



Major Amendments to the Yuma County 2030 Comprehensive Plan

July 23, 2024

Yuma County, Arizona

Major Amendment

“Major Amendment” means a substantial alteration of the county's land use mixture or balance as established in the county's existing comprehensive plan land use element for that area of the county.

Pursuant to Arizona Revised Statutes, all major amendments proposed for adoption by the board shall be presented at a single public hearing during the calendar year the proposal is made. In 2024, Yuma County received two Major Amendments requests. Additionally, one major amendment request that was received in 2023 was continued to 2024.

This newsletter includes a description of the Major Amendment requests and is provided to the public for review and comment. Please review the newsletter for information about the Major Amendments and forward your comments in writing to:

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Public Participation

On July 23, 2024, the 60-day Public Information and Participation process for the Major Amendments began. During this 60-day time period, outreach to the public through a number of methods will occur. One of these methods will include neighborhood meetings to obtain comments on the proposed Major Amendments.

Date/Time	Planning Area	Location	2023/2024 Cases
September 5, 2024 6:00 PM	MARTINEZ LAKE GILA VALLEY	Aldrich Hall, Department of Development Services Building, 2351 West 26 th Street, Yuma, AZ	PA23-01 PA24-01
September 12, 2024 6:00 PM	DOVE VALLEY/ WELLTON	Antelope High School Auditorium, 9168 South Avenue 36 E, Wellton, AZ	PA24-02

Public Hearings

The Planning and Zoning Commission will hold a public hearing on October 22, 2024 at 5:00 p.m. in Aldrich Hall, Department of Development Services building, 2351 West 26th Street, Yuma, AZ.

The Board of Supervisors will hold a public hearing on November 18, 2024 at 9:00 a.m. in the Board of Supervisors’ Auditorium, 198 South Main Street, Yuma, AZ.



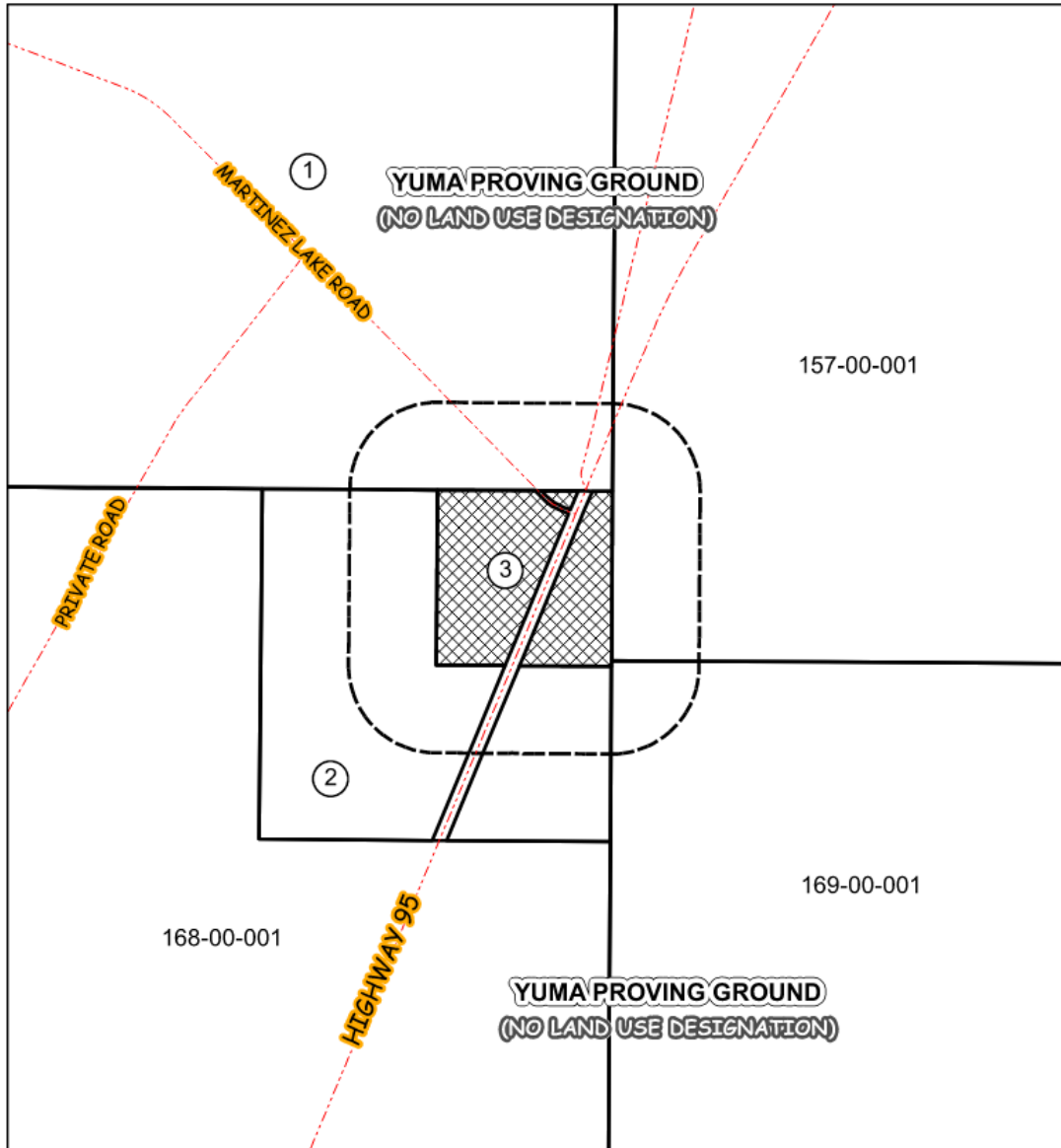
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PA23-01

Major Amendment Case No. 23-01 (PA23-01) - (continued from 2023): Norman Bruce Jacobson & Drucilla C. Trust 02-21-2012 request to establish the land use designation of a 42.37 gross acre portion of a parcel 146.01 gross acres in size to Retirement Community/Planned Unit Development and the remaining 103.64 gross acre portion to Agriculture/Rural Preservation. This major amendment will allow the applicant to request the rezoning of the portion 42.37 gross acres in size from Rural Area-20 acre minimum to Planned Development in order to allow the construction of mixed-use development. The Assessor's Parcel Number is 168-00-003 and is located at the intersection of Highway 95 and Martinez Lake Road, Yuma, Arizona.





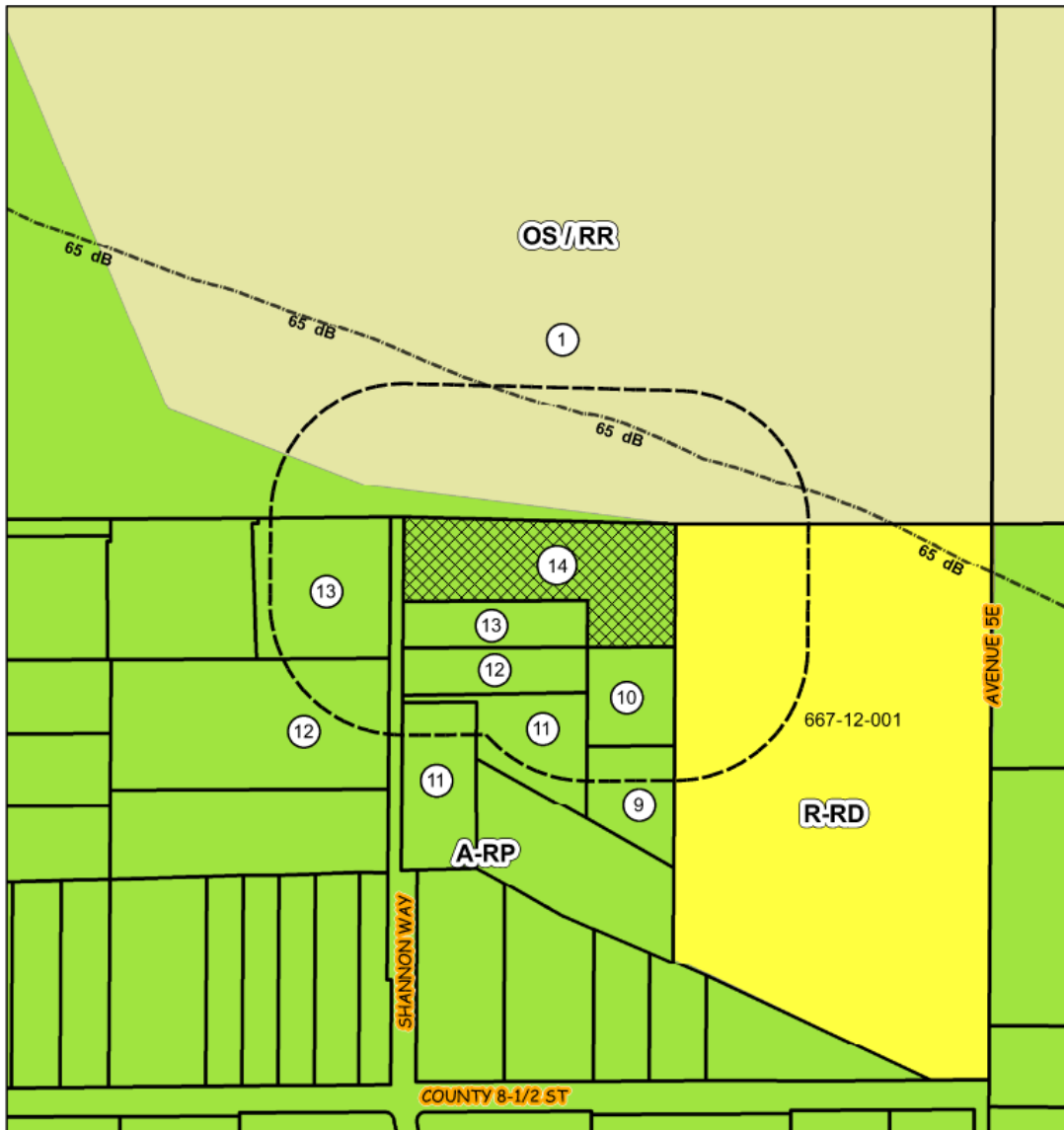
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PA24-01

Major Amendment Case No. 24-01 (PA24-01): Arturo Garcia of Innov-R, agent for the Long Family Trust, requests to change the land use designation of a parcel 3.22 gross acres in size from Agriculture/Rural Preservation to Low Density Residential. This major amendment will allow the applicant to request the rezoning of the subject parcel from Rural Area-20 acre minimum to Low Density Residential-40,000 square minimum in order to allow the split of the subject parcel for residential development. The Assessor's Parcel Number is 667-12-014 and is located at 8323 South Shannon Way, Yuma, Arizona; located in the 65 to 69 dB noise zone.





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PA24-02

Major Amendment Case No. 24-02 (PA24-02): Kevin Dahl of Dahl, Robins and Associates, Inc., agent for M Land Investments, LLC, requests to change the land use designation of three parcels totaling approximately 40.0± gross acres from Retirement Community/Planned Unit Development to Regional Commercial. This major amendment will allow the applicant to request the rezoning of the subject parcels from Rural Area-40 acre minimum to General Commercial in order to allow the construction of a travel center. The Assessor's Parcel Numbers are 187-31-001, -002 and -003, located on the southeast corner of Interstate 8 and Avenue 40 E. Wellton, Arizona.

