

The Yuma County Board of Adjustment met in a regular session on July 15, 2025. The meeting was held at Aldrich Auditorium at 2351 West 26th Street, Yuma, Arizona.

CALL TO ORDER: At 1:08 p.m., Vice-Chairman Pancrazi convened the Board of Adjustment meeting. Board members present: Mike Pancrazi, Randy Ferguson, Rosalie Lines, Joe Harper. Chairman Eric Saltzer was absent. Others present: Planning Director Maggie Castro, AICP; Deputy County Attorney Minda Davy, Associate Planner Amber Kelly, Associate Planner Roxanna Sanchez, and PZ Commission Administrative Specialist Heidi Ramirez.

PLEDGE OF ALLEGIANCE: Vice-Chairman Pancrazi led the Pledge of Allegiance.

ITEM No. 3: Approval of the Board of Adjustment Regular meeting minutes of June 17, 2025.

MOTION (FERGUSON /HARPER): Approve as presented.

ROLL CALL VOTE: Pancrazi- AYE; Ferguson- AYE; Lines- AYE; Harper-AYE

The motion carried 4-0.

ITEM No. 4: Variance Case No. 24-15: In accordance with the Yuma County Zoning Ordinance, Section 403.07(B), Chris Morris, agent for Sharpe Family Trust No. RLT 21-520M 7-23-2021, requests an extension of time for Variance Case No. 24-15 which allowed a building height of 36 feet on Assessor's Parcel Number 459-50-066, located at 11348 North Catfish Cove, Yuma, Arizona.

Amber Kelly, Associate Planner, presented the staff report for Variance Case No. 24-15 recommending granting an extension of time of one year.

Vice-Chairman Pancrazi opened the discussion to the public.

Chris Morris, 350 West 16th Street, Yuma Arizona, agent, representing the Sharpe family, explained that delays in construction were due to the timeline of a previously approved variance covering two adjacent lots. Mr. Morris explained with construction nearly complete on the first lot, they are now moving forward with the second. Architectural plans are finished and currently under engineering review. Construction was expected to begin by the end of the year.

Vice-Chairman Pancrazi closed the discussion to the public.

MOTION (HARPER/ LINES): Approve an extension of time of one year.

ROLL CALL VOTE: Pancrazi- AYE; Ferguson- AYE; Lines- AYE; Harper-AYE

The motion carried 4-0.

ITEM No. 5: Variance Case No. 25-10: Chris Morris, agent for Michael and Rita Reed, requests a variance from the development standards of the Martinez Lake Resort Unit No.1 Planned Development to allow a building height of 36 feet on a parcel 1,355 square feet in size zoned Planned

Development (PD), Assessor's Parcel Number 459-50-054, located at 11349 North Catfish Cove, Yuma, Arizona.

Roxanna Sanchez, Associate Planner, presented the staff report for Variance Case No. 25-10 recommending approval based on:

1. Staff finds there are specific peculiar conditions applicable to this property to warrant granting of this variance.
2. Staff finds there is hardship arising from conditions or circumstances unique to the development of this property.
3. Staff finds approval of this request will not have adverse effects on public health, safety and welfare.

If the Board of Adjustment approves this Variance, staff suggests attaching the following condition:

1. All required permits must be issued and finalized according to adopted Building and Fire Code requirements of Yuma County.

Vice-Chairman Pancrazi opened the discussion to the public.

Chris Morris, 350 West 16th Street, Yuma Arizona, agent, representing the Reed family, explained that due to zoning and lot size, a 36-foot height variance is needed to allow for a three-story structure. The ground floor would be used entirely for parking, requiring two stories for living space above to match the surrounding subdivision. And it would also be engineered.

Vice-Chairman Pancrazi closed the discussion to the public.

MOTION (LINES/ FERGUSON): Approve as presented.

ROLL CALL VOTE: Pancrazi- AYE; Ferguson- AYE; Lines- AYE; Harper-AYE

The motion carried 4-0

There being no further business to come before the Board, the Chairman adjourned the meeting at 1:19 p.m.

Approved and accepted on this 19th day of August, 2025.


Eric Saltzer, Chairman

ATTEST:



Maggie Castro, AICP, Planning Director