



**YUMA COUNTY BOARD OF ADJUSTMENT MEETING
PUBLIC NOTICE & AGENDA**

DATE: September 16, 2025
TIME: 1:00 P.M.
PLACE: Aldrich Auditorium, 2351 West 26th Street, Yuma, Arizona

MEMBERS: Eric Saltzer, Chairman, Dist. 1
Joe Harper, Dist. 4
Mike Pancrazi, Vice-Chairman, Dist. 5
Rosalie Lines, Dist. 2
Randall Ferguson, Dist. 3

STAFF: Maggie Castro, AICP, Planning Director
Amber Kelly, Associate Planner
Heidi Ramirez, PZ Commission Admin Specialist

ADVISORS: Minda Davy, Deputy County Attorney
Diana Gomez, Director, Yuma County Public Health Services District

1. **Call to Order and Roll Call.**
2. **Pledge of Allegiance.**
3. **Approval of the Board of Adjustment meeting minutes from August 19, 2025.**
4. **Variance Case No. 25-15:** Chris Thompson, agent for Jaime and Debra Meza, requests a variance from the Yuma County Zoning Ordinance, Section 906.00 (A)—Parking Area Paving and Surfacing, to not comply with paving and surfacing requirements for a community facility on a parcel 2.0 gross acres in size zoned Suburban Site Built-2 acre minimum (SSB-2), Assessor's Parcel Number 212-02-030, located on the south side of County 16th Street approximately 800 feet of Avenue 2½ E, Yuma, Arizona.

- 5. Discussion by the Board members and Planning Director of events attended, current events, and the schedule for future Board of Adjustment 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).

Pursuant to A.R.S. §38-431.02(H), the public will have access to the meeting room at 12:30 p.m. Persons with disabilities may request reasonable accommodations by contacting Erica Lopez, Enterprise Risk Coordinator, at 928.373.1079 or by email at erica.lopez@yumacountyaz.gov. Requests should be made as early as possible to allow time to arrange the accommodation.

Yuma County Board of Adjustment

Item No. 3

The Yuma County Board of Adjustment met in a regular session on August 19, 2025. The meeting was held at Aldrich Auditorium at 2351 West 26th Street, Yuma, Arizona.

CALL TO ORDER: At 1:00 p.m., Chairman Saltzer convened the Board of Adjustment meeting. Board members present: Eric Saltzer, Mike Pancrazi, Randy Ferguson, Rosalie Lines. Board member Harper 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: Chairman Saltzer led the Pledge of Allegiance.

ITEM No. 3: Approval of the Board of Adjustment Regular meeting minutes of July 15, 2025.

MOTION (FERGUSON /PANCRAZI): Approve as presented.

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

The motion carried 4-0.

ITEM No. 4: Variance Case No. 25-11: Foothills Water & Sewer, LLC, requests a variance from the Yuma County Zoning Ordinance, Section 609.06--Maximum Height Allowance, to allow a height of 39 feet 5 inches for a water storage tank on a parcel 1.91 acres in size zoned Recreational Vehicle Subdivision (RVS), Assessor's Parcel Number 701-57-900, located at the northeast corner of Avenue 12 E and 40th Street, Yuma, Arizona.

Amber Kelly, Associate Planner, requested withdrawal of Variance Case No. 25-11 and Variance Case No. 25-12 as the variances were not required.

MOTION (LINES/ PANCRAZI): Approve withdrawal.

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

The motion carried 4-0.

ITEM No. 5: Variance Case No. 25-12: Chris Young, agent for Foothills Utilities, requests a variance from the Yuma County Zoning Ordinance, Section 609.06--Maximum Height Allowance, to allow a height of 30.625 feet for a water storage tank on two parcels 1.93 and 1.95 acres in size zoned Recreational Vehicle Subdivision (RVS), Assessor's Parcel Numbers 701-42-144 and 701-50-297, located at the southeast corner of Far West Avenue and 36th Street, Yuma, Arizona.

MOTION (FERGUSON/ LINES): Approve withdrawal.

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

The motion carried 4-0

ITEM No. 6: Variance Case No. 25-13: Thomas Nielsen, agent for Nielsen Revocable Trust 1-31-2019, requests a variance from the Yuma County Zoning Ordinance, Section 601.05-Minimum Lot Width & Principal Buildings setback requirements, to allow a front yard setback of 16 feet 3 inches and a side yard setback of 3 feet 10 inches on a parcel 0.36 acres in size zoned Rural Area-20 acre minimum (RA-20), Assessor's Parcel Number 459-58-008, located at 10425 West Vista Del Rio Street, Yuma, Arizona.

Associate Planner Amber Kelly presented Variance Case No. 25-13 recommending approval based on:

1. Staff finds approval of this variance may not have an adverse effect on public health, safety and welfare.
2. Staff finds there are specific peculiar conditions applicable to this property to warrant granting of this variance.
3. Staff finds granting this variance will not confer a special privilege not commonly enjoyed by others in the RA-20 district.

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

1. This variance is valid for the time limits outlined in Section 403.07 of the Zoning Ordinance.
2. The approval of this variance is based on the site plan submitted by the applicant. Any change from the site plan will require approval of a new variance by the Board of Adjustment.
3. All required permits must be issued and finalized according to adopted Building and Fire Code requirements of Yuma County.

Chairman Saltzer opened the discussion to the public.

There being no one to come forward, Chairman Saltzer closed the discussion to the public.

MOTION (LINES/ FERGUSON): Approve as presented.

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

The motion carried 4-0

ITEM No. 7: Variance Case No. 25-14: Mark Owen, agent for Bruce Anderson, requests a variance from the Yuma County Zoning Ordinance, Sections 601.06--Building Height and 1103. 00--Additional Height Regulations, to allow a height of 125 feet for a receiving tower for a solar power generation facility on a parcel 40.0 gross acres in size zoned Rural Area-40 acre minimum (RA-40), Assessor's Parcel Number 153-03-003, located at the northeast corner of the alignments of Avenue 73½ E and County 14½ Street North, Dateland, Arizona.

Associate Planner Roxanna Sanchez presented Variance Case No. 25-14 recommending approval based on:

1. There are hardships arising from conditions or circumstances unique to the development of this property.
2. Staff finds approval of this variance will not have an adverse effect on public health, safety, and welfare.
3. Staff finds granting this variance will not have a negative effect on the neighborhood.

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

1. This variance is valid for the time limits outlined in Section 403.07 of the Zoning Ordinance.
2. The approval of this variance is based on the site plan submitted by the applicant. Any change from the site plan will require approval of a new variance by the Board of Adjustment.
3. All required permits must be issued and finalized according to adopted Building and Fire Code requirements of Yuma County.

Board member Lines asked staff about the comments provided by the Arizona Game and Fish Department and whether a condition could be added requiring the applicant to coordinate with Arizona Game and Fish to keep them informed about the project and work together.

Planning Director Maggie Castro, AICP, stated there could not be a condition imposed on a variance by the Board of Adjustment.

Chairman Saltzer opened the discussion to the public.

Carolyn Malouff, 593 4th Avenue, Yuma Arizona, realtor for Realty Executives, inquired about the type of solar system to be installed. Ms. Malouff expressed concern regarding potential disturbances at night from bright lights and whether these could negatively affect nearby properties she has listed for sale.

Mark Owen, agent for the project, responded that there would be no bright lights at night and assured there would be no disruption to neighboring properties. Mr. Owen further stated that the applicant would continue working with the Arizona Game and Fish Department noting they had already been in contact with the agency.

There being no one else to come forward, Chairman Saltzer closed the discussion to the public.

MOTION (FERGUSON/SALTZER): Approve as presented.

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

The motion carried 4-0

There being no further business to come before the Board, the Chairman adjourned the meeting at 1:18 p.m.

Approved and accepted on this 16th day of September, 2025.

Eric Saltzer, Chairman

ATTEST:

Maggie Castro, AICP, Planning Director

DRAFT

Yuma County Board of Adjustment

Item No. 4

AIR-13955

4.

BOA Agenda

Meeting Date: 09/16/2025

Submitted For: Maggie Castro

Submitted By: Amber Kelly

Department: Planning & Zoning Division - DDS

Information

1. REQUESTED ACTION:

Variance Case No. 25-15: Chris Thompson, agent for Jaime and Debra Meza, requests a variance from the Yuma County Zoning Ordinance, Section 906.00 (A)—Parking Area Paving and Surfacing, to not comply with paving and surfacing requirements for a community facility on a parcel 2.0 gross acres in size zoned Suburban Site Built-2 acre minimum (SSB-2), Assessor's Parcel Number 212-02-030, located on the south side of County 16th Street approximately 800 feet of Avenue 2½ E, Yuma, Arizona.

2. INTENT:

To allow the following deviation from the Yuma County Zoning Ordinance:

- The circulation area and parking spaces to be graded and surfaced with a dust-inhibitor treated aggregated base course (ABC) instead of graded and paved with asphaltic concrete over aggregate base course or Portland cement concrete over consolidated subgrade.

3. For detailed analysis see attached staff report

4. STAFF'S RECOMMENDATION:

Staff recommends denial of Variance Case No. 25-15 based on:

1. Staff finds approval of this variance may have an adverse effect on public health, safety and welfare.
 2. Staff finds there are no specific peculiar conditions applicable to this property to warrant granting of this variance.
 3. Staff finds the condition is self-imposed.
-

Attachments

Staff report

Vicinity Map

Site Plan

Applicant Hardship Letter

ADOT Comments

Chief Building/Fire Code Official Comments

STAFF REPORT
Yuma County Planning and Zoning Division

Prepared for the Hearing of
September 16, 2025
Yuma County Board of Adjustment

CASE NUMBER: Variance Case No. 25-15
OWNER: Jaime and Debra Meza
CASE PLANNER: Amber Kelly, Associate Planner
DATE PREPARED: August 29, 2025

DESCRIPTION OF REQUEST: Chris Thompson, agent for Jaime and Debra Meza, requests a variance from the Yuma County Zoning Ordinance, Section 906.00 (A)—Parking Area Paving and Surfacing, to not comply with paving and surfacing requirements for a community facility on a parcel 2.0 gross acres in size zoned Suburban Site Built-2 acre minimum (SSB-2), Assessor’s Parcel Number 212-02-030, located on the south side of County 16th Street approximately 800 feet of Avenue 2½ E, Yuma, Arizona.

THE APPLICANT’S REASON FOR REQUESTING THIS VARIANCE: To allow circulation area and parking spaces to be graded and surfaced with a dust-inhibitor treated aggregated base course (ABC) instead of graded and paved with asphaltic concrete over aggregate base course or Portland cement concrete over consolidated subgrade.

APPROVAL OF THIS REQUEST WOULD ALLOW:

The following deviation from the Yuma County Zoning Ordinance:

1. Allow circulation area and parking spaces to be graded and surfaced with a dust-inhibitor treated aggregated base course (ABC).

BACKGROUND

The subject property is in the Yuma Mesa Planning Area of the 2030 Comprehensive Plan. The parcel is zoned Suburban Site Built-2 acre minimum (SSB-2). The purpose of this district is to accommodate residential land uses on larger lots in the more rural, outlying areas of the County where adequate services and facilities exist or may be developed to support such development. The parcel is part of the Meza Lot Tie/Split. The subject parcel is 2.0 gross acres in size and is currently vacant. The parcel is part of a Special Use Permit (SUP24-0015) which allows for the establishment of a community facility. The parcel has an open Commercial Application (COMAPP25-0068) which is for the construction of the community facility. The community facility triggers compliance with Section 906.00(A) which states as follows: *Parking areas that include lanes for drive-thru windows or that have more than twenty-five (25) required*

parking spaces shall either: (1) be graded and paved with asphaltic concrete over aggregate base course (ABC), or (2) Portland cement concrete over consolidated subgrade. The pavement structure shall be designed by a professional engineer. The facility requires a parking area aisle of 24 feet in width and 140 parking spaces. The applicant is proposing to surface the circulation and parking area with ABC instead of complying with the paving requirement.

STAFF ANALYSIS

Section 403.03 of the Zoning Ordinance:

- A. *Variances under section 403.02 shall be granted only when, because of peculiar conditions applicable to the property, the strict application of the Zoning Ordinance deprives such property of privilege enjoyed by other property owners in the zoning district.*

Staff finds there are no peculiar conditions applicable to the property. Although the property is unusual in shape, it is adequate to accommodate the required improvements to the circulation area and parking spaces. However, the community facility (event center) will only be used when there is an event in the hall and not on a daily basis which means the parking area will be empty the majority of the time.

- B. *Variances are available only in cases where there is a hardship arising from conditions or circumstances unique to the development of a particular piece of land, not from personal considerations, personal convenience or financial hardships.*

Staff finds there is no hardship arising from conditions or circumstances unique to the development of this property. The community facility (event center) is not intended to be used on a daily basis and will only be used when there is an event in the hall. Therefore, the parking area will remain empty the majority of the time.

- C. *Any motion to grant a Variance by the Board of Adjustment shall include specific peculiar conditions applicable to the property, which exist to cause granting of a Variance.*

Staff finds there are no peculiar conditions applicable to this property which exist to cause granting of this variance. The property's unusual shape does not restrict the improvement of the circulation area and parking spaces to County standards. The community facility (event center) is not intended to be used on a daily basis and will only be used when there is an event in the hall. Therefore, the parking area will remain empty the majority of the time.

- D. *A variance shall not be granted which will have an adverse effect on public health, safety and welfare.*

Staff finds approval of this request may have an adverse effect on public health, safety, and welfare. The subject property is located within the Yuma Metropolitan Air Pollution District, which is designated as "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) to reduce pollutant emissions and improve air quality. The implemented RACMs include paving, stabilizing, and/or reducing travel on unpaved streets, roads, and areas. Access to the property is along County 16th Street, which is a paved road maintained by the Yuma County Public Works Department. Although the facility will not be

used at full capacity on a daily basis, an increase in dust may be generated when the facility is in use due to vehicles driving on a gravel circulation area and parking spaces.

E. A variance shall not be granted if, in granting the variances a special privilege not commonly enjoyed by others in the zoning district will be conferred, or have a negative impact on the neighborhood.

Staff finds granting this variance will confer a special privilege not commonly enjoyed by others in the SSB-2 district. The use of the property for a community facility was approved through a Special Use Permit. While the community facility will not cause an increase in traffic on a daily basis, the vehicles driving on a gravel circulation and parking area may create some increase in dust when it is in use.

F. The Board of Adjustment may require appropriate conditions or safeguards on any granted variances so that public health, safety and welfare are not compromised.

Staff is recommending that if approved, this variance include the attached conditions as a means of addressing concerns of public health, safety, and welfare.

G. Variances shall not be granted if the condition is self-imposed or if a reasonable use of the land can be made in an alternative development scheme without the variance.

Staff finds the condition is self-imposed. The owner could grade and pave the circulation area and parking spaces with asphaltic concrete over aggregate base course or Portland cement concrete over consolidated subgrade in order to meet the requirements. However, the community facility (event center) is not intended to be used on a daily basis and will only be used when there is an event in the hall. Therefore, the parking area will remain empty the majority of the time.

H. The fact that there are non-conforming uses of neighborhood lands, structures or buildings, in the same zoning district shall not be considered grounds for issuance of a variance.

Staff's recommendation is not based on non-conforming uses of neighborhood lands, structures or buildings in the SSB-2 zoning district. There have been no other cases that have been approved by the Board of Adjustment.

ADDITIONAL COMMENTS:

Jonathan Fell, P.E., PTOE from ADOT:

- This variance goes against the latest EPA regulations for Yuma County and is ILLEGAL. Yuma County is not allowed to have a variance for this. PM10 and ozone nonattainment areas are much stricter since the passing of new law (possibly May 2025). This non-paved parking area of 120 vehicular parking spaces will create dust constantly and unmaintainable.

Ty Martinez, Yuma County Chief Building/Fire Code Official:

1. For the dedicated handicap parking spaces, ADA Standards require accessible parking spaces and access aisles to have a stable, firm, and slip-resistant surface. Gravel, dirt, grass, or other unpaved surfaces are not considered compliant because they cannot provide a firm or stable surface for wheelchairs, walkers, or people with limited mobility.

2. ADA Standards require accessible parking spaces and access aisles must have slopes of no more than 1:48 (2%) in any direction. On unpaved surfaces, maintaining this slope long-term is difficult because surfaces can erode, rut, or shift due to weather and traffic.
 3. ADA Standards require accessible spaces and access aisles to have clear striping and signage. Without pavement, clear marking may be challenging to maintain.
 4. ADA Standards require the route from accessible parking to the event must also be firm, stable, and slip resistant. Gravel paths or dirt walkways generally won't meet this requirement.
 5. If approved, it is recommended to provide a maintenance plan for compacted gravel or crushed stone to "stabilize" the ADA areas to stay level and firm. If the surface becomes muddy, rutted, or loose, it will not be ADA-compliant.
-

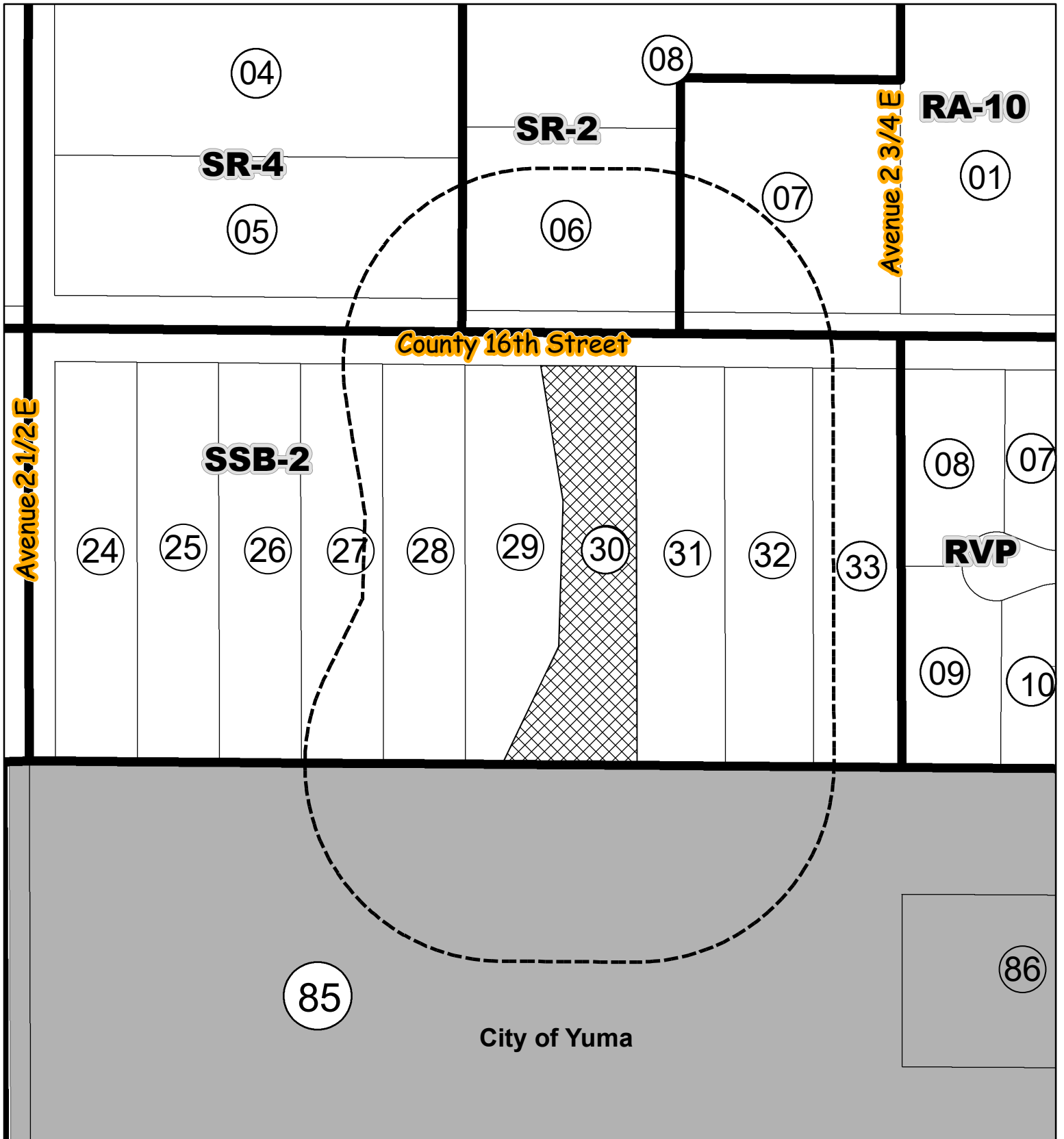
STAFF RECOMMENDATION

Staff recommends denial of Variance Case No. 25-15 based on:

1. Staff finds approval of this variance may have an adverse effect on public health, safety and welfare.
2. Staff finds there are no specific peculiar conditions applicable to this property to warrant granting of this variance.
3. Staff finds the condition is self-imposed.

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

1. This Variance is valid for the time limits outlined in Section 403.07 of the Zoning Ordinance.
2. The approval of this variance is based on the site plan submitted by the applicant. Any change from the site plan will require approval of a new variance by the Board of Adjustment.
3. Provide a maintenance plan for compacted gravel or crushed stone to stabilize the ADA areas to stay level and firm.
4. All required permits must be issued and finalized according to adopted Building and Fire Code requirements of Yuma County.





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

FOR INFORMATION ONLY - NO LIABILITY ASSUMED





CASE NO: VAR25-15
LOCATION: County 16th St & Ave 2 1/2 E
APN: 212-02-030

Case Planner: Amber Kelly
Drawn by : Amber Kelly
Reviewed: Amber Kelly

SCALE
 1"=200'



Legend

-  Subject Property
-  300' NOTIFICATION AREA
-  City of Yuma
-  Zoning Boundary

CONSTRUCTION NOTES – GEOGRID + AB SURFACE
 PROJECT LOCATION: 2613 E COUNTY 16TH ST, YUMA, AZ 85365
 SURFACE TYPE: GEOGRID-REINFORCED AGGREGATE BASE (AB)
 USE: PARKING LOT / DRIVE AISLE (UNPAVED)

A1. GENERAL SITE PREPARATION

- CLEAR AND GRUB ALL VEGETATION, DEBRIS, AND UNSUITABLE MATERIAL FROM PARKING AND DRIVE AISLE AREAS.
- STRIP EXISTING TOPSOIL AND ORGANIC LAYERS TO EXPOSE NATIVE SUBGRADE.
- SUBGRADE SHALL BE SHAPED AND COMPACTED TO 95% RELATIVE COMPACTION (PER ASTM D1557).
- SCARIFY AND MOISTURE-CONDITION SUBGRADE AS NEEDED TO REACH OPTIMUM MOISTURE CONTENT.
- ALL EXCAVATION AND GRADING MUST ENSURE POSITIVE DRAINAGE (MINIMUM 2% SLOPE AWAY FROM STRUCTURES AND TO APPROVED DRAINAGE PATHS).
- ALL STORMWATER RUNOFF MUST BE RETAINED ON-SITE.
- SITE SHALL BE GRADED TO DIRECT WATER INWARD TOWARD THE CENTER OF THE PROPERTY WITH A MINIMUM SLOPE OF 2% FROM ALL PROPERTY LINES.

A2. GEOGRID INSTALLATION

- GEOGRID REINFORCEMENT SHALL BE BIAXIAL OR TRIAXIAL TYPE, APPROVED FOR SOIL STABILIZATION (E.G., TENSAR BX1100 OR EQUIVALENT).
- SUBGRADE SURFACE MUST BE SMOOTH AND FREE OF SHARP ROCKS BEFORE GEOGRID PLACEMENT.
- INSTALL GEOGRID DIRECTLY OVER COMPACTED SUBGRADE, WITHOUT TENSION OR WRINKLES.
- GEOGRID ROLLS SHALL BE OVERLAPPED MINIMUM 18 INCHES AT SIDES AND ENDS UNLESS OTHERWISE NOTED BY MANUFACTURER.
- ANCHOR GEOGRID AT ENDS USING U-STAPLES OR PINS AT 5' MAX SPACING OR PER MANUFACTURER'S SPECS.

A3. AGGREGATE BASE (AB) PLACEMENT

- AGGREGATE BASE SHALL CONFORM TO MAG SPECIFICATION SECTION 702 (ABC) OR YUMA COUNTY STANDARD.
- PLACE MINIMUM 8 INCHES COMPACTED THICKNESS FOR STANDARD VEHICLE PARKING AREAS.
- FOR HEAVY-DUTY OR TRUCK TRAFFIC, PROVIDE 12 INCHES COMPACTED THICKNESS (IF IT APPLIED).
- AB SHALL BE PLACED IN MAXIMUM 4-INCH LIFTS, WATERED AND COMPACTED TO 100% MAXIMUM DRY DENSITY PER ASTM D1557 (MODIFIED PROCTOR).

- FINAL AB SURFACE SHALL BE SMOOTH, CROWNED, AND FREE-DRAINING.
- MAINTAIN 2% MINIMUM SLOPE FOR SURFACE RUNOFF; AVOID PONDING.

A4. EDGE RESTRAINT & PROTECTION

- PROVIDE CONCRETE CURB, TREATED WOOD EDGE, OR COMPACTED BERM AT PERIMETER WHERE NEEDED TO PREVENT LATERAL MOVEMENT OF AB.
- WHERE AB SURFACE TRANSITIONS TO PAVED, CONCRETE, OR ADA-ACCESSIBLE AREAS, PROVIDE PROPER TERMINATION AND ELEVATION CONTROL TO AVOID TRIP HAZARDS.
- IF ADJACENT TO PROPERTY LINES OR STRUCTURES, MAINTAIN MINIMUM 3 FT BUFFER ZONE UNLESS OTHERWISE NOTED.

A5. ADA COMPLIANCE & ACCESSIBILITY

- AB WITH GEOGRID IS NOT AN ADA-COMPLIANT SURFACE FOR ACCESSIBLE PARKING OR PATHS OF TRAVEL.
- PROVIDE CONCRETE OR ASPHALT PADS AT ADA PARKING STALLS AND ACCESSIBLE PATHS FROM STALLS TO BUILDING ENTRANCE.
- CLEARLY MARK ALL ADA SPACES WITH REQUIRED STRIPING AND SIGNAGE PER ADAAG AND ICC A117.1.

A6. DUST CONTROL

- APPLY DUST PALLIATIVE (E.G., MAGNESIUM CHLORIDE OR POLYMER EMULSION) TO FINISHED AB SURFACE PER ADEQ AND YUMA COUNTY REQUIREMENTS.
- REAPPLY DUST CONTROL TREATMENT PER MANUFACTURER'S SCHEDULE OR AS DIRECTED BY COUNTY INSPECTORS.
- CONTRACTOR SHALL MAINTAIN DUST-FREE CONDITIONS DURING AND AFTER CONSTRUCTION, INCLUDING REGRADING AND REAPPLICATION AS NEEDED.

A7. MAINTENANCE NOTES

- OWNER SHALL MAINTAIN AB SURFACE REGULARLY, INCLUDING: GRADING TO REMOVE RUTS OR PONDING.
- REAPPLICATION OF DUST PALLIATIVES.
- INSPECTION OF GEOGRID INTEGRITY IF SURFACING DETERIORATES.
- PERIODIC MAINTENANCE PLAN TO BE SUBMITTED TO YUMA COUNTY (IF REQUESTED) SHOWING SCHEDULE AND PROCEDURES FOR DUST AND DRAINAGE CONTROL.

A8. SUBMITTALS

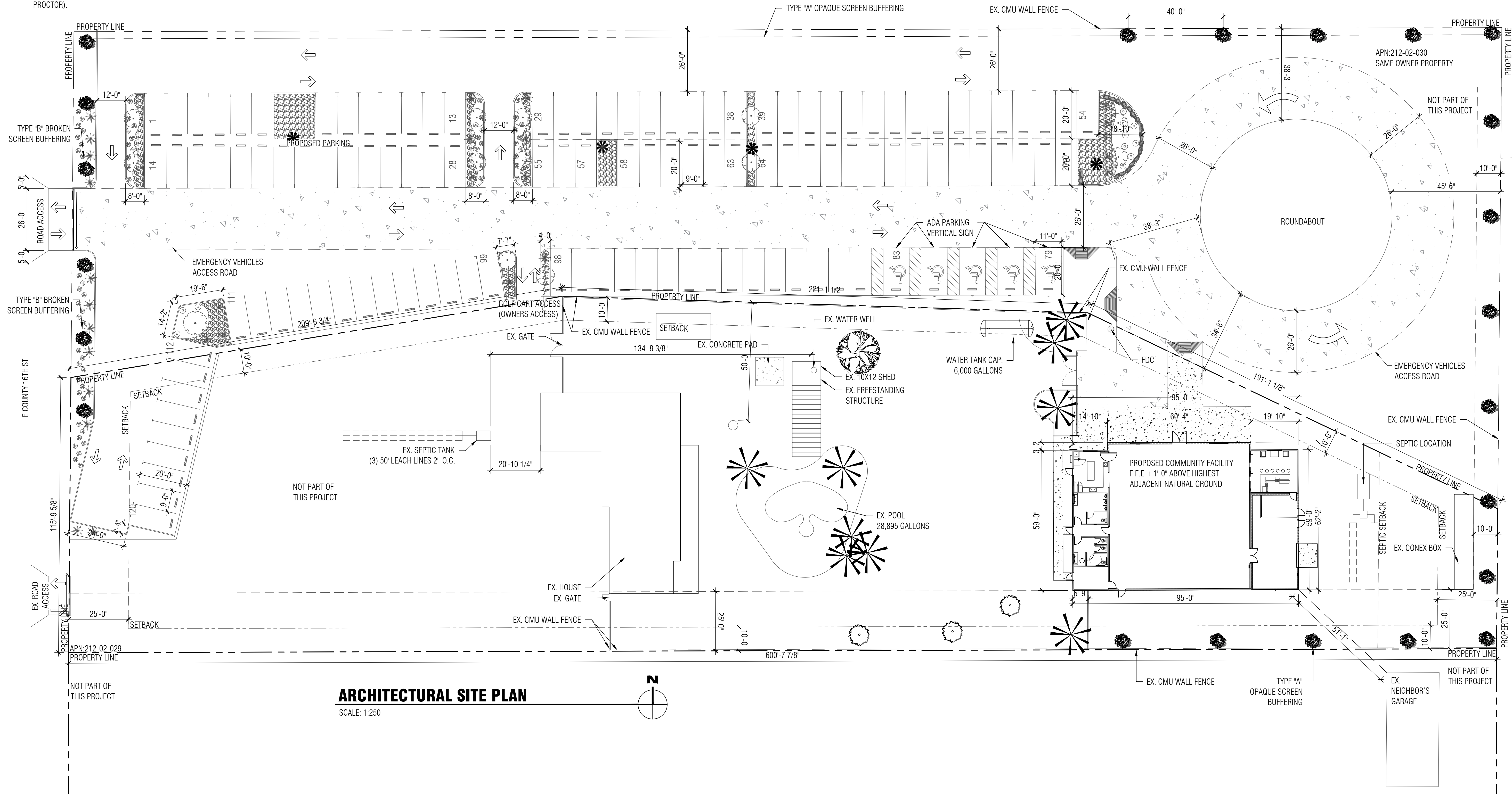
- SUBMIT GEOGRID PRODUCT DATA AND MANUFACTURER INSTALLATION GUIDELINES FOR REVIEW PRIOR TO INSTALLATION.
- SUBMIT AGGREGATE BASE MATERIAL GRADATION REPORT AND COMPACTION TESTING RESULTS.
- SUBMIT DUST PALLIATIVE PRODUCT DATA SHEET AND APPLICATION PROCEDURE FOR APPROVAL.

NOTES:

- LANDSCAPING SHOWN ON THIS SITE PLAN IS FOR REFERENCE ONLY. ALL LANDSCAPING BY OTHERS, FOR COMPLETE LANDSCAPING DESIGN AND SPECIFICATIONS, REFER TO LANDSCAPING PLANS.

CIVIL & GRADING NOTES

- BUILDING ELEVATION – FINISHED FLOOR ELEVATION (FFE) SHALL BE MINIMUM 1'-0" ABOVE HIGHEST ADJACENT NATURAL GROUND.
- EMERGENCY ACCESS – PROVIDE MINIMUM 26'-0" WIDE PAVED ROAD FOR EMERGENCY VEHICLE ACCESS PER IFC REQUIREMENTS. SIDEWALKS SHALL BE ADA COMPLIANT.
- STORMWATER RETENTION – ALL STORMWATER SHALL BE RETAINED ON-SITE; NO RUNOFF SHALL CROSS ONTO ADJACENT PROPERTIES.
- BERMS – PROVIDE COMPACTED EARTHEN BERMS ALONG PROPERTY EDGES AS NEEDED TO PREVENT WATER FROM LEAVING THE SITE. BERM HEIGHT SHALL BE MINIMUM 12 INCHES ABOVE ADJACENT GRADE. SIDE SLOPES SHALL NOT BE STEEPER THAN 3:1 (H:V) FOR STABILITY. BERMS SHALL BE COMPACTED TO 95% RELATIVE COMPACTION PER ASTM D1557. STABILIZE BERMS WITH VEGETATION, ROCK, OR APPROVED EROSION CONTROL MEASURES. MAINTAIN BERMS IN GOOD CONDITION TO ENSURE DRAINAGE CONTROL IS EFFECTIVE.
- POSITIVE DRAINAGE – GRADE SITE TO DRAIN AWAY FROM BUILDING FOUNDATIONS AT A MINIMUM SLOPE OF 2% FOR THE FIRST 10 FEET.
- SUBGRADE COMPACTION – COMPACT ALL FILL AND SUBGRADE TO 95% RELATIVE COMPACTION PER ASTM D1557.
- DUST CONTROL – MAINTAIN DUST CONTROL DURING CONSTRUCTION IN ACCORDANCE WITH ADEQ AND YUMA COUNTY REQUIREMENTS.
- EROSION CONTROL – INSTALL AND MAINTAIN BEST MANAGEMENT PRACTICES (BMPs) TO PREVENT SEDIMENT FROM LEAVING THE SITE.
- UTILITY VERIFICATION – CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO EXCAVATION BY CONTACTING ARIZONA 811.
- SIDEWALK STANDARDS – SIDEWALK SLOPE SHALL NOT EXCEED 5% RUNNING SLOPE AND 2% CROSS SLOPE; MINIMUM WIDTH 4'-0".
- FIRE DEPARTMENT CONNECTION – FDC SHALL BE ACCESSIBLE FROM THE EMERGENCY ACCESS ROAD AND VISIBLE FROM THE APPROACH SIDE.
- PAVING LOAD CAPACITY – ALL PAVED EMERGENCY ACCESS ROUTES SHALL SUPPORT 75,000 LBS GROSS VEHICLE WEIGHT.
- SITE MAINTENANCE – CONTRACTOR SHALL MAINTAIN A CLEAN AND SAFE WORKSITE; REPAIR ANY DAMAGE TO ADJACENT PROPERTIES OR PUBLIC INFRASTRUCTURE.



**NEW COMMUNITY FACILITY
 FOR VILLA DE LA MEZA**
 2613 E County 16th St,
 YUMA, AZ, 85365
 APN: 212-02-029

thompson
 design
 architects
 875 WEST 16TH STREET
 SUITE 1100A
 YUMA, ARIZONA 85365
 TEL: (928) 343-1694

REGISTERED ARCHITECT
 CERTIFICATE NO.
 45040
 CHRISTOPHER
 THOMPSON
 LICENSED IN THE STATE OF
 ARIZONA, U.S.A.
 Expires 9/30/2027

JOB NO: 2025-07
DATE: JUNE 2025
REVISIONS

ARCHITECTURAL SITE PLAN
A0.2
 CONSTRUCTION DOCUMENTS

Villa de la Meza
Community Facility

Variance Request

Requesting a variance for the paving of the parking lot.

Environmental Impact: Paving a large area in a hot desert climate contributes to heat island effects, increases stormwater runoff, and requires higher maintenance for heat cracking. ABC provides a cooler, more permeable, and lower-impact alternative that better suits the environment. The event center is only used when there is an event in the hall. It won't be used every day, meaning the parking area will remain empty over 80% of the time. Paving such a large lot for occasional use is a disproportionate expense that provides little additional benefit over a properly graded and maintained ABC surface

Jaime and Debra Meza

From: [Jon Fell](#)
To: [Amber Kelly](#)
Subject: Re: Yuma County Variance Case No. 25-15 Request for Comments
Date: Friday, August 22, 2025 2:45:41 PM

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This variance goes against the latest EPA regulations for Yuma County and is **ILLEGAL**. Yuma County is not allowed to have a variance for this. PM10 and ozone nonattainment areas are much stricter since the passing of new law (possibly May 2025). This non-paved parking area of 120 vehicular parking spaces will create dust constantly and unmaintainable.



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On Fri, Aug 22, 2025 at 1:20 PM Amber Kelly <Amber.Kelly@yumacountyaz.gov> wrote:

Good Afternoon,

Attached is a request for comments for Variance Case No. 25-15. Please submit any comments by Wednesday, August 27, 2025.

Thank you,



Amber M. Kelly

Associate Planner // Planning and Zoning Division Department of Development Services // Yuma County

Amber.Kelly@yumacountyaz.gov // 928-817-5072

1) For the dedicated handicap parking spaces, ADA Standards require accessible parking spaces and access aisles to have a stable, firm, and slip-resistant surface.

Gravel, dirt, grass, or other unpaved surfaces are not considered compliant because they cannot provide a firm or stable surface for wheelchairs, walkers, or people with limited mobility.

2) ADA Standards require accessible parking spaces and access aisles must have slopes of no more than 1:48 (2%) in any direction. On unpaved surfaces, maintaining this slope long-term is difficult because surfaces can erode, rut, or shift due to weather and traffic.

3) ADA Standards require accessible spaces and access aisles to have clear striping and signage. Without pavement, clear marking may be challenging to maintain.

4) ADA Standards require the route from accessible parking to the event must also be firm, stable, and slip-resistant. A gravel paths, or dirt walkways generally won't meet this requirement.

5) If approved, it is recommended to provide a maintenance plan for compacted gravel or crushed stone to "stabilize" the ADA areas to stay level and firm. If the surface becomes muddy, rutted, or loose, it will not be ADA-compliant.

8/27/2025 10:09:50 AM