


**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 Monday, December 22, 2025, at 4:30 p.m. at the City Hall Council Chambers, One City Plaza Yuma, AZ.

	<p><b>Agenda</b></p> <p><b>Planning and Zoning Commission Meeting</b> <b>City Hall Council Chambers</b> <b>One City Plaza, Yuma, AZ</b> <b>Monday, December 22, 2025, 4:30 p.m.</b></p>
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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 – December 08, 2025

B.2 WITHDRAWALS BY APPLICANT – NONE

B.3 TIME EXTENSIONS – NONE

B.4 CONTINUANCES – NONE

B.5 APPROVALS – NONE

C. ACTION ITEMS

C.1 **CUP-44680-2025:** *This is a request by Jon Matheus, on behalf of Cat Pro, LLC, to allow a non-hazardous recycling center in the Light Industrial (L-I) District for the property located at 1891 S. Rail Avenue, Yuma, AZ.*

D. PUBLIC HEARINGS – NONE

E. EXECUTIVE SESSION – NONE

F. INFORMATION ITEMS

F.1 STAFF

F.2 COMMISSION

F.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  
December 8, 2025**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, December 8, 2025, at The Yuma Police Department, 1500 S. 1<sup>st</sup> Avenue, Community Room A, Yuma, Arizona.

**PLANNING AND ZONING COMMISSION MEMBERS** present were Vice Chairman John Mahon, and Commissioners Lorraine Arney, Ashlie Pendleton, Jorge Gonzalez, Chelsea Malouff-Craig and Luis Cuevas. Chairman Chris Hamel was absent.

**STAFF MEMBERS** present included Jennifer Albers, Assistant Director of Planning; Andrew McGarvie, Engineering Manager; Amelia Dombay, Principal Planner; Robert Blevins, Principal Planner; Erika Peterson, Senior Planner; Guillermo Moreno-nunez, Associate Planner, Meredith Rojas, Associate Planner; Zenia Fiveash, Assistant Planner; John LeSueur, Assistant City Attorney, Lizbeth Sanchez, Administrative Specialist and Alejandro Marquez, Administrative Specialist.

**Vice-Chairman John Mahon** called the meeting to order at 4:34p.m. and noted there was a quorum present

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**CONSENT CALENDAR**

**MINUTES** – October 27, 2025

**WITHDRAWALS BY APPLICANT** – None

**CONTINUANCES** – None

**APPROVALS** – None

**Motion by Commissioner Lorraine Arney second by Commissioner Ashlie Pendleton to APPROVE the Consent Calendar as presented. Motion carried unanimously, (6-0) with one absent.**

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**Action Items-**

**CUP-44562-2025:** *This is a request by Athena Godwin, on behalf of Avenir Financial, for a Conditional Use Permit to allow the expansion of the Menta Academy Yuma charter school in the Limited Commercial/Infill Overlay (B-1/IO) District for the property located at 275 W. 17<sup>th</sup> Place, Yuma, AZ. (Continued from November 24, 2025).*

**Robert Blevins, Principal Planner** summarized the staff report and recommended **APPROVAL**.

**QUESTIONS FOR STAFF**

None

**APPLICANT/APPLICANT'S REPRESENTATIVE**

None

**PUBLIC COMMENT**

None

**Motion by Commissioner Ashlie Pendleton second by Commissioner Jorge Gonzalez to APPROVE CUP-44562-2025 as presented. Motion carried unanimously, (6-0) with one absent.**

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**CUP-44581-2025:** *This is a request by Thompson Design Architects PC, on behalf of Andy Chen, for a Conditional Use Permit to allow the construction of a new drive-through for a new restaurant in the Limited Commercial/Aesthetic Overlay (B-1/AO) District. The property is located at 2506 W. 20<sup>th</sup> Street, Yuma, AZ. (Continued from November 24, 2025).*

**Guillermo Moreno-nunez, Associate Planner** summarized the staff report and recommended **APPROVAL**.

#### **QUESTIONS FOR STAFF**

**Commissioner Chelsea Malouff-Craig** referred to the site plan and asked for confirmation on which building will be the restaurant. **Moreno-nunez** confirmed that the restaurant will occupy the 2400 square foot space located on the east side of the site plan.

**Commissioner Malouff-Craig** then asked whether the main entrance to the drive thru would be accessed from Avenue B. **Moreno-nunez** replied no, the drive thru will be accessed from a private road that is within the development. **Moreno-nunez** then stated that although the aerial photo in the staff report does not depict a roadway, a road does currently exist through the middle of the development. **Vice-Chairman John Mahon** asked if the aerial photo was an older one that does not show the road. **Moreno-nunez** answered yes. **Commissioner Lorraine Arney** asked if the private road was accessed from 20<sup>th</sup> Street. **Moreno-nunez** replied yes.

**Jennifer Albers, Assistant Director of Planning** confirmed that there is an existing road that leads to a car wash that is located on the development.

**Commissioner Malouff-Craig** asked if there would be an exit from the property on to Avenue B. **Moreno-nunez** replied no, the current road on the property is the only access in or out of the property.

**Andrew McGarvie, Engineering Manager** stated that the private access road loops around the back to Avenue B at the north end providing an additional access point.

#### **APPLICANT/APPLICANT'S REPRESENTATIVE**

None

#### **PUBLIC COMMENT**

None

**Motion by Commissioner Lorraine Arney second by Commissioner Chelsea Malouff-Craig, to APPROVE CUP-44581-2025 as presented. Motion carried unanimously, (6-0) with one absent.**

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**Vice-Chairman John Mahon** stated that before the Commission proceeds to the Public Hearing portion he would like to introduce Commissioner Luis Cuevas.

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#### **Public Hearings-**

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**ZONE-44544-2025:** *This is a request by Dylan Freeman, on behalf of T3AZ, LLC, to rezone approximately 2.78 acres from the Manufactured Housing Park (MHP) District to the High Density Residential (R-3) District for the property located at 1980 W. Colorado Street, Yuma, AZ. (Continued from November 24, 2025).*

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**Commissioner Chelsea Malouff-Craig** recused herself from the case at 4:46 pm.

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**Meredith Rojas, Associate Planner** summarized the staff report and recommended **APPROVAL**.

#### **QUESTIONS FOR STAFF**

None

#### **APPLICANT/APPLICANT'S REPRESENTATIVE**

**Dylan Freeman, on behalf of T3AZ LLC,** was available for questions.

**Commissioner Lorraine Arney** asked why the applicant was not in agreement with Condition # 7 of the Staff Report. **Freeman** stated that he does not believe that the applicant should be required to install the traffic lights, noting that the street is already active and now maintained by the City of Yuma.

**Vice-Chairman Mahon** asked staff whether the requirement outlined in Condition No. 7 was a standard request. **Andrew McGarvie, Engineering Manager** stated that streetlights were requested for safety and to meet City standards, as access will be from the north end of 19<sup>th</sup> Avenue where none currently exist. **Vice-Chairman Mahon** then asked how would the applicant pay and install the lights. **McGarvie** replied that the applicant would cover the cost of the streetlights and installation, after which the City would assume ownership effectively bringing the area up to city standards as part of the rezone per in accordance with state law A.R.S 9-243.

## **PUBLIC COMMENT**

None

**Commissioner Arney** stated that the condition was a requirement by state law, that's why it was included in the staff report. **Vice-Chairman Mahon** stated that he thinks the ability to ask for that condition is in accordance to state law. **John LeSueur, Assistant City Attorney** stated that when there's a rezone request state law allows the City to request improvements to the streets. **LeSueur** went on to say that state law A.R.S 9-243 gives the City the authority to request such action when there is a nexus and the requirement is proportional.

**Vice-Chairman Mahon** asked if city standard 7-010 discussed spacing and then asked where the nearest source for the streetlight would be located. **McGarvie** replied the source would be from other lights along Colorado Street and the distance between the 2-3 lights along the proposed project would be around 150-200 feet.

**Vice-Chairman Mahon** stated that he doesn't think the cost would be astronomical, but it would be very challenging for the applicant to secure the necessary fees, materials and resources required to install the lights.

**Tom Cockburn, 1700 S. 1<sup>st</sup> Avenue Suite # 200, Yuma, AZ,** stated that he understands staff concerns with tenants locating the driveway, and then asked if the required lighting could be moved closer to the driveway on the property to improve safe access for future tenants and to lessen the construction impact that the utility company would have on the adjoining street. **McGarvie** stated staffs main concern was to get the right-of-way lit and then stated that the distance of the lights being moved into the driveway would be to far from the sidewalk. **Cockburn** then asked if the lighting from the proposed homes on the project would provide enough lighting for the sidewalks. **McGarvie** replied no, that type of lighting needs to be provided by streetlights. **Cockburn** then asked if staff might approve changing the lighting requirement if the driveway was less than 175 feet from the intersection. **McGarvie** stated that the project would require at least two streetlights. **Cockburn** stated that he worked with APS in the past and preferred using their lights because of the programs that they provide, but to get this type of approval is very hard to obtain.

**Vice-Chairman Mahon** stated any lights installed on private property would need to be shielded to prevent impacting neighboring properties, which address some of staff's concerns. **Cockburn** expressed concern about the shielded lighting stating he also had difficulty getting another project approved for the same reason. **McGarvie** stated installing two lights on 19<sup>th</sup> Avenue would benefit pedestrians and vehicle traffic.

**Vice-Chairman Mahon** asked since the city will eventually own the streetlights does the city have a standard where the applicant can buy the light from the city and install it. **McGarvie** replied no they would have to buy it privately, but the light would have to meet City standards. **McGarvie** then stated that the applicant would coordinate with APS on the construction and installation with final approvals done by the City who will then assume ownership.

**Vice-Chairman Mahon** commented that by the applicant's installation of lights, sidewalks and other city required improvements will enhance the overall safety of the area.

**Motion by Commissioner Lorraine Arney second by Commissioner Ashlie Pendleton, to APPROVE ZONE-44544-2025 as presented. Motion carried unanimously, (5-0) with one recused and one absent.**

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**Commissioner Chelsea Malouff-Craig** returned to the hearing at 5:03 pm.

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**GP-44387-2025:** *This is a Minor General Plan Amendment request by Dahl, Robins & Associates, Inc., on behalf of Vision Assets, LLC, to change the land use designation from Low Density Residential to Medium Density Residential for approximately 2.49 acres, for the property located at 2080 W. 27<sup>th</sup> Street, Yuma, AZ.*

**Erika Peterson, Senior Planner** summarized the staff report and recommended **APPROVAL**.

#### **QUESTIONS FOR STAFF**

None

#### **APPLICANT/APPLICANT'S REPRESENTATIVE**

None

#### **PUBLIC COMMENT**

None

**Vice-Chairman Mahon** asked staff if the cul-de-sac coming off 20<sup>th</sup> street was sufficient. **McGarvie** replied yes, and that while the houses located at the north end may have fire department concerns, the City is aware of the issues and will work with the applicant to resolve them. **McGarvie** added that the end of the street will not be a true cul-de-sac but will be considered a hammerhead, as the city does not own the right-of-way on the east side of the property. **Vice-Chairman Mahon** asked if the hammerhead was to be maintained by the property owner. **McGarvie** replied just a portion of the hammerhead would be maintained by the property owner. **Vice-Chairman Mahon** then asked would the main road be dedicated to the city. **McGarvie** answered yes.

**Adrian Vega, Dahl, Robins & Associates,** stated it will be a public cul-de-sac dedicated to the City of Yuma and it will meet the minimum 600 foot requirement.

**Vice-Chairman Mahon** asked if there was a street light requirement for the cul-de-sac. **McGarvie** answered yes. **Vice-Chairman Mahon** then asked if that requirement was part of the development standard. **McGarvie** replied yes

**Motion by Commissioner Jorge Gonzalez second by Commissioner Lorraine Arney to APPROVE GP-44387-2025 as presented. Motion carried unanimously, (6-0) with one absent.**

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**GP-44489-2025:** *This is a Major General Plan Amendment request by Robert Woodman, on behalf of Fred Lee Tillman, to change the land use designation from Industrial, Suburban Density Residential and Low Density Residential to Suburban Density Residential and Low Density Residential for approximately 36.24 acres, for the property located at the northeast corner of 40<sup>th</sup> Street and 5¼E, Yuma, AZ.*

**Erika Peterson, Senior Planner** summarized the staff report and recommended the Planning and Zoning Commission take public comments at this first of two public hearings.

## QUESTIONS FOR STAFF

**Vice-Chairman Mahon** asked if the Marine Corp Air Station (MCAS) was in concurrence with the request. **Peterson** replied yes, and that a letter of compatibility was provided, expressing their concerns with the sound attenuation which is included in the conditions.

## APPLICANT/APPLICANT'S REPRESENTATIVE

None

## PUBLIC COMMENT

**Jill Capparelli, 3757 S. Plowman Dr. Yuma, AZ**, asked if a recent Traffic Study was done in the area. **Vice-Chairman Mahon** stated that he had not been made aware of any traffic study being conducted and then clarified that this hearing was to consider a change in the land use designation and that such studies are typically completed later in the process during a rezone or a subdivision plat request.

**Antonio Martinez on behalf of the Marine Corp Air Station Yuma**, confirmed a that determination of compatibility was provided to staff with a set of conditions to provide safety to the proposed project. **Martinez** went on to say that the area is a unique location and project that is why MCAS believes that it will be beneficial for the community. **Commissioner Chelsea Malouff-Craig** asked why is this location unique compared to other locations. **Martinez** replied that MCAS issued a Determination of Compatibility in the 90's for the area on the west side to allow residential development within the noise zone. **Martinez** then noted that the A.R.S prohibits new development in a noise zone unless there is a mutual determination between the military installation and the municipality

**Vice-Chairman Mahon** asked what was the proposed maximum density of the request. **Peterson** replied that the request would increase the allowable density from 34 to 125 dwelling units, however the applicant intends to construct only 32 units. **Vice-Chairman Mahon** then asked will the lots be about an acre in size. **Peterson** replied that the Low Density area will have lots no smaller than 12,000 square feet and the Suburban Density will be 2-5 acre lots.

**Jennifer Albers, Assistant Director of Planning** stated because this case is the first of two hearings there will be no action taken at this time, the motion would be to close the hearing.

**Motion by Commissioner Chelsea Malouff-Craig second by Commissioner Ashlie Pendleton to close the public hearing GP-44489-2025. Motion carried unanimously, (6-0) with one absent.**

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**ZONE-44631-2025:** *This is a request by Dahl, Robins, and Associates, on behalf of the Palms RV Resort Development, Inc., to rezone approximately 12,000 square feet from the General Commercial (B-2) District to the Recreation Vehicle Subdivision (RVS) District, for a portion of the property located at the southeast corner of Michigan Avenue and 32<sup>nd</sup> Street, Yuma, AZ.*

**Amelia Domy, Principal Planner** summarized the staff report and recommended **APPROVAL**.

## QUESTIONS FOR STAFF

None

## APPLICANT/APPLICANT'S REPRESENTATIVE

None

## PUBLIC COMMENT

None

**Motion by Commissioner Ashlie Pendleton second by Commissioner Jorge Gonzalez, to APPROVE ZONE-44631-2025 as presented. Motion carried unanimously, (6-0) with one absent.**

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**INFORMATION ITEMS**

**Staff**

None

**Commission**

None

**Public**

None

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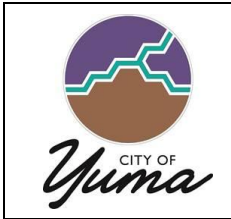
**Vice-Chairman John Mahon** adjourned the meeting at 5:23 PM.

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Minutes approved this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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Chairman



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

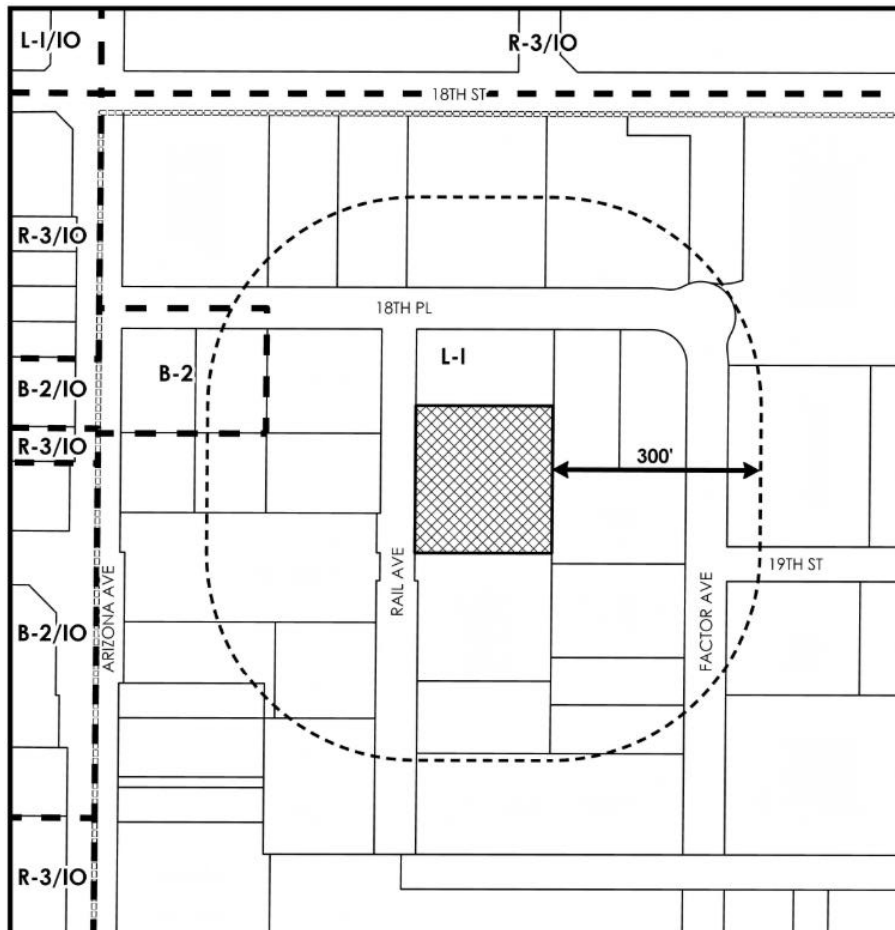
**Hearing Date:** December 22, 2025

**Case Number:** CUP-044680-2025

**Project Description/ Location:** This is a request by Jon Matheus, on behalf of Cat Pro, LLC, to allow a non-hazardous recycling center in the Light Industrial (L-I) District for the property located at 1891 S. Rail Avenue, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
<b>Site</b>	Light Industrial (L-I)	Industrial Building	Industrial
<b>North</b>	Light Industrial (L-I)	Party Supply Store	Industrial
<b>South</b>	Light Industrial (L-I)	Industrial Building	Industrial
<b>East</b>	Light Industrial (L-I)	Industrial Building	Industrial
<b>West</b>	Light Industrial (L-I)	Industrial Building	Industrial

**Location Map:**



**Prior site actions:** Annexation: Ord. #1551 (October 24, 1977) Rezone: (Ord. #1731)

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

**Suggested Motion:** Move to **APPROVE** Conditional Use Permit CUP-044680-2025 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 Jon Matheus on behalf of Cat Pro LLC, to allow non-hazardous recycling for the property located at 1891 S. Rail 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 property is located at 1891 S. Rail Avenue and is approximately .96 acres. The property was annexed into the City on October 24, 1977, and split on February 6, 2019 (CATPRO Lot Tie). The property was owned and operated by Cat Pro LLC for auto parts recycling until 2025 when the business was sold.

The property features two buildings. The street-facing building was constructed in 1982 and is approximately 3,276 square feet. The applicant intends to establish the main office and equipment shop in this building. The adjacent building was constructed in 2019 and is approximately 3,030 square feet. This building will serve as storage for bailed materials until shipped. Access to the roadway will be from the connected driveway.

The applicant proposes utilizing the property for a scrap ferrous and non-ferrous metal re-purposing facility for the company RC Metals. According to the applicant, this facility will include the corporate headquarters of RC Metals as well as their administration, sales, collection, sorting, bailing, and shipping of materials. The business would work exclusively with the stated materials and is not open to the public. All business would be conducted via contract with other businesses for their metal processing. This work would occur indoors, and bailed materials will be stored in the building located at the northeast corner of the property. In addition, unprocessed material will be stored outside. The Light Industrial (L-I) District requires all activities not within an enclosed building to be screened by a minimum six-foot-high solid wall or fence. There is an existing solid wall along Rail Avenue, however, a solid wall along the balance of the property will need to be provided to screen all outdoor materials.

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	None	
C.	Lighting	None	
D.	Hours of Operation	None	
E.	Indoor/Outdoor Activities	All activities not within an enclosed building are required to be screened by a 6-foot solid wall. Solid wall will need to be added to screen outdoor materials.	1
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 conforms to the requirements outlined within the City 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
Rail Avenue - Local	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, 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 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.

**(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:** See Attachment G

**Agency Comments:** See Attachment E

**Neighborhood Meeting Comments:** See Attachment F

**Discussions with Applicant/Agent:** 11/19/25

**Proposed conditions delivered to applicant on:** 11/19/25

**Final staff report delivered to applicant on:** 12/9/25

- Applicant agreed with all of the conditions of approval on: 11/19/25
- 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:**

<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>
Conditions of Approval	Site Plan	Site Photos	Agency Notifications	Agency Comments
<b>F</b>	<b>G</b>	<b>H</b>	<b>I</b>	<b>J</b>
Neighborhood Meeting Comments	Public Comments	Neighbor Notification List	Neighbor Postcard	Aerial Photo

**Prepared By:** Joshua Darrow  
Joshua Darrow  
Assistant Planner      Joshua.Darrow@yumaaz.gov

**Date:** 12/9/25  
  
(928) 373-5000, x3039

**Approved By:** *Jennifer L. Albers*  
Jennifer L. Albers,  
Assistant Director of Planning

**Date:** 12/9/25

**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.

**Department of Planning and Neighborhood Services Comments: Alyssa Linville, Director (928) 373-5000, x 3037:**

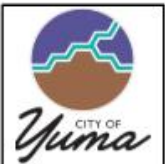
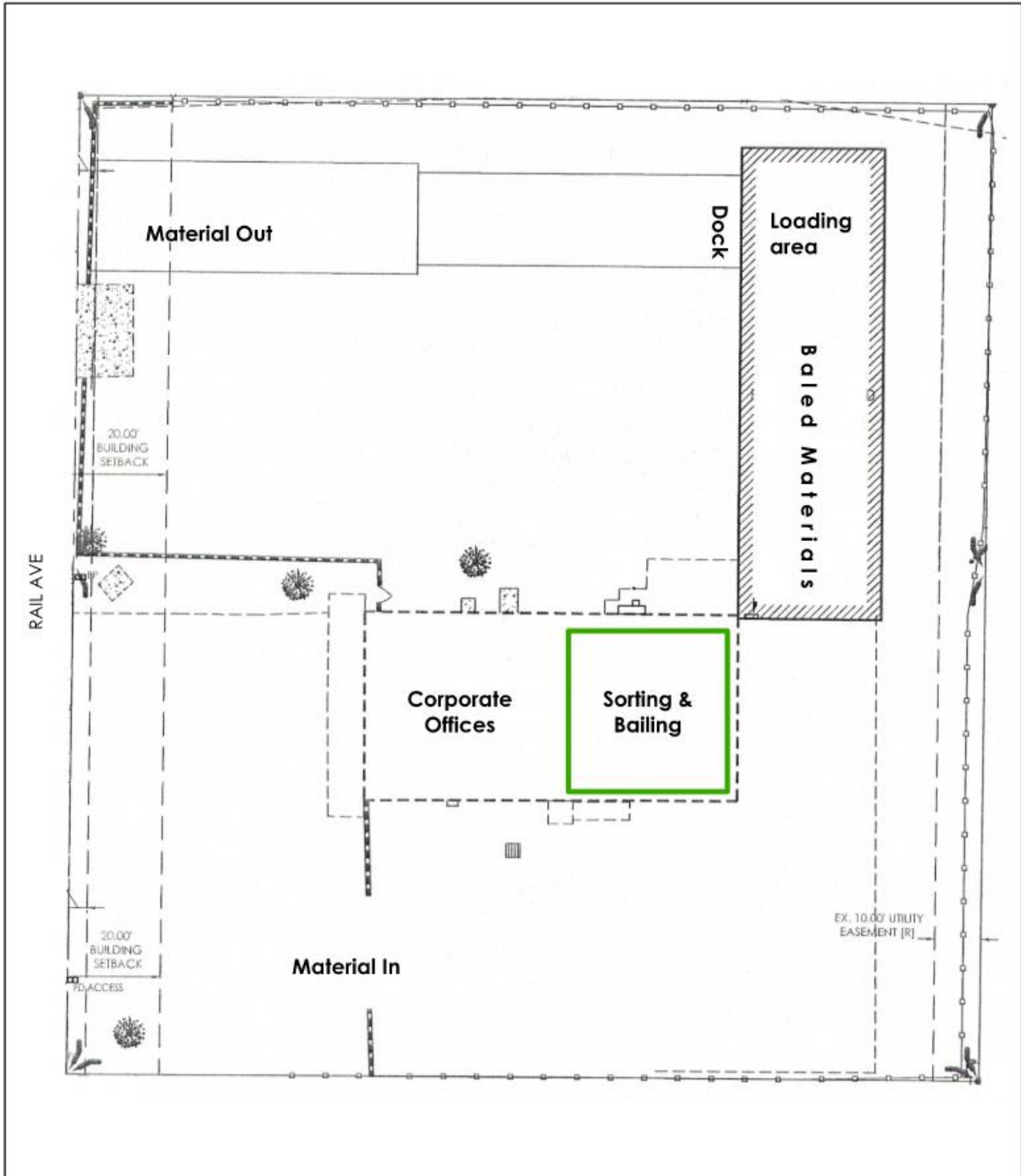
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.

**Community Planning: Joshua Darrow, Assistant Planner, (928) 373-5000 x 3039**

3. 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.
4. 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.
5. 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.
6. 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



Prepared by:  
DG  
Date:  
10/29/2025

CUP-44680-2025  
APN 665-45-077  
Site Plan

Plan/Case:  
44680



**ATTACHMENT C**  
**SITE PHOTOS**



**ATTACHMENT D  
AGENCY NOTIFICATIONS**

- **Legal Ad Published: The Sun** 11/20/25
- **300' Vicinity Mailing:** 11/05/25
- **34 Commenting/Reviewing Agencies noticed:** 11/05/25
- **Site Posted on:** 11/10/25
- **Neighborhood Meeting:** 11/17/25
- **Hearing Date:** 12/22/25
- **Comments due:** 11/17/25

<b>External List (Comments)</b>	<b>Response Received</b>	<b>Date Received</b>	<b>"No Comment"</b>	<b>Written Comments</b>	<b>Comments Attached</b>
Yuma County Airport Authority	Yes	11/07/25	X		
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	Yes	11/06/25	X		
Yuma County Planning & Zoning	NR				
Yuma County Assessor	NR				
Arizona Public Service	NR				
Charter Cable	NR				
Southwest Gas	NR				
CenturyLink Communications	NR				
Quechan Tribe	NR				
Bureau of Reclamation (USBR)	NR				
Bureau Land Management (BLM)	NR				
YUHS District #70	NR				
Yuma Elem. School District #1	NR				
Crane School District #13	NR				
A.D.O.T.	NR				
Yuma Irrigation District	NR				
Yuma Mesa Irrigation (YMIDD)	NR				
Unit B Irrigation District	NR				
Arizona Game and Fish	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
Yuma Proving Ground	NR				
El Paso Natural Gas Co.	NR				
Western Area Power (WAPA)	Yes	11/06/25	X		
<b>City of Yuma Internal List (Conditions)</b>	<b>Response Received</b>	<b>Date Received</b>	<b>"No Conditions"</b>	<b>Written Conditions</b>	<b>Comments Attached</b>
Police	NR				
Parks & Recreation	NR				
Development Engineer	NR				
Fire	Yes	11/12/25			X
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	Yes	11/06/25	X		
Utilities	NR				
Public Works	NR				
Streets	NR				

**ATTACHMENT E  
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 fire and life safety codes applicable to use.**

DATE: 11/12/25                      NAME: Kayla Warren                      TITLE: Fire Marshal  
CITY DEPT: Fire  
PHONE: 928-373-4865  
RETURN TO: Joshua Darrow  
Joshua.Darrow@YumaAZ.gov

**ATTACHMENT F**  
**NEIGHBORHOOD MEETING COMMENTS**

**Date Held:** 11/17/25

**Location:** 1891 S. Rail Ave, 5 pm

**Attendees:** Agents: Chase Pancrazi, Christian A. Rodriguez. Staff: Joshua Darrow.

Attendees: Karla Hernandez, Javier Hernandez, Pat Pace

SUMMARY OF ATTENDEES' COMMENTS RELATED TO THE PROJECT:

- The applicant affirmed there will be no hazardous materials, including liquid or waste
- The applicant affirmed the facility will not open to the public, contract work only, no retail
- The neighbors questioned if the concrete block wall will be a legal height containing storage
- The neighbors questioned if the materials will be cut only without shredding or particles
- The applicant affirmed traffic will remain open without blockage from trucks or business

**ATTACHMENT G  
PUBLIC COMMENTS**

Name:	Mark Shapiro			Contact Information:	markshapiro.email@gmail.com				
Method of Contact:	Phone		FAX		Email	X	Letter		Other
Questions about the proposed use.									

**Yuma Industrial Buildings LLC  
P O Box 1107  
Lake Forest, California 92609-1107**

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November 13, 2025

This authorizes Karla Hernandez as our agent in representing our interests at the upcoming meeting Monday November 17<sup>th</sup> at 5pm, location is at Cat Pro, 1891 S Rail Avenue, Yuma,

The purpose of the meeting is to discuss allowing a non-hazardous recycling center in this L-1 zoned Light Industrial District.

Our initial concerns are:

- 1). A visual blind to be created at our Westerly property line fence **with slats woven securely within the chain linked fencing.** (Installation of plastic sheeting to the fence is not acceptable as the winds have been destructive with Cat Pro's previous attempts and can be observed by looking at the unsightly existing condition.)
  
- 2). No vegetable processing; no human, animal or other waste.
  
- 3). Keep gasoline, oil, hydraulic fluids, and rags in approved containers with lids, and remove them from the property every calendar quarter.

Should there be any questions, please contact the below at (714) 380-9510 or email [markshapiro.email@gmail.com](mailto:markshapiro.email@gmail.com)

Thank you,



Mark S Shapiro  
Managing General Partner  
Yuma Industrial Buildings LLC  
(714) 380-9510

Joshua -

As the owners of the properties addressed as 1900 and 1920 S Factor Ave, Yuma; we strongly object and disapprove of a conditional use permit or other similar change allowance from the Request of 1891S Rail Avenue, Yuma ownership parcel(s) to allow operations as a non-hazardous recycling center without mandating the following in our adjacent neighborhood community:

- 1). A six (6) foot high, above natural grade high, concrete masonry unit (CMU) fence wall to the East, North, and South of subject's property perimeters.
- 2). The CMU walls to be solid grouted with City details of rebar diameter sizing, both horizontally and vertically, with 3 bond beans appropriately placed.
- 3). No rainwater or surface flow drainage cutouts or opening of the CMU perimeter wall to the East, North, and South directions.
- 4). Should 1891 S Rail Avenue acquire adjacent properties, all the above conditions must be met BEFORE any attempt of allowance / acceptance of a conditional use permit or similar be allowed.
- 5). Subject accepts the locally zoned L-1 area as allowable construction tenants with occasional non-typical, infrequent client showrooms, contracting, meetings, and not-so-often used sales rooms,
- 6). No offending odors, and no irritating noses / odors for longer than 30 calendar days and they never allowed to reoccur unless in as emergency.

*Thanking you in advance for your consideration,*

Mark S Shapiro  
Managing General Partner  
Yuma Industrial Building LLC  
Direct: (714) 380-9510  
[MarkShapiro.email@gmail.com](mailto:MarkShapiro.email@gmail.com)

**ATTACHMENT H  
NEIGHBOR NOTIFICATION LIST**

<b>PROPERTY OWNER</b>	<b>MAILING ADDRESS</b>	<b>CITY/STATE/ZIP</b>
ALL SECURE SELF STORAGE	575 E 18TH PL	YUMA, AZ, 85364
AMERICAN BUILDERS & CONTRACTORS SUPPLY CO INC	ONE ABC PARKWAY	BELOIT, WI, 53511
BEJ FAMILY AZ LLC	1821 S ARIZONA AVE	YUMA, AZ, 85364
CASTANEDA CARLOS & MICHELLE J HOGAN-CASTANEDA LIVING TRUST 12-30- 2024	994 W 34TH PL	YUMA, AZ, 85364
CATPRO LLC	1891 RAIL AVE	YUMA, AZ, 85364
DI-MARK OF YUMA AZ LLC	660 E 18TH PL STE A	YUMA, AZ, 85364
ERWIN MICHAEL S	1875 S ARIZONA AVE	YUMA, AZ, 85364
FRANKLIN DWAIN R & GRACE TRUST 4-29- 85	1845 S ARIZONA AVE	YUMA, AZ, 85364
HAZLETT KENNETH & TAMMY TRUST 9-2- 2015	2875 S KYLA AVENUE	YUMA, AZ, 85364
HAZLETT PROPERTIES AZ LLC	2875 S KYLA AVENUE	YUMA, AZ, 85364
HEI HOLDINGS LLC	1319 GATE WAY	YUMA, AZ, 85364
MC CAIN MARTHA LOU	690 E 18TH PL	YUMA, AZ, 85364
PACE JEANIE N TRUST 4-8-89	1490 W 18TH PL	YUMA, AZ, 85364
RELEVANT MEDIA INC AZ CORP	1236 S 21ST DR	YUMA, AZ, 85364
SANT SOUTH WEST EQUITIES INC AZ CORP	3219 E CAMELBACK RD STE 840	PHOENIX, AZ, 85018
SEVEN ACES LLC	17825 S AVENUE A	SOMERTON, AZ, 85350
UNDERHILL FACTOR HOLDINGS INC	1925 S FACTOR AVE	YUMA, AZ, 85364
YUMA INDUSTRIAL BUILDINGS AZ LLC	PO BOX 1107	LAKE FOREST, CA, 92609
ZAKM HOGAN LLC	3615 S 18TH AVE	YUMA, AZ, 85364

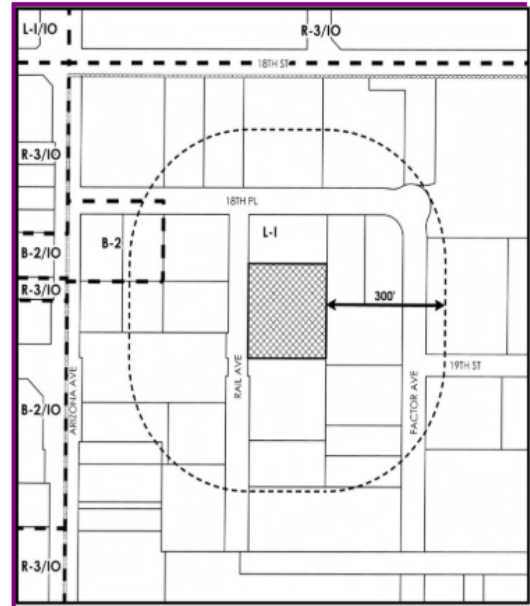
**ATTACHMENT I  
NEIGHBOR MAILING**

This is a request by Jon Matheus, on behalf of Cat Pro, LLC, to allow a non-hazardous recycling center in the Light Industrial (L-I) District for the property located at 1891 S. Rail Avenue, Yuma, AZ.

**MEETING DATE,  
TIME & LOCATION  
FOR CASE #  
CUP-44680-2025**

**NEIGHBORHOOD MEETING**  
11/17/2025 @ 5:00pm  
On-site

**PUBLIC HEARING**  
12/22/2025 @ 4:30pm  
City Hall Council Chambers  
One City Plaza, Yuma, AZ.



Because you are a neighbor within 300' of 1891 S. Rail Avenue, Yuma, AZ you are invited to attend this public meeting to voice your comments. If you have questions or wish to submit written comments, please contact Joshua Darrow by phone at (928) 373-5000 ext. 3039 or by email at [Joshua.Darrow@YumaAz.gov](mailto:Joshua.Darrow@YumaAz.gov). All written comments must be submitted by 12:00 pm **(the day of the hearing)** to be included in the public record for consideration during the hearing.

ATTACHMENT J  
AERIAL PHOTO

