



4. **Rezoning Case No. 20-13:** Craig Colvin, agent for Charley and Barbara Cranmore, requests the rezoning of a parcel 9.81 gross acres in size from Rural Area-10 acre minimum (RA-10) to Recreational Vehicle Subdivision (RVS), Assessor's Parcel Number 700-47-117, located in the vicinity of the northeast corner of Scottsdale Drive and 34th Place, Yuma, Arizona.
  
5. **Discussion by the Commission members and Planning Director of events attended, current events, and the schedule for future Planning Commission meetings.**
  
6. **Adjourn.**

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

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

Yuma County  
Planning & Zoning  
Commission

Item No. 3

The Yuma County Planning and Zoning Commission met in a regular session on June 23, 2020. The meeting was held via Zoom and opened to the public in Aldrich Auditorium at 2351 West 26<sup>th</sup> Street, Yuma, Arizona.

**CALL TO ORDER:** At 5:00 p.m. Chairman Rosales convened the Planning and Zoning Commission meeting. Commissioners present were: Scott Mulhern, John McKinley, Danny Bryant, Matias Rosales, Paul White, Ron Rice, Gary Black, Wayne Eide and Alicia Zermeno. Commissioner Tim Bowers was absent. Others present were: Planning Director Maggie Castro, AICP; Senior Planner Juan Leal Rubio; Senior Planner Javier Barraza; Senior Planner Fernando Villegas; Deputy County Attorney Ed Feheley; 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 May 19, 2020.**

MOTION (BRYANT/WHITE): Approve as presented.

VOICE VOTE: Mulhern-AYE; Rice- AYE; McKinley- AYE; Bryant- AYE; Rosales- AYE; Zermeno- AYE; Black- AYE; Eide- AYE; White- AYE. The motion carried 9-0.

**ITEM No. 4: Special Use Permit Case No. 20-03: Monty Sanders, agent for Rosa Sanders and Victor Lozano, requests a Special Use Permit per Section 613.03(A) of the Yuma County Zoning Ordinance to operate a junk and wrecking yard with auto dismantling on two parcels totaling 6.77 acres in size zoned Light Industrial, Assessor's Parcel Numbers 196-24-020 and -021, located at 13711 South Avenue 3E, Yuma, Arizona; located in the 70 to 74 dB noise zone.**

Senior Planner Fernando Villegas presented the staff report recommending approval of Special Use Permit Case No. 20-03 subject to the following Operational and Performance Conditions:

**Operational Conditions.**

1. The owner/applicant shall acquire and have finalized all required permits as per appropriate code requirements within two years of approval by the Board of Supervisors or the Special Use Permit shall expire pursuant to Section 402.05(B)(1)(a) of the Yuma County Zoning Ordinance. Operations under the special use permit are not allowed until all required permits are finalized unless otherwise approved by the Planning Director and the Chief Building Official.
2. No vehicle parking for the business is permitted in the public right-of-way.
3. The owner/applicant shall comply with buffer and screening requirements.
4. The owner/applicant shall construct and maintain a solid fence or wall with a minimum height of six feet around the perimeter of the property prior to commencement of operation of the facility. No materials shall be stored in such a manner as to project from or be visible above the fence or wall.
5. The Special Use Permit shall be valid for a period not to exceed 10 years from the date of approval by the Board of Supervisors.

**Performance Conditions.**

1. An improved driveway approach connecting to Avenue 3E shall be built in accordance with Yuma County Public Works Standards No. 3-220 within 60 days of Board of Supervisors approval.
2. Within 180 days of approval by the Board of Supervisors, building permits shall be obtained for any structures built or installed without a permit, including but not limited to the existing office building and light poles around the property.

Commissioner Rice inquired about the requirement of the fence.

Senior Planner Fernando Villegas explained it could be any type of fence as long as it blocks the view from the public.

Commissioner Bryant inquired about operational condition number four.

Senior Planner Fernando Villegas explained there was an open zoning violation for the property. The applicant is trying to bring the property into compliance. He explained the owner would need to comply with the requirements of the Zoning Ordinance prior to operating business.

Planning Director Maggie Castro, AICP, stated operation condition number four could be moved under performance conditions and could be given a timeframe to build the solid fence.

Chairman Rosales opened the public meeting.

John Loghy, 3578 East County 15<sup>th</sup> Street, Yuma, Arizona, property owner adjacent to the subject property, stated he did not agree that a chain link fence is adequate with the Zoning Ordinance requirements of a solid fence. He requested clarification on the zoning ordinance.

Planning Director Maggie Castro, AICP, stated the applicant could have a chain link fence and place slating or screening in addition to the fence to obtain zero visibility to the public.

Senior Planner Fernando Villegas read Section 613 in the Zoning Ordinance addressing the fence requirements.

Monty Sanders, 3360 South 15<sup>th</sup> Avenue, Yuma, Arizona, applicant, stated most of the stacked vehicles will be moved within three weeks. He explained he would be placing screening along with the fence to meet requirements. He requested 180 days after the Board of Supervisors approval to meet performance condition number one.

Planning Director Maggie Castro, AICP, stated performance condition number one could be changed to 180 days. She explained all performance conditions including the addition of operational condition number four under performance conditions would be given 180 days.

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

MOTION (BRYANT/ RICE): Approve Special Use Permit Case No. 20-03 with the changes as spoken by the planning director of moving operational condition number four to performance conditions with each performance condition with 180 days' timeframe.

VOICE VOTE: Mulhern-AYE; Rice- AYE; McKinley- AYE; Bryant- AYE; Rosales- AYE; Zermeno- AYE; Black- AYE; Eide- AYE; White- AYE. The motion carried 9-0.

**ITEM No. 5: Rezoning Case No. 20-08: Tiberio Esparza, agent for Larson Cooling Co. and TGR Construction, Inc., requests the rezoning of 9.42 acres comprised of portions of three parcels totaling 17.81 acres in size from General Commercial (C-2) to Heavy Industrial-2 acre minimum (HI-2), Assessor's Parcel Numbers 201-04-022 (2.77 acre portion), 201-04-023, and 201-04-024 (4.01 acre portion), located on the northwest corner of Avenue 31E and Old Highway 80, Wellton, Arizona.**

Senior Planner Javier Barraza presented the staff report recommending approval of Rezoning Case No. 20-08 subject to the following Performance Conditions.

1. Within 60 days of approval by the Board of Supervisors, the owner or agent shall provide an A.R.S. § 12-1134 waiver.
2. Within 60 days of approval by the Board for Supervisors, the owner or agent shall apply for an encroachment permit to access Yuma County public right-of-way. The driveway access to all parcels shall be in accordance with Yuma County Public Works Standard No. 7.2.8

Chairman Rosales opened the public meeting.

Tiberio Esparza, Yuma, Arizona, agent for the applicant stated he was present to answer any questions.

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

MOTION (BRYANT/ BLACK): Approve Rezoning Case No. 20-08 as presented by staff.

VOICE VOTE: Mulhern-AYE; Rice- AYE; McKinley- AYE; Bryant- AYE; Rosales- AYE; Zermeno- AYE; Black- AYE; Eide- AYE; White- AYE. The motion carried 9-0.

**ITEM No. 6: Rezoning Case No. 20-09: Dahl, Robins and Associates, Inc., agent for Yuma 7E, LLC, requests the rezoning of a parcel 10.0 gross acres in size from Rural Area-10 acre minimum (RA-10) to Suburban Site Built-2 acre minimum (SSB-2), Assessor's Parcel Number 725-53-001, located on the southeast corner of Avenue 7E and County 13½ Street, Yuma, Arizona.**

Commissioner Scott Mulhern recused himself from Rezoning Case No. 20-09 due to his employment with the agent.

Senior Planner Juan Leal Rubio presented the staff report recommending approval Rezoning Case No. 20-09 subject to the following Performance Conditions and Schedule for Development:

**Performance Condition.**

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

2. A request for an Avigation disclosure statement to be recorded within 60 days of Board of Supervisors' approval.

**Schedule for Development.**

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

Chairman Rosales opened the public meeting.

Adrian Vega, 1560 South 5<sup>th</sup> Avenue, Yuma, Arizona, agent, stated he was present to answer any questions.

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

MOTION (BLACK/BRYANT): Approve Rezoning Case No. 20-09 as presented by staff.

VOICE VOTE: Rice- AYE; McKinley- AYE; Bryant- AYE; Rosales- AYE; Zermeno- AYE; Black- AYE; Eide- AYE; White- AYE. The motion carried 8-0, Mulhern abstaining.

**ITEM No. 7: Rezoning Case No. 20-10: Adrian Vega, agent for TDI Holdings, LLC, requests the rezoning of a parcel 10.10 gross in size from Rural Area-10 acre minimum (RA-10) to Suburban Site Built-2 acre minimum (SSB-2), Assessor's Parcel Number 748-13-010, located on the northeast corner of Avenue 5E County 14½ Street, Yuma, Arizona.**

Commissioner Scott Mulhern recused himself from Rezoning Case No. 20-10 due to his employment with the agent.

Senior Planner Javier Barraza presented the staff report recommending approval of Rezoning Case No. 20-10 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 shall:
  - a. Provide an A.R.S. §12-1134 waiver.
  - b. Record an Infrastructure disclosure statement.
  - c. Record a Range disclosure statement.
  - d. Record an Agriculture disclosure statement.
  - e. Record a Schedule for Development disclosure statement.

**Schedule for Development.**

1. The 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). The ingress/egress easement shall also contain the means for emergency vehicles to turn around. The turnaround shall be in accordance with 2003 International Fire Code and current Yuma County policies.

2. Within one year of approval by the Board of Supervisors, the owner or agent shall split the property by means of a Land Division Permit in accordance with Section 507.00 of the Yuma County Zoning Ordinance.
3. Within one year of approval and as part of item 2 above, the owner shall record an ingress/egress easement 20 feet in width as depicted on Exhibit A.
4. 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.
5. 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.

Chairman Rosales opened the public hearing.

Adrian Vega, 1560 South 5<sup>th</sup> Avenue, Yuma, Arizona, agent, stated the owner agrees to the conditions and he was present to answer any questions.

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

MOTION (BLACK/WHITE): Approve Rezoning Case No. 20-10 as presented by staff.

VOICE VOTE: Rice- AYE; McKinley- AYE; Bryant- AYE; Rosales- AYE; Zermeno- AYE; Black- AYE; Eide- AYE; White- AYE. The motion carried 8-0, Mulhern abstaining.

**ITEM No. 8: Rezoning Case No. 20-11: Adrian Vega, agent for TDI Holdings, LLC, requests the rezoning of a parcel 9.65 gross acres in size from Rural Area-10 acre minimum (RA-10) to Suburban Site Built-2 acre minimum (SSB-2), Assessor's Parcel Number 724-29-013, located on the northeast corner of Avenue 5E and County 13th Street, Yuma, Arizona.**

Commissioner Scott Mulhern recused himself from Rezoning Case No. 20-11 due to his employment with the agent.

Senior Planner Juan Leal Rubio presented the staff report recommending approval of Rezoning Case No. 20-11 subject to the following Performance Conditions and Schedule for Development:

**Performance Conditions.**

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

2. A request for an Avigation disclosure statement to be recorded within 60 days of Board of Supervisors' approval.

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

1. And prior to approval of Land Division Permit, the owner shall apply for a Grading Permit with Yuma County Department of Development Services to improve the ingress/egress easement depicted on the site plan submitted by the applicant in a dust free condition by application of an aggregate base course (ABC) covered by a penetration and chip seal coat (refer to attached Standard Number B-Penetration and Chip Seal). The eastern end of the ingress/egress easement shall also contain the means for emergency vehicles to turn around. The turn-around shall be in accordance with 2003 International Fire Code and current Yuma County policies.
2. The property shall be split in accordance with the site plan submitted by the applicant by means of a Land Division Permit pursuant to Section 507.00 of the Yuma County Zoning Ordinance and an ingress/egress easement twenty (20) feet in width along the center of the subject properties and an irrigation easement along the north property line shall be recorded.
3. 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.
4. 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.

Chairman Rosales opened the public hearing.

Jeff Snow, 4825 East 47<sup>th</sup> street, Yuma, Arizona, property owner on the west side of the subject property in Heritage Park Subdivision, explained why the commission should consider increasing density.

MOTION (WHITE/BLACK): Approve Rezoning Case No. 20-11 as presented by staff.

VOICE VOTE: Rice- AYE; McKinley- AYE; Bryant- AYE; Rosales- AYE; Zermeno- AYE; Black- AYE; Eide- AYE; White- AYE. The motion carried 8-0, Mulhern abstaining.

**ITEM No. 9: Rezoning Case No. 20-12: Adrian Vega, agent for TDI Holdings, LLC, requests the rezoning of a parcel to 10.00 gross acre in size from Rural Area-10 acre minimum (RA-10) to Suburban Site Built-2 acre minimum (SSB-2), Assessor's Parcel Number 754-40-003, located on the southwest corner of Avenue A and County 17th Street, Yuma, Arizona.**

Commissioner Scott Mulhern recused himself from Rezoning Case No. 20-012 due to his employment with the agent.

Senior Planner Fernando Villegas presented the staff report recommending approval of Rezoning Case No. 20-12 subject to the following Performance Conditions and Schedule for Development:

**Performance Conditions.**

1. The owner or applicant shall submit the following documents within 60 days of the Board of Supervisors' approval of this rezoning case and submit to the Department of Development Services:
  - a. An A.R.S. §12-1134 waiver.
  - b. An agricultural disclosure statement.
  - c. An infrastructure disclosure statement.
  - d. A Schedule for Development disclosure statement.
  - e. A warranty dedicating 33 feet of right-of-way on the east side.
2. A request for an avigation disclosure statement to be recorded within 60 days of Board of Supervisors approval and submitted to the Department of Development Services.

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

1. Prior to approval of Land Division Permit, the owner shall apply for a Grading Permit with Yuma County Department of Development Services to improve the ingress/egress easement depicted on the site plan submitted by the applicant in a dust free condition by application of an aggregate base course (ABC) covered by a penetration and chip seal coat (Standard B-Penetration and Chip Seal).
2. The property shall be split in accordance with the site plan submitted by the applicant by means of a Land Division Permit pursuant to Section 507.00 of the Yuma County Zoning Ordinance.
3. 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.
4. 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 Rice inquired about the irrigation line.

Senior Planner Fernando Villegas stated there is an irrigation line underground that crosses the subject property. The line runs from the Northeast corner of the subject property to the Southwest corner. He explained he did not find any easements for the irrigation line.

Chairman Rosales opened the public hearing.

Aurelio Alvarez, 17220 South Avenue A, Somerton, Arizona, property owner to the South of the subject property, stated he uses the underline ditch to water his property.

Adrian Vega, 1560 South 5<sup>th</sup> Avenue, Yuma, Arizona, agent, stated he was not aware of the irrigation line until that morning. He stated after research there was no easement for the irrigation line found. He explained he would work with the neighbors to resolve the issue.

Commissioner Rosales inquired if Rezoning Case No. 20-12 should be continued until the irrigation line concern is resolved.

Triguna Israel, 2591 South Avenue 2 ½ E, Yuma, Arizona, developer of the property, stated he had met with the irrigation district and the title company. He explained the irrigation line did not appear on the title report or with the irrigation district. He stated there are options to resolve the issue and requested that the rezoning case could move forward.

Planning Director Maggie Castro, AICP, stated the rezoning case could move forward. The issue with the irrigation line would be resolved apart from the rezoning request.

Commissioner Black, Commissioner White, Commissioner McKinley and Commissioner Rice agreed that an irrigation easement should be in the performance conditions. They stated they would not agree to move the rezoning case forward without a resolution to the irrigation issue.

Planning Director Maggie Castro, AICP, explained in order for staff to draft an irrigation easement into the performance condition the rezoning case would need to be continued. She explained the irrigation line is a private matter between the property owners and could be resolved apart from the rezoning case.

Kevin Dahl, 1560 South 5<sup>th</sup> Avenue, Yuma, Arizona, agent, explained he understands the issue. However, the irrigation line is not a planning issue. He explained he would not develop over an irrigation line. He explained the irrigation line issue would be resolved in the Land Division Permit process.

Planning Director Maggie Castro, AICP, explained the commission could add that an irrigation easement to be established on the southern boundary of the subject property to the Schedule for Development.

Senior Planner Fernando Villegas explained the irrigation line is unknown. He suggested adding a condition that would not allow the property owner to split the land until there is a resolution.

Planning Director Maggie Castro, AICP, stated the irrigation line would be known through a surveyor and the irrigation district. She stated establishing an easement would alleviate concerns.

Commissioner Bryant stated the irrigation line issue could be resolved prior to the Board of Supervisors hearing.

Commissioner Eide stated the irrigation line is not a Planning and Zoning issue and to move the rezoning case forward.

Further discussion between commissioners, staff and agents on how to resolve the irrigation line issue to move the rezoning case forward.

Planning Director Maggie Castro, AICP, stated an irrigation easement to be dedicated with the land division permit could be added under the performance conditions.

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

MOTION (BRYANT/RICE): Approve Rezoning Case No. 20-12 subject to the irrigation issue be resolved as a performance condition as worded by the Planning Director.

VOICE VOTE: Rice- AYE; McKinley- AYE; Bryant- AYE; Rosales- AYE; Zermeno- AYE; Black- AYE; Eide- AYE; White- AYE. The motion carried 8-0, Mulhern abstaining.

**ITEM No. 10: 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 6:25 p.m.

Approved and accepted on this 28<sup>th</sup> day of July 2020.

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

ATTEST:

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

DRAFT

Yuma County  
Planning & Zoning  
Commission

Item No. 4

**AIR-9964**

**4.**

**P&Z Commission Agenda**

**Meeting Date:** 07/28/2020

**Submitted For:** Maggie Castro

**Submitted By:** Juan Leal-Rubio

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

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### **Information**

**1. REQUESTED ACTION:**

**Rezoning Case No. 20-13:** Craig Colvin, agent for Charley and Barbara Cranmore, requests the rezoning of a parcel 9.81 gross acres in size from Rural Area-10 acre minimum (RA-10) to Recreational Vehicle Subdivision (RVS), Assessor's Parcel Number 700-47-117, located in the vicinity of the northeast corner of Scottsdale Drive and 34th Place, Yuma, Arizona.

**2. INTENT:**

The intent is to develop a residential subdivision consisting of 43 lots.

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

**4. STAFF'S RECOMMENDATION:**

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

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### **Attachments**

Staff Report

Case Map

Site Plan

Dev Eval Checklist

Internal Comments

External Comments

Letter in Opposition

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## STAFF REPORT TO THE COMMISSION

July 28, 2020

### **Rezoning Case No. 20-13**

**REQUEST:** Rezone a parcel 9.81 gross acres in size from Rural Area-10 acres minimum (RA-10) to Recreational Vehicle Subdivision (RVS), Assessor's Parcel Numbers 700-47-117, located in the vicinity of the northeast corner of Scottsdale Drive and 34<sup>th</sup> Place, Yuma, Arizona.

**APPLICANT:** Craig Colvin, agent for Charley and Barbara Cranmore.

Application is within Supervisor District 3; Darren Simons; Planning Commissioners are Scott Mulhern and Danny Bryant. Staff report prepared by Juan Leal Rubio, Senior Planner.

**DIRECTIONS:** From Yuma, take Interstate 8 (I-8) and take Exit 12 (Fortuna Road). Turn south (right) on Fortuna Road and travel about 500 feet. Turn east (left) at South Frontage Road. Travel east one-half mile to Scottsdale Drive and turn south (right). Travel south on Scottsdale Road to 34<sup>th</sup> Place. The subject property is located approximately 500 feet east of Scottsdale Drive on the north side of 34<sup>th</sup> Place.

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### **INTENT:**

To develop a residential subdivision consisting of 43 lots.

### **SITE CONDITIONS:**

The subject property is currently undeveloped desert.

Physical access to the property is from Scottsdale Drive, a paved road 29 feet in width that has 40 feet of dedicated right-of-way, and 34<sup>th</sup> Place a paved road 18 feet in width that has 25 feet of dedicated right-of-way.

**Surrounding zoning and land uses:** Parcel 13 to the north is zoned Low Density Residential-6,000 square feet minimum (R-1-6) and is the site of the proposed 12E Subdivision. The 12E Subdivision Tentative Plat was approved by the Planning & Zoning Commission on January 28, 2020 and is pending final plat review and approval. Parcel 118 to the west is zoned RA-10 and is vacant desert land. Parcels to the south are within the Scottsdale East Estates subdivision zoned R-1-6 and are developed with site built dwellings. Parcel 700-48-002 to the east is zoned

Manufactured Home Park (MHP) and is the location of Rancho Rialto Recreational Vehicle Park.

The purpose of the RVS zoning district is to provide orderly development of subdivisions accommodating recreational vehicles as well as manufactured homes.

The subject property is located within the Foothills Planning Area of the 2020 Comprehensive Plan. The land use designation is Urban Density Residential which allows a residential density of 10 to 18 dwelling unit per acre. This request is within the range of identified uses, densities and intensities of the Comprehensive Plan.

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 13157 East 44<sup>th</sup> Street, Yuma, Arizona.

Public sewer and water are available in the area of the subject property for the development of a residential subdivision.

The properties are not located under restricted airspace for the Barry M. Goldwater Range (BMGR). The distance to the BMGR is less than three miles.

### **CRITICAL ISSUES:**

The subject properties are located within the Yuma Metropolitan Air Pollution District which designated "non-attainment" for PM<sub>10</sub> by the U.S. Environmental Protection Agency. *The Yuma PM<sub>10</sub> 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. The physical access to the subject properties will be along Scottsdale Drive located along the west boundary. According to the Institute of Transportation Engineer's Trip Generation Manual, approval of this request could potentially generate 430 vehicle trips per day. Improvements to the roadway infrastructure will be addressed during the review of the tentative map for the proposed subdivision.

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, 43 residential lots can potentially add 11 students to Yuma School District No. 1 and 8 students to Yuma Union High School District No. 70 at build-out.

### **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 and Flood Control District made no comments. The Building Safety Division provided the following comment: Hydrant spacing shall meet the minimum requirements of the 2003 IFC. The Engineering Department provided the following comment: Must comply with Yuma County Subdivision Regulations. The right-of-way dedication will be reviewed at the tentative map submittal.

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

- Antonio Martinez from MCAS provided the following comment: The subject property is 2.83 miles from the BMGR west boundary. It is requested an Avigation Easement and Range Disclosure be recorded...

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.

**CHRONOLOGY:**

06-23-20	Application received
07-07-20	Legal ad appears in the Yuma Daily Sun for the Planning Commission's public hearing
07-09-20	Property posted for the Planning Commission's public hearing
07-10-20	Public notice mailed to properties within 300 feet of the request, the City of Yuma and all relevant agencies/stakeholders
07-10-20	Letter mailed informing applicant of item being placed on Planning Commission's public hearing agenda
07-10-20	Staff report mailed to applicant and/or agent
07-28-20	Planning Commission's public hearing

**RECOMMENDATION:**

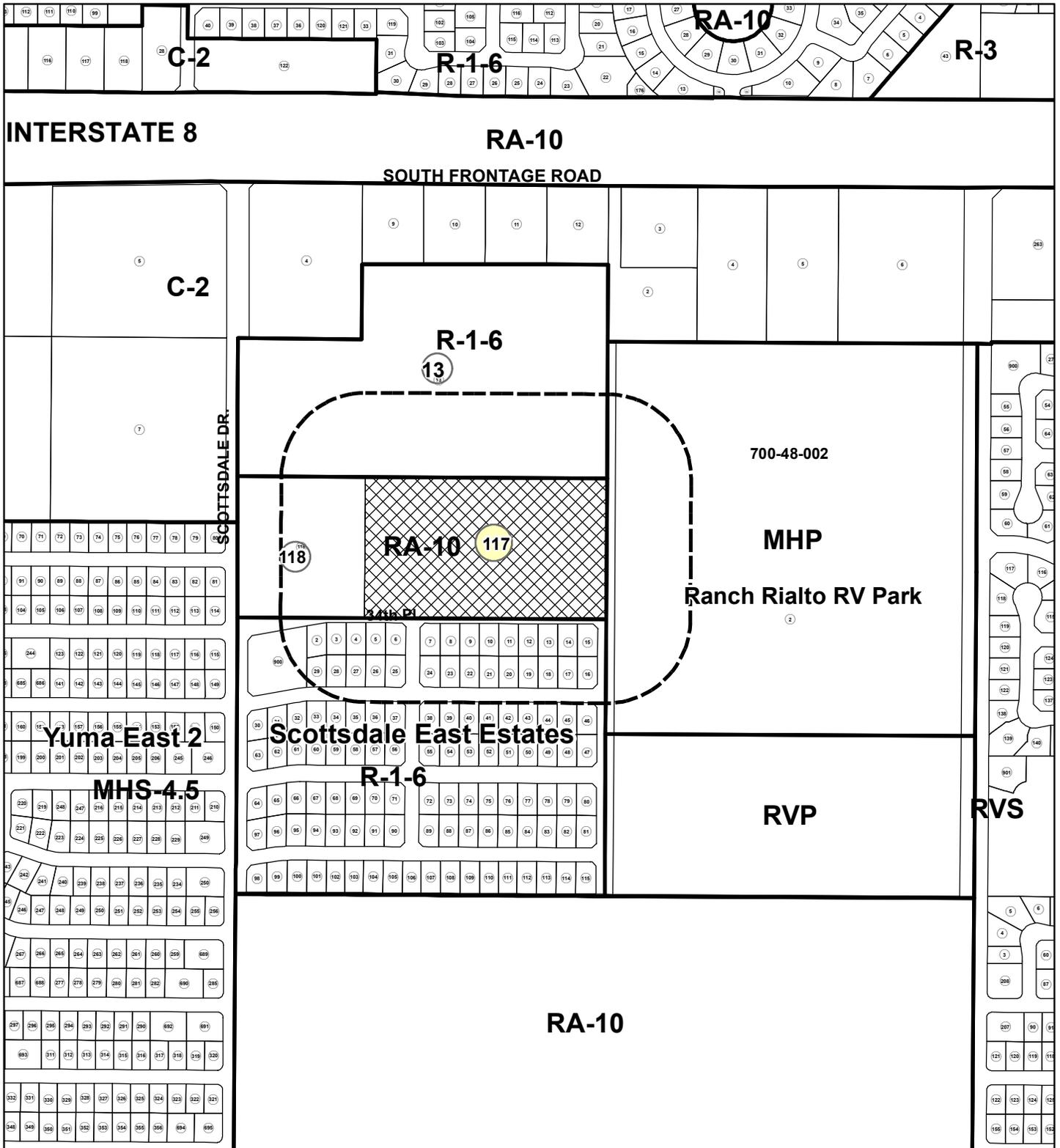
Staff recommends approval of this request based on the request being within the range of identified uses, densities, and intensities of the Comprehensive Plan subject to the following Performance Conditions and Schedule for Development.

**Performance Conditions.**

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 Schedule for Development disclosure statement.
  - c. Record a Range disclosure statement.
  
2. A request for an Avigation disclosure statement to be recorded within 60 days of Board of Supervisors' approval.

**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:** RZ20-13  
**LOCATION:** NEC Scottsdale Dr & 34th Pl.  
**APN(s):** 700-47-117

**CASE PLANNER:** JLR  
**DATE DRAWN:** 6-25-20  
**Reviewed by:** N/A

**SCALE:** 1" = 500'



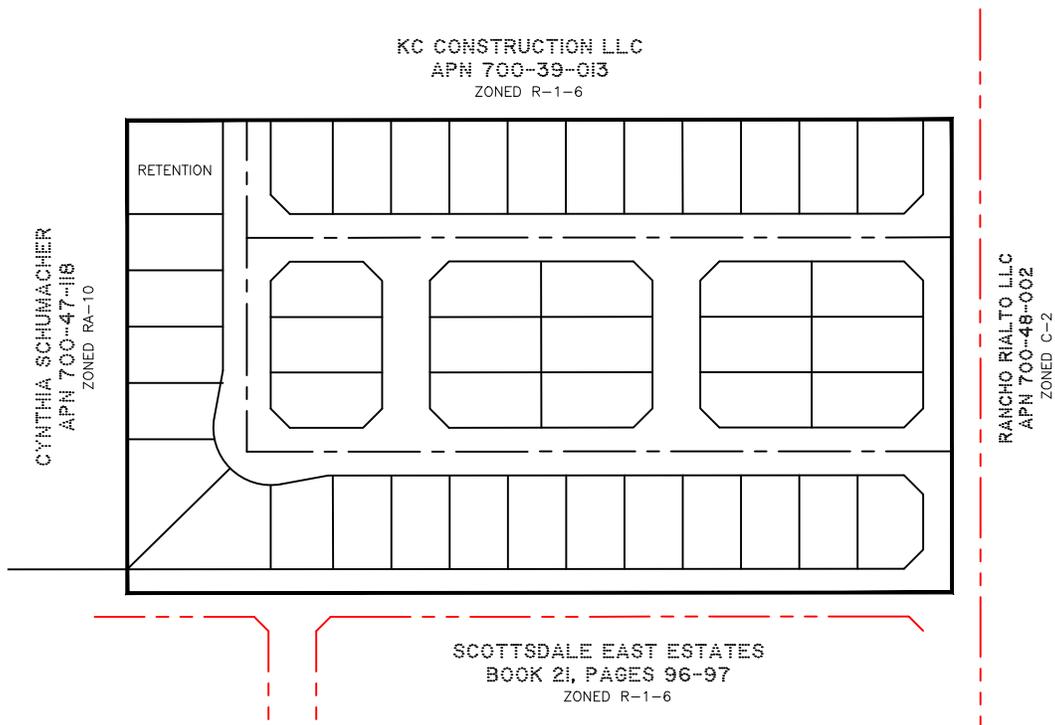
**Legend**

-  300' BUFFER
-  SUBJECT PROPERTY
-  CITY OF YUMA

REZONING  
APN 700-47-117  
YUMA COUNTY, ARIZONA



SCALE 1"=200'



CONCEPTUAL SITE PLAN

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

Yuma County 2020 Comprehensive Plan <b>Development Evaluation Checklist</b>				
Case No.: <b>RZ20-13</b>		Owner/Agent: <b>Cranmore/Colvin</b>		
Current Zoning: <b>RA-10</b>	Proposed Zoning: <b>RVS</b>	Gross Acreage:	<b>9.81</b>	
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.		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.	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 development has been or is proposed to be dedicated.	5	0	5

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

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

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

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

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

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

23	Physical access to the site is traversable by a two-wheel drive passenger motor vehicle.	15	0	15
24	Access to or within the site is via a non-paved surface (which increases the amount of particulates such as soot or dust in the air).	0	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
<b>TOTAL SCORE</b>				<b>300</b>
<b>MAXIMUM POSSIBLE SCORE</b>				<b>300</b>

**HIGH SCORE**

Total score is 275 to 300.

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

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

**MODERATE SCORE**

Total score is 250 to 274.

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

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

**LOW SCORE**

Total score is 249 or less

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

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

Prepared by: Juan Leal Rubio

6/29/2020



**From:** Joe Wehrle  
**Sent:** Thursday, June 25, 2020 1:21 PM  
**To:** Juan Leal Rubio  
**Subject:** RE: RFC RZ20-013

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

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

---

**From:** Juan Leal Rubio  
**Sent:** Thursday, June 25, 2020 12:35 PM  
**To:** [Anne.camacho@aps.com](mailto:Anne.camacho@aps.com); [grcopeland@antelopeunion.org](mailto:grcopeland@antelopeunion.org); [sjones@town.wellton.az.us](mailto:sjones@town.wellton.az.us); [BKnowles@azgfd.gov](mailto:BKnowles@azgfd.gov); [rjism09@msn.com](mailto:rjism09@msn.com); [Bfenske@azdot.gov](mailto:Bfenske@azdot.gov); [chuck.wullenjohn@us.army.mil](mailto:chuck.wullenjohn@us.army.mil); [bkleee@craneschools.org](mailto:bkleee@craneschools.org); [agui2400@yahoo.com](mailto:agui2400@yahoo.com); [Gen@yumaairport.com](mailto:Gen@yumaairport.com); [gramirez@azdot.gov](mailto:gramirez@azdot.gov); [IGarcia@azdot.gov](mailto:IGarcia@azdot.gov); [Jeff\\_humphrey@fws.gov](mailto:Jeff_humphrey@fws.gov); [jennifer.albers@yumaaz.gov](mailto:jennifer.albers@yumaaz.gov); [esperodriguez@ssd11.org](mailto:esperodriguez@ssd11.org); [icampa@cityofsanluis.org](mailto:icampa@cityofsanluis.org); [JHHeidrich@aol.com](mailto:JHHeidrich@aol.com); [mstraub@wmidd.org](mailto:mstraub@wmidd.org); [sjohnson@mohawk17.org](mailto:sjohnson@mohawk17.org); [rmolenar@yumasun.com](mailto:rmolenar@yumasun.com); [Rick.rohrick@swgas.com](mailto:Rick.rohrick@swgas.com); [bryank@unitBIRR.com](mailto:bryank@unitBIRR.com); [ttyree@apscc.org](mailto:ttyree@apscc.org); [yid@mindspring.com](mailto:yid@mindspring.com); [Pmorgan@ymidd.org](mailto:Pmorgan@ymidd.org); [gthompson@yumaunion.org](mailto:gthompson@yumaunion.org); [Cgutierrez@ympo.org](mailto:Cgutierrez@ympo.org); [daniel.m.steward.civ@mail.mil](mailto:daniel.m.steward.civ@mail.mil); [Stephanie.Laborin@aps.com](mailto:Stephanie.Laborin@aps.com); Joe Wehrle <[Joe.Wehrle@yumacountyaz.gov](mailto:Joe.Wehrle@yumacountyaz.gov)>; [jmacdona@blm.gov](mailto:jmacdona@blm.gov); [judith.e.movilla.civ@mail.mil](mailto:judith.e.movilla.civ@mail.mil); [lkillman@town.wellton.az.us](mailto:lkillman@town.wellton.az.us); [info@ssd11.org](mailto:info@ssd11.org); [Robert.blevins@yumaaz.gov](mailto:Robert.blevins@yumaaz.gov); [sfajardo@mohawk17.org](mailto:sfajardo@mohawk17.org); [tony.lomboy@charter.com](mailto:tony.lomboy@charter.com); [usarmy.ypg.atec.list.public-affairs-office@mail.mil](mailto:usarmy.ypg.atec.list.public-affairs-office@mail.mil); [openunuri@ycwua.org](mailto:openunuri@ycwua.org); [golivas@yumaunion.org](mailto:golivas@yumaunion.org); [stephen.eckert@azwestern.edu](mailto:stephen.eckert@azwestern.edu); Javier Barraza <[Javier.Barraza@yumacountyaz.gov](mailto:Javier.Barraza@yumacountyaz.gov)>; Fernando Villegas <[Fernando.Villegas@yumacountyaz.gov](mailto:Fernando.Villegas@yumacountyaz.gov)>; Arturo Alvarez <[Arturo.Alvarez@yumacountyaz.gov](mailto:Arturo.Alvarez@yumacountyaz.gov)>; Pat Headington <[Pat.Headington@yumacountyaz.gov](mailto:Pat.Headington@yumacountyaz.gov)>; Rachel Stallworth <[Rachel.Stallworth@yumacountyaz.gov](mailto:Rachel.Stallworth@yumacountyaz.gov)>; George Amaya <[George.Amaya@yumacountyaz.gov](mailto:George.Amaya@yumacountyaz.gov)>; [joseph.a.garcia46.civ@mail.mil](mailto:joseph.a.garcia46.civ@mail.mil); [bobette.m.bauermann.civ@mail.mil](mailto:bobette.m.bauermann.civ@mail.mil); [Mary.e.finch@usmc.mil](mailto:Mary.e.finch@usmc.mil); [jperez@cityofsanluis.org](mailto:jperez@cityofsanluis.org); [kleonard@azstateparks.gov](mailto:kleonard@azstateparks.gov); [Ed.Alupay@CenturyLink.com](mailto:Ed.Alupay@CenturyLink.com); [contact@ngvidd.com](mailto:contact@ngvidd.com); [egrubaugh@wmidd.org](mailto:egrubaugh@wmidd.org); [magibili@up.com](mailto:magibili@up.com); [carmenjuarez@somertonaz.gov](mailto:carmenjuarez@somertonaz.gov); [antonio.martinez1@usmc.mil](mailto:antonio.martinez1@usmc.mil)  
**Subject:** RFC RZ20-013

Please review and let me know if you have any comments.

Thanks,

**Juan Leal Rubio, Senior Planner**

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

## Juan Leal Rubio

---

**To:** Pat Headington  
**Subject:** RE: RFC RZ20-013

**From:** Pat Headington  
**Sent:** Thursday, June 25, 2020 1:28 PM  
**To:** Juan Leal Rubio <Juan.Leal-Rubio@yumacountyaz.gov>  
**Subject:** RE: RFC RZ20-013

Approved, comments in central square file

Comments in CQ:

**“ Hydrant spacing shall meet the minimum requirements of the 2003 IFC “**

---

**From:** Juan Leal Rubio  
**Sent:** Thursday, June 25, 2020 12:35 PM  
**To:** [Anne.camacho@aps.com](mailto:Anne.camacho@aps.com); [grcopeland@antelopeunion.org](mailto:grcopeland@antelopeunion.org); [sjones@town.wellton.az.us](mailto:sjones@town.wellton.az.us); [BKnowles@azgfd.gov](mailto:BKnowles@azgfd.gov); [rjism09@msn.com](mailto:rjism09@msn.com); [Bfenske@azdot.gov](mailto:Bfenske@azdot.gov); [chuck.wullenjohn@us.army.mil](mailto:chuck.wullenjohn@us.army.mil); [bkleee@craneschools.org](mailto:bkleee@craneschools.org); [agui2400@yahoo.com](mailto:agui2400@yahoo.com); [Gen@yumaairport.com](mailto:Gen@yumaairport.com); [gramirez@azdot.gov](mailto:gramirez@azdot.gov); [IGarcia@azdot.gov](mailto:IGarcia@azdot.gov); [Jeff\\_humphrey@fws.gov](mailto:Jeff_humphrey@fws.gov); [jennifer.albers@yumaaz.gov](mailto:jennifer.albers@yumaaz.gov); [esperodriguez@ssd11.org](mailto:esperodriguez@ssd11.org); [jcampa@cityofsanluis.org](mailto:jcampa@cityofsanluis.org); [JTheidrich@aol.com](mailto:JTheidrich@aol.com); [mstraub@wmidd.org](mailto:mstraub@wmidd.org); [sjohnson@mohawk17.org](mailto:sjohnson@mohawk17.org); [rmolenaar@yumasun.com](mailto:rmolenaar@yumasun.com); [Rick.rohrick@swgas.com](mailto:Rick.rohrick@swgas.com); [bryank@unitBIRR.com](mailto:bryank@unitBIRR.com); [ttyree@apscc.org](mailto:ttyree@apscc.org); [vid@mindspring.com](mailto:vid@mindspring.com); [Pmorgan@ymidd.org](mailto:Pmorgan@ymidd.org); [gthompson@yumaunion.org](mailto:gthompson@yumaunion.org); [Cgutierrez@ympo.org](mailto:Cgutierrez@ympo.org); [daniel.m.steward.civ@mail.mil](mailto:daniel.m.steward.civ@mail.mil); [Stephanie.Laborin@aps.com](mailto:Stephanie.Laborin@aps.com); Joe Wehrle <[Joe.Wehrle@yumacountyaz.gov](mailto:Joe.Wehrle@yumacountyaz.gov)>; [jmacdona@blm.gov](mailto:jmacdona@blm.gov); [judith.e.movilla.civ@mail.mil](mailto:judith.e.movilla.civ@mail.mil); [lkillman@town.wellton.az.us](mailto:lkillman@town.wellton.az.us); [info@ssd11.org](mailto:info@ssd11.org); [Robert.blevins@yumaaz.gov](mailto:Robert.blevins@yumaaz.gov); [sfajardo@mohawk17.org](mailto:sfajardo@mohawk17.org); [tony.lomboy@charter.com](mailto:tony.lomboy@charter.com); [usarmy.ypg.atec.list.public-affairs-office@mail.mil](mailto:usarmy.ypg.atec.list.public-affairs-office@mail.mil); [openunuri@ycwua.org](mailto:openunuri@ycwua.org); [golivas@yumaunion.org](mailto:golivas@yumaunion.org); [stephen.eckert@azwestern.edu](mailto:stephen.eckert@azwestern.edu); Javier Barraza <[Javier.Barraza@yumacountyaz.gov](mailto:Javier.Barraza@yumacountyaz.gov)>; Fernando Villegas <[Fernando.Villegas@yumacountyaz.gov](mailto:Fernando.Villegas@yumacountyaz.gov)>; Arturo Alvarez <[Arturo.Alvarez@yumacountyaz.gov](mailto:Arturo.Alvarez@yumacountyaz.gov)>; Pat Headington <[Pat.Headington@yumacountyaz.gov](mailto:Pat.Headington@yumacountyaz.gov)>; Rachel Stallworth <[Rachel.Stallworth@yumacountyaz.gov](mailto:Rachel.Stallworth@yumacountyaz.gov)>; George Amaya <[George.Amaya@yumacountyaz.gov](mailto:George.Amaya@yumacountyaz.gov)>; [joseph.a.garcia46.civ@mail.mil](mailto:joseph.a.garcia46.civ@mail.mil); [bobette.m.bauermann.civ@mail.mil](mailto:bobette.m.bauermann.civ@mail.mil); [Mary.e.finch@usmc.mil](mailto:Mary.e.finch@usmc.mil); [jperez@cityofsanluis.org](mailto:jperez@cityofsanluis.org); [kleonard@azstateparks.gov](mailto:kleonard@azstateparks.gov); [Ed.Alupay@CenturyLink.com](mailto:Ed.Alupay@CenturyLink.com); [contact@ngvidd.com](mailto:contact@ngvidd.com); [egrubauagh@wmidd.org](mailto:egrubauagh@wmidd.org); [magibili@up.com](mailto:magibili@up.com); [carmenjuarez@somertonaz.gov](mailto:carmenjuarez@somertonaz.gov); [antonio.martinez1@usmc.mil](mailto:antonio.martinez1@usmc.mil)  
**Subject:** RFC RZ20-013

Please review and let me know if you have any comments.

Thanks,

**Juan Leal Rubio, Senior Planner**

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



YUMA COUNTY  
Planning & Zoning Division  
REQUEST FOR COMMENTS

June 25, 2020

**CASE NUMBER:** Rezoning Case No. 20-13

**PROJECT DESCRIPTION:** Craig Colvin, agent for Charley and Barbara Cranmore, requests the rezoning of a parcel 9.81 gross acres in size from Rural Area-10 acres minimum (RA-10) to Recreational Vehicle Subdivision (RVS), Assessor’s Parcel Numbers 700-47-117, located in the vicinity of the northeast corner of Scottsdale Road and 34th Place, Yuma, Arizona.

**PROJECT SUMMARY:** The applicant intends to rezone the subject property to develop a residential subdivision consisting of 43 lots.

**PUBLIC HEARING:** Tentatively scheduled for 7/28/2020

**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

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COMMENT       NO COMMENT

---

---

DATE: 06-25-20      **PRINTED NAME:** Robert M. Blevins

AGENCY/DIVISION: City of Yuma, Community Planning

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

June 25, 2020

**CASE NUMBER:** Rezoning Case No. 20-13

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Thank you,

Juan Leal Rubio  
Case Planner  
Senior Planner

Attachments: Case Map

COMMENT                       NO COMMENT

The subject parcel is 2.83 miles from the BMGR West boundary. It is requested that an Avigation Easement and Range Disclosure be recorded that recognizes the noise, interference, or vibration due to aviation operations and

Flight paths. Thank you.

DATE: 26 June 2020

**PRINTED NAME:** Antonio Martinez

**AGENCY/DIVISION:** MCAS Yuma, Community Planning & Liaison

**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:** Friday, June 26, 2020 5:56 AM  
**To:** Juan Leal Rubio  
**Cc:** planning@ycwua.org  
**Subject:** Re: RFC RZ20-013

Hi Juan,

The YCWUA does not have any comments towards this case.

Thanks and have a nice day!

Omar Peñuñuri  
Yuma County Water Users' Association  
On 6/25/2020 12:35 PM, Juan Leal Rubio wrote:

Please review and let me know if you have any comments.

Thanks,

***Juan Leal Rubio, Senior Planner***

Department of Development Services/Planning & Zoning Division  
2351 W. 26<sup>th</sup> 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](#)





**From:** Diana Martoncik <diana6541@yahoo.com>  
**Sent:** Thursday, July 16, 2020 10:36 AM  
**To:** Juan Leal Rubio  
**Subject:** Rezoning Case No 20-13

Juan Leal-Rubio,

My family and I are formally protesting the Rezoning Case No 20-13 (NEC Scottsdale Dr & 34th place). I believe this will be an eyesore that will bring down property value in my neighborhood.

My Address is within the 300 ft zoning area. (11584 E 35th St).

Thank You,

The Martoncik Family

**From:** Daniel Gurrola <dannyg3522@yahoo.com>  
**Sent:** Thursday, July 16, 2020 11:42 AM  
**To:** Juan Leal Rubio  
**Subject:** Rezoning case No 20-13

My family and I are formally protesting the rezoning case No 20-13 (NEC Scottsdale Dr & 34th Pl). I believe this will be a major eye sore that will bring down the value in my neighborhood along with potential crime boost.

My address is 11524 E 35th Pl.

Thank you for you time

Daniel Gurrola

[Sent from Yahoo Mail for iPhone](#)