



STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE TYPE – FINAL SUBDIVISION

Hearing Date: June 26, 2017

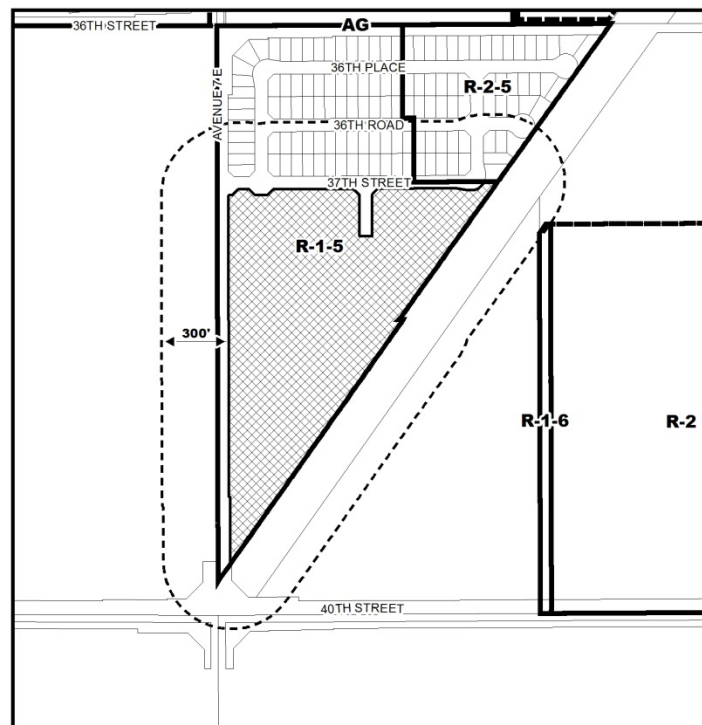
Case Number: SUBD-17917-2017

Project Description/Location:

This is a request by Dahl, Robins, and Associates, Inc., on behalf of Yuma's Desert Oasis Development, LLC, for approval of the preliminary plat for the Desert Oasis Subdivision Unit #3, proposed to be divided into 114 residential lots ranging in size from 5,000 square feet to 12,083 square feet. The property is located at the southeast corner of the Avenue 7E and 37th Street, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Low Density Single-Family Residential District (R-1-5)	Undeveloped	Low Density Residential
North	Low Density Single-Family Residential District/ Medium Density Single-Family Residential District (R-1-5/R-2-5)	Single-Family Residence(s)	Low/Medium Density Residential
South	Agriculture (AG)	USBR "A" Canal	Public/Quasi Public
East	Agriculture (AG)	USBR "A" Canal	Public/Quasi Public
West	Agriculture (AG)	Undeveloped	Suburban/Medium Density Residential

Location Map



Prior site actions: Annexation: Ord. #O97-081 (January 2, 1998); Rezone: Ord. #O2010-50 (Rezone from AG to R-1-5/R-2-5); Ord. #2013-60 (Compliance Hearing; November 6, 2013); Subdivision: Desert Oasis Unit No. 3 Preliminary Plat (SUBD-745-2011; Expired); Desert Oasis No. 3 Preliminary Plat (SUB-14780-2016; September 12, 2016)

Staff recommendation: Staff recommends **APPROVAL** of the final plat for the Desert Oasis Subdivision Unit #3, subject to the conditions shown in Attachment A, because the request is in conformance with the City of Yuma General Plan and is compatible with surrounding land uses.

Suggested Motion: Motion to **APPROVE** the final plat for the Desert Oasis Subdivision Unit #3, subject to the conditions shown in attachment A.

Staff Analysis: The subject property was annexed into the City of Yuma on January 2, 1998 and rezoned to the Low Density Single-Family Residential (R-1-5) District in 2010. The subject property is currently undeveloped and is intended to be the final phase of the Desert Oasis Subdivision.

On January 9, 2012, the Planning and Zoning Commission approved the Desert Oasis Subdivision Unit #2 and #3 Preliminary Plat, subject to conditions. A Final Plat for Unit #3 was not submitted within the three-year timeframe and the Preliminary Plat expired. Therefore, in order to complete the subdivision process for Unit #3, a new Preliminary and Final Plat were required to be resubmitted. The Preliminary Plat was approved by the Planning and Zoning Commission on September 12th, 2016.

The subject property consists of approximately 22.9 acres with frontage along Avenue 7E and 37th Street. The USBR A-2.6W Lateral Canal runs adjacent to the eastern property line. The applicant is proposing to develop the area with 114 single-family dwellings which will meet the land use density requirements of 1.0 to 4.9 dwelling units per acre. The lot sizes will range from 5,000 square feet to 12,083 square feet which meets the minimum lot size requirements for the Low Density Single-Family Residential (R-1-5) District. As discussed in further detail in §154-05.05, the following are some of the main development standards required of development within the Low Density Single-Family Residential (R-1-5) District:

1. The maximum density in the Low Density Single-Family Residential (R-1-5) District shall be one unit per 5,000 square feet of land (meeting the density as identified in the General Plan);
2. The maximum lot coverage in the Low Density Single-Family Residential (R-1-5) District shall be 35% of the lot area;
3. A minimum front yard setback of twenty feet;
4. The minimum side yard setbacks shall be five feet on one side; and nine feet on the other side;
5. A minimum rear yard setback of ten feet;
6. A minimum street side yard setback of ten feet;
7. The side and rear yards shall have six foot solid block walls on the property lines; and
8. Each lot in the Low Density Single-Family Residential (R-1-5) District shall have a minimum of one 15-gallon street tree and accompanying underground irrigation system.

A neighborhood meeting was held on August 4, 2016 to discuss the proposed project with neighbors in the surrounding area. A majority of the concerns discussed during

the meeting were in regards to the following issues: blowing sand from the undeveloped properties surrounding the existing phases of development, the need for a park in the neighborhood, the lack of concern by the construction crew to clean-up following the end of business each day, and the need for landscaping along Avenue 7E.

The developer has stated that they will be constructing block walls within the subject property in an effort to reduce the amount of dust being blown on other properties. An existing storm water retention basin located on the subject property was designed to accept water from all three phases of the subdivision. Larger basins can be accepted by the City of Yuma as Neighborhood Parks if they meet certain development standards, including a minimum size of 3 acres of open level space. The retention basin for this subdivision is 1.63 acres in size and does not meet the minimum size requirement to be a City Neighborhood Park. While the basin cannot be accepted as a park, design elements will be incorporated into the overall design to provide amenities to those residing within the area. The proposed area will include a walking path, shade trees and various aesthetic amenities to further improve the overall visual appeal of the retention basin.

1. Does the subdivision comply with the conditions of the rezoning?

Yes The Final Plat meets the dimensional and development standards for the Low Density Single-Family Residential (R-1-5) District.

2. Does the subdivision comply with the conditions of the preliminary plat approval?

Yes The Final Plat will comply with the criteria set forth in the City of Yuma Subdivision Code.

3. Is the final plat consistent with the preliminary plat that was approved?

Yes Avenue 7E and 37th Street will be built to City Standards.

Public Comments Received: None Received

External Agency Comments: None Received

Neighborhood Meeting Comments: See Attachment F

Proposed conditions delivered to applicant on: June 5, 2017

Final staff report delivered to applicant on: June 12, 2017

- | | |
|-------------------------------------|--|
| <input type="checkbox"/> | Applicant agreed with all of the conditions of approval on: |
| <input checked="" type="checkbox"/> | Applicant did not agree with the following conditions of approval: Applicant does not agree with the requirement to provide a three-year fee for landscape maintenance (Cond. #16) |
| <input type="checkbox"/> | 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	H
Conditions of Approval	Final Plat Map	Prelim Plat Map	Landscaping Plan	Prelim Plat Conditions	Neighborhood Meeting Comments	Aerial Photo	Staff Research

Prepared By:

Alyssa Linville, Principal Planner

Date:

6/13/17

Reviewed By:

Bob Blevins, Principal Planner

Date:

6/13/17

Approved By:Laurie L. Lineberry, AICP,
Community Development Director**Date:**

6.13.17

**ATTACHMENT A
FINAL PLAT
CONDITIONS OF APPROVAL**

The following conditions of approval have been determined to have a reasonable nexus to the requested subdivision application and are roughly proportionate to the impacts associated with the subdivision and expected development on the property.

Community Development Comments: Laurie Lineberry, Community Development Director (928) 373-5175:

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner shall submit to the City of Yuma, for recordation, a signed and notarized "Waiver of Claims under the Private Property Rights Protection Act." The Waiver shall be submitted within thirty (30) calendar days of the effective date of approval of the subdivision final plat and prior to the issuance of any building permit. In the event this condition is not completed within this time frame, the approval of the plat is null and void.

City Attorney Comments: (928) 373-5058:

3. The rights-of-way must be dedicated free and clear to the City, and all easements in the right-of-way must be vacated unless the easement is specifically presented to the City, and the City specifically approves its acceptance. Approval of the plat is not approval of an easement in the right-of-way.
4. Any easements on other property in the subdivision must be vacated to the extent that they would require a utility, licensed cable operator, or other licensed or franchised communications system (collectively, the "utilities") to:
 - a. pay to cross the easement to reach any structure on the lot;
 - b. prevent the utilities from providing service to any structure on a lot; or
 - c. effectively prevent any entity authorized to place facilities in a utility easement from using the easements or accessing potential customers passed by the easement.
5. Approval of the plat does not authorize the maintenance or installation of any facility in the rights of way, whether or not contemplated by the plat, without a license, franchise, or similar authorization issued by the City.

City Engineering Comments: Andrew McGarvie, Engineering Manager (928) 373-5000, ext. 3044:

6. The City of Yuma will pay for the initial or normal materials testing required by the City Engineer to guard against unsuitable materials or defective workmanship. Additional tests, required due to failure of the initial or normal test(s), shall be paid for by the owner/developer. The City Engineer will designate the laboratory which will accomplish the additional test(s).
7. The City of Yuma Transportation Master Plan dated October 2014 has reclassified Avenue 7E to an 80 ft. Collector Street, with 40 ft. minimum half width.

8. The pavement on Avenue 7E needs to extend along the frontage of the subdivision, and end with a Type III barricade at the south end.
9. A 1' non access easement is required along the Avenue 7E frontage except for approved subdivision access locations.
10. A subdivision perimeter wall per City of Yuma construction standard detail 3-310, unless otherwise approved by the City Engineer, is required.

Community Planning Conditions: Alyssa Linville, Principal Planner, (928) 373-5000, ext. 3037:

11. An 8 ½" X 11" paper copy of this phase of the subdivision plat, showing the location of the group mailboxes and signed as APPROVED by the local Yuma Postmaster, shall be submitted to the City within sixty (60) calendar days of the effective date of approval of the subdivision final plat and prior to the issuance of any building permit. In the event this condition is not completed within this time frame, the approval of the plat is null and void.
12. A time frame of build-out for the subdivision shall be submitted to the Yuma High School District to enable the districts to adequately plan for future school facilities.
13. The applicant shall state and record in the C.C. & R.'s and on the Final Plat that no lot splits will be allowed.
14. Each lot in the Low Density Single-Family Residential (R-1-5) District shall have a minimum of one 15-gallon street tree and accompanying underground irrigation system. This requirement must be completed prior to the issuance of a Certificate of Occupancy.
15. The owner/developer shall submit a landscaping and irrigation plan that meets City landscaping code requirements for the retention basin, and street parkways adjacent to each phase of the subdivision, or as provided for in an executed Development Agreement.
16. Developer/Owner to enter into a three year landscape maintenance agreement, where the Owner/Developer shall install all code required landscaping, and shall maintain said landscaping per City Park and Recreation standards for a period of three (3) years from final acceptance of the subdivision infrastructure, or the owner/developer shall pay, prior to final plat recordation, an amount equal to the estimated cost of the three (3) years maintenance of all landscaping within the public parkways, open space areas and retention basin. This fee has been estimated at \$22,501.70.
16. After the final plat has been approved by City Council, the applicant/developer shall have one year to record the approved plat, or the final plat approval shall be null and void.

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.

36TH STREET R-1.5 DISTRICT

TYPICAL LOT LAYOUTS R-1.5 DISTRICT

TYPICAL 1' NON-ACCESS EASEMENT AT STREET INTERSECTION CORNERS

ACKNOWLEDGMENT

I, **DAVID J. WILSON**, Mayor of the City of Phoenix, do hereby certify that the foregoing plat is a true and correct copy of the original plat as the same appears in the files of the City of Phoenix.

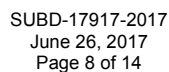
WITNESSES: **DAVID J. WILSON**, Mayor of the City of Phoenix; **DAVID J. WILSON**, Mayor of the City of Phoenix.

NOTARY PUBLIC: **DAVID J. WILSON**, Mayor of the City of Phoenix.

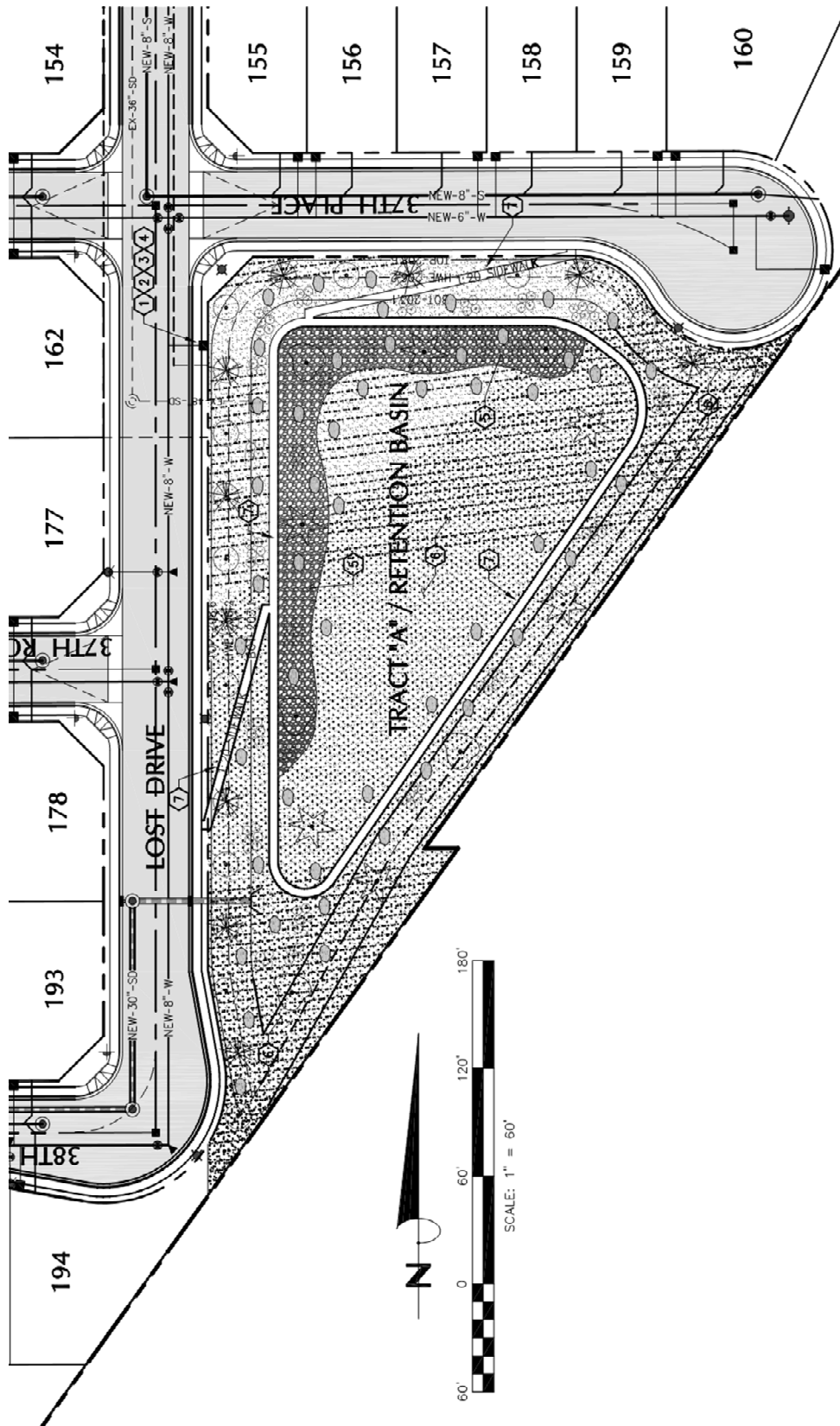
APPROVED: **DAVID J. WILSON**, Mayor of the City of Phoenix.

DATE: **DAVID J. WILSON**, Mayor of the City of Phoenix.

PRELIMINARY PLAT - DESERT OASIS UNIT No. 3
A SUBDIVISION OF A PORTION OF THE WEST HALF OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 22 WEST,
GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA.
DATE OF PREPARATION: JULY 2016 NUMBER OF LOTS: 114 ACREAGE: 22.9278 ACRES



ATTACHMENT D LANDSCAPE PLAN



ATTACHMENT E
PRELIMINARY PLAT CONDITIONS

The following conditions of approval have been determined to have a reasonable nexus to the requested subdivision application and are roughly proportionate to the impacts associated with the subdivision and expected development on the property.

Community Development Comments: Laurie Lineberry, Community Development Director (928) 373-5175:

1. The conditions are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner shall submit to the City of Yuma, for recordation, a signed and notarized "Waiver of Claims under the Private Property Rights Protection Act." The Waiver shall be submitted within thirty (30) calendar days of the effective date of approval of the subdivision preliminary plat and prior to the issuance of any building permit. In the event this condition is not completed within this time frame, the approval of the plat is null and void.

City Attorney Comments: (928) 373-5058:

3. The rights-of-way must be dedicated free and clear to the City, and all easements in the right-of-way must be vacated unless the easement is specifically presented to the City, and the City specifically approves its acceptance. Approval of the plat is not approval of an easement in the right-of-way.
4. Any easements on other property in the subdivision must be vacated to the extent that they would require a utility, licensed cable operator, or other licensed or franchised communications system (collectively, the "utilities") to:
 - a. pay to cross the easement to reach any structure on the lot;
 - b. prevent the utilities from providing service to any structure on a lot; or
 - c. effectively prevent any entity authorized to place facilities in a utility easement from using the easements or accessing potential customers passed by the easement.
5. Approval of the plat does not authorize the maintenance or installation of any facility in the rights of way, whether or not contemplated by the plat, without a license, franchise, or similar authorization issued by the City.

City Engineering Comments: Andrew McGarvie, Engineering Manager (928) 373-5000, ext. 3044:

6. The City of Yuma will pay for the initial or normal materials testing required by the City Engineer to guard against unsuitable materials or defective workmanship. Additional tests, required due to failure of the initial or normal test(s), shall be paid for by the owner/developer. The City Engineer will designate the laboratory which will accomplish the additional test(s).
7. The City of Yuma Transportation Master Plan dated October 2014 has reclassified Avenue 7E to an 80 ft. Collector Street, with 40 ft. minimum half width.

8. The pavement on Avenue 7E needs to extend along the frontage of the subdivision, and end with a Type III barricade at the south end.
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Community Planning Conditions: Alyssa Linville, Principal Planner, (928) 373-5000, ext. 3037:

11. An 8 ½" X 11" paper copy of this phase of the subdivision plat, showing the location of the group mailboxes and signed as APPROVED by the local Yuma Postmaster, shall be submitted to the City within sixty (60) calendar days of the effective date of approval of the subdivision final plat and prior to the issuance of any building permit. In the event this condition is not completed within this time frame, the approval of the plat is null and void.
12. A time frame of build-out for the subdivision shall be submitted to the Yuma High School District to enable the districts to adequately plan for future school facilities.
13. The applicant shall state and record in the C.C. & R.'s and on the Final Plat that no lot splits will be allowed.
14. The owner/developer shall submit a landscaping and irrigation plan that meets City landscaping code requirements for the retention basin, and street parkways adjacent to each phase of the subdivision, or as provided for in an executed Development Agreement.
15. Developer/Owner to enter into a three year landscape maintenance agreement, where the Owner/Developer shall install all code required landscaping, and shall maintain said landscaping per City Park and Recreation standards for a period of three (3) years from final acceptance of the subdivision infrastructure, or the owner/developer shall pay, prior to final plat recordation, an amount equal to the estimated cost of the three (3) years maintenance of all landscaping within the public parkways, open space areas and retention basin, or as provided for in an executed Development Agreement.
16. With the exception of Condition 2, the owner shall submit a final plat within one (1) year of Preliminary Plat approval. Should a Final Plat not be submitted within one (1) year of the effective date of approval of the Preliminary Plat, the approval of this Preliminary Plat shall be null and void, unless the conditions are contained in an executed Development Agreement.

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 F
NEIGHBORHOOD MEETING COMMENTS

Date Held: August 4, 2016

Location: On-Site

Attendees: Alyssa Linville, City of Yuma; Adrian Vega, Dahl, Robins, and Associates, Inc.; Debbie and Bert Torres, 3664 S. Desert Oasis Drive

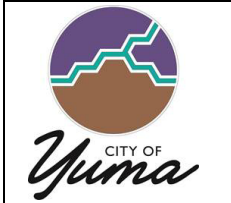
SUMMARY OF ATTENDEE(S') COMMENTS RELATED TO THE PROJECT:

- **CONCERNED WITH THE AMOUNT OF BLOWING SAND THAT IS PRODUCED FROM THE SUBJECT PROPERTY. WAS INFORMED THAT BLOCK WALLS WILL BE INSTALLED IN THE NEAR FUTURE; WHICH ARE INTENDED TO REDUCE THE AMOUNT OF BLOWING DUST.**
- **PROPERTY OWNER ASKED IF THE REQUIREMENT FOR BALES OF HAY ALONG THE NORTHERN PORTION OF THE PROPERTY COULD BE REQUIRED. CITY ENGINEERING HAS STATED THAT SUCH REQUIREMENT WILL BE ADDRESSED DURING THE SUBMITTAL OF A FINAL SUBDIVISION PLAT.**
- **DISCUSSED WHETHER OR NOT A NEARBY PARK WOULD BE REQUIRED WITH THE PROPOSED DEVELOPMENT. THE AGENT INFORMED THE NEIGHBORS THAT A RETENTION BASIN WOULD BE DEVELOPED WITH THIS PHASE OF DEVELOPMENT. STAFF WILL MAKE THE RECOMMENDATION TO DEVELOP THE BASIN WITH AMENITIES WHICH COULD BE USED BY THOSE WITHIN THE AREA.**
- **RESIDENT WITHIN THE SUBDIVISION INQUIRED AS TO WHETHER OR NOT A SPEED BUMP WOULD BE INSTALLED WITH THIS PHASE; COMPLAINED THAT MORE SPEED BUMPS SHOULD BE INSTALLED TO REDUCE SPEEDING IN THE AREA. THE AGENT INFORMED THE RESIDENT THAT SPEED BUMPS WOULD BE INSTALLED AS REQUIRED BY THE CITY OF YUMA CODE.**
- **A COMPLAINT WAS MADE ABOUT THE CLEANLINESS OF CURRENT CONSTRUCTION SITES. A FORMAL COMPLAINT HAS BEEN MADE WITH THE CITY OF YUMA'S CODE ENFORCEMENT DIVISION.**
- **SUBDIVISION RESIDENT COMPLAINED ABOUT THE LACK OF LANDSCAPED EXISTING ON THE EXTERIOR OF THE SUBDIVISION. IT WAS STATED THAT WITH THIS FINAL PHASE OF DEVELOPMENT, LANDSCAPING WOULD BE REQUIRED TO BE INSTALLED ALONG THE PERIPHERY OF THE SUBDIVISION WALLS AND WITHIN THE PROPOSED RETENTION BASIN.**

ATTACHMENT G
AERIAL PHOTO



ATTACHMENT H
STAFF RESEARCH



STAFF RESEARCH – FINAL PLAT

CASE #: SUBD-17917-2017 PHASE #: 3
CASE PLANNER: ALYSSA LINVILLE

I. PROJECT DATA

Project Location:				Southeast corner of Avenue 7E and 37 th Street											
Parcel Number(s):				197-10-013											
Parcel Size(s):				998,395 sq.ft.											
Total Acreage:				22.92 acres											
Proposed Dwelling Units:				114			Single-Family Dwelling Units								
Address:				N/A											
Applicant:				Yuma's Desert Oasis Development, LLC											
Applicant's Agent:				Dahl, Robins and Associates											
Land Use Conformity Matrix:				Conforms:		Yes	X	No							
Zoning Overlay:		Public		AO		Auto		B&B		Historic		None		Airport	
	Noise Contours	65-70		70-75		75+		APZ1		APZ2		Clear Zone			

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Low Density Single-Family Residential District (R-1-5)	Undeveloped	Low Density Residential
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East	Agriculture (AG)	USBR "A" Canal	Public/Quasi Public
West	Agriculture (AG)	Undeveloped	Suburban/Medium Density Residential

Prior Cases or Related Actions:

Type	Conforms				Cases, Actions or Agreements
Pre-Annexation Agreement	Yes		No		N/A
Annexation	Yes	X	No		Ord. #097-081 (January 2, 1998)
General Plan Amendment	Yes		No		N/A
Development Agreement	Yes		No		N/A
Rezone	Yes	X	No		Ord. #O2010-50 (Rezone from AG to R-1-5/R-2-5); Ord. #2013-60 (Compliance Hearing; November 6, 2013)
Subdivision	Yes	X	No		Desert Oasis Unit No. 3 Preliminary Plat (SUBD-745-2011; Expired); Desert Oasis No. 3 Preliminary Plat (SUB-14780-2016; September 12, 2016)
Conditional Use Permit	Yes		No		N/A
Pre-Development Meeting	Yes		No		N/A
Design Review Commission	Yes		No		N/A
Enforcement Actions	Yes		No		N/A
Avigation Easement Recorded	Yes	X	No		Fee No. 2013-28312

Land Division Status:	Legal lot of record				
Irrigation District:	Yuma Mesa Irrigation & Drainage District (YMIDD)				
Adjacent Irrigation Canals & Drains:	USBR A-2.6W Lateral				
Water Conversion Agreement Required	Yes		No	X	

II. ZONING CODE AND DISTRICT DEVELOPMENT STANDARDS

Standard	Subdivision						Conforms				
Lot Size	Minimum:	5,000 S.F.		Maximum:	12,083 S.F.		Yes	X	No		
Lot Depth	Minimum:	61.64 FT.		Maximum:	271.07 FT.		Yes	X	No		
Lot Width/Frontage	Minimum:	50 FT.		Maximum:	137.31 FT.		Yes	X	No		
Setbacks	Front:	20 FT.	Rear:	10 FT.	Side:	5 FT. one side & 9 FT. on the other side	Yes	X	No		
District Size	22.92	Acres						Yes	X	No	
Density	4.9	Dwelling units per acre						Yes	X	No	

III. SUBDIVISION CODE DEVELOPMENT STANDARDS

Requirements	Conforms					
General Principles	Yes	X	No		N/A	
Streets	Conforms					
Circulation	Yes	X	No		N/A	
Arterial Streets	Yes	X	No		N/A	
Existing Streets	Yes		No		N/A	X
Cul-de-sacs	Yes	X	No		N/A	
Half Streets	Yes		No		N/A	X
Stub Streets	Yes		No		N/A	X
Intersections	Yes		No		N/A	X
Easements	Yes	X	No		N/A	
Dimensional Standards	Yes	X	No		N/A	
Issues: None						
Blocks	Conforms					
Length	Yes	X	No		N/A	
Irregular Shape	Yes		No		N/A	X
Orientation to Arterials	Yes	X	No		N/A	
Business or Industrial	Yes		No		N/A	X
Issues: None						
Lots	Conforms					
Minimum Width	Yes	X	No		N/A	
Length and Width Ratio	Yes	X	No		N/A	
Fronting on Arterials	Yes		No		N/A	X
Double Frontage	Yes	X	No		N/A	
Side Lot Lines	Yes	X	No		N/A	
Corner Lots	Yes	X	No		N/A	
Building Sites	Yes	X	No		N/A	
Street Frontage	Yes	X	No		N/A	
Issues: Lots that are larger than 10,000 square feet shall not be permitted to a process a lot split. A note stating "no lot splits" will be required on the final plat.						

NOTIFICATION

o Legal Ad Published: The Sun (06/02/17)

o 300' Vicinity Mailing: (05/08/17)

o 34 Commenting/Reviewing Agencies noticed: (05/11/17)

o Hearing Date: (06/26/17)

o Comments due: (05/22/17)

<i>External List (Comments)</i>	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	Yes	05/11/17	X		
Yuma County Engineering	NR				
Yuma County Public Works	Yes	05/12/17	X		
Yuma County Water Users	Yes	05/15/17	X		
Yuma County Planning & Zoning	Yes	05/16/17	X		
Arizona Public Service	NR				
Time Warner Cable	NR				
Southwest Gas	NR				
Qwest Communications	NR				
Bureau of Land Management	NR				
YUHS District #70	NR				
Yuma Elem. School District #1	NR				
Crane School District #13	NR				
A.D.O.T.	Yes	05/15/17	X		
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	NR				
<i>City of Yuma Internal List (Conditions)</i>	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Rod Hamilton, Police	NR				
Ron Ramirez, Parks	Yes	05/16/17	X		
Damon Chango, Parks	NR				
Andrew McGarvie, Engineering	NR				
Kayla Holiman, Fire	Yes	05/12/17	X		
Randy Crist, Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	Yes	05/12/17	X		
Jay Simonton, Utilities	NR				
Joel Olea, Public Works	NR				
Joel Olea, Streets	NR				

<i>Neighborhood Meeting</i>	<i>Comments Available</i>
NONE REQUIRED	None Received
<i>Prop. 207 Waiver Given to Applicant on:</i>	<i>Delivery Method:</i>
June 26, 2017	In Person

PUBLIC COMMENTS RECEIVED: NONE RECEIVED