10 acres. This request is within the range of identified uses, densities and intensities of the Comprehensive Plan.

CRITICAL ISSUES:

Physical access to the subject property is along the alignments of County 10th Street and Avenue 38E, which are unimproved roads. Those portions of road on County 10th Street and Avenue 38E that are dedicated to the public are 33 feet in width. The roads appear to have been established in the 1960s to provide access to new development occurring in the area at that time. Staff was unable to find documentation which shows any private easements along said alignment that has no dedicated public right-of-way. Legal access will have to be demonstrated by the property owner prior to issuance of building permits. If no legal access is demonstrated, the lack of legal access shall be noted and recorded on the property's deed.

The subject property is not located within the 10 minutes response time from the Sheriff's office or within the six minute response time from Rural Metro Fire Department. The nearest public services are the following:

- The Yuma County Sheriff's Department Town of Wellton Substation No. 5 is located 12 miles west of the subject property at 10260 South Dome Street, Wellton, Arizona.
- The Tacna Volunteer Fire Department is located about 3 miles west of the subject property at 41026 Missouri Avenue, Tacna, Arizona.
- Tri Valley Ambulances which provides emergency and medical services is located 12 miles west of the subject property at 29118 Los Angeles Avenue, Wellton, Arizona.

The subject property is located within Antelope Union High School District No. 50 and Mohawk Valley School District No. 17. 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 three

residential lots can potentially add one student to Antelope Union High School District No. 50 and one student to Mohawk Valley School District No. 17 at build-out according to the ADM yield factor.

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 these properties.

The subject property is not in the high noise or accident potential zone for MCAS-Yuma. However, it is under Restricted Airspace and Instrument Route-218 (IR-218).

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.

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.

The Engineering Department provided the following comments:

1. No additional right of way will be required;
 - Existing right-of-way along Avenue 38E is 33-feet
 - Existing right-of-way along Co. 10th Street is 33-feet
2. Driveway access to all parcels shall be in accordance with Yuma County Public Works Standards Section 7.2.8.

LETTERS OF SUPPORT, OPPOSITION, AGENCY, MILITARY, SPECIAL INTEREST, ETC: Various letters were received from different government or private agencies and are on file. However, none of the letters received expressed opposition or negative comments.

CITIZEN COMMENTS: Staff has not received any comments at this time.

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 265.

The Development Evaluation Checklist score is less than 300 due primarily to the following factors: 1) High response time for emergency vehicles; 2) Access to and within the subject site will be via an unimproved surface; and 3) Lack of evidence of legal access.

CHRONOLOGY:

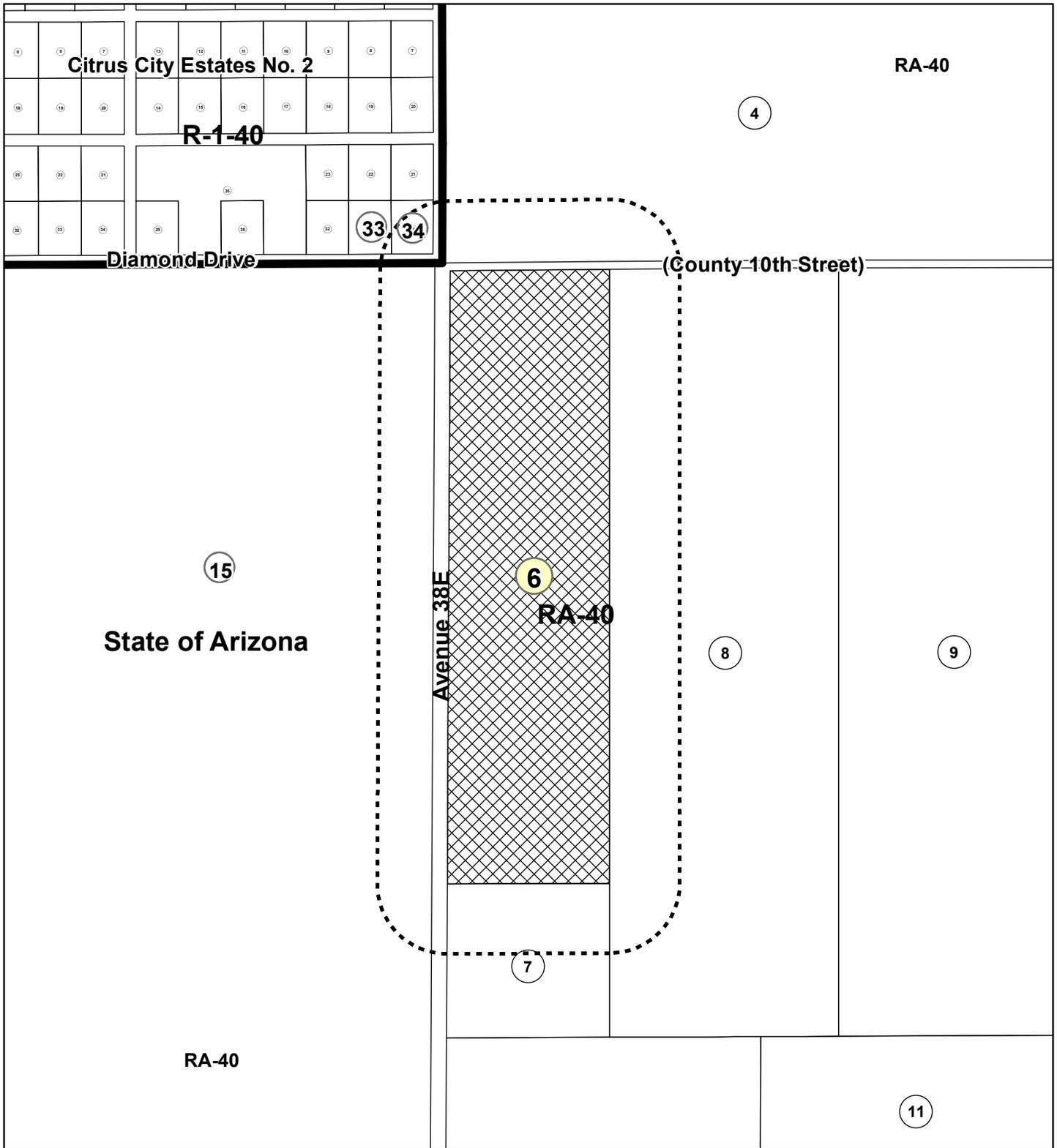
- 03-30-2020 Application received
- 04-29-2020 Legal ad appears in the Yuma Sun for the Planning Commission’s public hearing
- 05-01-2020 Public notice mailed to properties within 300 feet of the request, the City of Yuma, and all relevant stakeholders/agencies
- 05-01-2020 Property posted for the Planning Commission’s public hearing
- 05-01-2020 Letter mailed informing applicant of item being placed on Planning Commission’s public
- 05-01-2020 Staff report mailed to applicant and/or agent
- 05-19-2020 Planning Commission’s public hearing.

RECOMMENDATION:

Staff recommends approval of this request based on the request being compatible with surrounding zoning and land uses and in compliance with the Comprehensive Plan subject to the following Performance Condition:

Performance Condition.

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



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

FOR INFORMATION ONLY - NO LIABILITY ASSUMED

CASE NO: RZ20-05
LOCATION: 10271 South Avenue 38E
APN(s): 202-02-006

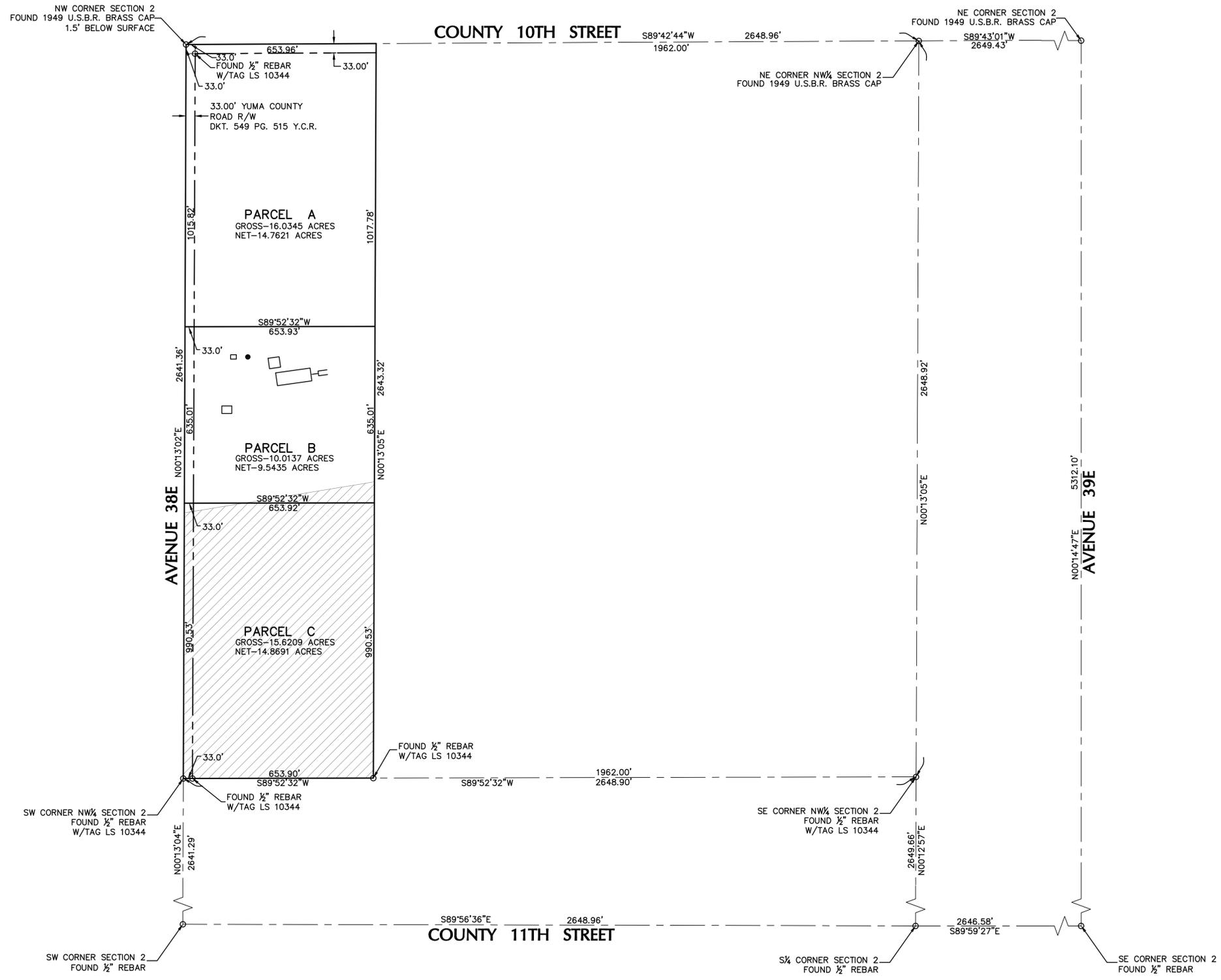
CASE PLANNER: Juan Leal Rubio
DATE DRAWN: 04-02-2020
Reviewed by: N/A



SCALE: 1" = 600'

Legend

-  300' BUFFER
-  SUBJECT PROPERTY
-  CITY OF YUMA



- LEGEND**
- FOUND SURVEY MONUMENT AS NOTED
 - SET 1/2" REBAR W/CAP LS 16810
 - — — EXISTING CENTER/SECTIONAL LINE
 - — — PROPERTY LINE
 - — — EXISTING RIGHT OF WAY (R/W) LINE
 - Y.C.R. YUMA COUNTY RECORDS
 - CURRENT LAND USE DESIGNATION: AGRICULTURE/RURAL PRESERVATION (A-RP)
 - PROPOSED LAND USE DESIGNATION: AGRICULTURE/RURAL RESIDENTIAL (A-RR)

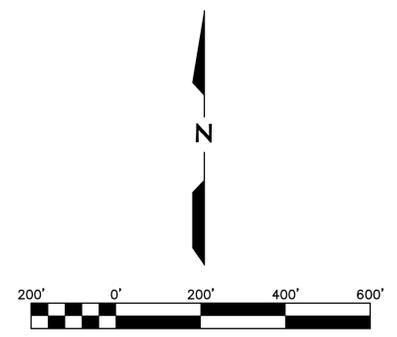
LEGAL DESCRIPTIONS

PARCEL A
The Northwest quarter (NW¼) of Section 2, Township 9 South, Range 17 West of the Gila and Salt River Base and Meridian, Yuma County, Arizona;

EXCEPT the South 1625.51 feet, and
EXCEPT the East 1962.00 feet thereof.

PARCEL B
The South 1625.51 feet of the Northwest quarter (NW¼) of Section 2, Township 9 South, Range 17 West of the Gila and Salt River Base and Meridian, Yuma County, Arizona; EXCEPT the East 1,962.00 feet thereof.

PARCEL C
The South 990.51 feet of the Northwest quarter (NW¼) of Section 2, Township 9 South, Range 17 West of the Gila and Salt River Base and Meridian, Yuma County, Arizona; EXCEPT the East 1,962.00 feet thereof.



**PRELIMINARY PLAN
NOT FOR CONSTRUCTION**

**MEYER PRELIMINARY
LOT SPLIT & LAND USE MAP**

<p align="center">LOT SPLIT OF A PORTION OF THE NW¼ OF SECTION 2, T.9S., R.17W., YUMA COUNTY, ARIZONA</p>	<p>SCALE: AS SHOWN DATE: FEB. 2020 DES. BY: S.G. DRAWN BY: STAFF SURVEYED BY: STAFF JOB. No.: 20-0036 FILE No.: —</p>
 Nicklaus Engineering Inc. 1851 West 24th Street P.O. Box 6029 YUMA, ARIZONA 85364 (928)344-8374 Email: nei@neiw.com	<p>SHEET OF 1 1</p>

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION, OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

Yuma County 2020 Comprehensive Plan
Development Evaluation Checklist

Case No.: RZ20-05

Owner/Agent: Meyer/Gerber

Current Zoning: RA-40

Proposed Zoning: RA-10

Acreage:

41.67

IMPACT CATEGORY I.**CONFORMANCE TO EXISTING PLANS**

		YES	NO	SCORE
1	The proposal is consistent with the Yuma County 2020 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

IMPACT CATEGORY II.**LAND USE COMPATIBILITY**

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	10

IMPACT CATEGORY III.**NATURAL RESOURCES**

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

IMPACT CATEGORY IV.**PUBLIC INFRASTRUCTURE**

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.	0	5	5

12	A traffic impact study is either not required, or if required has been completed indicating the conclusions and recommendations for improvements.	0	5	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 ₁₀ (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).	5	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.).	10	0	0

26	A legal public right of vehicular ingress and egress exists to and from the parcel.	5	5	5
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
TOTAL SCORE				265
MAXIMUM POSSIBLE SCORE				300

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



YUMA COUNTY
Planning & Zoning Division
REQUEST FOR COMMENTS

April 02, 2020

CASE NUMBER: Minor Amendment Case No. 20-01 & Rezoning Case No. 20-05

PROJECT DESCRIPTION: Steve Gerber, agent for Wayne & Jerre Meyer, requests to change the land use designation of a parcel 41.67 gross acres in size from Suburban Density Residential and Agricultural/Rural Preservation to Rural Density Residential, and to change the zoning from Rural Area-40 acre minimum to Rural Area-10 acre minimum, Assessor's Parcel Number 202-02-006 located at 10271 South Avenue 38E, Tacna, Arizona.

PROJECT SUMMARY: The applicant intends to rezone the subject property to split into three parcels no less than 10 acres in size each

PUBLIC HEARING: Tentatively scheduled for 5/19/2020

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

DATE: 04/02/2020

PRINTED NAME: George Amaya, R.S.

AGENCY/DIVISION: Environmental Programs

RETURN TO:

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



Advanced SearchWorkspace

Relationships

Relationships

Site

Project # **RZ20-0054**

No Parent Activities

Projects (1)

No Permits

No Cases

No Issues

RZ20-0054

SIGN20-0004

V19-0021

B20-0237

PEM20-0191

Projects and Planning



RZ20-0054

Status **IN PROCESS**

Project Manager **JUAN LEAL RUBIO**

Type **REZONING**

Subtype

Description **Rezone from RA-40 to RA-10 (See RZ20-02)**



20202006

Type **PARCEL**

Address **10271 S AVENUE 38 E**

City **TACNA**

Tract

Subdivision

View Notes

RZ20-0054 Applied 03/30/2020 JCAR

Approved (Asc) 04/02/2020 **GO** SA

REVIEWS Expired

ARTURO ALVAREZ

1. No additional right of way will be require;
 - existing right of way along Avenue 38E is 33-feet
 - existing right of way along Co. 10th Street is 33-feet

2. Driveway access to all parcels shall be in accordance with Yuma County Public Works Standards Section 7.2.8

4/8/2020 9:03:31 AM Block

Contacts (2)

Add Contacts

Close



GERBER STEVE APPLICANT

Address **1851 W 24TH ST YUMA, AZ 85364**

Phone () -

Fax () -

Cell () -

Pager () -

Email (no email)



MEYER WAYNE A & JERRE A JT OWNER

Address **PO BOX 365 TACNA, AZ 85352**

Phone () -

Fax () -

Cell () -

Pager () -

Email (no email)



Print

Attachments 3

Internet Links

Imaging

Plan Location **

View Notes

From: Joe Wehrle
Sent: Friday, April 3, 2020 7:14 AM
To: Juan Leal Rubio
Subject: RE: RFC RZ20-02 & MA20-01

Juan,

The Assessor's Office has no comments or concerns for the proposed lot split.

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

From: Juan Leal Rubio
Sent: Thursday, April 2, 2020 3:37 PM
To: Anne.camacho@aps.com; grcopeland@antelopeunion.org; Wellton@town.wellton.az.us; BKnowles@azgfd.gov; rjsm09@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; JHeidrich@aol.com; mstraub@wmidd.org; sjohnson@mohawk17.org; MCASYUMA_CPLO@usmc.mil; rmolenar@yumasun.com; Rick.rohrick@swgas.com; bryank@unitBIRR.com; 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>; Arturo Alvarez <Arturo.Alvarez@yumacountyaz.gov>; Pat Headington <Pat.Headington@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
Subject: RFC RZ20-02 & MA20-01

Please review the attached proposals and let me know if you have any questions, comments or concerns.

Thanks,

Juan Leal Rubio, Senior Planner

Department of Development Services/Planning & Zoning Division



Advanced SearchWorkspace

Relationships

Relationships

Site

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RZ20-0054

SIGN20-0004

V19-0021

B20-0237

PEM20-0191

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RZ20-0054

Status **IN PROCESS**

Project Manager **JUAN LEAL RUBIO**

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20202006

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City **TACNA**

Tract

Subdivision

View Notes

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Approved (Asc) 04/02/2020 **GO** SA

REVIEWS Expired

PAT HEADINGTON

no comment
4/3/2020 3:49:39 PM

Contacts (2)

Add Contacts

Close



GERBER STEVE APPLICANT

Address **1851 W 24TH ST YUMA, AZ 85364**

Phone () -

Fax () -

Cell () -

Pager () -

Email (no email)



MEYER WAYNE A & JERRE A JT OWNER

Address **PO BOX 365 TACNA, AZ 85352**

Phone () -

Fax () -

Cell () -

Pager () -

Email (no email)



Print

Attachments 3

Internet Links

Imaging

Plan Location **

View Notes



YUMA COUNTY
Planning & Zoning Division
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Juan Leal Rubio
Case Planner
Senior Planner

Attachments: Case Map

COMMENT

NO COMMENT

DATE: 4/6/20 **PRINTED NAME:** Isabell Garcia

AGENCY/DIVISION: ADOT Southwest District

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

April 02, 2020

CASE NUMBER: Minor Amendment Case No. 20-01 & Rezoning Case No. 20-05

PROJECT DESCRIPTION: Steve Gerber, agent for Wayne & Jerre Meyer, requests to change the land use designation of a parcel 41.67 gross acres in size from Suburban Density Residential and Agricultural/Rural Preservation to Rural Density Residential, and to change the zoning from Rural Area-40 acre minimum to Rural Area-10 acre minimum, Assessor's Parcel Number 202-02-006 located at 10271 South Avenue 38E, Tacna, Arizona.

PROJECT SUMMARY: The applicant intends to rezone the subject property to split into three parcels no less than 10 acres in size each

PUBLIC HEARING: Tentatively scheduled for 5/19/2020

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

DATE: 04/07/20

PRINTED NAME: Robert M. Blevins

AGENCY/DIVISION: City of Yuma, Community Development

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
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Thank you,

Juan Leal Rubio
Case Planner
Senior Planner

Attachments: Case Map

COMMENT

NO COMMENT

DATE: April 3, 2020

PRINTED NAME: Elston Grubaugh

AGENCY/DIVISION: WELLTON-MOHAWK IRRIGATION & DRAINAGE DISTRICT

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

April 02, 2020

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Thank you,

Juan Leal Rubio
Case Planner
Senior Planner

Attachments: Case Map

COMMENT NO COMMENT

DATE: 4/2/20 **PRINTED NAME:** Gen Grosse, Property/Community Relations

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 <planning@ycwua.org>
Sent: Monday, April 6, 2020 11:17 AM
To: Juan Leal Rubio
Cc: planning@ycwua.org
Subject: Re: RFC RZ20-02 & MA20-01

Good morning Juan,

The YCWUA has no comments about these cases.

Thanks for your request!

Omar Peñuñuri
Yuma County Water Users' Association
On 4/2/2020 3:37 PM, Juan Leal Rubio wrote:

Please review the attached proposals and let me know if you have any questions, comments or concerns.

Thanks,

Juan Leal Rubio, Senior Planner

Department of Development Services/Planning & Zoning Division
2351 W. 26th Street Yuma, AZ 85364
(928) 817-5176 | Fax (928) 817-5020

If you would like to provide comments regarding the service you received, please click the following link: [Yuma County : Customer Survey](#)





YUMA COUNTY
Planning & Zoning Division
REQUEST FOR COMMENTS

April 02, 2020

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Thank you,

Juan Leal Rubio
Case Planner
Senior Planner

Attachments: Case Map

X COMMENT NO COMMENT

MCAS Yuma has reviewed the case for APN # 202-02-006. There is no objection to the request as proposed. Please submit future cases to MCAS Yuma for review since this APN is adjacent to the BMGRW border. Thank you for the opportunity to review and comment.

DATE: 3 April 2020 **PRINTED NAME:** Antonio Martinez

AGENCY/DIVISION: MCAS Yuma

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
Commission

Item No. 10

AIR-9822

10.

P&Z Commission Agenda

Meeting Date: 05/19/2020

Submitted For: Maggie Castro

Submitted By: Juan Leal-Rubio

Department: Planning & Zoning Division - DDS

Information

1. REQUESTED ACTION:

El Rancho Encantado Phase 2B subdivision - Modifications of Subdivision Regulations: Craig Colvin of Colvin Engineering, representing El Rancho Encantado, LLC, requests two modifications from the Yuma County Subdivision Regulations, Sections 4.15(C) and 4.22(A), for the proposed El Rancho Encantado Phase 2B subdivision, Assessor's Parcel Number 728-35-005, zoned Recreational Vehicle Subdivision (RVS), located at the northwest corner of Cassidy Drive and 50th Street, Yuma, Arizona.

2. INTENT:

The developer is requesting the following modifications:

1. Modification from Section 4.15(C) - Perimeter Roads: To provide pavement 24 feet in width in lieu of pavement 30 feet in width for 50th Street and Hunter Avenue to match the previously approved plat layout.
2. Modification from Section 4.22(A) - Sidewalks: To not construct sidewalks throughout the development.

3. For detailed analysis see attached staff report

4. STAFF'S RECOMMENDATION:

Staff recommends approval of the modification from Section 4.15(C) and denial of the modification from Section 4.22(A).

Attachments

- Staff Report
 - Case Map
 - Tentative Map
 - Modification Application
-



MEMORANDUM

TO: Yuma County Planning & Zoning Commission

FROM: Juan Leal Rubio, Senior Planner 

RE: El Rancho Encantado Phase 2B subdivision - Modifications of Subdivision Regulations

DATE: May 4, 2020

Craig Colvin of Colvin Engineering, representing El Rancho Encantado, LLC, requests two modifications from the Yuma County Subdivision Regulations, Sections 4.15(C) and 4.22, for the proposed El Rancho Encantado Phase 2B subdivision, Assessor's Parcel Number 728-35-005, zoned Recreational Vehicle Subdivision (RVS), located at the northwest corner of Cassidy Drive and 50th Street, Yuma, Arizona.

The proposed subdivision consists of 57 residential lots on 16.36 acres. The lots range from 6,095 square feet to 15,247 square feet in size.

The following modifications are requested:

1. **Modification from Section 4.15(C) - Perimeter Roads:** It is requested by the developer to provide pavement 24 feet in width in lieu of pavement 30 feet in width for 50th Street and Hunter Avenue to match the previously approved plat layout.

Yuma County Subdivision Regulations, Section 4.15(B), requires the following improvements for subdivisions with an average lot size smaller than one acre: 28.5' half-width pavement to full specification, plus vertical curb and gutter (and sidewalks where applicable).

The Engineering Department recommends approval of this request since the Board of Supervisors approved the modification request for the previous phase road alignment of the subdivision. 50th Street may only be extended approximately half mile to the west due to the proximity of the solar project. For Hunter Avenue, the Board of Supervisors also approved a reduction of pavement from 30 feet in width (half width) to 24 feet in width for El Rancho Encantado Phase 2A.

2. **Modification from Section 4.22(A) - Sidewalks:** It is requested by the developer to not construct sidewalks throughout the development.

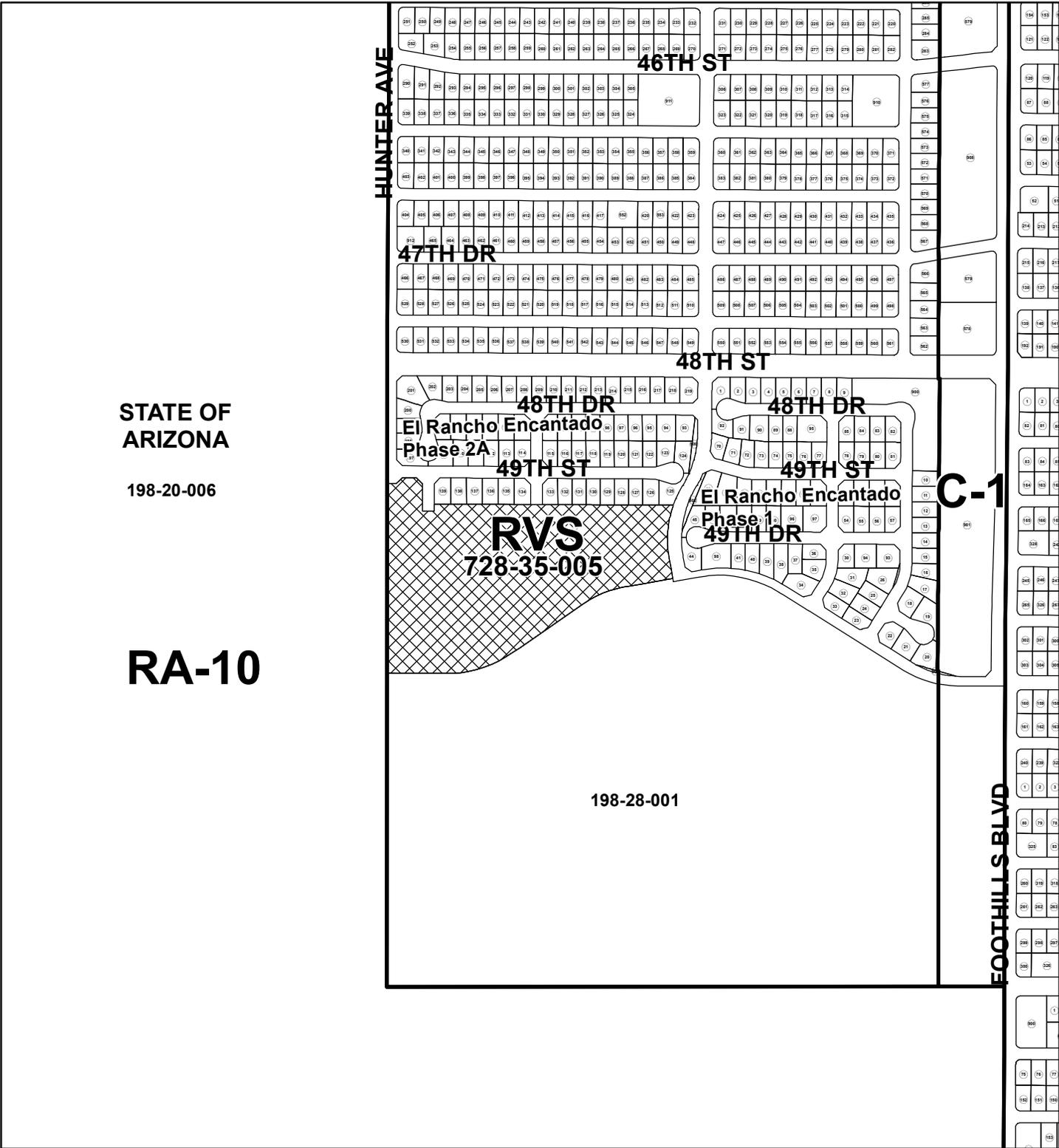
Yuma County Subdivision Regulations, Section 4.22(A), states as follows: In residential subdivisions with an average parcel size of 10,000 square feet or less, sidewalks shall be required.

The Engineering Department recommends denial of this request. The Developer shall install sidewalks throughout the subdivision per the above requirement. Engineering staff receive many complaints from residents regarding the lack of sidewalks especially in the foothills area.

STAFF RECOMMENDATION

Staff recommends approval of the modification from Section 4.15(C) and denial of the modification from Section 4.22(A).

S



STATE OF ARIZONA

198-20-006

RA-10

198-28-001

C-1



DEPARTMENT OF
DEVELOPMENT
SERVICES

PLANNING & ZONING DIVISION
2351 W. 26TH STREET
YUMA, AZ 85364

FOR INFORMATION ONLY - NO LIABILITY ASSUMED

CASE NO:
LOCATION:
APN(s):

SUB20-0002
Hunter Ave & 50th St
728-35-005

CASE PLANNER: J. Leal Rubio
DATE DRAWN: 2-28-2020
REVIEWED BY: N/A

SCALE: 1"= 600'

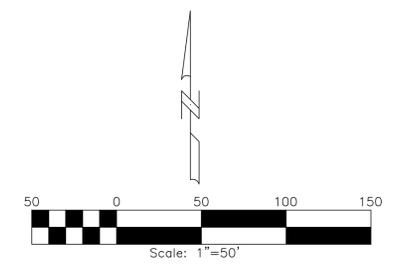


Legend

- 300' BUFFER
- SUBJECT PROPERTY
- Zoning Boundary

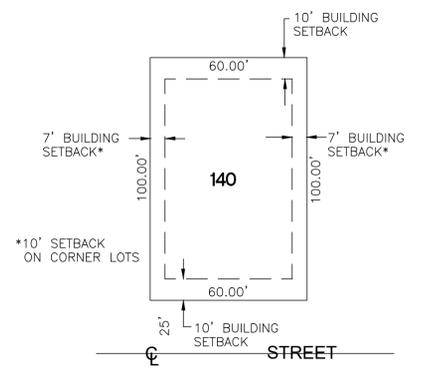
TENTATIVE MAP EL RANCHO ENCANTADO PHASE 2B

A SUBDIVISION OF A PORTION OF THE NE1/4 OF SECTION 21,
T.9S., R.21W., G.&S.R.B.&M., YUMA COUNTY, ARIZONA
AREA=16.36 ACRES



MAP NOTES

- FOUND YUMA COUNTY STD. MON. NO. 4-030, EXCEPT 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 NORTH LINE OF THE NE1/4 OF SECTION 21, T.9S., R.21W., G.&S.R.B.&M. NAMED N 89°50'31" W
- P.O.C.E. — POST OFFICE CLUSTERBOX EASEMENT
- GLO — GENERAL LAND OFFICE
- (C) — CALCULATED BEARING OR DISTANCE
- (M) — MEASURED BEARING OR DISTANCE
- (R) — RECORDED BEARING OR DISTANCE PER EL RANCHO ENCANTADO (PHASE 2A) RECORDED IN BK. 22, PGS. 1 & 2
- (7,387) — GROSS LOT AREA IN SQUARE FEET
- 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.



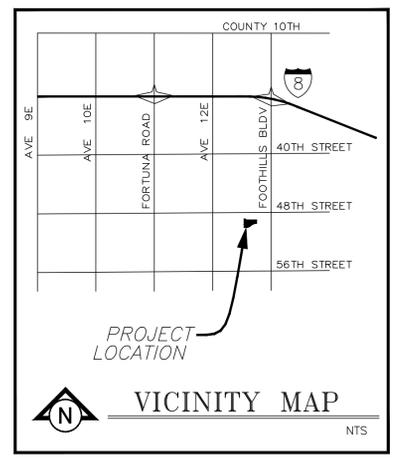
TYPICAL BUILDING SETBACKS

N.T.S.

- NOTES:**
- MINIMUM LOT SIZE IS 6,000 S.F.
 - ALL LOTS MUST REMAIN AS GRADED ON THE GRADING PLAN.
 - 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.

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C1	305.62'	500.00'	35°01'16"	157.75'
C2	188.43'	438.00'	24°38'58"	95.70'
C3	210.25'	430.00'	28°00'54"	107.27'
C4	172.08'	46.00'	214°20'10"	148.90'
C5	28.17'	94.00'	17°10'14"	14.19'
C6	116.04'	60.00'	110°48'45"	87.00'
C7	0.88'	94.00'	0°32'11"	0.44'
C8	21.45'	94.00'	13°04'26"	10.77'
C9	6.72'	94.00'	4°05'48"	3.36'
C10	6.69'	94.00'	4°04'33"	3.34'
C11	21.48'	94.00'	13°05'41"	10.79'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N44°57'05"E	35.39'
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L3	S45°04'47"E	35.34'
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L5	N34°38'19"E	35.35'
L6	S79°58'49"E	35.34'
L7	N10°01'11"E	35.37'
L8	S44°59'37"E	35.36'
L9	N44°57'05"E	35.39'
L10	S22°34'45"E	14.74'



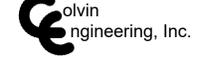
UTILITIES SERVING THIS PROPERTY
 ARIZONA PUBLIC SERVICE - ELECTRICAL SERVICE
 FAR WEST WATER & SEWER COMPANY - POTABLE WATER & SEWER SERVICE
 SPECTRUM - TELEPHONE SERVICE

OWNER & DEVELOPER:
 EL RANCHO ENCANTADO, LLC
 12486 S. FOOTHILLS BOULEVARD
 YUMA, AZ 85367
 (928) 342-1283

PRELIMINARY - NOT FOR RECORDING

DATE: 4/2020

PREPARED BY:



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

Yuma County Department of Development Services

Subdivision Application

G. Modifications (if applicable)

In accordance with A.R.S. Section 11-806.01.E: *“The general regulations may provide for modification by the commission in planned area development or specific cases where unusual topography or other exceptional conditions may require such action.”*

The following modifications are requested as part of this application (additional pages may be added if needed):

Standard	Reference #	Modification Requested
Subdivision	Section 4.22 A.	No sidewalks

Reason:

El Rancho Encantado Phases 1 and 2 were originally approved without sidewalks. There are no sidewalks now in Phases 1A, 1B and 2A, and no sidewalks to connect to.

Standard	Reference #	Modification Requested
Subdivision	Section 4.13A	Change in right-of-way width to match previously approved plat layout.

Reason:

The plat was previously approved with this right-of-way width because it matches the existing right-of-way width at 50th Street & Cassidy Avenue.

Standard	Reference #	Modification Requested

Reason:

Standard	Reference #	Modification Requested

Reason:

Yuma County
Planning & Zoning
Commission

Item No. 11

AIR-9821

11.

P&Z Commission Agenda

Meeting Date: 05/19/2020

Submitted For: Maggie Castro

Submitted By: Juan Leal-Rubio

Department: Planning & Zoning Division - DDS

Information

1. REQUESTED ACTION:

El Rancho Encantado Phase 2B subdivision- Tentative Map: Craig Colvin of Colvin Engineering, representing El Rancho Encantado, LLC, requests the review and approval of the tentative map for the proposed El Rancho Encantado Phase 2B subdivision, Assessor's Parcel Number 728-35-005, zoned Recreational Vehicle Subdivision (RVS), located at the northwest corner of Cassidy Drive and 50th Street, Yuma, Arizona.

2. INTENT:

The review and approval of tentative map fore the proposed El Rancho Encantado Phase 2B subdivision.

3. For detailed analysis see attached staff report

4. STAFF'S RECOMMENDATION:

Staff recommends approval of the tentative map for El Rancho Encantado Phase 2B subdivision subject to the conditions listed on the attached memorandum.

Attachments

Staff Report

Case Map

Tentative Map

Internal Comments

External Comments

Misc Docs



MEMORANDUM

TO: Yuma County Planning & Zoning Commission
FROM: Juan Leal Rubio, Senior Planner *Juan Leal Rubio*
RE: El Rancho Encantado Phase 2B subdivision - Tentative Map
DATE: April 29, 2020

Craig Colvin of Colvin Engineering, representing El Rancho Encantado, LLC, requests the review and approval of the tentative map for the proposed El Rancho Encantado Phase 2B subdivision, Assessor's Parcel Number 728-35-005, zoned Recreational Vehicle Subdivision (RVS), located at the northwest corner of Cassidy Drive and 50th Street, Yuma, Arizona.

The proposed subdivision consists of 57 residential lots on 16.36 acres. The lots range from 6,095 square feet to 15,247 square feet in size. The purpose of the RVS district is to provide orderly development of subdivisions accommodating recreational vehicles as well as manufactured homes and site built homes. One single-family residence per parcel limited to a recreational vehicle, manufactured home, or site-built home is permitted in the RVS zoning district. However, if a parcel has an area of at least 6,000 square feet, one additional recreational vehicle may occupy an individual parcel.

The utilities will be provided as follows:

Water	Far West Water and Sewer Co.
Sewer	Far West Water and Sewer Co.
Electrical	Arizona Public Service
Telephone	Spectrum

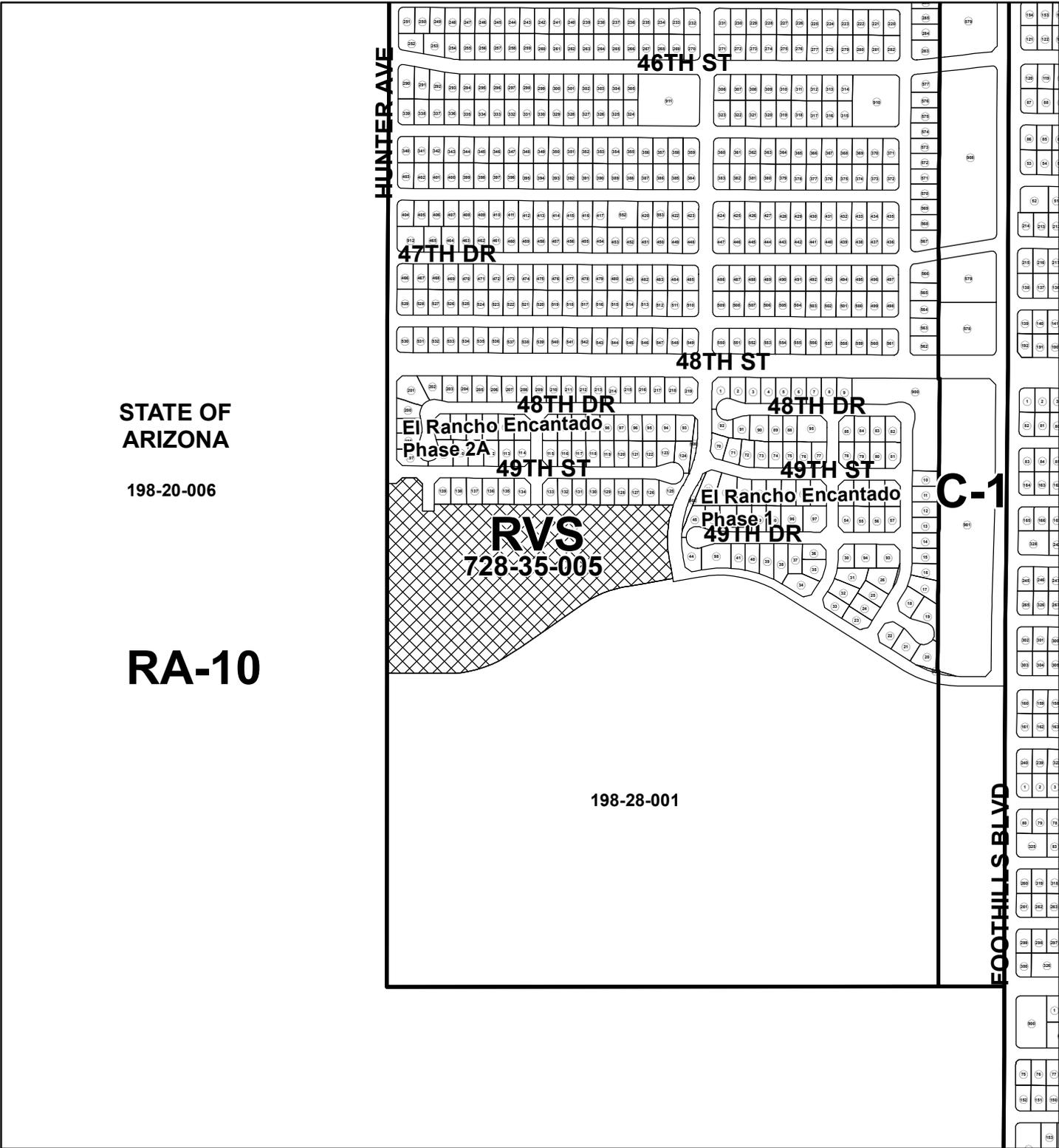
STAFF RECOMMENDATION

Staff recommends approval of the tentative map for El Rancho Encantado Phase 2B subdivision subject to the following conditions:

1. All modifications requested by the developer shall be approved by the Board of Supervisors. 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. In accordance with the Third Party Agreement between El Rancho Encantado, LLC and Yuma County, the developer agreed to pay the County \$100,000.00 for the signal contribution at Foothills Boulevard and 48th Street for the development of Phase 2B. Refer to the Agreement No. 2014-00819 recorded January 13, 2014 for further details.

S



STATE OF ARIZONA

198-20-006

RA-10

198-28-001

C-1



DEPARTMENT OF
DEVELOPMENT
SERVICES

PLANNING & ZONING DIVISION
2351 W. 26TH STREET
YUMA, AZ 85364

FOR INFORMATION ONLY - NO LIABILITY ASSUMED

CASE NO:
LOCATION:
APN(s):

SUB20-0002
Hunter Ave & 50th St
728-35-005

CASE PLANNER: J. Leal Rubio
DATE DRAWN: 2-28-2020
REVIEWED BY: N/A

SCALE: 1"= 600'

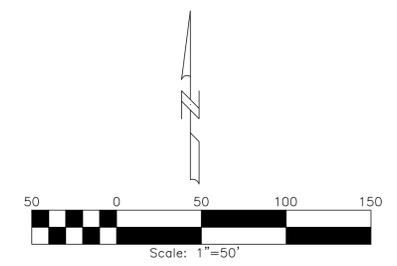
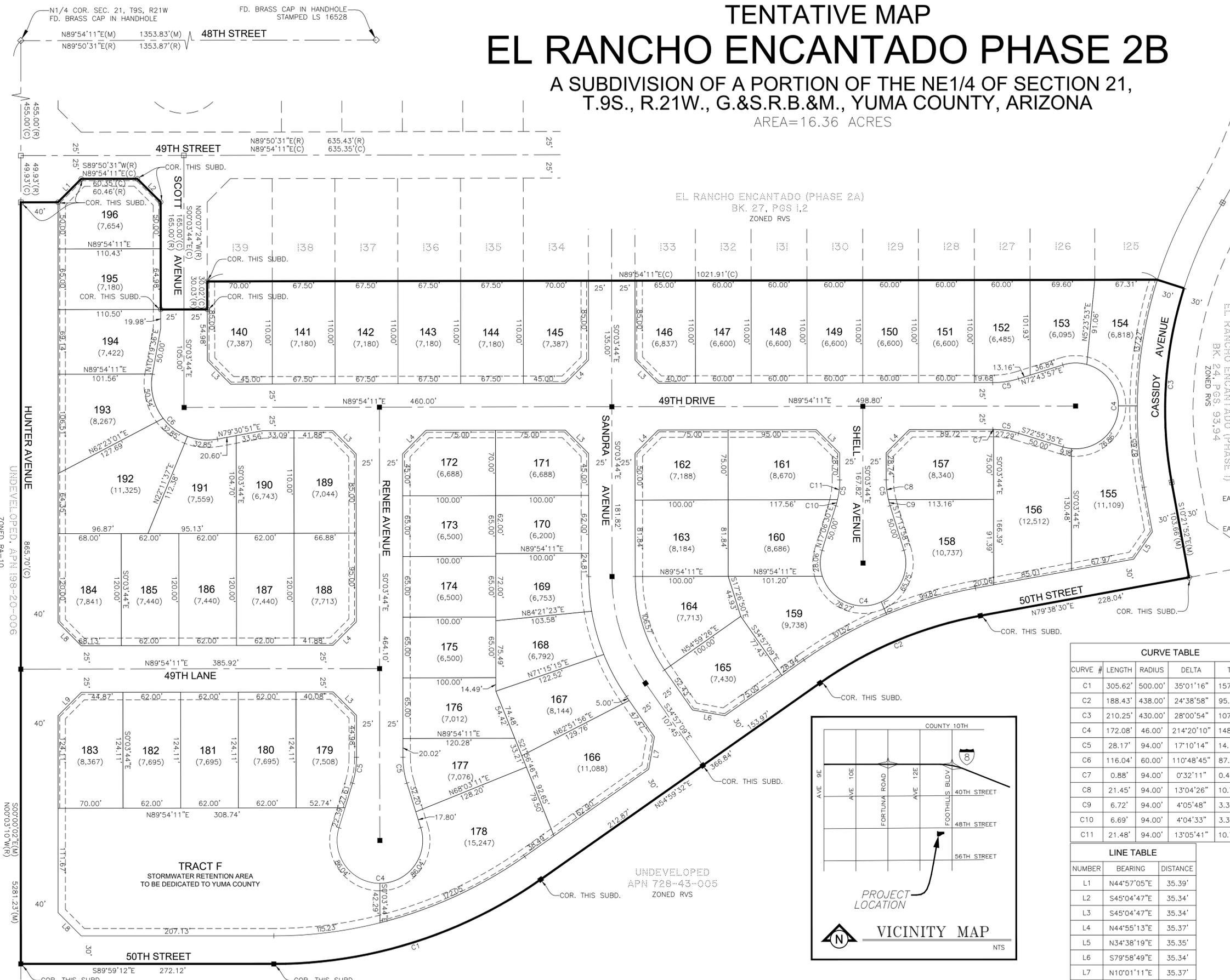


Legend

-  300' BUFFER
-  SUBJECT PROPERTY
-  Zoning Boundary

TENTATIVE MAP EL RANCHO ENCANTADO PHASE 2B

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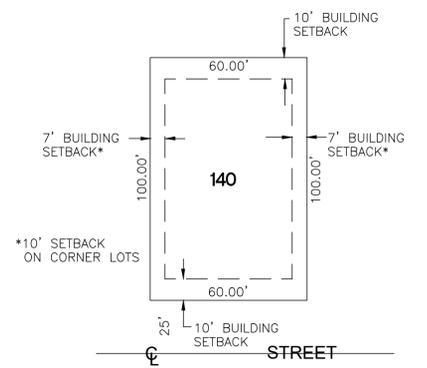


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- 8' UTILITY AND CABLE T.V. EASEMENT (TYPICAL)
- 1' N.A.E. 1' NON-ACCESS EASEMENT, ON ALL CORNER LOTS EXTENDS TO 20' BEYOND CURVE OR CHAMFER RETURN, AND AS NOTED.

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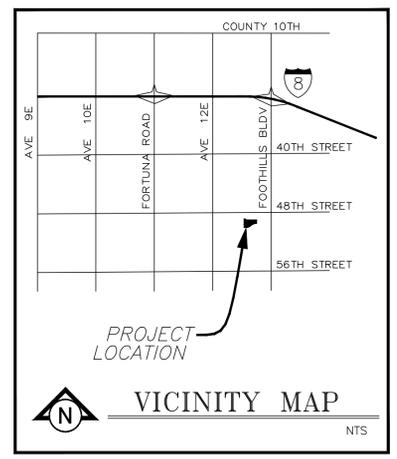
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L6	S79°58'49"E	35.34'
L7	N10°01'11"E	35.37'
L8	S44°59'37"E	35.36'
L9	N44°57'05"E	35.39'
L10	S22°34'45"E	14.74'



TYPICAL BUILDING SETBACKS

N.T.S.

- NOTES:**
- MINIMUM LOT SIZE IS 6,000 S.F.
 - ALL LOTS MUST REMAIN AS GRADED ON THE GRADING PLAN.
 - 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.



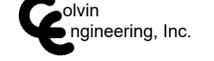
UTILITIES SERVING THIS PROPERTY
 ARIZONA PUBLIC SERVICE - ELECTRICAL SERVICE
 FAR WEST WATER & SEWER COMPANY - POTABLE WATER & SEWER SERVICE
 SPECTRUM - TELEPHONE SERVICE

OWNER & DEVELOPER:
 EL RANCHO ENCANTADO, LLC
 12486 S. FOOTHILLS BOULEVARD
 YUMA, AZ 85367
 (928) 342-1283

PRELIMINARY - NOT FOR RECORDING

DATE: 4/2020

PREPARED BY:



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

From: Joe Wehrle
Sent: Tuesday, March 3, 2020 9:46 AM
To: Juan Leal Rubio
Subject: RE: RFC--Tentative Map for El Rancho Encantado Phase 2B

Juan,

They have the name of the subdivision misspelled in the title.

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

From: Juan Leal Rubio
Sent: Friday, February 28, 2020 3:38 PM
To: Anne.camacho@aps.com; grcopeland@antelopeunion.org; Wellton@town.wellton.az.us; BKnowles@azgfd.gov; rjsm09@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; rmolenar@yumasun.com; Rick.rohrick@swgas.com; bryank@unitBIRR.com; 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>; Pat Headington <Pat.Headington@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; egrubaugth@wmidd.org; LCVALDEZ@UP.COM; carmenjuarez@somertonaz.gov; antonio.martinez1@usmc.mil
Subject: RFC--Tentative Map for El Rancho Encantado Phase 2B

Hello,

Attached please find a Request for Comments for the above referenced tentative map. Your feedback would be greatly appreciated.

Thanks,

Juan Leal Rubio, Senior Planner

From: David Ruvalcaba
Sent: Thursday, March 19, 2020 3:29 PM
To: Juan Leal Rubio
Subject: El Rancho Encantado Phase 2B-Tentative Comments

Juan,

The following are the comments on the El Rancho Encantado Phase 2B-Tentative Plat:

1. The tentative plat needs to have enough capacity for the volume of runoff, please provide the calculations to verify that the retention basin will have enough capacity.
2. In order to verify the required volume for runoff, the entire drainage area needs to be shown. The grading sheet shows that the roads to the north will be sloped toward this southern section of construction, please clarify how much area will drain into this portion of the subdivision.

Please let me know if you have any questions,

Sincerely,

David Ruvalcaba, P.E.
Civil Engineer
Yuma County Department of Development Services
2351 W. 26th Street
Yuma, AZ 85364

Office: 928-817-5000

Direct: 928-817-5129

David.Ruvalcaba@yumacountyaz.gov





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

MEMORANDUM

TO: Subdivision Plan Review Team
FROM: Juan Leal Rubio, Senior Planner
RE: El Rancho Encantado Phase 2B-Tentative Plat
DATE: February 28, 2020

Attached for your consideration is a tentative plat for the above named subdivision. The Planning and 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 15 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 15 days, please contact me before the deadline. My direct number is 928-817-5176.

Thank you for your assistance.

The tentative plat is SATISFACTORY and will not require any alteration, amendments or deletions before its approval.

The tentative plat is UNSATISFACTORY for the reasons outlined below or on the attached memorandum and these issues will need to be addressed before approval. The developer/engineer, has has not (check one, please) been provided with a copy of the comments submitted.

No comment.

Respondent's Printed Name: George Amaya RS

Please return your response within 15 days to: Juan Leal Rubio, Senior Planner, Department of Development Services, 2351 West 26th Street, Yuma, AZ 85364 or by E-mail: Juan.Leal-Rubio@yumacountyaz.gov.



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

MEMORANDUM

TO: Subdivision Plan Review Team
FROM: Juan Leal Rubio, Senior Planner
RE: El Rancho Encantado Phase 2B-Tentative Plat
DATE: February 28, 2020

Attached for your consideration is a tentative plat for the above named subdivision. The Planning and 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 15 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 15 days, please contact me before the deadline. My direct number is 928-817-5176.

Thank you for your assistance.

[X] The tentative plat is SATISFACTORY and will not require any alteration, amendments or deletions before its approval.

[] The tentative plat is UNSATISFACTORY for the reasons outlined below or on the attached memorandum and these issues will need to be addressed before approval. The developer/engineer, O has O has not (check one, please) been provided with a copy of the comments submitted.

Three horizontal lines for providing reasons for an unsatisfactory rating.

[] No comment.

Respondent's Printed Name: [Signature]

Please return your response within 15 days to: Juan Leal Rubio, Senior Planner, Department of Development Services, 2351 West 26th Street, Yuma, AZ 85364 or by E-mail: Juan.Leal-Rubio@yumacountyaz.gov.

Pat Healdington



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

MEMORANDUM

TO: Subdivision Plan Review Team
FROM: Juan Leal Rubio, Senior Planner
RE: El Rancho Encantado Phase 2B-Tentative Plat
DATE: February 28, 2020

Attached for your consideration is a tentative plat for the above named subdivision. The Planning and 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 15 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 15 days, please contact me before the deadline. My direct number is 928-817-5176.

Thank you for your assistance.

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No comment.

Respondent's Printed Name: Isabell Garcia ADOT Southwest District

Please return your response within 15 days to: Juan Leal Rubio, Senior Planner, Department of Development Services, 2351 West 26th Street, Yuma, AZ 85364 or by E-mail: Juan.Leal-Rubio@yumacountyaz.gov.



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

MEMORANDUM

TO: Subdivision Plan Review Team
FROM: Juan Leal Rubio, Senior Planner
RE: El Rancho Encantado Phase 2B-Tentative Plat
DATE: February 28, 2020

Attached for your consideration is a tentative plat for the above named subdivision. The Planning and 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 15 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 15 days, please contact me before the deadline. My direct number is 928-817-5176.

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No comment.

Respondent's Printed Name: Robert M. Blevins, City of Yuma Comm. Planning

Please return your response within 15 days to: Juan Leal Rubio, Senior Planner, Department of Development Services, 2351 West 26th Street, Yuma, AZ 85364 or by E-mail: Juan.Leal-Rubio@yumacountyaz.gov.



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

MEMORANDUM

TO: Subdivision Plan Review Team
FROM: Juan Leal Rubio, Senior Planner
RE: El Rancho Encantado Phase 2B-Tentative Plat
DATE: February 28, 2020

Attached for your consideration is a tentative plat for the above named subdivision. The Planning and 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 15 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 15 days, please contact me before the deadline. My direct number is 928-817-5176.

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No comment.

Respondent’s Printed Name: MCAS Yuma - Antonio Martinez - Community Liaison Specialist

Please return your response within 15 days to: Juan Leal Rubio, Senior Planner, Department of Development Services, 2351 West 26th Street, Yuma, AZ 85364 or by E-mail: Juan.Leal-Rubio@yumacountyaz.gov.



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

MEMORANDUM

TO: Subdivision Plan Review Team
FROM: Juan Leal Rubio, Senior Planner
RE: El Rancho Encantado Phase 2B-Tentative Plat
DATE: February 28, 2020

Attached for your consideration is a tentative plat for the above named subdivision. The Planning and 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 15 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 15 days, please contact me before the deadline. My direct number is 928-817-5176.

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No comment.

Respondent’s Printed Name: Gen Grosse/Yuma County Airport Authority

Please return your response within 15 days to: Juan Leal Rubio, Senior Planner, Department of Development Services, 2351 West 26th Street, Yuma, AZ 85364 or by E-mail: Juan.Leal-Rubio@yumacountyaz.gov.

From: YCWUA Planning <planning@ycwua.org>
Sent: Monday, March 2, 2020 6:57 AM
To: Juan Leal Rubio
Cc: planning@ycwua.org
Subject: Re: RFC--Tentative Map for El Rancho Encantado Phase 2B

Good morning Mr. Rubio,

The YCWUA has no comments about this case.

We thank you and appreciate your request for comments!

Omar Peñuñuri
Yuma County Water Users' Association
On 2/28/2020 3:38 PM, Juan Leal Rubio wrote:

Hello,

Attached please find a Request for Comments for the above referenced tentative map. Your feedback would be greatly appreciated.

Thanks,

Juan Leal Rubio, Senior Planner

Department of Development Services/Planning & Zoning Division
2351 W. 26th Street Yuma, AZ 85364
(928) 817-5176 | Fax (928) 817-5020

If you would like to provide comments regarding the service you received, please click the following link: [Yuma County : Customer Survey](#)





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

MEMORANDUM

TO: Subdivision Plan Review Team
FROM: Juan Leal Rubio, Senior Planner
RE: El Rancho Encantado Phase 2B-Tentative Plat
DATE: February 28, 2020

Attached for your consideration is a tentative plat for the above named subdivision. The Planning and 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 15 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 15 days, please contact me before the deadline. My direct number is 928-817-5176.

Thank you for your assistance.

- The tentative plat is **SATISFACTORY** and will not require any alteration, amendments or deletions before its approval.
- The tentative plat is **UNSATISFACTORY** for the reasons outlined below or on the attached memorandum and these issues will need to be addressed before approval. The developer/engineer, has has not (check one, please) been provided with a copy of the comments submitted.

X No comment.

Respondent's Printed Name: Bobette Bauermann, YPG - Master Planning

Please return your response within 15 days to: Juan Leal Rubio, Senior Planner, Department of Development Services, 2351 West 26th Street, Yuma, AZ 85364 or by E-mail: Juan.Leal-Rubio@yumacountyaz.gov.



Civil Engineering, Consulting, Surveying
6105 E. Alyssa Lane • Yuma, Arizona 85365
Phone: 928-580-1061

April 6, 2020

Mr. Juan Leal Rubio
Yuma County Development Services
2703 S. Avenue B
Yuma, Arizona 85364

RE: El Rancho Encantado Phase 2B Subdivision

Dear Juan:

Submitted herewith are following for the referenced project, sent electronically:

1. Revised plat.
2. Far West Water & Sewer Company Water Service Agreement.
3. USPS Cluster Box Units location.
4. Street Section Detail Sheet.
5. Drainage Map & Calculations.
6. Copy of the Improvement District for Phases I & II.
7. Modification Form.
8. A Check in the amount of \$720 will be dropped off by the developer.

Following are responses to your letter dated March 23, 2020:

Planning Section Comments:

1. Revised as noted.
2. Revised as noted.

Note: A modification to the subdivision regulations is being requested to not install sidewalks, since this was previously approved, and there are no sidewalks in the other phases of this project to connect to. An additional modification is for the change in street width of 50th Street to match the previously approved plat layout.

Engineering Section Comments:

1. The owner acknowledges the Third Party Agreement for the signal contribution, and will be paid before plat recordation.
2. See attached USPS Cluster Box location approval.
3. See attached USPS Cluster Box location approval.
4. See attached water company service agreement.
5. See attached road sections detail sheet.
6. See attached modification to subdivision regulations for street width change.
7. See attached road sections detail sheet. Please note that the full section of Cassidy Avenue was built with the previous phases.
8. See attached modification to subdivision regulations for no sidewalks.
9. Tract F will be dedicated to Yuma County for retention basin purposes, which will be indicated in the dedication of the dedication sheet.

Mr. Juan Rubio
Yuma County Development Services
El Rancho Encantado Phase 2B Subdivision
April 6, 2020
Page 2

Flood Control District Comments:

1. See attached Drainage Map & Calculations.
2. See attached Drainage Map & Calculations.

Environmental Programs Section Comments:

1. The engineer's certificate of completion, request for discharge authorization and as-built plans will be submitted with final plat submittal.

Public Works Department Comments:

1. See attached Improvement District for Phases I & II.

Please give me a call if you have any questions regarding this submittal.

Respectfully,



Craig R. Colvin, P.E.

enclosures

WATER SERVICE AGREEMENT AND SEWER SERVICE AGREEMENT

To be filled out and signed, where appropriate, and submitted with application

WATER SERVICE AGREEMENT - An unconditional agreement which is effective this date has been made between the owners of:

EL RANCHO ENCANTADO PHASE 2 Subdivision
NAME OF SUBDIVISION

and the Far West Water & Sewer Inc.
NAME OF WATER SYSTEM OR MUNICIPALITY

to provide water service to each and every lot in accordance with the design shown on the attached plats of the subdivision.

The undersigned hereby agrees to inspect this project during construction to assure compliance with plans and specifications approved by the Arizona Department of Environmental Quality and upon completion shall be responsible for maintenance and operating the system.

Date: 1/8/19 Name Andrew J. Capestano Andrew J. Capestano
TYPE OR PRINT SIGNATURE
Title General Manager Far West Water & Sewer, Inc.
Address 12486 S. FOOTHILLS BLVD
City YUMA, AZ 85367

SEWER SERVICE AGREEMENT - An unconditional agreement has been made between the owners of:

EL RANCHO ENCANTADO PHASE 2 Subdivision
NAME OF SUBDIVISION

and the Far West Water & Sewer Inc.
NAME OF WATER SYSTEM OR MUNICIPALITY

to provide sewer service to each and every lot in accordance with the design shown on the attached plats of the subdivision.

The undersigned hereby agrees to inspect this project during construction to assure compliance with plans and specifications approved by the Arizona Department of Environmental Quality and upon completion shall be responsible for maintenance and operating the system.

Date: 1/8/19 Name Andrew J. Capestano Andrew J. Capestano
TYPE OR PRINT SIGNATURE
Title General Manager Far West Water & Sewer, Inc.
Address 12486 S. FOOTHILLS BLVD
City YUMA, AZ 85367

BEFORE THE BOARD OF SUPERVISORS
OF
THE COUNTY OF YUMA, STATE OF ARIZONA

In the Matter of Amending the Boundaries	}	PETITION TO AMEND THE
Of	}	BOUNDARIES OF
YUMA COUNTY IMPROVEMENT	}	IMPROVEMENT DISTRICT#10-01
DISTRICT NO. 10-01	}	(EL RANCHO ENCANTADO
(EL RANCHO ENCANTADO PHASES I & II)	}	PHASES I & II)

**TO: THE HONORABLE BOARD OF SUPERVISORS OF
YUMA COUNTY, ARIZONA:**

The Petitioners herein make application for amendment of the boundaries of an Improvement District pursuant to Arizona Revised Statutes §48-901 et seq., with all revisions, amendments and supplements thereof, and in support of this Petition represent the following:

1. Said Amended County Improvement District is to be known as YUMA COUNTY IMPROVEMENT DISTRICT NO. 10-01 (EL RANCHO ENCANTADO PHASES I & II);
2. That the undersigned represents a majority of the persons owning real property or by the owners of fifty-one (51) percent or more of the real property with the limits of the proposed Amended Improvement District, described as follows:

SEE EXHIBIT 'A' ATTACHED HERETO AND FORMING A PART HEREOF

3. A plat or sketch delineating the area and boundaries of the proposed Amended Improvement District is attached hereto as Exhibit "B", and by this reference, incorporated herein;

4. The above-described area has been partially subdivided and that said property is not within a municipality or subdivision thereof, or adjacent thereto, but is an unincorporated area within the County of Yuma, State of Arizona;
5. That said amendment to the boundaries is necessary to insure that all those benefiting from services provided by the district are included within the boundaries of the district and are assessed accordingly.
6. That if Improvement District is Amended as requested, that construction be undertaken upon proper petition to incur expense under the provisions of A.R.S. §48-915 for the improvement and betterment of said area, and for any and all purposes for which public improvements may be undertaken as authorized by A.R.S. §48-909 relating to the powers of improvement districts, and that said purposes shall constitute a general outline of proposed improvements.

In the event the Board of Supervisors does not approve the Amended Boundaries of the Improvement District, petitioners understand and agree to pay all expenses incurred as a result of these proceedings. Payment of such costs will be made by the collection of taxes levied upon all the real or personal property within the district. Petitioners acknowledge and understand that an engineer's cost estimate of the project has not been completed and the amount of any assessment, or aggregate thereof, has not been determined and approved.

WHEREFORE, THE petitioners pray that upon receipt of this Petition a date be set for hearing thereon; that such notice be given as may be required by A.R.S. §48-905; and that upon hearing the Board of Directors, by formal order, declare its findings pursuant to A.R.S. §48-906.

DATED this 10th day of January, 2014.

RESPECTFULLY SUBMITTED

By: Tauca Capra

Title: MANAGING Member
El Rancho Encantado, LLC

Exhibit "A"

As per Fee No. 2010-15162

LEGAL DESCRIPTION OF EL RANCHO ENCANTADO NO. 1 SUBDIVISION

That portion of the Northeast quarter of Section 21, Township 9 South, Range 21 West of the Cite and Salt River Base and Meridian, Yuma County, Arizona, more particularly described as follows:

Commencing at the Northeast corner of said Section 21, being the centerline of 48th Street and Foothills Boulevard, and the True Point of Beginning; Thence South 00°02'00" East, along the East line of Section 21, also being the centerline of Foothills Boulevard, a distance of 1,344.97 feet to a point at the centerline of 50th Street; Thence South 89°58'00" West, a distance of 203.25 feet to a point being the beginning of a curve to the right; thence along said curve, a delta angle of 31°37'08", a chord bearing of North 74°13'26" West, a chord length of 234.30 feet, a tangent of 121.75 feet, a radius of 430.00 feet, a curve length of 237.30 feet to a point; Thence North 58°24'52" West, a distance of 620.18 feet to a point, also being the beginning of a curve to the left; Thence along said curve, a delta angle of 42°00'17", a chord bearing of North 79°25'01" West, a chord length of 336.90 feet, a tangent of 180.44 feet, a radius of 470.00 feet, and a curve length of 344.57 feet to a point; Thence South 79°34'50" West, a distance of 100.71 feet to a point; Thence North 10°25'10" West, a distance of 103.79 feet to a point, also being the beginning of a curve to the right; Thence along said curve, a delta angle of 41°27'01"; a chord bearing of North 10°18'21" East, a chord length of 304.34 feet, a tangent of 162.70 feet, a radius of 430.00 feet, a curve length of 311.08 feet to a point, also being the beginning of a curve to the left; Thence along said curve, a delta angle of 31°11'20", a chord bearing of North 15°26'11" East, a chord length of 231.19 feet; a tangent of 120.01 feet, a radius of 430.00 feet, a curve length of 234.07 feet, to a point; Thence North 00°09'29" West, a distance of 284.97 feet, to a point on the North line of Section 21, also being the centerline of 48th Street; thence North 89°50'31" East, a distance of 1290.05 feet to the True Point of Beginning;

EXCEPT all oil, gas and other hydrocarbon substances, helium or other substances of a gaseous nature, geothermal resources, coal, metals, minerals, fossils, fertilizer of every name and description and except all materials which may be essential to production of fissionable material as reserved in Arizona Revised Statutes.

Containing 34.62 Acres more or less.

**LEGAL DESCRIPTION OF EL RANCHO ENCANTADO NO. 2A
AND 2B SUBDIVISIONS**

That portion of Northwest quarter of the Northeast quarter of Section 21, Township 9 South, Range 21 West Gila & Salt River Base and Meridian, Yuma County, Arizona more particularly described as follows:

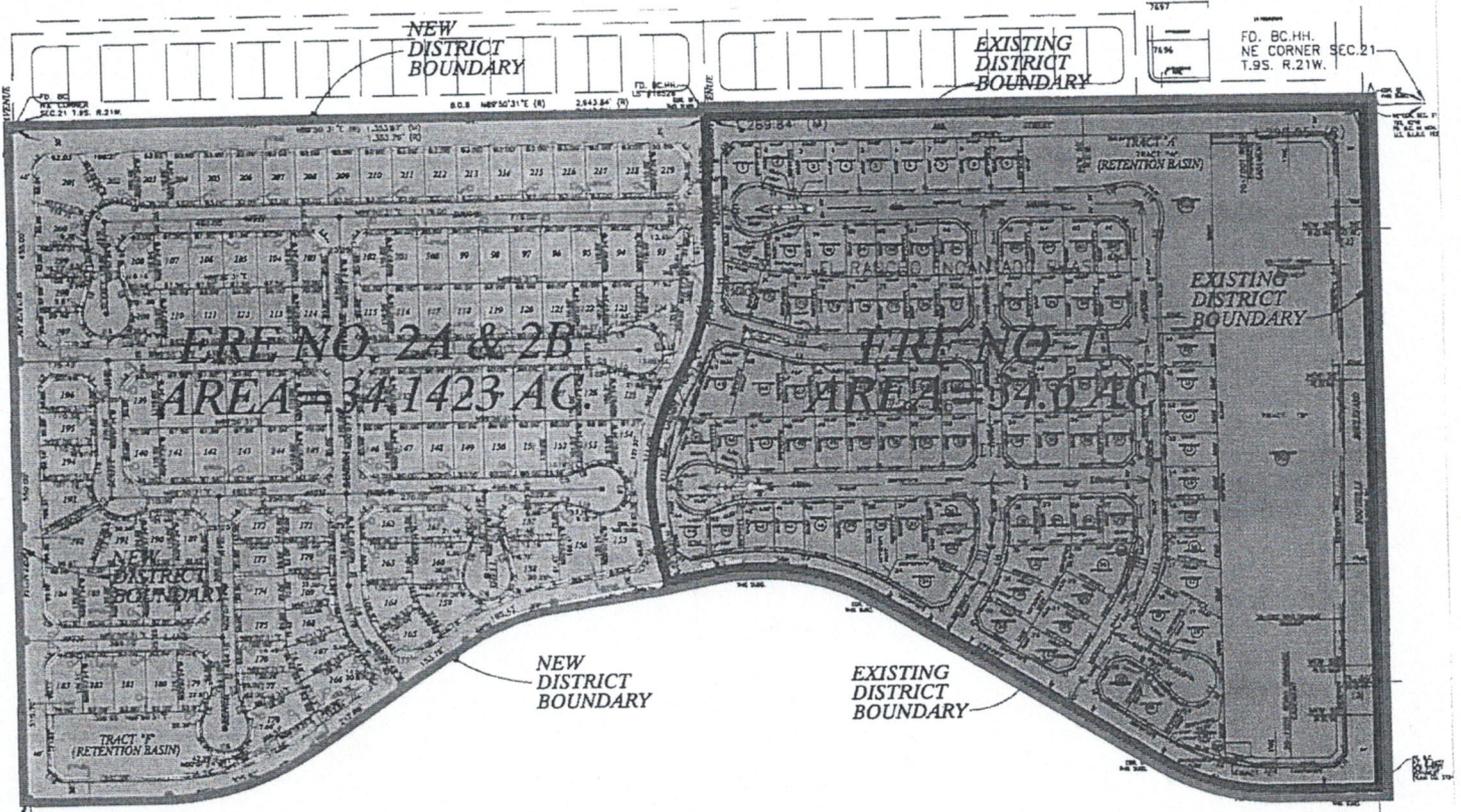
BEGINNING at a brass cap marking the North quarter corner of Section 21 from which a brass cap marking the Northeast corner of Section 21 bears North 89 degrees 50 minutes 31 seconds East (recorded) and measures 2,643.84 feet (recorded) 2,643.71 feet (measured) being this the North line of the Northeast quarter of said Section 21; Thence along the North line of the Northeast quarter of Section 21 North 89 degrees 50 minutes 31 seconds East a distance of 1,353.87 feet (measured) 1,353.79 feet (recorded) to a point on the West boundary line of El Rancho Encantado Subdivision Phase 1 as recorded in Book 24 of Plats, pages 93 and 94; Thence leaving said North line and along the West boundary line of El Rancho Encantado Subdivision Phase 1 South 00 degrees 07 minutes 24 seconds East a distance of 285.02 feet to the beginning of a non tangent curve to the right having a radius of 430.00 feet and a delta angle of 31 degrees 11 minutes 20 seconds and a local tangent bearing of South 00 degrees 09 minutes 51 seconds East; Thence along said curve for an arc distance of 234.07 feet to the beginning of a tangent curve to the left having a radius of 430.00 feet and a delta angle of 41 degrees 27 minutes 01 seconds; Thence along said curve for an arc distance of 311.08 feet; Thence South 10 degrees 25 minutes 32 seconds East a distance of 103.62 feet; Thence South 79 degrees 34 minutes 50 seconds West a distance of 228.09 feet to the beginning of a tangent curve to the left having a radius of 438.00 feet and a delta angle of 24 degrees 38 minutes 58 seconds; Thence along said curve for an arc distance of 188.43 feet; Thence South 54 degrees 55 minutes 52 seconds West a distance of 366.66 feet to the beginning of a tangent curve to the right having a radius of 500.00 feet and a delta angle of 35 degrees 01 minutes 16 seconds; Thence along said curve for an arc distance of 305.62 feet; Thence South 89 degrees 57 minutes 08 seconds West a distance of 272.35 feet to a point on the North-South Mid-Section line of said Section 21; Thence along the Mid-Section Line North 00 degrees 03 minutes 10 seconds West a distance of 1,320.70 feet to the **POINT OF BEGINNING**.

Containing 34.1423 Acres more or less.

EXHIBIT "B"

DISTRICT BOUNDARY MAP

YUMA COUNTY IMPROVEMENT DISTRICT NO. _____
 A PORTION OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 9 SOUTH, RANGE 21 WEST
 OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA

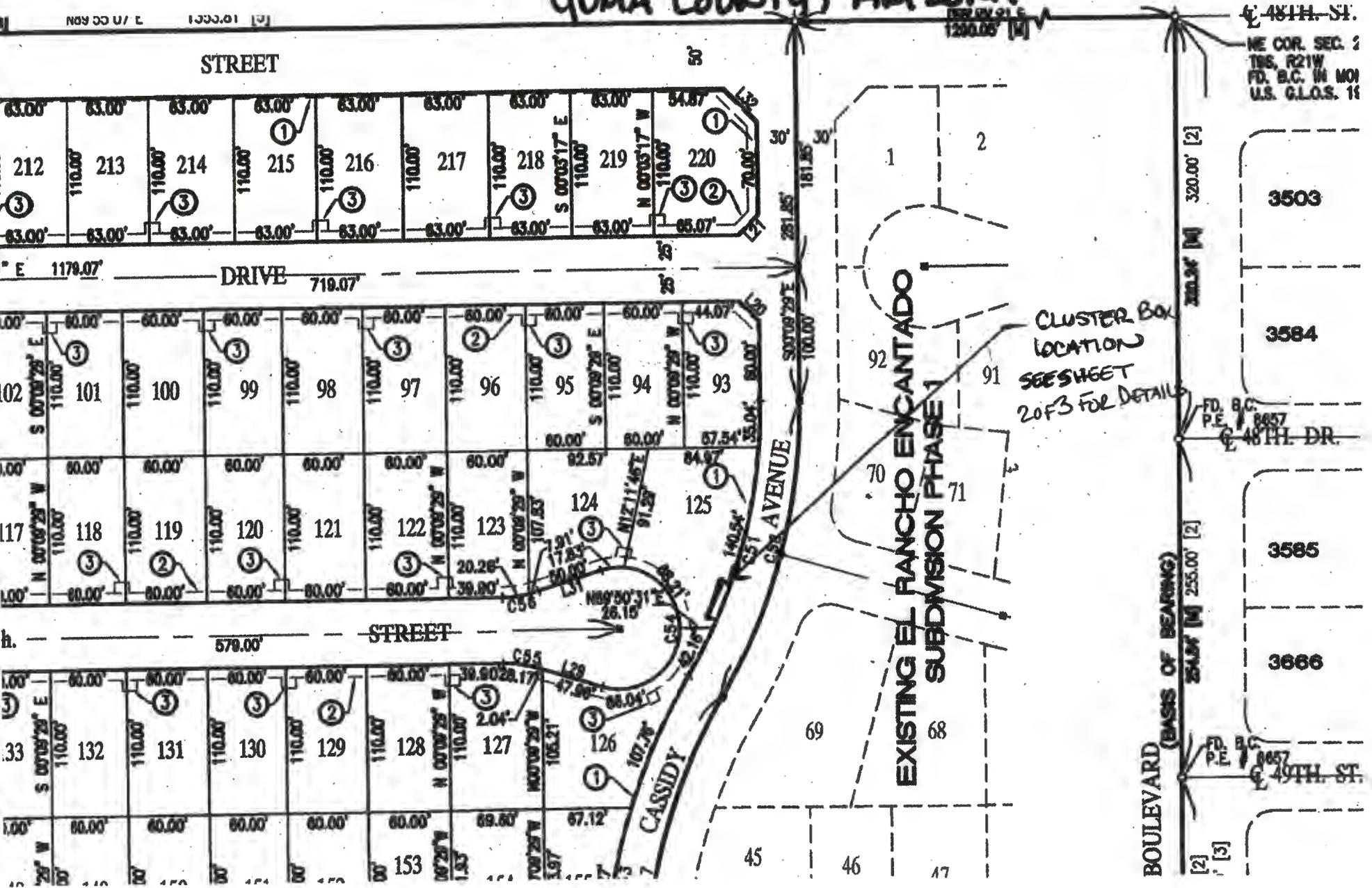


- EXISTING IMPROVEMENT DISTRICT
- PROPOSED ADDITION TO EXISTING IMPROVEMENT DISTRICT
- BOUNDARY OF EXISTING IMPROVEMENT DISTRICT
- PROPOSED NEW BOUNDARY IMPROVEMENT DISTRICT



1,320.43'
 N00°03'10"W
 FD. RB.
 C.W. CORNER
 SEC. 21
 T.9S. R.21W.

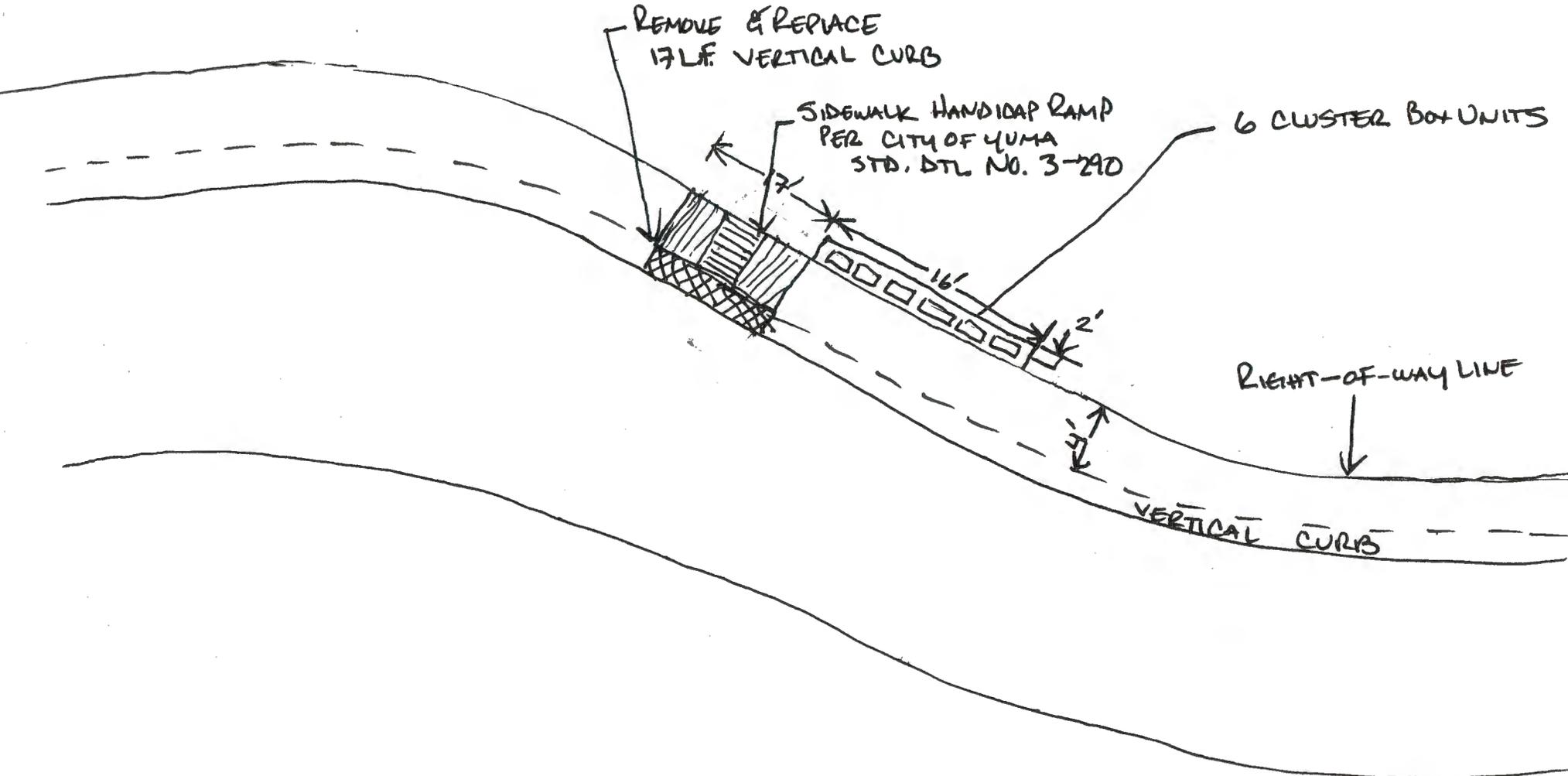
P.O. CLUSTER BOX LOCATION AT EL RANCHO ENCANTADO PHASE 2 SUBDIVISION YUMA COUNTY, ARIZONA



LOCATION MAP

SHEET 1 OF 3

P.O. CLUSTER BOX LOCATION AT EL RANCHO ENCHANTADO PHASE 2 SUBD. YUMA COUNTY, ARIZONA



SITE MAP

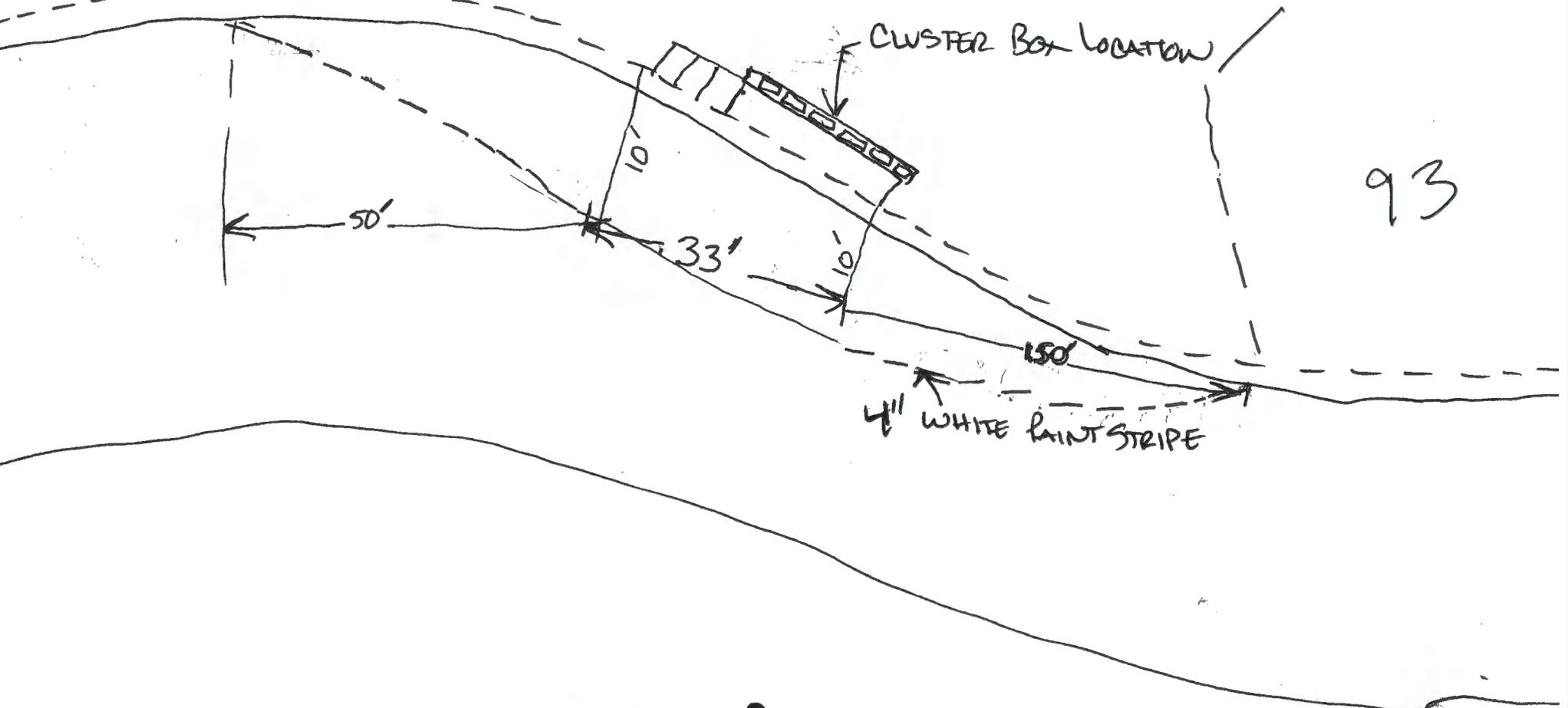
SHEET 2 OF 3

PO. CLUSTER BOX LOCATION
AT EL RANCHO ENCHANTADO PHASE 2 SUBDIVISION
YUMA COUNTY, ARIZONA

126

125

93



STRIPING PLAN

SHEET 3 OF 3

Yuma County Department of Development Services

Subdivision Application

G. Modifications (if applicable)

In accordance with A.R.S. Section 11-806.01.E: *“The general regulations may provide for modification by the commission in planned area development or specific cases where unusual topography or other exceptional conditions may require such action.”*

The following modifications are requested as part of this application (additional pages may be added if needed):

Standard	Reference #	Modification Requested
Subdivision	Section 4.22 A.	No sidewalks

Reason:

El Rancho Encantado Phases 1 and 2 were originally approved without sidewalks. There are no sidewalks now in Phases 1A, 1B and 2A, and no sidewalks to connect to.

Standard	Reference #	Modification Requested
Subdivision	Section 4.13A	Change in right-of-way width to match previously approved plat layout.

Reason:

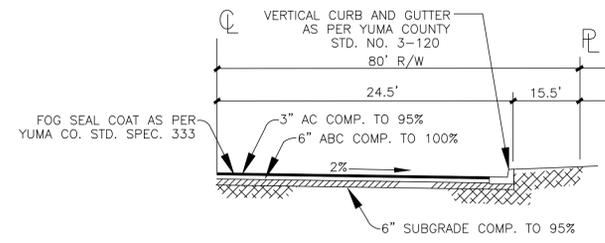
The plat was previously approved with this right-of-way width because it matches the existing right-of-way width at 50th Street & Cassidy Avenue.

Standard	Reference #	Modification Requested

Reason:

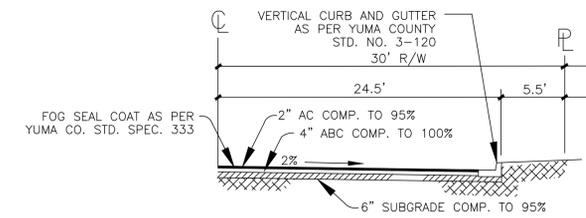
Standard	Reference #	Modification Requested

Reason:



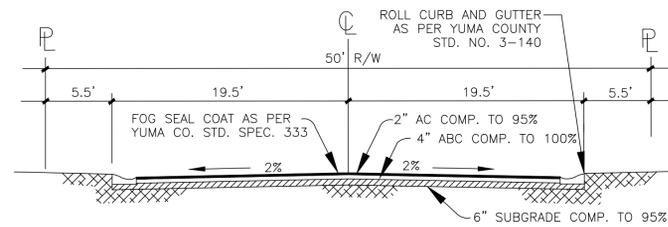
HUNTER AVENUE (40' R/W)

N.T.S. Y. C. STD. NO. 2-030, MODIFIED



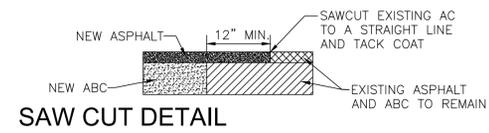
50TH STREET SECTION (30' R/W)

N.T.S. Y. C. STD. NO. 2-040, MODIFIED



TYPICAL LOCAL STREET SECTION (50' R/W)

N.T.S. Y. C. STD. NO. 2-050, MODIFIED



SAW CUT DETAIL

N.T.S.

EL RANCHO ENCANTADO PHASE 2B		200101
YUMA, ARIZONA		SHEET NO. 1 OF 1
PAVING DETAILS		SCALE: NTS
		DATE: 4/20
 6105 E. ALYSSA LANE YUMA, ARIZONA 85365 PH. 928-580-1061	DESIGN: C.R.C.	
	DRAWN: R.A.C.	
	APPROVED: C.R.C.	
ASCE	NSPE	