


## **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, July 10 2023, at 4:30 p.m. at the City Hall Council Chambers, One City Plaza, Yuma, AZ.

|   |  |
|---|--|
|  <p>The logo for the City of Yuma features a stylized mountain range in shades of purple and blue above a brown base representing the desert floor. Below the graphic, the words "CITY OF" are in a small, sans-serif font, and "Yuma" is written in a large, elegant, cursive script.</p> | <p style="text-align: center;"><b>Agenda</b><br/><b>Planning and Zoning Commission Meeting</b><br/><b>City Hall Council Chambers</b><br/><b>One City Plaza, Yuma, AZ</b><br/><b>Monday, July 10, 2023, 4:30 p.m.</b></p> |
|---|--|

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 – June 26, 2023

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-41432-2023**: *This is a request by Dahl, Robins, and Associates, Inc., on behalf of Skyview Cooling Co. of Yuma, LLC, for a Conditional Use Permit to allow a Pilot Travel Center, with an exception to reduce the west side Avenue 3E setback from twenty feet to zero feet, in the Light Industrial (L-I) District, for the property located at the southeast corner of Gila Ridge Road and Avenue 3E, Yuma, AZ.*

D. PUBLIC HEARINGS –

D.1 **ZONE-41390-2023**: *This is a request by Kathleen Chernek, on behalf of Brandy Rico to rezone one parcel, approximately .3 acres, from the Light Industrial/Infill Overlay (L-I/IO) to the Low Density Residential/Infill Overlay (R-1-6/IO) District, for the property located at 1704 S. Maple Avenue, Yuma, AZ.*

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  
June 26, 2023**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, June 26, 2023 at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

**PLANNING AND ZONING COMMISSION MEMBERS** present were Vice- Chairman Lorraine Arney and Commissioners Joshua Scott, Branden Freeman, Edgar Olvera, and Ashlie Pendleton. Chairman Chris Hamel, and Commissioner John Mahon were absent.

**STAFF MEMBERS** present included Alyssa Linville, Director of Planning and Neighborhood Services; Andrew McGarvie, Engineering Manager; John LeSueur, Assistant City Attorney; Amelia Dobby, Senior Planner; Erika Peterson, Associate Planner, and Lizbeth Sanchez, Administrative Specialist.

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

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**CONSENT CALENDAR**

**MINUTES** – June 12, 2023

**WITHDRAWALS BY APPLICANT** – None

**CONTINUANCES** – None

**APPROVALS** – None

**Motion by Joshua Scott, second by Branden Freeman to APPROVE the Consent Calendar as presented. Motion carried unanimously, (4-0) with three absent.**

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**Commissioner Edgar Olvera arrived at 4:32 P.M**

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**Action Items–**

**CUP-41351-2023:** *This is a request by Ibrahim Osman, PLLC, on behalf of Delon Ablahad, for a Conditional Use Permit to allow a drive-through for retail sales of alcohol in the General Commercial (B-2) District. The property is located at 2411 S. 4<sup>th</sup> Avenue, Yuma, Arizona*

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

**QUESTIONS FOR STAFF**

None

**APPLICANT/APPLICANT'S REPRESENTATIVE**

**Irving Perez, 183 E. 24<sup>th</sup> Street, Yuma, AZ,** was available for questions.

**Commissioner Branden Freeman** congratulated Perez on the proposed project and said that he was happy for the revitalization of the property.

**PUBLIC COMMENT**

None

**Motion by Branden Freeman, second by Ashlie Pendleton to APPROVE CUP-41351-2023 as presented. Motion carried unanimously, (5-0) with two absent.**

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**CUP-41384-2023:** *This is a request by Dahl, Robins & Associates, Inc. on behalf of PJT, LLC, for a Conditional Use Permit to allow a drive-through for a new Starbucks restaurant, in the Limited*

Commercial/Aesthetic Overlay (B-1/AO) District. The property is located at the northwest corner of 20<sup>th</sup> Street and Avenue B, Yuma, Arizona.

**Amelia Domby, Associate Planner summarized the staff report and recommended APPROVAL.**

**QUESTIONS FOR STAFF**

None

**APPLICANT/APPLICANT'S REPRESENTATIVE**

**Christopher Robins, 1560 S. 5<sup>th</sup> Avenue, Yuma Arizona,** was available for questions.

**PUBLIC COMMENT**

None

**Motion by Branden Freeman second by Joshua Scott to APPROVE CUP-41384-2023 as presented. Motion carried unanimously, (5-0) with two absent.**

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**INFORMATION ITEMS**

**Staff**

**Associate Planner, Erika Peterson** was available to answer any questions regarding the City of Yuma General Plan Annual Status Report 2022, that was provided as part of the hearing agenda.

**Commissioner Branden Freeman** asked for an update regarding the partnership between the City of Yuma and the Marine Corps Air Station to develop a compatible land use study, **Alyssa Linville, Director of Planning & Neighborhood Services** said that the City of Yuma is actively pursuing a grant with the Office of Local Defense Community Cooperation and that more updates would come next fiscal year.

**Commissioner Branden Freeman** asked for the location of the new Traffic Operator Center. **Andrew McGarvie, Engineering Manager,** said that the center would be in the Public Works building.

**Commission**

None

**Public**

None

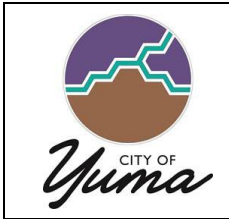
**Vice-Chairman Lorraine Arney** adjourned the meeting at 4:42 PM.

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Minutes approved this \_\_\_\_\_ day of \_\_\_\_\_, 2023

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Chairman



**STAFF REPORT TO THE PLANNING & ZONING COMMISSION  
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES  
COMMUNITY PLANNING DIVISION  
CASE TYPE – CONDITIONAL USE PERMIT  
CASE PLANNER: BOB BLEVINS**

**Hearing Date:** July 10, 2023

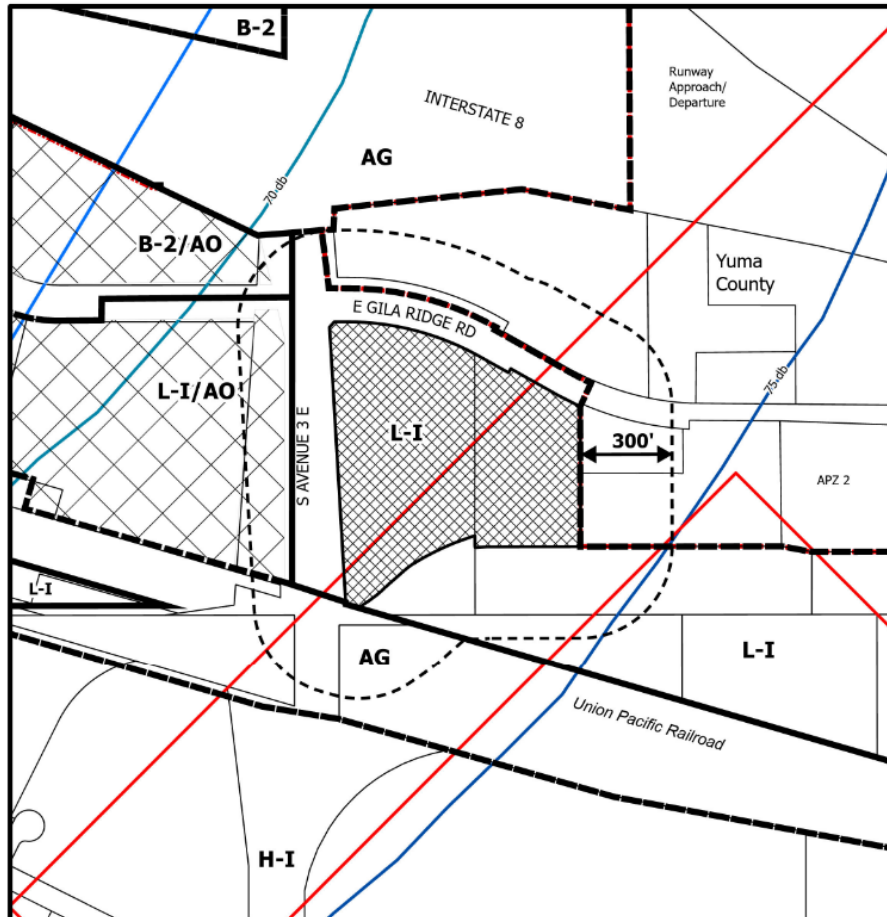
**Case Number:** CUP-41432-2023

**Project Description/ Location:**

This is a request by Dahl, Robins, and Associates, Inc., on behalf of Skyview Cooling Co. of Yuma, LLC, for a Conditional Use Permit to allow a Pilot Travel Center, with an exception to reduce the west side Avenue 3E setback from twenty feet to zero feet, in the Light Industrial (L-I) District, for the property located at the southeast corner of Gila Ridge Road and Avenue 3E, Yuma, AZ.

|              | Existing Zoning                   | Use(s) on-site        | General Plan Designation |
|--------------|-----------------------------------|-----------------------|--------------------------|
| <b>Site</b>  | Light Industrial (L-I)            | Skyview Cooling       | Industrial               |
| <b>North</b> | Yuma County Light Industrial (LI) | Bingham Equipment     | Industrial               |
| <b>South</b> | Light Industrial (L-I)            | Skyview Cooling       | Industrial               |
| <b>East</b>  | Light Industrial (L-I)            | Industrial Warehouses | Industrial               |
| <b>West</b>  | Light Industrial (L-I)            | Avenue 3E Overpass    | Industrial               |

**Location Map:**



**Prior site actions:** Annexation: O2009-065 (11-18-2009).

**Staff Recommendation:** Staff recommends **APPROVAL** of the Conditional Use Permit to allow a Pilot Travel Center, with an exception to reduce the west side Avenue 3E setback from twenty feet to zero feet, in the Light Industrial (L-I) District, subject to the conditions outlined in Attachment A.

**Suggested Motion:** Move to **APPROVE** Conditional Use Permit CUP-41432-2023 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 Dahl, Robins, and Associates, Inc., on behalf of Skyview Cooling Co. of Yuma, LLC for a Pilot Travel Center, with an exception to reduce the west side Avenue 3E setback from twenty feet to zero feet for the property located at the southeast corner of Gila Ridge Road and Avenue 3E, Yuma, AZ, 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 applicant states:

“Pilot Travel Centers proposes to construct a new Travel Center with 22 fueling positions (14 passenger and 8 heavy vehicle), a convenience market with showers/facilities for long-haul truck drivers, a maintenance facility, 92 passenger vehicle parking stalls and 105 heavy vehicle parking stalls on this property.

“Site access to and from the public street system has been designed to separate passenger vehicles from heavy vehicles to avoid unwanted, vehicle type interaction/conflicts. The site was designed to provide safe and convenient access to and from the public roadway system.

“As part of this application, an Exception is being requested to reduce the Avenue 3E Setbacks from 20 feet to 0 feet.”

The subject property was annexed in 2009 with Light Industrial (L-I) Zoning. Skyview Cooling presently operates on the property. As part of the lot split and redevelopment, Pilot Travel Centers will clear the property and construct new buildings, access points, and paving. Skyview will retain some operations and buildings on their property to the south, adjacent to the railroad tracks.

#### **Noise Zones and Military Runway**

This property is in the Marine Corps Air Station (MCAS) Military Runway 70-75dB Noise Zone and Accident Potential Zone 2 (APZ-2). In a letter dated February 27, 2023, the Marine Corps reviewed the proposal and found it to be compatible with the operation of the military airport.

The comment letter from MCAS, see Attachment D, notes: “The suggested maximum occupancy for commercial, service or industrial buildings or structures in APZ II is 50 people per acre.” This project is within the limits specified in the letter.

### **State Right-of-Way at the Intersection**

The proposed Pilot Travel Center is accessed via Arizona Department of Transportation (ADOT) right-of-way along this portion of Gila Ridge Road. A Traffic Impact Analysis (TIA) is underway. This study might require some adjustments to turn lanes, and road width. ADOT must approve the TIA before the issuance of any encroachment permits to access Gila Ridge Road.

### **Exception Request and Analysis**

The Planning & Zoning Commission may grant an exception to 154-09.03(F)(2)(b) as a part of a CUP if the exception is supportable by the four findings of fact in §154-03.04(D)(1) of the Yuma City Code.

### **Exception #1 – Parking Setback:**

#### **A. Are there special circumstances or conditions applying to the land, building, or use referred to in the application and which do not apply to other properties in the district?**

**Applicant Response:** *“Yes, there is a unique circumstance relating to this property. The shape and dimensions of the property make efficient placement of the buildings and fueling canopies less practical and hamper the layout of the project. Also, there is a large elevation differential along Avenue 3E and the property as Avenue 3E elevates to go over the railroad.”*

**Staff Analysis:** This property is adjacent to the Avenue 3E overpass, a steep slope up along the west property line. The new Pilot Travel Center is proposing parking spaces along this property line to take advantage of the limited use of the land, and since there would be no possible neighboring business conflicts.

#### **B. Were such special circumstances created by the owner or the applicant?**

**Applicant Response:** *“No, this special circumstance was not created or caused by the property owner or applicant. The Major improvements to the roadways and intersection of Gila Ridge Road and Avenue 3E, which required right-of-way realignment, were constructed by the City of Yuma in an effort to create a safer and more efficient roadway system.”*

**Staff Analysis:** This property, adjacent to the Avenue 3E overpass, was established prior to the construction and later widening of the overpass.

#### **C. Is the authorization of the Variance necessary for the preservation and enjoyment of substantial property rights?**

**Applicant Response:** *“Yes, the granting of this exception/variance is necessary for the preservation of substantial property rights enjoyed by other property owners. Granting this exception/variance request will help overcome the problems associated with the physical property constraints on this particular site.”*

**Staff Analysis:** Other L-I properties can use their side yards for parking. The property line on the west side of the proposed parking lot does front a right-of-way, however because of the steep, hilly characteristics with no possible development adjacent to the west- this property line can be treated as a side property line.

**D. Will the authorizing of the application be materially detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general?**

**Applicant Response:** “No, the granting of the exception/variance will not be detrimental. The granting of this exception/variance request should have zero negative impact to persons, property, the neighborhood, or to the public health, safety and general welfare.”

**Staff Analysis:** While other properties along a right-of-way might need setbacks to avoid sight visibility and conflicts with traffic, the west side property line of this project will not interfere with or disturb the neighbors or the public.

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

None There are no residences nearby and neighboring uses are also transportation-related.

| SPECIFIC IMPACT AREA |                           | ISSUE   | CONDITION # |
|----------------------|---------------------------|---|-------------|
| A.                   | Traffic                   | Traffic access at entrances                               | 3 & 4       |
| B.                   | Parking                   | Non-issue   |             |
| C.                   | Lighting                  | Glare of inadequately-adjusted light fixtures             | 6           |
| D.                   | Hours of Operation        | Non-issue   |             |
| E.                   | Indoor/Outdoor Activities | Non-issue   |             |
| F.                   | Noise                     | Non-issue   |             |
| G.                   | Air Quality               | Non-issue   |             |
| H.                   | Hazardous Materials       | Non-issue   |             |
| I.                   | Crime Prevention (CPTED)  | Even lighting to eliminate dark, shadowy areas; Graffiti. | 5, 6, & 7   |
| J.                   | Other                     | None  |             |

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

Yes

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

Yes

| FACILITY PLANS                          |   |                        |         |        |        |       |
|---|---|------------------------|---------|--------|--------|-------|
| Transportation Master Plan              | Planned   | Existing               | Gateway | Scenic | Hazard | Truck |
| Gila Ridge Road-<br>2 Lane Collector    | 40 FT H/W<br>ROW                                  | 40 to 62 FT H/W<br>ROW |         | X      |        |       |
| Avenue 3E-<br>4 Lane Principal Arterial | 50 FT H/W<br>ROW                                  | 122 FT+ H/W<br>ROW     | X       |        | X      | X     |
| Bicycle Facilities Master<br>Plan       | Gila Ridge Road- Proposed Bike Lane               |                        |         |        |        |       |
| YCAT Transit System                     | Gold Route- Avenue 3E and 24 <sup>th</sup> Street |                        |         |        |        |       |
| 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 proposed uses are Conditional Uses in the L-I District (by way of being listed in the B-2 District).

**(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 From the applicant: *"This development is located within a major commercial node of the City of Yuma, at the most prominent intersection, where roadways and the traffic signal have recently been improved to handle traffic effectively and efficiently."*

**(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 A Traffic Impact Analysis will ascertain and propose remedies for any deficiencies.

**(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 There is no nearby residential use or residential zoning.

**(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 This proposal is in an area with similar developments.

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

Yes This neighborhood has a great deal of loud truck traffic. The sound attenuation between indoor and outdoor will be addressed with appropriate construction techniques. Lighting will be reviewed to ensure it meets City Code.

**(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 developer is concerned about the safety of employees and customers and has experience in implementing strategies to dissuade crime and increase safety.

**Public Comment Received:**

|  |                             |   |     |                      |  |   |        |  |       |  |  |
|--|-----------------------------|---|-----|----------------------|--|---|--------|--|-------|--|--|
| Name:  | Jeanette (for Mike Hackett) |   |     | Contact Information: | <a href="mailto:hproperties676@gmail.com">hproperties676@gmail.com</a> |   |        |  |       |  |  |
| Method of Contact:   | Phone                       | X | FAX |                      | Email  | X | Letter |  | Other |  |  |
| <p><b>06/15/23 Comment:</b> “There may be concerns with this project as the water towers/well pumps that feed the two orange and white water towers, supply water to numerous properties, including Mike Hackett’s.”</p> <p><b>06/16/23 Response:</b> From Austin Savage of JV Smith Properties: “Mike Hackett and I spoke four times yesterday; and our attorney is drafting paperwork to show Mike releasing his easement for the water system on that parcel, capping the water lines at our property borders and relinquishing his claim to the West Water Tower. So its all done except the documentation.”</p> |                             |   |     |                      |  |   |        |  |       |  |  |

**Agency Comments:** See Attachment C.

**Neighborhood Meeting Comments:** No Meeting Required.

**Discussions with Applicant/Agent:** June 12, 2023

**Proposed conditions delivered to applicant on:** June 6, 2023

**Final staff report delivered to applicant on:** June 26, 2023

- Applicant agreed with all of the conditions of approval on: June 12, 2023
- 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 | Agency Notifications | Agency Comments | Neighbor Notification List | Neighbor Mailing | Aerial Photo |

**Prepared By:** *Robert M. Blevins* **Date:** 06/21/2023  
**Robert M. Blevins**  
 Principal Planner Robert.Blevins@yumaaz.gov (928) 373-5189

**Approved By:** *Jennifer L. Albers* **Date:** 6/29/23  
 Jennifer L. Albers,  
 Assistant Director of Planning

**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.

**Engineering Comments: Andrew McGarvie, Engineering Manager (928)373-5000, x 3044:**

3. Owner/Developer shall complete the Traffic Study under review with Arizona Department of Transportation (ADOT).
4. Owner/Developer shall design and construct the onsite & offsite improvements as recommended in the Traffic Study and as approved by the ADOT Yuma office.
5. Owner/Developer shall design and construct street lighting per City of Yuma Construction standard 7-020 for a collector standard street along the south side of Gila Ridge Road frontage.

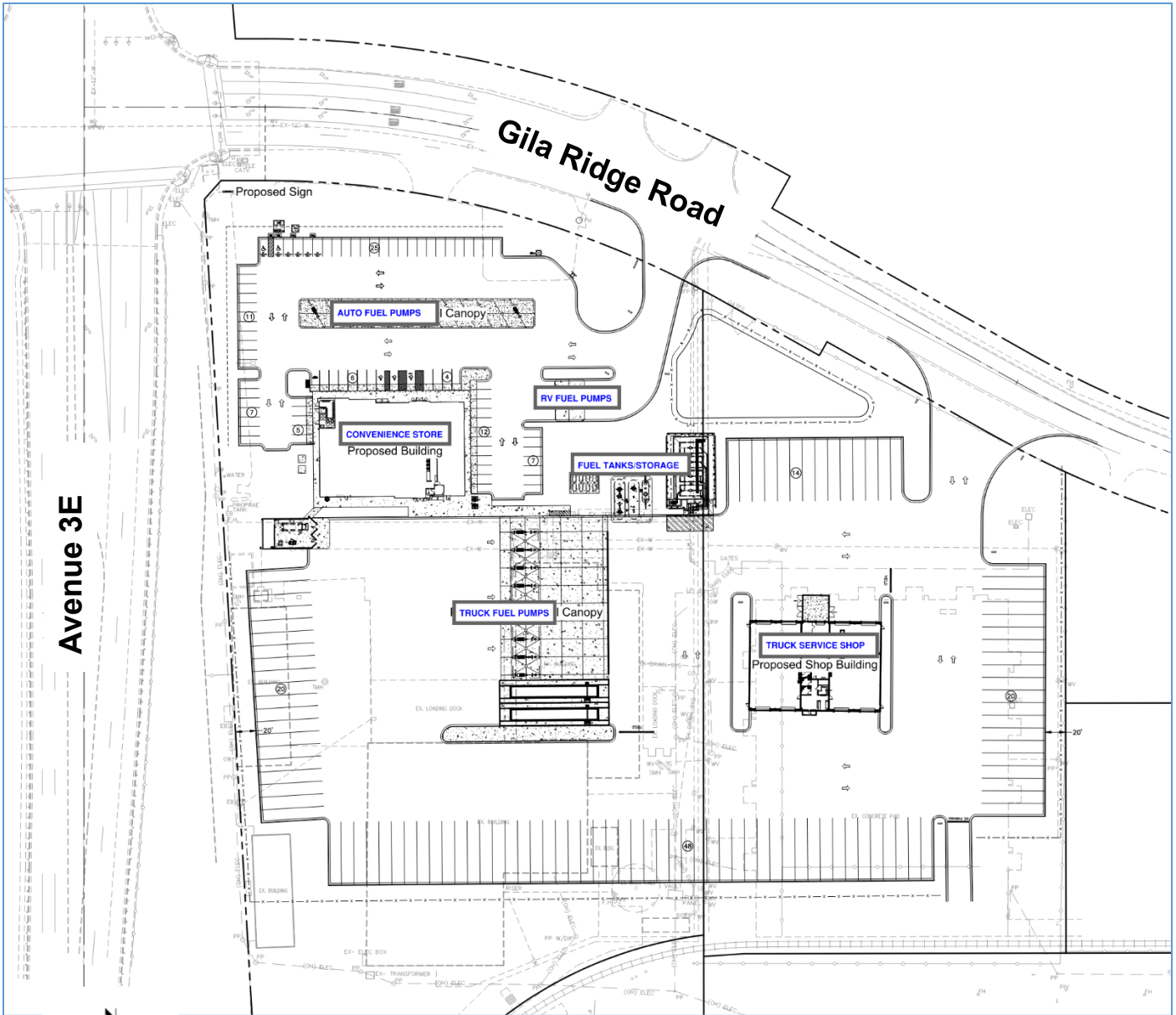
**Community Planning, Robert M. Blevins, Principal Planner (928) 373-5189:**

6. Measures to achieve noise level reduction (NLR) of 25 dB must be incorporated into the design and construction of portions of the these buildings where the public is received, office areas, noise sensitive areas, or where the normal noise level is low.
7. All parking lot and exterior building lighting, other than internally-lit signs, must be shielded and/or directed downwards so as not to have light trespass onto the right-of-way or neighboring properties. As part of the electrical and building permit process, a photometric data site plan must be submitted, showing the light emissions to be contained upon the property. If using LED exterior lighting, the color temperature of the LEDs must be 3000 K or lower.
8. The trash enclosure must be of block construction with solid gates and the entire enclosure coated with an anti-graffiti coating and painted to compliment the main development on the property.
9. 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.
10. A lot split/tie is to be completed to accommodate the new Pilot Travel Center site plan, and other adjacent industrial operations.

11. 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.
12. 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.
13. 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



**ATTACHMENT C  
AGENCY NOTIFICATIONS**

- **Legal Ad Published: The Sun** 06/16/23
- **300' Vicinity Mailing:** 05/22/23
- **34 Commenting/Reviewing Agencies noticed:** 05/25/23
- **Hearing Date:** 07/10/23
- **Comments due:** 06/05/23
- **Site Posted on:** 06/26/23

| <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                      | 05/31/23             | X                      |                           |                          |
| Yuma County Engineering                        | NR                       |                      |                        |                           |                          |
| Yuma County Public Works                       | NR                       |                      |                        |                           |                          |
| Yuma County Water Users' Assoc.                | NR                       |                      |                        |                           |                          |
| Yuma County Planning & Zoning                  | NR                       |                      |                        |                           |                          |
| Yuma County Assessor                           | NR                       |                      |                        |                           |                          |
| Arizona Public Service                         | NR                       |                      |                        |                           |                          |
| Yuma Proving Ground                            | YES                      | 05/30/23             | X                      |                           |                          |
| 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.                                       | NR                       |                      |                        |                           |                          |
| Yuma Irrigation District                       | NR                       |                      |                        |                           |                          |
| Arizona Game and Fish                          | NR                       |                      |                        |                           |                          |
| Ft. Yuma Quechan Indian Tribe                  | YES                      | 05/25/23             | X                      |                           |                          |
| United States Postal Service                   | NR                       |                      |                        |                           |                          |
| Yuma Metropolitan Planning Org.                | NR                       |                      |                        |                           |                          |
| El Paso Natural Gas Co.                        | NR                       |                      |                        |                           |                          |
| Western Area Power Administration              | YES                      | 05/25/23             | 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                      | 06/02/23             |                        |                           | X                        |
| Building Safety                                | NR                       |                      |                        |                           |                          |
| City Engineer                                  | NR                       |                      |                        |                           |                          |
| Traffic Engineer                               | NR                       |                      |                        |                           |                          |
| MCAS / C P & L Office                          | YES                      | 05/30/23             |                        | X                         |                          |
| Utilities                                      | NR                       |                      |                        |                           |                          |
| Public Works                                   | NR                       |                      |                        |                           |                          |
| Streets  | NR                       |                      |                        |                           |                          |

**ATTACHMENT D  
AGENCY COMMENTS**

Condition(s)
  No Condition(s)
  Comment

Enter conditions here: **must meet all FD access and site flow requirements**

|            |              |       |                |        |              |
|------------|--------------|-------|----------------|--------|--------------|
| DATE:      | 6/2/23       | NAME: | Kayla Franklin | TITLE: | Fire Marshal |
| CITY DEPT: | Fire         |       |                |        |              |
| PHONE:     | 928-373-4865 |       |                |        |              |

Condition(s)
  No Condition(s)
  Comment

Enter conditions here: MCAS Yuma has reviewed this request for APN 180-36-026 and 180-36-027, previous conditions recommended in the provided Determination of Compliance 23-01 dated 2/27/2023 still stand (please see attached). Thank you for the opportunity to review and comment.

|            |              |       |                  |        |                              |
|------------|--------------|-------|------------------|--------|------------------------------|
| DATE:      | 30 May 2023  | NAME: | Antonio Martinez | TITLE: | Community Liaison Specialist |
| CITY DEPT: | MCAS Yuma    |       | <i>A. Mantz</i>  |        |                              |
| PHONE:     | 928-269-2103 |       |                  |        |                              |



UNITED STATES MARINE CORPS  
MARINE CORPS AIR STATION YUMA  
BOX 99100  
YUMA AZ 85369-9100

5726  
CP&L  
DC23-01  
February 27, 2023

Ms. Shelly Hook  
City of Yuma Community Development  
One City Plaza  
PO Box 13013  
Yuma, AZ 85365

Dear Ms. Hook:

We have received the Request for a Determination of Compliance (DOC) for Assessor's Parcel Numbers (APN) 180-6-026 and 027, located at the south east corner of Avenue 3E and Gila Ridge Road, Yuma, Arizona. The request is to construct a Travel Center and oil change / tire repair shop. Both parcels are located fully within the 70-75 dB noise zone and the repair shop will be fully within Runway 21R Accident Potential Zone (APZ) II.


Marine Corps Air Station (MCAS) Yuma has reviewed this request under Marine Corps Order 11010.16A (Air Installation Compatible Use Zones Program) and Automotive Retail Trade and Repair Services are compatible uses for this noise zone and APZ II.

MCAS Yuma recommends approval of this request with the following conditions; Measures to achieve noise level reduction (NLR) of 25 dB must be incorporated into the design and construction of portions of these building where the public is received, office areas, noise sensitive areas or where the normal noise level is low. The suggested maximum occupancy for commercial, service or industrial buildings or structures in APZ II is 50 people per acre.

Due to the proximity to the airfield, it is required that a Federal Aviation Administration (FAA) 7460-1 (Notice of Proposed Construction or Alteration) be electronically filed for review and approval, their website is: (<https://oecaaa.faa.gov/oecaaa/external/portal.jsp>). It is imperative that one filing is submitted per proposed structure that clearly identifies the building(s) four point coordinates, not just a single point in the center of the location.

Thank you for the opportunity to review and provide MCAS Yuma's determination of compliance. MCAS Yuma point of contact is Antonio Martinez at (928) 269-2103 or [MCASYUMA\\_CPLO@usmc.mil](mailto:MCASYUMA_CPLO@usmc.mil). Thank you for the opportunity to comment.

Sincerely,

  
M. E. FINCH  
By direction

**ATTACHMENT E  
NEIGHBOR NOTIFICATION LIST**

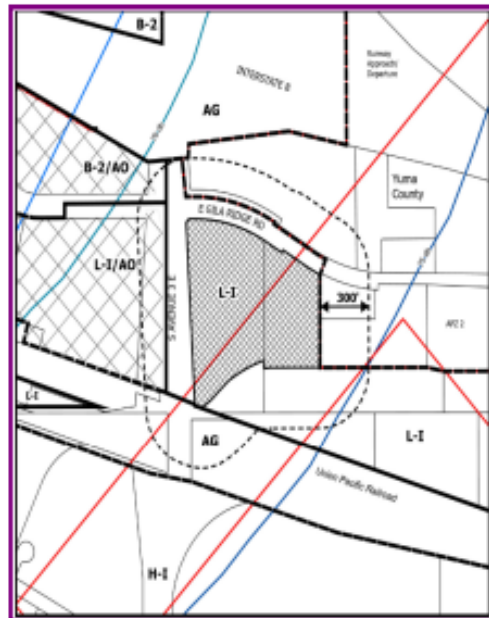
| <b>Property Owner</b>                  | <b>Mailing Address</b>      | <b>City</b>    | <b>State</b> | <b>Zip Code</b> |
|--|-----------------------------|----------------|--------------|-----------------|
| HACKETT MICHAEL TRUST 12-18-00         | PO BOX 6498                 | YUMA           | AZ           | 85366           |
| BINGHAM INVESTMENT COMPANY             | 1655 S COUNTRY CLUB DR      | MESA           | AZ           | 85210           |
| UNION PACIFIC RAILROAD CO              | 1400 DOUGLAS ST STOP 1640   | OMAHA          | NE           | 68179           |
| FSC EQS MASTER LLC                     | 1901 MAIN ST                | LAKE COMO      | NJ           | 07719           |
| SKYVIEW COOLING COMPANY CO CORP        | 701 W 16TH ST               | YUMA           | AZ           | 85364           |
| SKYVIEW COOLING CO OF YUMA AZ LLC      | 701 W 16TH ST               | YUMA           | AZ           | 85364           |
| SKYVIEW COOLING COMPANY                | 701 W 16TH ST               | YUMA           | AZ           | 85364           |
| LOVES TRAVEL STOPS & COUNTRY STORES    | 15 WEST 6TH STREET SPC 2400 | TULSA          | OK           | 74119           |
| MAVERIK INC                            | 185 S STATE ST STE 800      | SALT LAKE CITY | UT           | 84111           |
| VEREIT REAL ESTATE LIMITED PARTNERSHIP | 1401 MINERAL AVE            | LAS VEGAS      | NV           | 89106           |

**ATTACHMENT F  
NEIGHBOR MAILING**

This is a request by Dahl, Robins, and Associates, Inc., on behalf of Skyview Cooling Co. of Yuma, LLC, for a Conditional Use Permit to allow a Pilot Travel Center, with an exception to reduce the west side Avenue 3E setback from twenty feet to zero feet, in the Light Industrial (L-I) District, for the property located at the southeast corner of Gila Ridge Road and Avenue 3E, Yuma, AZ.

**MEETING DATE,  
TIME & LOCATION  
FOR CASE #  
CUP-41432-2023**

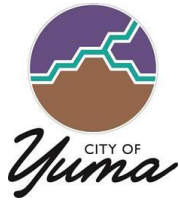
**PUBLIC HEARING**  
07/10/2023 @ 4:30pm  
City Hall Council Chambers  
One City Plaza, Yuma, AZ



Because you are a neighbor within 300' of the Southeast corner of Gila Ridge Road and Avenue 3E, Yuma, AZ. You are invited to attend the meeting to voice your comments. If you have questions or wish to submit written comments, please contact Robert Blevins by phone at (928) 373-5189 or by email at [Robert.Blevins@YumaAz.gov](mailto:Robert.Blevins@YumaAz.gov)

**ATTACHMENT G**  
**AERIAL PHOTO**





**STAFF REPORT TO THE PLANNING AND ZONING COMMISSION**  
**DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES**  
**COMMUNITY PLANNING DIVISION**  
**CASE TYPE – REZONE**  
**CASE PLANNER: ZENIA FIVEASH**

**Hearing Date:** July 10, 2023

**Case Number:** ZONE-41390-2023

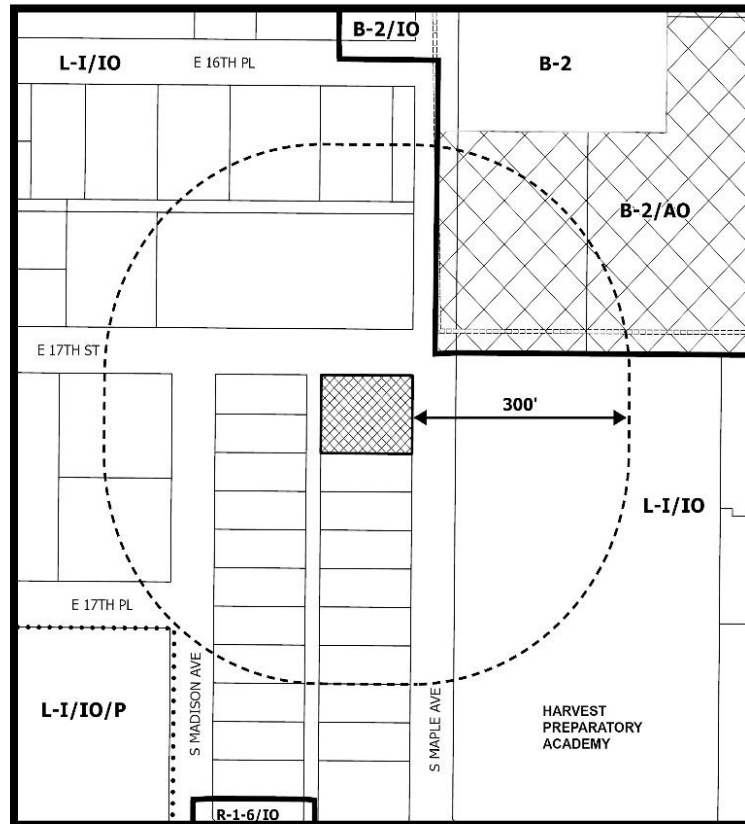
**Project**

**Description/Location:**

This is a request by Kathleen Chernek, on behalf of Brandy Rico to rezone one parcel, approximately .3 acres, from the Light Industrial/Infill Overlay (L-I/IO) District to the Low Density Residential/Infill Overlay (R-1-6/IO) District, for the property located at 1704 S. Maple Avenue.

|              | Existing Zoning                                   | Use(s) on-site          | General Plan Designation |
|--------------|---|-------------------------|--------------------------|
| <b>Site</b>  | Light Industrial/Infill Overlay (L-1/IO) District | Single Family Residence | Low Density Residential  |
| <b>North</b> | Light Industrial/Infill Overlay (L-1/IO) District | Dennis Construction Co. | Commercial               |
| <b>South</b> | Light Industrial/Infill Overlay (L-1/IO) District | Materials storage       | Low Density Residential  |
| <b>East</b>  | Light Industrial/Infill Overlay (L-1/IO) District | Harvest Prep Academy    | Commercial               |
| <b>West</b>  | Light Industrial/Infill Overlay (L-1/IO) District | Single Family Residence | Low Density Residential  |

**Location Map**



**Prior site actions:** Annexation: Ordinance 672 South Yuma (July 21, 1956); Subdivision: Clarence Trigg Subdivision Unit No. 2 (May 15, 1951)

**Staff Recommendation:** Staff recommends **APPROVAL** of the rezoning from the Light Industrial (L-I) District to the Low Density Residential (R-1-6) District, while maintaining the existing Infill Overlay (IO) District, subject to the conditions shown in Attachment A.

**Suggested Motion:** Move to **APPROVE** Rezone ZONE-41390-2023 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 rezone, the Planning and Zoning Commission is recommending approval to City Council for the request to rezone a parcel, approximately 12,800 square feet, from the Light Industrial (L-I) District to the Low Density Residential (R-1-6) District, while maintaining the Infill Overlay (IO) District, for the property located at 1704 S. Maple Avenue, subject to the conditions outlined in Attachment A, and affirmatively finds that the request is in conformance with the City of Yuma General Plan.

**Staff Analysis:** The subject property is approximately 101 feet wide and 127 feet in depth, with frontage on S. Maple Avenue. Currently, there is a single-family home built on the property.

The applicant is requesting to rezone the property from the Light Industrial/Infill Overlay (L-I/IO) to the Low Density Residential/Infill Overlay (R-1-6/IO) District. The property owner is requesting to rezone the property with the intention to sell the existing property. Any new residential construction on the property requires a rezone to the Low Density Residential/Infill Overlay(R-1-6/IO).

The subject property is located within the area of the City that was subdivided in the 1950s. This neighborhood is a mix of commercial, industrial & residential uses. South of 17<sup>th</sup> Street & west of Maple Avenue is primarily residential in nature.

A number of properties in the area are developed with residential homes and the rezone of this property would match the surrounding character and nature of current use. This request is in conformance with the Land Use Element of the General Plan.

**1. Does the proposed zoning district conform to the Land Use Element?      Yes**

|                             |                |     |                 |                         |             |  |      |   |  |
|-----------------------------|----------------|-----|-----------------|-------------------------|-------------|--|------|---|--|
| <b>Land Use Element:</b>    |                |     |                 |                         |             |  |      |   |  |
| Land Use Designation:       |                |     |                 | Low Density Residential |             |  |      |   |  |
| Issues:                     |                |     |                 | None                    |             |  |      |   |  |
| Historic District:          | Brinley Avenue |     | Century Heights |                         | Main Street |  | None | X |  |
| Historic Buildings on Site: |                | Yes | No              | X                       |             |  |      |   |  |

**2. Are there any dedications or property easements identified by the Transportation Element?**  
No

| FACILITY PLANS                  |                                 |               |         |        |        |       |
|---------------------------------|---------------------------------|---------------|---------|--------|--------|-------|
| Transportation Master Plan      | Planned                         | Existing      | Gateway | Scenic | Hazard | Truck |
| Maple Avenue - Local            | 29 FT H/W ROW                   | 30 FT H/W ROW |         |        |        |       |
| 17 <sup>th</sup> Avenue - Local | 29 FT H/W ROW                   | 30 FT H/W ROW |         |        |        |       |
| Bicycle Facilities Master Plan  | Maple Ave - Proposed Bike Route |               |         |        |        |       |
| YCAT Transit System             | Green Route 4/4A                |               |         |        |        |       |
| Issues:                         | None                            |               |         |        |        |       |

**3. Does the proposed rezoning of the property conform to the remaining elements of the General plan?** Yes

| Parks, Recreation and Open Space Element: |                                    |                                     |
|---|------------------------------------|-------------------------------------|
| Parks and Recreation Facility Plan        |                                    |                                     |
| Neighborhood Park:                        | Existing: Joe Henry Optimist Park  | Future: Joe Henry Park Improvements |
| Community Park:                           | Existing: Kennedy Memorial Complex | Future: Kennedy Memorial Complex    |
| Linear Park:                              | Existing: East Main Canal          | Future: East Main Canal             |
| Issues:                                   | None                               |                                     |

| Housing Element:        |      |
|-------------------------|------|
| Special Need Household: | N/A  |
| Issues:                 | None |

| Redevelopment Element:      |                               |   |              |  |         |
|-----------------------------|-------------------------------|---|--------------|--|---------|
| Planned Redevelopment Area: | Mesa Heights Development Area |   |              |  |         |
| Adopted Redevelopment Plan: | North End:                    |   | Carver Park: |  | None: X |
| Conforms:                   | Yes                           | X | No           |  |         |

| Conservation, Energy & Environmental Element: |      |  |    |   |  |
|---|------|--|----|---|--|
| Impact on Air or Water Resources              | Yes  |  | No | x |  |
| Renewable Energy Source                       | Yes  |  | No | x |  |
| Issues:                                       | None |  |    |   |  |

| Public Services Element:  |                              |          |                             |                            |                          |                      |                              |
|---|------------------------------|----------|-----------------------------|----------------------------|--------------------------|----------------------|------------------------------|
| <u>Population Impacts</u><br>Population projection per 2017-2021<br>American Community Survey<br>Police Impact Standard:<br>1 officer for every 530 citizens;<br>2020 Conservation Plan<br>Water demand: 207 gallons/day/person;<br>Wastewater generation:<br>70 gallons per day per person | <b>Dwellings &amp; Type</b>  |          | <b>Projected Population</b> | <b>Police Impact</b>       | <b>Water Consumption</b> |                      | <b>Wastewater Generation</b> |
|   | <i>Single Family</i>         |          |                             |                            |                          |                      |                              |
|   | Maximum                      | Per Unit |                             | <b>Officers</b>            | <b>GPD</b>               | <b>AF</b>            | <b>GPD</b>                   |
|   | 4.9                          | 2.9      | 14                          | 0.03                       | 2,941                    | 3.3                  | 995                          |
| Minimum   |                              |          |                             |                            |                          |                      |                              |
|   | 1                            | 2.9      | 3                           | 0.01                       | 600                      | 0.7                  | 203                          |
| Fire Facilities Plan:   | Existing: Fire Station No. 4 |          |                             | Future: Fire Station No. 4 |                          |                      |                              |
| Water Facility Plan:  | Source:                      | City     | X                           | Private                    | Connection:              | 4" Water             |                              |
| Sewer Facility Plan:  | Treatment:                   | City     | X                           | Septic                     | Private                  | Connection: 8" Sewer |                              |
| Issues:   | None                         |          |                             |                            |                          |                      |                              |

| Safety Element:          |      |  |                           |     |      |
|--------------------------|------|--|---------------------------|-----|------|
| Flood Plain Designation: | X    |  | Liquefaction Hazard Area: | Yes | No X |
| Issues:                  | None |  |                           |     |      |

| Growth Area Element: |                         |  |                                   |   |                                 |      |  |
|----------------------|-------------------------|--|-----------------------------------|---|---------------------------------|------|--|
| Growth Area:         | Araby Rd & Interstate 8 |  | Arizona Ave & 16 <sup>th</sup> St | X | Avenue B & 32 <sup>nd</sup> St. |      |  |
|                      | North End               |  | Pacific Ave & 8 <sup>th</sup> St  |   | Estancia                        | None |  |

|         |      |
|---------|------|
| Issues: | None |
|---------|------|

**4. Does the proposed rezoning conform to the adopted facilities plan?**

Yes

**5. Does the proposed rezoning conform to Council’s prior approval of rezonings, development agreements or subdivisions for this site?**

Yes

**Public Comments Received:** None received.

**External Agency Comments:** None Received.

**Neighborhood Meeting Comments:** See Attachment.

**Proposed conditions delivered to applicant on:** June 15, 2023

**Final staff report delivered to applicant on:** June 30, 2023

- Applicant agreed with all of the conditions of approval on: (enter date)
- Applicant did not agree with the following conditions of approval: (list #'s)
- If the Planner is unable to make contact with the applicant – sent email June 15, 2023.

**Attachments**

| A                      | B                    | C                             | D                          | E                 | F            |
|------------------------|----------------------|-------------------------------|----------------------------|-------------------|--------------|
| Conditions of Approval | Agency Notifications | Neighborhood Meeting Comments | Neighbor Notification List | Neighbor Postcard | Aerial Photo |

**Prepared By:** Zenia Fiveash **Date:** June 30, 2023  
 Zenia Fiveash  
 Assistant Planner Zenia Fiveash@yumaaz.gov (928) 373-5000, x3040

**Reviewed By:** *Jennifer L. Albers* **Date:** *June 30, 2023*  
 Jennifer L. Albers  
 Assistant Director of Planning

**Approved By:** *Alyssa Linville* **Date:** July 3, 2023  
 Alyssa Linville  
 Director, Planning and Neighborhood Services

**ATTACHMENT A  
CONDITIONS OF APPROVAL**

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the proposed rezone for the site:

**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.

**Department of Engineering Comments: Andrew McGarvie, P.E., Development Engineering Manager (928) 373-5000, x 3044:**

3. The Owner/developer shall dedicate a corner triangle per City Construction Standard 3-005 with the legs reduced from 25 feet to 15 feet, located at the Northeast corner of the property, also being the Southwest corner of Maple Avenue and 17<sup>th</sup> Street.

**Community Planning, Zenia Fiveash, Assistant Planner, (928) 373-5000 x 3040**

4. Each of the conditions listed above shall be completed within two (2) years of the effective date of the rezoning ordinance or prior to the issuance of a Building Permit, Certificate of Occupancy or City of Yuma Business License for this site, whichever occurs first. If the conditions of approval are not completed within the above timeframe then the rezone shall be subject to ARS § 9-462.01.

**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  
AGENCY NOTIFICATIONS**

- **Legal Ad Published: The Sun** 06/16/23)
- **300' Vicinity Mailing:** (5/22/23)
- **34 Commenting/Reviewing Agencies noticed:** (5/25/23)
- **Site Posted on:** (5/30/23)
- **Neighborhood Meeting:** (5/31/23)
- **Hearing Date:** (7/10/23)
- **Comments due:** (6/05/23)

| <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                      | 5-31-23              | X                      |                           |                          |
| Yuma County Engineering                        | NR                       |                      |                        |                           |                          |
| Yuma County Public Works                       | NR                       |                      |                        |                           |                          |
| Yuma County Water Users' Assoc.                | NR                       |                      |                        |                           |                          |
| Yuma County Planning & Zoning                  | NR                       |                      |                        |                           |                          |
| Yuma County Assessor                           | NR                       |                      |                        |                           |                          |
| Arizona Public Service                         | NR                       |                      |                        |                           |                          |
| Time Warner Cable                              | NR                       |                      |                        |                           |                          |
| Southwest Gas                                  | NR                       |                      |                        |                           |                          |
| Qwest Communications                           | NR                       |                      |                        |                           |                          |
| Bureau of Land Management                      | NR                       |                      |                        |                           |                          |
| Yuma Elem. School District #1                  | NR                       |                      |                        |                           |                          |
| Crane School District #13                      | NR                       |                      |                        |                           |                          |
| A.D.O.T.                                       | NR                       |                      |                        |                           |                          |
| 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                      | 5-25-23              | X                      |                           |                          |
| Quechan Indian Tribe                           | Yes                      | 5-25-23              | X                      |                           |                          |
| Yuma Proving Grounds                           | Yes                      | 6-05-23              | 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   | NR                       |                      |                        |                           |                          |
| Building Safety                                | NR                       |                      |                        |                           |                          |
| City Engineer                                  | NR                       |                      |                        |                           |                          |
| Traffic Engineer                               | NR                       |                      |                        |                           |                          |
| MCAS / C P & L Office                          | Yes                      | 5-8-23               | X                      |                           |                          |
| Utilities                                      | NR                       |                      |                        |                           |                          |
| Public Works                                   | NR                       |                      |                        |                           |                          |
| Streets  | NR                       |                      |                        |                           |                          |

**ATTACHMENT C**  
**NEIGHBORHOOD MEETING COMMENTS**

**Date Held:** 5/31/23

**Location:** 1704 S. Maple Avenue

**Attendees:**

Neighbors: None

Applicant: Kathleen Cherneck, Frank Cherneck & Sondra Lindsay

Staff: Zenia Fiveash & Bob Blevins

**SUMMARY OF ATTENDEE(S)' COMMENTS RELATED TO THE PROJECT:**

- Kathleen Cherneck – She wished the rezone process was shorter.
- Frank Cherneck – Had no comments.
- Sondra Lindsay – Had no comments.

**ATTACHMENT D  
NEIGHBOR NOTIFICATION LIST**

| <u>Property Owner</u>                     | <u>Mailing Address</u>                    | <u>City/State/Zip</u>          |
|---|---|--------------------------------|
| DENNIS KEITH A                            | PO BOX 1987                               | YUMA AZ 85366                  |
| STUHR ROSARIO RAMOS                       | 15385 S AVENUE 4E                         | YUMA AZ 85365                  |
| MEDRANO ANDRES &<br>SPONGROSS KATHY M     | 920 E 24TH PL<br>1715 S MADISON AVE LOT A | YUMA AZ 85365<br>YUMA AZ 85364 |
| CENICEROS VICENTE A &<br>BEATRIZ JT       | 4835 W 27TH ST                            | YUMA AZ 85364                  |
| CONTRERAS RICARDO                         | 1725 S MADISON AVE                        | YUMA AZ 85364                  |
| NEXT LEVEL HOME<br>BUYERS LLC             | 2903 W 12TH PL                            | YUMA AZ 85364                  |
| RANGEL SERGIO R &<br>BONILLA PABLO        | 1737 S MADISON AVE<br>1743 S MADISON AVE  | YUMA AZ 85364<br>YUMA AZ 85364 |
| RICO BRANDY ANNETTE                       | 4600 SW 122ND ST                          | OKLAHOMA CITY OK 73173         |
| SMITH WM MICHAEL &<br>DELLA E             | 1321 W 19TH ST                            | YUMA AZ 85364                  |
| KING GERALD JR & CATHY<br>JT              | 1712 S MAPLE AVE                          | YUMA AZ 85364                  |
| GARCIA MIKE                               | PO BOX 984                                | YUMA AZ 85366                  |
| FUENTES VERONICA &<br>CARLOS JR           | 2953 S ROYAL ABERDEEN LOOP                | GREEN VALLEY AZ 85614          |
| DOBOSZ DANIEL P & TARA<br>M               | 3049 W 12TH LN                            | YUMA AZ 85364                  |
| HAYNES PROPERTIES AZ<br>LLC               | 11483 E VIA SALIDA                        | YUMA AZ 85367                  |
| MAY VIOLA                                 | 2525 E BROADWAY BLVD STE 200              | TUCSON AZ 85716                |
| TRES ESTRELLAS<br>HOLDINGS LLC            | 13484 S AVENUE 5 E                        | YUMA AZ 85365                  |
| YUMA SAFE STORAGE LLC                     | 4062 S NAVEL AVE                          | YUMA AZ 85365                  |
| WEST COAST LODGING<br>LLC                 | 1640 S ARIZONA AVE                        | YUMA AZ 85364                  |
| AEA FEDERAL CREDIT<br>UNION               | 1780 S 1ST AVE                            | YUMA AZ 85364                  |
| HARVEST POWER<br>COMMUNITY<br>DEVELOPMENT | 350 E 18TH ST                             | YUMA AZ 85364                  |

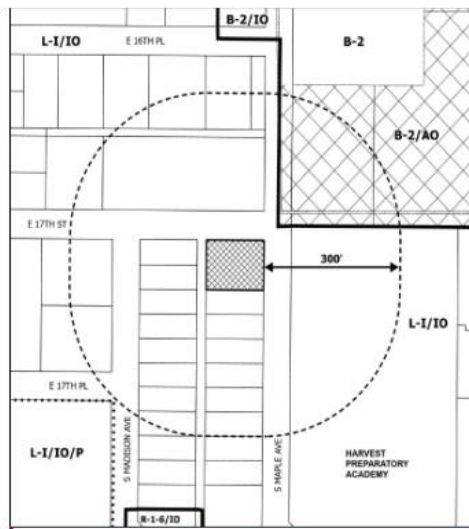
**ATTACHMENT E  
NEIGHBOR MAILING**

This is a request by Kathleen Chernek, on behalf of Brandy Rico to rezone one parcel, approximately .3 acres, from the Light Industrial/Infill Overlay (L-I/IO) to the Low Density Residential/Infill Overlay (R-1-6/IO) District, for the property located at 1704 S. Maple Avenue, Yuma, AZ.

**MEETING DATE,  
TIME & LOCATION  
FOR CASE #  
ZONE-41390-2023**

**NEIGHBORHOOD MEETING**  
5/31/2023 @ 5:00PM  
ON-SITE

**PUBLIC HEARING**  
07/10/2023 @ 4:30pm  
City Hall Council Chambers  
One City Plaza, Yuma, AZ



Because you are a neighbor within 300' of 1704 S. Maple Ave, Yuma AZ, you are invited to attend these meetings to voice your comments. If you have questions or wish to submit written comments, please contact Zenia Fiveash by phone at (928) 373-5000 ext. 3040 or by email at [Zenia.Fiveash@YumaAz.gov](mailto:Zenia.Fiveash@YumaAz.gov)

**ATTACHMENT F  
AERIAL PHOTO**

