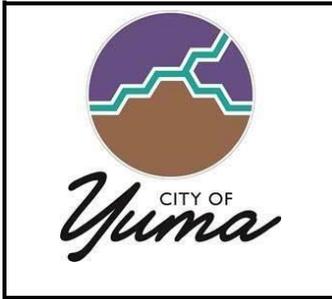


Notice of Public Hearing of the Planning & Zoning Commission of the City of Yuma

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Planning & Zoning Commission of the City of Yuma and to the general public that the Planning & Zoning Commission will hold a hearing open to the public on October 26, 2020, at 4:30 p.m. at the City Hall Council Chambers, One City Plaza, Yuma, AZ.



Agenda
Planning and Zoning Commission Meeting
City Hall Council Chambers
One City Plaza Yuma, AZ
Monday, October 26, 2020, 4:30 p.m.

COVID 19 ADVISORY

DUE TO COVID-19 THE CITY HALL COUNCIL CHAMBERS WILL HAVE LIMITED PUBLIC ACCESS.

Consistent with the March 13, 2020 Arizona Attorney General informal opinion Relating to Arizona’s Open Meeting Law and COVID-19, in order to protect the public and reduce the chance of COVID-19 transmission, the meeting of the City of Yuma Planning and Zoning Commission will be conducted remotely through technological means along with limited public, in-person access, consistent with CDC social distancing guidelines.

Due to the very limited capacity available for in-person public access to the Planning and Zoning Commission Meeting, citizens wishing to make public comment regarding any item listed on the agenda are strongly encouraged to provide their comments in written format to email address planning@yumaaz.gov no later than 4:00 p.m. on October 12, 2020. Comments received timely will be entered into the permanent record of the referenced agenda item to be considered by the Planning and Zoning Commission.

**ADHERENCE TO CDC SOCIAL DISTANCING GUIDELINES ARE REQUIRED IN ALL PUBLIC BUILDINGS.
THE USE OF FACE COVERINGS ARE REQUIRED IN PUBLIC BUILDINGS WHEN CDC SOCIAL
DISTANCING GUIDELINES CANNOT BE ACHIEVED.**

A. CALL TO ORDER

B. CONSENT CALENDAR – All items listed under the consent calendar will be approved by one motion. There will be no separate discussion of these items unless the Commission or a member of the audience wishes to speak about an item.

B.1 APPROVAL OF MINUTES

September 14, 2020

B.2 WITHDRAWALS BY APPLICANT – NONE

B.3 TIME EXTENSIONS – NONE

B.4 CONTINUANCES –

SUBD-31702-2020: This is a request by Dahl, Robins & Associates, Inc., on behalf of Barkley Limited Partnership, for approval of the preliminary plat for the Livingston Ranch Units No. 3 and 4 Subdivision. This subdivision will contain approximately 65.3 acres, and is proposed to be divided into 176 residential lots, ranging in size from 7,395 square feet to 19,451 square feet. The property is located near the northwest and northeast corner of 36th Street and the Avenue B½ alignment, Yuma, AZ. *(Continue to November 23, 2020)*

SUBD-31708-2020: This is a request by Dahl, Robins & Associates, Inc., on behalf of Perricone Arizona Properties, LLC, for the approval of the preliminary plat for the Terra Bella Units 2, 3, 4, & 5 subdivision. This subdivision will contain approximately 34 acres and is proposed to be divided into 105 lots, ranging in size from approximately 9,500 square feet to 10,375 square feet. The property is located at the southwest corner of Avenue 5 ½ E and the 36th Street alignment, Yuma, AZ 85364. *(Continue to November 23, 2020)*

B.5 APPROVALS – NONE

C. ACTION ITEMS-

C.1 **CUP-31901-2020:** This is a request by Dwight Clark, on behalf of Clint Underhill, for a Conditional Use Permit to allow solar recycling, in the Light Industrial (L-I) District. The properties are located at 1925, 1940, and 1970 S. Factor Avenue, Yuma, Arizona.

D. PUBLIC HEARINGS – NONE

E. INFORMATION ITEMS

E.1 STAFF

E.2 COMMISSION

E.3 Public – Members of the public may address the Planning and Zoning Commission on matters that are not listed on the Commission agenda. The Planning & Zoning Commission cannot discuss or take legal action on any matter raised unless it is properly noticed for discussion and legal action. At the conclusion of the call to the public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All Planning & Zoning Commission meetings are recorded.

ADJOURN

In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Division, One City Plaza, Yuma, AZ 85364; (928) 373-5125 or TTY (928) 373-5149.

Notice is hereby given, pursuant to the Yuma City Code, Title 15, Chapter 154, Section 02.01, that one or more members of the Planning and Zoning Commission may participate in person or by telephonic, video or internet conferencing. Voting procedures will remain as required by the Yuma City Charter and other applicable laws.

The Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).

**Planning and Zoning Commission Meeting Minutes
September 14, 2020**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, September 14, 2020, at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present were Chairman Chris Hamel, and Commissioners Gregory Counts, Lorraine Arney, Joshua Scott, Janice Edgar, Barbara Beam and Fred Dammeyer.

STAFF MEMBERS present included Scott McCoy, Assistant City Attorney; Alyssa Linville, Assistant Director DCD; Bob Blevins, Principal Planner; Amelia Griffin, Assistant Planner; Jennifer Albers, Principal Planner; Richard Munguia, Senior Planner and Jessenia Juarez, Administrative Assistant.

Chairman Hamel called the meeting to order at 4:30 p.m. and noted there was a quorum present.

CONSENT CALENDAR

MINUTES – July 27, 2020

WITHDRAWALS BY APPLICANT – None

CONTINUANCES – None

APPROVALS –

SUBD-30786-2020: *This is a request by Dahl, Robins & Associates, on behalf of Saguaro Desert Development, LLC, for approval of the final plat for Saguaro Unit No. 4 Subdivision. This subdivision will contain approximately 28.3 acres and is proposed to be divided into 125 residential lots, ranging in size from approximately 6,264 square feet to 10,610 square feet, for the property located at the northwest corner of S. Mississippi Avenue (Avenue 7 ½E) and E. 44th Street, Yuma, AZ.*

SUBD-31315-2020: *This is a request by Jacobson Companies, Inc., on behalf of Stewart Title and Trust of Phoenix, Inc., for approval of the final plat for the Cielo Verde Unit 2B Subdivision. This subdivision contains approximately 10.47 acres and is proposed to be divided into 30 residential lots, ranging in size from approximately 4,513.30 square feet to 19,386.48 square feet, for the property located at the northeast corner of E. Paraiso Parkway and S. Cielo Verde Drive, Yuma, AZ.*

SUBD-31316-2020: *This is a request by Jacobson Companies, Inc., on behalf of Stewart Title and Trust of Phoenix, Inc., for approval of the final plat for the Cielo Verde Unit 4 (Phase I) Subdivision. This subdivision contains approximately 8.38 acres and is proposed to be divided into 35 residential lots, ranging in size from approximately 6,035.13 square feet to 12,421.23 square feet, for the property located at the northeast corner of E. 34th Lane and S. Eagle Drive, Yuma, AZ.*

SUBD-31317-2020: *This is a request by Jacobson Companies, Inc., on behalf of Stewart Title and Trust of Phoenix, Inc., for approval of the final plat for the Cielo Verde Unit 6 (Phase I) Subdivision. This subdivision contains approximately 4.55 acres and is proposed to be divided into 27 residential lots, ranging in size from approximately 4,627.75 square feet to 7,782.72 square feet, for the property located at the northwest corner of E. 36th Street and S. Eagle Drive, Yuma, AZ.*

Motion by Counts, second by Edgar, to APPROVE the Consent Calendar. Motion carried unanimously, (7-0).

ACTION ITEMS –

ZONE-30894-2020: *This is a request by the City of Yuma for a Zoning Code Text Amendment to amend Title 15, Chapter 154, Section 15.15 to update the height limitations, and area permitted for accessory structures.*

Richard Munguia, Senior Planner, summarized the staff report and recommended **APPROVAL.**

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

Motion by Arney, second by Dammeyer, to APPROVE ZONE-30894-2020, subject to the Conditions of Approval in Attachment A. Motion carried (7-0).

CUP-31026-2020: *This is a request by Chad Noble, on behalf of D.R./L.R. Peterson Family Trust, dated 6-1-02, for a Conditional Use Permit to allow the addition of a secondary drive-through lane at the site of an existing financial institution in the General Commercial/Infill Overlay (B-2/IO) District. The property is located at 2285 S. 4th Avenue, Yuma, Arizona.*

Amelia Griffin, Assistant Planner, summarized the staff report and recommended **APPROVAL.**

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

Chad Noble, 2285 S. 4th Ave, was available for questions.

Hamel said adding a second drive thru is best for the company due to the post Covid-19 era.

PUBLIC COMMENT

None

Motion by Counts, second by Beam, to APPROVE CUP-31026-2020, subject to the Conditions of Approval in Attachment A. Motion carried (7-0).

PUBLIC HEARING –

GP-30928-2020: *This is a Major General Plan Amendment request by the City of Yuma on behalf of the Arizona State Land Department to include State Land parcels in the City of Yuma Planning Boundary and designate those lands with the Special Use State Land use designation in the General Plan. The area is approximately 1,673 acres for properties generally located at the northwest corner, northeast corner and southwest corner of Fortuna Road and 24th Street and the northeast corner of Fortuna Road and Highway 95. (This is the first of two public hearings.)*

Jennifer Albers, Principal Planner, summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

Commissioner Beam asked if the City did not move forward this this request, would other State land be considered for expansion.

Albers replied that the State determines the parcels and makes the request of the City. **Albers** went on to say that there have been successful general plan amendments on State land in the past, citing the areas of Avenue 8E to Avenue 10 E, and 40th Street to 48th Street as examples.

APPLICANT / APPLICANT'S REPRESENTATIVE

None.

PUBLIC COMMENT

Anthony Martin, 11168 E. 27th Street, Yuma, AZ, asked if the City wanted to annex the property, and if the state approached the City to incorporate this into the master plan.

Hamel stated they would not be able to answer any questions at the time until the following meeting.

Attorney Scott McCoy stated the Commission would not be able to answer question until the following meeting. **McCoy** added that this meeting was a Public Hearing to allow comments or concerns to be expressed, and that specific questions could be directed to Staff after the meeting

Michael Callahan, 12300 E. Co. 8th Street, Yuma, AZ, referred to the written comments he submitted to Staff.

Gonzalo Zaragoza, 11509 E. Via Salida, Yuma, AZ, expressed concern about the loss of recreation space, and added that he sided with Gowan Milling and the farms that use the land. He added that he wanted to submit a petition to reject the General Plan Amendment.

John Daily, 8126 S. Hwy 95, Yuma, AZ, requested the Commission not approve the General Plan Amendment as he felt it would be putting many jobs and industries in jeopardy.

Linville called David Rogers and Johnnie Ehrlich to speak, but they had no comments at this time.

Hamel closed the public hearing for Case # GP30925-2020.

INFORMATION ITEMS

Staff

None

Commission

None

Public

None.

ADJOURNMENT

Hamel adjourned the meeting at 4:56 p.m.

Minutes approved this _____ day of _____, 2020

Chairman



STAFF REPORT TO THE PLANNING & ZONING COMMISSION
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE TYPE – CONDITIONAL USE PERMIT
CASE PLANNER: AMELIA GRIFFIN

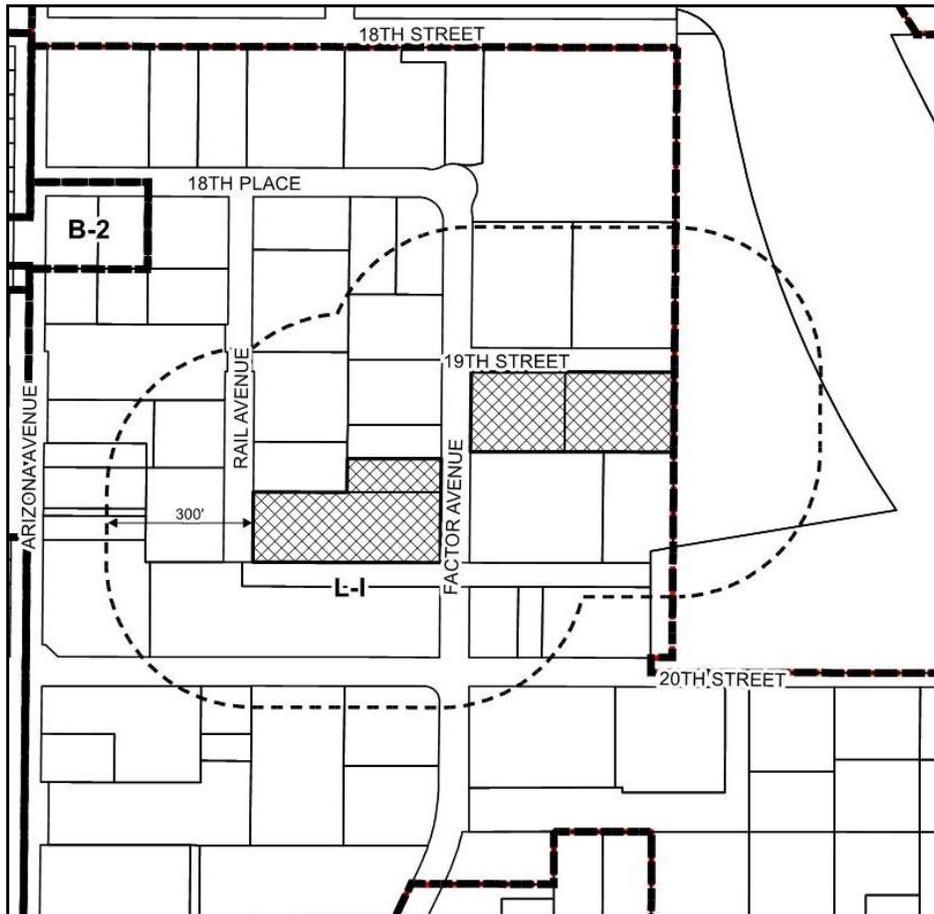
Hearing Date: October 26, 2020

Case Number: CUP-31901-2020

Project Description/Location: This is a request by Dwight Clark, on behalf of Clint Underhill, for a Conditional Use Permit to allow solar recycling, in the Light Industrial (L-I) District. The properties are located at 1925, 1940, and 1970 S. Factor Avenue, Yuma, Arizona.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Light Industrial (L-I)	Industrial Building	Industrial
North	Light Industrial (L-I)	Industrial Building	Industrial
South	Light Industrial (L-I)	Industrial Building	Industrial
East	Light Industrial (L-I)	Industrial Building	Industrial
West	Light Industrial (L-I)	Industrial Building	Industrial

Location Map:



Prior site actions: Annexation: Ord. #1551 (October 24, 1977) and Rezone: Ord. # 1731 (May 3, 1978)

Staff Recommendation: Staff recommends **APPROVAL** of the Conditional Use Permit to allow solar recycling in the Light Industrial (L-I) District, subject to the conditions outlined in Attachment A.

Suggested Motion: Move to **APPROVE** Conditional Use Permit CUP-31091-2020 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

Effect of the Approval: By approving the Conditional Use Permit, the Planning and Zoning Commission is authorizing the request by Dwight Clark on behalf of Clint Underhill, to allow solar recycling for the properties located at 1925, 1940, and 1970 S. Factor Avenue, subject to the conditions outlined in Attachment A, and affirmatively finds that the seven Conditional Use Permit criteria set forth in Section 154-03.05(G)(2) of the City of Yuma Zoning Code have been met.

Staff Analysis: The subject properties are located at 1925, 1940, and 1970 S. Factor Avenue, in the South Park Industrial District No. 1 subdivision area. The properties were annexed into the City on October 24, 1977.

The applicant is proposing to utilize the properties for a solar recycling company – We Recycle Solar (WRS). WRS is proposing to wholesale used and refurbished solar panels. According to the applicant, used solar panels on the subject properties would be received, washed, evaluated, repaired, sorted, stored, and shipped. This work would occur indoors, with the exception of when solar panels are shipped between buildings. The buildings are existing and are proposed to be utilized per this CUP without any alterations to the site or the buildings.

Developed in 1966, the property located at 1925 S. Factor Avenue features an approximately 10,150 square foot building. Additionally, the property to the east features a 50,000 square foot yard, which is intended to be utilized for storage. The applicant intends to utilize this property to receive, sort, clean, and wholesale solar modules. Based upon the proposed use on-site, the parking requirement for this property is one space for each 1,500 square feet of gross floor area. Currently, three off-street parking spaces are provided on-site. Four additional off-street parking spaces will need to be provided to meet this requirement.

Developed in 1978, the property located at 1940 S. Factor Avenue features an approximately 2,840 square foot office building. The applicant intends to establish the main office at this location. Based upon the proposed use on-site, the parking requirement is one space for each 300 square feet of gross floor area. According to such parking requirement, a total of 9 off-street parking spaces must be provided. Currently, 4 parking spaces are located in the front of the property, while the remaining balance is available in the rear.

Developed in 1980, the building located at 1970 S. Factor Avenue features an approximately 32,970 square foot warehouse; 25,700 square foot paved fenced yard, five operational truck docks and one ramp. The applicant intends to utilize this property to collect, crush, convey, sort, warehouse, and ship solar modules. Based upon the proposed use on-site, the parking requirement is one space for each 1,500 square feet of gross floor area. According to such parking requirement, approximately twenty-two off-street parking spaces will need to be provided.

According to the applicant, approval of this conditional use permit would have no detrimental effect on any adjacent property, to the neighborhood, or the public health, safety, and general welfare.

1. What are the impacts of the proposed conditional use on neighboring properties and what conditions are being proposed to resolve those impacts?

SPECIFIC IMPACT AREA		ISSUE	CONDITION #
A.	Traffic	None	
B.	Parking	Adequate paved and striped parking must be provided for the proposed uses.	#5
C.	Lighting	None	
D.	Hours of Operation	None	
E.	Indoor/Outdoor Activities	None	
F.	Noise	None	
G.	Air Quality	None	
H.	Hazardous Materials	None	
I.	Crime Prevention (CPTED)	None	
J.	Other	None	

2. Does the site plan comply with the requirements of the zoning code?

Yes. The site plan conforms to the requirements outlined within the City of Yuma Zoning Code.

3. Does the proposed use and site plan comply with Transportation Element requirements?

FACILITY PLANS						
Transportation Master Plan	Planned	Existing	Gateway	Scenic	Hazard	Truck
Factor Avenue – Local Street	29 FT H/W	30 FT H/W				
19 th Street – Local Street	29 FT H/W	25 FT H/W				
Bicycle Facilities Master Plan	None					
YCAT Transit System	Green Route 4/4A					
Issues:	None					

4. Does the proposed conditional use conform to all prior City Council actions for this site?

Yes.

5. Can the P&Z Commission answer the following questions affirmatively?

(1) Is the Planning and Zoning Commission, or the City Council, authorized under the zoning code to grant the conditional use permit described in the application?

Yes. The Planning and Zoning Commission has the authority to review and approve the request as per Section 154-09.02(E)(4).

(2) Will the establishment, maintenance, and/or operation of the requested conditional use, under the circumstances of the particular case, not be detrimental to the health, safety; peace, morals, comfort, or general welfare of persons residing, or working, in the vicinity or such proposed use, or be detrimental, or injurious, to the value of property in the vicinity, or to the general welfare of the city?

Yes. The operations will be contained within the building and the establishment, operations and maintenance of the facility in this use will not impact neighbors or the city in general in a manner that will be detrimental to the health, safety, peace, morals, comfort or general welfare of the city.

(3) Are the provisions for ingress, egress, and traffic circulation, and adjacent public streets adequate to meet the needs of the requested conditional use?

Yes. The provisions for ingress, egress, and traffic circulation and adjacent public streets are adequate to meet the needs of the requested conditional use, as indicated on Attachment B.

(4) Are the provisions for building(s) and parking facility setbacks adequate to provide a transition from, and protection to, existing and contemplated residential development?

Yes. The buildings and parking facility setbacks adequately provide a transition from and protection to existing and contemplated residential development based on existing site layout, the adjoining parcels and general area of development.

(5) Are the height and bulk of the proposed buildings, and structures, compatible with the general character of development in the vicinity of the requested conditional use?

Yes. The height and bulk of the existing buildings and structures are compatible with the general character of development in the vicinity of the requested conditional use. This proposal does not contemplate the addition or modification of structures on site.

(6) Have provisions been made to attenuate noise levels and provide for adequate site, and security lighting?

Yes. Provisions have been made to the existing structures to attenuate noise levels and provide for adequate security lighting.

(7) Has the site plan for the proposed conditional use, including, but not limited to landscaping, fencing, and screen walls and/or planting, CPTED strategies (Crime Prevention Through Environmental Design), and anti-graffiti strategies been adequately provided to achieve compatibility with adjoining areas?

Yes. The site plan incorporates appropriate landscaping, fencing, screen walls, and/or plating, crime prevention through environmental design techniques and anti-graffiti strategies to achieve compatibility with adjoining areas.

Public Comments Received:

Name:	Mark Hansberger			Contact Information: MarkH@hrez.com						
Method of Contact:	Phone		FAX		Email	X	Letter		Other	
Questions about the proposed use.										

Agency Comments: See Attachment F

Discussions with Applicant/Agent: September 24, 2020

Proposed conditions delivered to applicant on: September 24, 2020

Final staff report delivered to applicant on: October 14, 2020

- Applicant agreed with all of the conditions of approval on: September 24, 2020
- Applicant did not agree with the following conditions of approval: (list #'s)
- If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact.

ATTACHMENTS:

A	B	C	D	E	F	G
Conditions of Approval	Site Plan	Site Photos	Site Photos	Agency Notifications	Agency Comments	Aerial Photo

Prepared By: 
 Amelia Griffin
 Assistant Planner
 Date: 9/25/20
 Amelia.Griffin@yumaaz.gov (928)373-5000, x3034

Approved By: 
 Alyssa Linville,
 Assistant Director Community Development
 Date: 09/29/2020

**ATTACHMENT A
CONDITIONS OF APPROVAL**

The following conditions of approval are roughly proportionate to the impacts associated with the conditional use and expected development on the property.

Community Development Comments: Alyssa Linville, Assistant Director, Community Development, (928) 373-5000, x 3037:

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.
3. The Owner shall submit to the City of Yuma, for recordation, a signed and notarized Avigation Easement on the property acknowledging potential noise and overflight of aircraft from both daily and special operations of the Marine Corps Air Station and the Yuma International Airport.

Utilities: Connie Edwards, Utility Rates Program Coordinator, (928) 373-4614

4. Each property must have its own water meter. 1970 S. Factor Avenue needs to purchase a water meter.

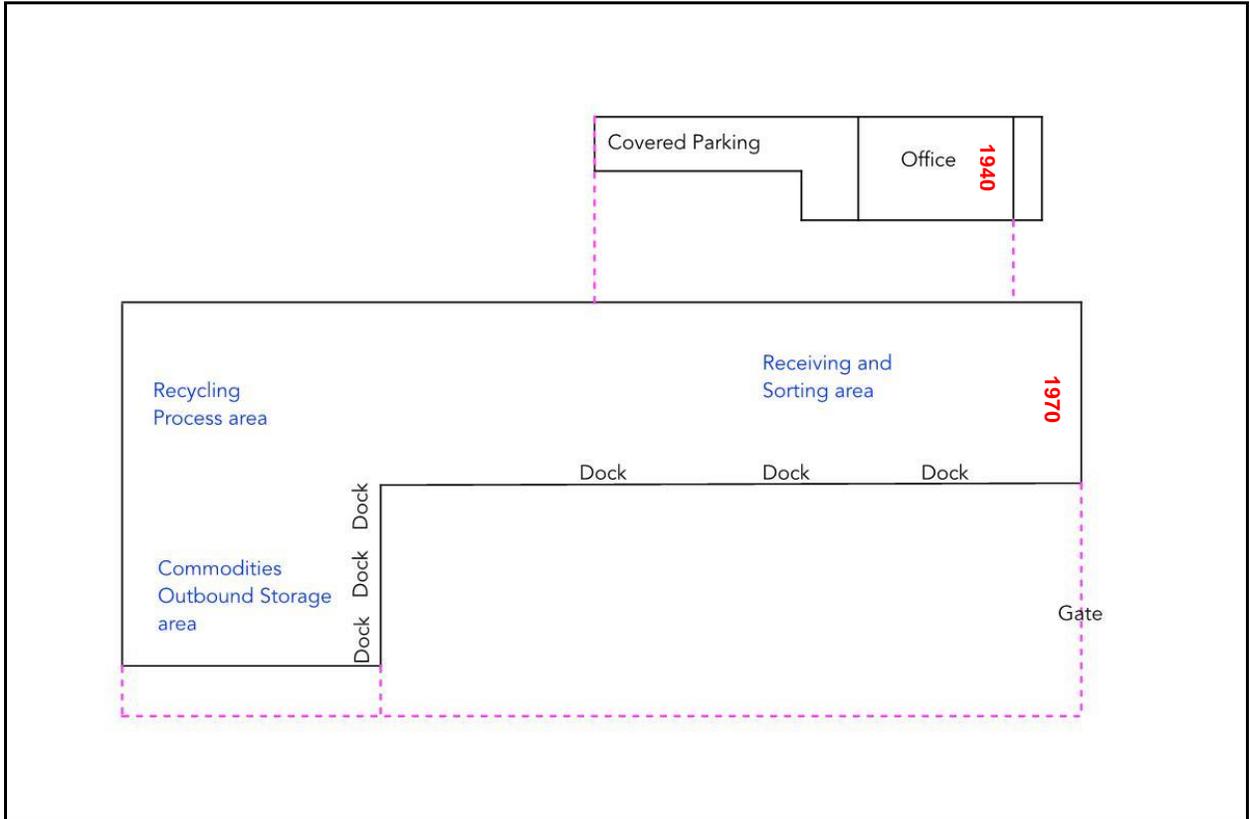
Community Planning: Amelia Griffin, Assistant Planner, (928) 373-5000 x 3034

5. Adequate paved and striped parking must be provided for the proposed uses.
6. Any substantial modification to the overall site design as represented on the site plan will require a public hearing and be subject to the approval of the Planning and Zoning Commission. A substantial modification to the site plan would include, but not necessarily be limited to, the relocation of vehicular access, the modification of storm water retention or the relocation of a building or structure.
7. The conditions listed above shall be completed within one (1) year of the effective date of the approval of the Conditional Use Permit or prior to the issuance of any Building Permit, Certificate of Occupancy or City of Yuma Business License for this property. In the event that the conditions are not completed within this time frame, the Conditional Use Permit shall be null and void.
8. In any case where a Conditional Use Permit has not been used within one year after the granting thereof, it shall be null and void.
9. Prior to the expiration date of the Conditional Use Permit, the applicant has the option to file for a one-year time extension.

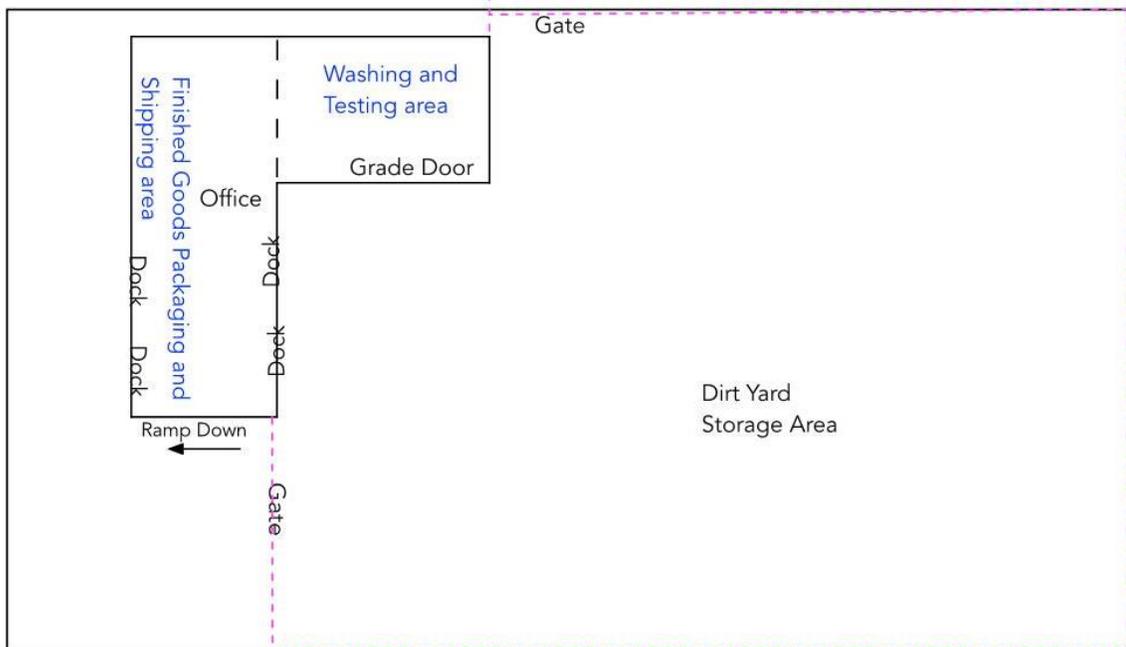
Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

**ATTACHMENT B
SITE PLAN**

1940 & 1970 S. FACTOR AVENUE



1925 S. FACTOR AVENUE



ATTACHMENT C
SITE PHOTOS – 1940 S. FACTOR AVENUE



SITE PHOTOS – 1925 S. FACTOR AVENUE



ATTACHMENT D
SITE PHOTOS – 1970 S. FACTOR AVENUE



**ATTACHMENT E
AGENCY NOTIFICATIONS**

- **Legal Ad Published: The Sun** (10/02/20)
- **300' Vicinity Mailing:** (09/08/20)
- **34 Commenting/Reviewing Agencies noticed:** (09/10/20)
- **Site Posted on:** (10/19/20)
- **Neighborhood Meeting:** (N/A)
- **Hearing Date:** (10/26/20)
- **Comments due:** (09/21/20)

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	NR				
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	Yes	9/11/20	X		
Yuma County Planning & Zoning	Yes	9/10/20			X
Yuma County Assessor	NR				
Arizona Public Service	NR				
Time Warner Cable	NR				
Southwest Gas	NR				
Qwest Communications	NR				
Bureau of Land Management	NR				
YUHS District #70	NR				
Yuma Elem. School District #1	NR				
Crane School District #13	NR				
A.D.O.T.	Yes	9/14/20			
Yuma Irrigation District	NR				
Arizona Fish and Game	NR				
USDA – NRCS	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
El Paso Natural Gas Co.	NR				
Western Area Power Administration	Yes	9/15/20	X		
City of Yuma Internal List (Conditions)	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Police	NR				
Parks & Recreation	NR				
Development Engineer	NR				
Fire	Yes	9/14/20			X
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	Yes	9/16/20	X		
Utilities	Yes	9/14/20			
Public Works	NR				
Streets	NR				

**ATTACHMENT F
AGENCY COMMENTS**

Conditions of approval must be written in the form of a formal condition for use in staff's report. Your conditions will be used verbatim. If you also have a comment, please indicate below.

Condition(s) No Condition(s) Comment

Enter conditions here: **Must meet all applicable NFPA requirements; provide HMIS and HMMP to include NFPA classifications and quantities of hazardous materials, including any mixtures or waste**

DATE: 9/14/2020 NAME: Kayla Franklin TITLE: Fire Marshal
CITY DEPT: Fire
PHONE: 928-373-4865
RETURN TO: Amelia Griffin
Amelia.Griffin@YumaAZ.gov

COMMENT NO COMMENT

Enter comments below:

If the request were to be within the jurisdiction of Yuma County and within the Light Industrial zoning district; the approval of a Special Use Permit will also be required Pursuant to Section 613.03 (D). It is recommended that operational conditions are placed on the conditional use.

DATE: 9/10/20 NAME: Javier Barraza TITLE: Senior Planner
AGENCY: Development Services; Planning & Zoning Division
PHONE: (928) 817-5000
RETURN TO: Amelia Griffin
Amelia.Griffin@YumaAZ.gov

ATTACHMENT G
AERIAL PHOTO

