



**STAFF REPORT TO THE PLANNING AND ZONING COMMISSION**  
**DEPARTMENT OF COMMUNITY DEVELOPMENT**  
**COMMUNITY PLANNING DIVISION**  
**CASE TYPE – GENERAL PLAN AMENDMENT**

**Hearing Date:** July 10, 2017

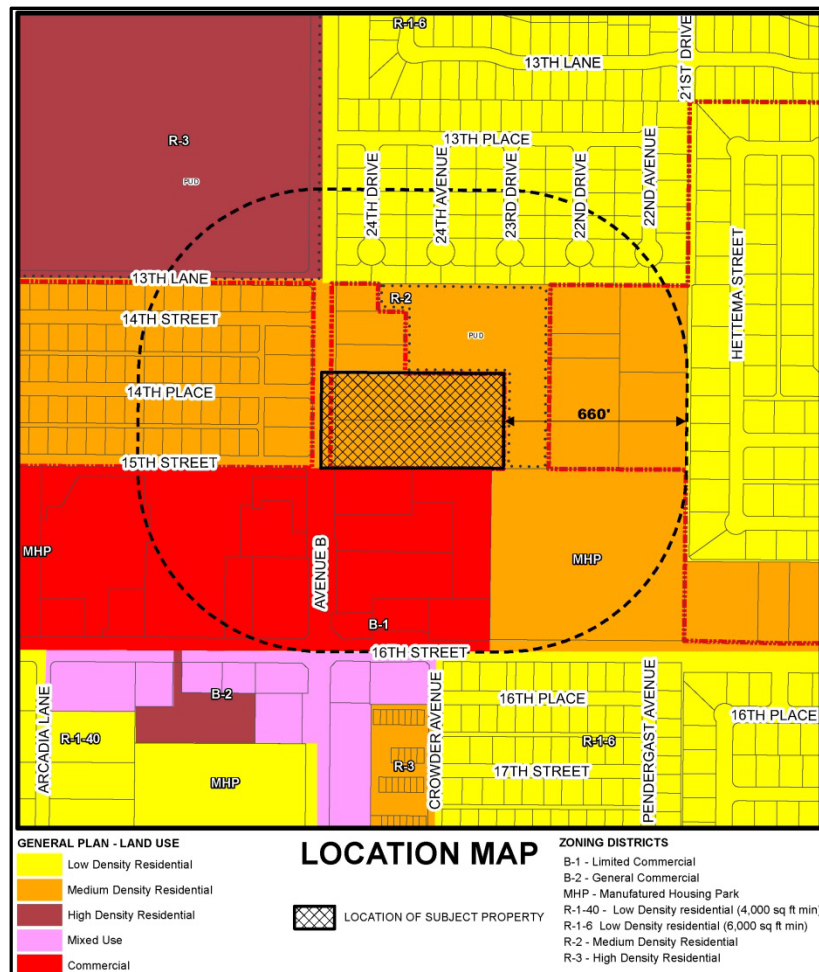
**Case Number:** GP-17082-2017

**Project Description/ Location:**

This is a General Plan Amendment request by Dahl, Robins and Associates on behalf of Ghiotto Family Properties LLC to change the land use designation from Medium Density Residential to High Density Residential for approximately 4.8 acres. The requested land use change is located at the northeast corner of 15<sup>th</sup> Street and Avenue B.

	Existing Zoning	Use(s) on-site	General Plan Designation
<b>Site</b>	County Limited Commercial (C-1) and Rural Area – 40 acre (RA-40)	Vacant	Medium Density Residential
<b>North</b>	City and County Medium Density Res. (R-2)	Auto Repair	Medium Density Residential
<b>South</b>	Limited Commercial (B-1)	Fast Food & Vacant	Commercial
<b>East</b>	Medium Density Res. (R-2/PUD)	Vacant	Medium Density
<b>West</b>	County Limited Commercial (C-1) and Rural Area – 40 acre (RA-40)	Retail Businesses	Medium Density Residential

**Location Map**



**Prior site actions:** None

**Public Comment June 26, 2017 Public Hearing:**

**Steve Shadle, 1400 S. Hettema Street, Yuma, AZ**, said he represented a number of property owners in the Hettema Place subdivision and was opposed to this proposal. He expressed his concern with traffic issues on Avenue B and 16<sup>th</sup> Street, the potential impact on farm animals in the area and the potential number of people and cars that could result from the request. He said this property was surrounded by subdivisions and suggested developing single family homes to enhance the value of this property. Shadle also noted a previous request for property to the east that was not supported by the neighbors.

**Staff Recommendation:** Staff recommends the Planning and Zoning Commission APPROVE the request to change the land use designation for 4.8 acres from Medium Density Residential to High Density Residential.

**Suggested Motion:** Move to APPROVE the request to change the land use designation for 4.8 acres from Medium Density Residential to High Density Residential located at the northeast corner of 15<sup>th</sup> Street and Avenue B.

**Staff Analysis:** This is a General Plan Amendment request by Dahl, Robins and Associates on behalf of Ghiotto Family Properties LLC to change the land use designation from Medium Density Residential to High Density Residential for approximately 4.8 acres. The requested land use change is located at the northeast corner of 15<sup>th</sup> Street and Avenue B.

The existing Medium Density Residential land use designation (5 to 12.9 dwelling units per acre) supports the following types of zoning: Medium Density Residential (R-2), Recreation Vehicle Subdivision (RVS), Manufactured Home Subdivision (MHS) and Manufactured Home Park (MHP).

The proposed High Density Residential land use designation (13 to 18 dwelling units per acre) supports the following types of zoning: High Density Residential District (R-3), Residence-Manufactured Housing District (R-MH), Recreational Vehicle Subdivision District (RVS) and Manufactured Housing Park District (MHP).

It is the applicant's intent with the amendment to allow for the development of an 80 to 85 unit apartment complex on the site. The current land use designation of Medium Density would allow for a maximum of 62 dwelling units to be developed in a multi-family project. The request to High Density Residential would allow up to 86 dwelling units in a multi-family project.

At the public hearing on June 26, 2017, public comments included discussion of a request for a zoning change on property to the east. That property is within the City and zoned Medium Density Residential (R-2) with a Planned Unit Development (PUD) overlay. The zoning action to add the Planned Unit Development (PUD) overlay to the existing R-2 zoning, O2007-03, was approved by the City Council on January 3, 2007.

The two subject parcels are located within a County island on the east side of Avenue B. The County island includes five parcels total and extends north to the old El Pappagallo restaurant.

**Density**

The current land use designation of Medium Density Residential has been in place since the City of Yuma/Yuma County Joint Land Use Plan was adopted in 1996. Prior to that, the land use designation in the City of Yuma General Plan was Low Density

Residential. The area is a mix of retail, office, low, medium and high density residential developments.

The properties are located on Avenue B in proximity to various commercial uses, including Negrete's Tires, Burger King, Yuma Printing and Plaza Del Rio shopping center. The La Jolla De Valle single family home subdivision is located across Avenue B and behind the commercial frontage, which is approximately 275 feet away. Approximately 350 feet north and northwest of the site is the Kachina Estates single family home subdivision and the Camelot Apartments, with 456 units. Southeast of the site is the Kenyon Mobile Home Park and approximately 660 feet to the east is the Hettema Place single family home subdivision.

#### Population

Information from the 2009-2013 American Community Survey provides data on population by housing unit type. The information results in an average household size for single-family homes of 3.4 persons per dwelling and 1.6 persons per multi-family dwelling (5 or more units in structure) in the City of Yuma. Comparing the densities allowed within the General Plan, the potential persons expected are:

- Medium Density Residential:
  - Minimum 24 homes – Expected population: 38
  - Maximum 62 homes – Expected population: 99
- High Density Residential:
  - Minimum 62 homes – Expected population: 99
  - Maximum 86 homes – Expected population: 138

The 2010 Census identified that 20% of the population within the City of Yuma was between 5 and 17 years of age. Therefore the expected age school population is estimated at:

- Medium Density Residential:
  - Minimum expected population: 38 – School Age: 8
  - Maximum expected population: 99 – School Age: 20
- High Density Residential:
  - Minimum expected population: 99 – School Age: 20
  - Maximum expected population: 138 – School Age: 28

#### Transportation

The property is located at the northeast corner of 15<sup>th</sup> Street and Avenue B.

According to the City of Yuma Transportation Master Plan Avenue B operates at a Level of Service (LOS) of C or above, meaning that there are stable conditions with movements somewhat restricted due to higher volumes but not objectionable to motorists. The Yuma Metropolitan Planning Organization identifies average annual daily traffic counts for 2015 as 14,947 vehicles on Avenue B at Claxton Street. Avenue B is currently a 5-lane roadway that serves as a major north-south transportation route. This facility is identified in the Transportation Master Plan as a Minor Arterial.

#### Housing

The Housing Element of the City of Yuma 2012 General Plan addresses the need to provide safe, decent, sanitary, and affordable housing for all residents. And specifically Objective 3.1 notes providing a variety of housing types:

**Objective 1.3:** Encourage a variety of housing types to meet all socioeconomic segments of the population, considering both full time and seasonal residents.

An Action Item of the Housing Element is to consider rezoning land for higher density residential development to promote additional rental and lower cost ownership options.

The General Plan amendment request is to provide a housing choice other than Low Density Residential single family homes, which is the predominant housing option in the City of Yuma.

**1. Does the proposed amendment impact any elements of the General Plan?**

No The elements of the General Plan will not be impacted by the proposed amendment.

**Transportation Element:**

**FACILITY PLANS**

Transportation Master Plan	Planned	Existing
Avenue B – Minor Arterial	50 Foot Half Width	50 Foot Half Width
Median Covenant	Yes	

**2. Does the proposed amendment impact any of the facility plans?**

No The change in land use will not significantly impact any of the facilities plans.

**3. Is the proposed amendment in conflict with Council's prior actions?**

No No prior Council actions have occurred for this site since the adoption of the City/County Joint Land Use Plan.

**Scheduled Public Hearings:**

- ☒ City of Yuma Planning and Zoning Commission: June 26, 2017  
☒ City of Yuma Planning and Zoning Commission: July 10, 2017  
☐ City of Yuma City Council: August 2, 2017

**Public Comments Received:**

See Attachment A

**Agency Comments:**

See Attachment B

**Neighborhood Meeting Comments:**

See Attachment D

**Final staff report delivered to applicant on:** June 28, 2015

- ☒ Applicant agreed with staff's recommendation: June 28, 2015  
☐ Applicant did not agree with staff's recommendation:  
☐ If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact.

**Attachments**

A	B	C	D	E
Public Comments	Agency Comments	Staff Worksheet	Neighborhood Meeting Comments	Aerial Photo

**Project Planner:**

Jennifer L. Albers, AICP Principal Planner [Jennifer.Albers@YumaAZ.gov](mailto:Jennifer.Albers@YumaAZ.gov)

**Approved By:**



**Date:**

6-28-17

Laurie L. Lineberry, AICP, Director of Department of Community Development

ATTACHMENT A  
PUBLIC COMMENTS

Department of Community Development  
Community Planning  
One City Plaza  
Yuma Az 85364

Jennifer Allers AICP  
Principal Planner

re: case # GP-17082-2017

I vote **NO**

Apartments and houses do **NOT** belong in the center of commercial acreage.

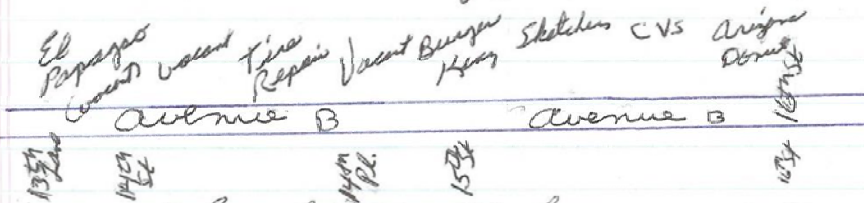
Zoning needs to be consistent in all areas of city and county.

High density housing will put about 100 extra vehicles into an already high traffic, high accident area - mostly during high traffic hours.

There has not been a traffic counter in the 15<sup>th</sup> St to 16<sup>th</sup> Street Ave B area. A traffic study needs to be done before hearings are completed.

In 2015 there was an average of 20,000 vehicles per day on Ave B, that was 2 years ago and not knowing the time of year the study was done I'm sure it would be much more now. The study was **NOT** done in the area in question.

Careful scrutiny of traffic should be taken.



I have lived in this home since 1983 and in Yuma since 1974. I have seen many many changes and am not against them.

I do have an open mind but am **VERY** **VERY** safety conscious.

Thank you  
Helen B. Hye

Jennifer Albers, AICP  
Department of Community Development  
Community Planning  
One City Plaza  
Yuma, Arizona 85364

Mark Tamayose  
1353 S 24<sup>th</sup> Ave  
Yuma, Arizona 85364  
(714) 576-6869

RE: Northeast Corner of 15<sup>th</sup> Street and Avenue B  
Case Number GP-17082-2017

Dear Jennifer Albers,


Thank you for the contact about the requested zone change on this property.

I do not support a zone change to High Density Residential land use. I support the current zoning for Medium Density Residential land use only. I do not wish to see a high density residential use in this area. This is similar to a recent proposed change of Medium to High Density use on the property adjacent to this property and behind the closed El Pappagallo Restaurant which was denied.

I feel a Medium Residential zoning usage is proper for this area. A High Density usage would place units right up against current single family housing and the current Manufactured Home Subdivision.

I am AGAINST the change to High Density Residential.

Sincerely,



Mark Tamayose  
June 7, 2017

Name:	Christina Herrera	Contact Information:	928-287-9942							
Method of Contact:	Phone	<input checked="" type="checkbox"/> X	FAX	<input type="checkbox"/>	Email	<input type="checkbox"/>	Letter	<input type="checkbox"/>	Other	<input type="checkbox"/>
Comment: Concerned about amount of traffic on Avenue B and the difficulty making northbound left turns in the area. – 5/31/17										
Name:	Michael and Brenda Tudor	Contact Information:	desertratt1@roadrunner.com							
Method of Contact:	Phone	<input type="checkbox"/>	FAX	<input type="checkbox"/>	Email	<input checked="" type="checkbox"/> X	Letter	<input type="checkbox"/>	Other	<input type="checkbox"/>
Comment: My wife and I would like to voice our concerns about the rezoning request for the northeast corner of 15th St. and Ave B. We live in Kachina Estates, and have for over 30 years. Our subdivision only has one access point for the entire subdivision, that being on Ave B, directly across from Camelot Apartments. It is getting increasingly difficult to exit our subdivision turning on to Ave B with the ever increasing traffic in the area along with vehicles entering and exiting Camelot Apartments directly across from our only entrance. We believe adding more apartments in the area (with added traffic) would make it extremely difficult, if not almost impossible to exit our subdivision. We believe there will be an increase in traffic accidents at the entrance to our subdivision. We STRONGLY oppose any rezoning to higher density. – 6/5/17										



Name:	Helen Hyc			Contact Information:	928-580-6735					
Method of Contact:	Phone	<input checked="" type="checkbox"/>	FAX	<input type="checkbox"/>	Email	<input type="checkbox"/>	Letter	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>
Comment: Concerned about traffic, turning movements and density. Also about the number of apartments in the area and future vacancy rates.										

To whomever this may concern,

Received 6/26/17

A recent event to the city meeting held at the City of Yuma Public Works Training room at 155 W. 14<sup>th</sup> St. in Yuma on Monday June 12, 2017 at 4:30 pm. I normally work till 6 pm so I had to reschedule patients to be able to attend this meeting. There was only 1 member of the committee present and since they needed 4 members to make a quorum they canceled the meeting and told us to come to the next meeting to be held on Monday June 26, 2017 at 4:30 pm at the City of Yuma Council Chambers.

Unfortunately I am going to be out of the country for this next meeting so I am writing my concerns about the proposed changes in zoning of the property across the street from my dental office on 1460 S. Avenue B in Yuma. The proposed changes to high density and to build an apartment complex with its accompanying increase in traffic due to the additional vehicles which accompany an increase of up to 18 dwelling units per acre. There is already significant traffic due to the shopping center and other businesses in the area. The Avenue B and 16<sup>th</sup> St intersection has a significant accident rate due to the congestion.

The other concern is that high density complex tend to bring in more people which may lead to an increase in crime rates due to more drug and alcohol usage, found more frequently in high density dwellings.

Although an increase in population would probably increase my business profitability due to the increase in possible patients seeing my office right across the street. I don't feel that this increase in my business profitability would outweigh the disadvantages that this complex would bring into the area.

Sincerely,



Dr. Steven K. Rubisch DDS, FAGD

Received 7/5/17

**SHADLE & WHITE, PLC**

STEPHEN P. SHADLE \*  
sshadle@shadlelaw.com  
TREVOR T. WHITE \*\*  
twhite@shadlelaw.com

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Telephone (928) 783-8321  
Facsimile (928) 782-2310

SCHNEIDER & ONOFRY, P.C.  
Of Counsel

\*Also Admitted in California and Iowa  
\*\*Also Admitted in Calif. & New Mexico

June 28, 2017

Jennifer Albers AICP  
Principal Planner  
City of Yuma  
One City Plaza  
Yuma, AZ 85364

Sent via: [Jennifer.Albers@YumaAZ.gov](mailto:Jennifer.Albers@YumaAZ.gov)

Re: Planning & Zoning Case GP-17082-2017

Dear Ms. Albers:

Thank you for following up on the notice of hearing concerning the above-referenced case.

As indicated at the first hearing, we have many concerns about the requested Plan Amendment and re-zoning of the Ghiotto property. Some of those concerns are as follows:

- 1) The property is in Yuma County. Even if the proposed changes are made, they would have no effect on the property unless it is annexed into the City. The proposed action will not be recognized as long as the property is in the County of Yuma. There is no guarantee that the annexation will be approved at a later time. We intend to also oppose the annexation if that is attempted at a later time. If the property is annexed to the City, then that would be the appropriate time to bring the matter to the City for review and changes. Why is the City spending all the taxpayer time and money on some Yuma County property that may or may not become City property?
- 2) The proposed action would exacerbate an already dangerous traffic mix on Avenue B. Left turns out of this property would be very dangerous, especially if several hundred residents came out each day.

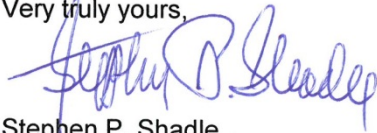


Jennifer Albers  
June 28, 2017  
Page 2

- 3) This is really a commercial area and all of the neighbors are commercial, not residential subdivisions.
- 4) Adjacent properties in Hettema Estates will be devalued if surrounded with large apartment complexes. Adjacent horse pastures and horses could end up being dangerous attractive nuisances for young children who would be exploring the neighborhood from their apartments.
- 5) The security of adjacent neighborhoods in the City and County may be compromised with hundreds of renters on the adjacent property.

Please bring these concerns to the Board for the next hearing on July 19, 2017.  
Thank you for your assistance.

Very truly yours,



Stephen P. Shadle

SPS:rpp

cc Dr. & Mrs. Peter Cheung  
Victor & Karen Smith

**ATTACHMENT B**  
**AGENCY COMMENTS**

DATE:	3/22/17	NAME:	Fernando Villegas	TITLE:	Senior Planner
AGENCY:	Yuma County			PHONE:	(928) 817-5181
<i>Enter comments below:</i>					
A Minor Amendment and Rezoning will be required if the subject properties have not been annexed by the City of Yuma.					

DATE:	3/22/17	NAME:	Omar Peñuñuri	TITLE:	Sr. Engineering Tech, Lands & ROW
AGENCY:	YCWUA			PHONE:	928-627-8824 Ext. 25
<i>Enter comments below:</i>					
A water conversion for S-1281-1 will need to be processed accordingly. I've attached a water conversion application.					

**ATTACHMENT C  
STAFF WORKSHEET**



**STAFF RESEARCH – GENERAL PLAN AMENDMENT**

**CASE #: GP-17082-2017  
CASE PLANNER: JENNIFER ALBERS**

**I. PROJECT DATA**

Project Location:		NEC 15 <sup>th</sup> Street and Avenue B													
Parcel Number(s):		664-29-095 and 664-29-096													
Parcel Size(s):		2.4 acres & 2.4 acres													
Total Acreage:		4.8													
Proposed Dwelling Units:		Maximum:		86		Minimum:		62							
Address:		1451 S. Avenue B													
Applicant:		Ghiotto Family Properties LLC													
Applicant's Agent:		Dahl, Robins and Associates													
Land Use Conformity Matrix:		Current Zoning District Conforms:				Yes		No		X					
Zoning Overlay:		Public		AO		Auto		B&B		Historic		None		X	
Airport		Noise Contours		65-70		70-75		75+		APZ1		APZ2		CLEAR ZONE	

	Existing Zoning	Current Use	General Plan Designation
<b>Site</b>	County Limited Commercial (C-1) and Rural Area – 40 acre (RA-40)	Vacant	Medium Density Residential
<b>North</b>	City and County Medium Density Res. (R-2)	Auto Repair	Medium Density Residential
<b>South</b>	Limited Commercial (B-1)	Fast Food and Vacant	Commercial
<b>East</b>	Medium Density Res. (R-2/PUD)	Vacant	Medium Density
<b>West</b>	County Limited Commercial (C-1) and Rural Area – 40 acre (RA-40)	Retail Businesses	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		ANEX-16663-2017
General Plan Amendment	Yes		No		N/A
Development Agreement	Yes		No		N/A
Rezone	Yes		No		N/A
Subdivision	Yes		No		N/A
Conditional Use Permit	Yes		No		N/A
Pre-Development Meeting	Yes	X	No		Date: 1/26/17
Enforcement Actions	Yes		No		N/A

Land Division Status:		Legal Lots of Record							
Irrigation District:		YCWUA							
Adjacent Irrigation Canals & Drains:		None							
Water Conversion: (5.83 ac ft/acre)		27.98 Acre Feet a Year							
Water Conversion Agreement Required		Yes		X		No			

## II. CITY OF YUMA GENERAL PLAN

### Land Use Element:

Land Use Designation:		Medium Density Residential										
Noise Contour:		None		Overlay/Specific Area:		N/A						
Issues:												
Historic District:	Brinley Avenue			Century Heights			Main Street			None	X	
Historic Buildings on Site:		Yes		No	X							

### Transportation Element:

#### FACILITY PLANS

Transportation Master Plan				Planned				Existing			
Avenue B – Minor Arterial				50 Foot Half Width				50 Foot Half Width			
Median Covenant				Yes							
Gateway Route			Scenic Route			Hazardous Cargo Route			Truck Route		X
Bicycle Facilities Master Plan				N/A							
YCAT Transit System				Green Route							
Issues:											

### Parks, Recreation and Open Space Element:

Parks and Recreation Facility Plan			
	Neighborhood Park:	Existing: Kiwanis Park	Future: Kiwanis Park
	Area Park	Existing: Yuma Valley Park	Future: Yuma Valley Park
	Linear Park:	Existing: East Main Canal Linear Park	Future: East Main Canal Linear Park
Issues:			

### Housing Element:

Special Need Household:	N/A									
Issues:										

### Redevelopment Element:

Planned Redevelopment Area:	N/A									
Adopted Redevelopment Plan:	North End:			Carver Park:			None:	X		
Conforms:	Yes		No							

### Conservation, Energy & Environmental Element:

Impact on Air or Water Resources	Yes		No	X	
Renewable Energy Source	Yes		No	X	
Issues:					

### Public Services Element:

<b>Population Impacts</b> Projected Population per Census 2010: 2.9 persons per unit Police Impact Standard: 1 officer for every 530 citizens; Water Consumption: 300 gallons per day per person; Wastewater generation: 100 gallons per day per person											<table><tr><td>Dwelling Units</td><td>Projected Population</td><td>Police Impact</td><td colspan="2">Water Consumption</td><td>Wastewater Generation</td></tr><tr><td>Maximum</td><td></td><td>Officers</td><td>GPD</td><td>AF</td><td>GPD</td></tr><tr><td>86</td><td>249</td><td>0.47</td><td>74,820</td><td>83.8</td><td>24,940</td></tr><tr><td>Minimum</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>62</td><td>180</td><td>0.34</td><td>53,940</td><td>60.4</td><td>17,980</td></tr></table>						Dwelling Units	Projected Population	Police Impact	Water Consumption		Wastewater Generation	Maximum		Officers	GPD	AF	GPD	86	249	0.47	74,820	83.8	24,940	Minimum						62	180	0.34	53,940	60.4	17,980
Dwelling Units	Projected Population	Police Impact	Water Consumption		Wastewater Generation																																									
Maximum		Officers	GPD	AF	GPD																																									
86	249	0.47	74,820	83.8	24,940																																									
Minimum																																														
62	180	0.34	53,940	60.4	17,980																																									
Fire Facilities Plan:		Existing: Fire Station No. 4					Future: Fire Station No. 4																																							
Water Facility Plan:		Source:	City	X	Private			Connection:		Avenue B 12" Line																																				
Sewer Facility Plan:		Treatment:		City	X	Septic			Private			Connection: Avenue B 8" Line																																		
Issues:																																														

### Safety Element:

Flood Plain Designation:	0.2 Percent Annual			Liquefaction Hazard Area:		Yes	X	No		
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		Chance Flood Hazard							
Issues:									
<b>Growth Area Element:</b>									
Growth Area:	Araby Rd & Interstate 8		Arizona Ave & 16 <sup>th</sup> St		Avenue B & 32 <sup>nd</sup> St.				
	North End	Pacific Ave & 8 <sup>th</sup> St	Estancia	None	X				
Issues:									

### **NOTIFICATION**

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>○ <b>Legal Ad Published: The Sun</b> 5/27/17</li> <li>○ <b>Display Ad Published:</b> 5/27/17</li> <li>○ <b>660' Vicinity Mailing:</b> 5/15/17</li> <li>○ <b>54 Commenting/Reviewing Agencies noticed:</b> 3/21/17</li> </ul> | <ul style="list-style-type: none"> <li>○ <b>Site Posted:</b> 4/4/17</li> <li>○ <b>Neighborhood Meeting:</b> 4/12/17</li> <li>○ <b>Hearing Dates:</b> 6/12/17 &amp; 06/26/17</li> <li>○ <b>Comments Due:</b> 5/22/17</li> </ul> |
|---|--|

<i><b>External List</b></i>	<i><b>Response Received</b></i>	<i><b>Date Received</b></i>	<i><b>"No Comment"</b></i>	<i><b>Written Comments</b></i>
Yuma Metropolitan Planning Organization (ARS)	NR			
Yuma County Engineering	NR			
Yuma County Flood Control District	NR			
Yuma County Planning & Zoning (ARS)	Yes	3/22/17		X
Yuma County Public Works	NR			
Yuma County Airport Authority	Yes	3/22/17	X	
Yuma County Chamber of Commerce	NR			
Greater Yuma Econ. Development Corp.	NR			
Yuma County School Superintendent	NR			
YUHS District #70 (ARS)	NR			
Yuma Elementary School District #1 (ARS)	NR			
Crane School District #13 (ARS)	NR			
City of San Luis (ARS)	NR			
City of Somerton (ARS)	NR			
Imperial County, California (ARS)	NR			
Qwest Communications (ARS)	NR			
Arizona Public Service (ARS)	NR			
Time Warner Cable (ARS)	NR			
Southwest Gas (ARS)	NR			
Arizona Department of Transportation	Yes	3/22/17	X	
Arizona Fish & Game Dept.	NR			
Arizona Department of Commerce (ARS)	NR			
Arizona State Attorney General (ARS)	NR			
Arizona Dept. of Water Resources (ARS)	NR			
Arizona State Land Department (ARS)	NR			
MCAS / C P & L Office (ARS)	NR			
USDA – NRCS	NR			
Bureau of Land Management (ARS)	NR			
US Border Patrol	NR			
US Postal Service	NR			
Quechan Tribal Office	NR			
Cocopah Indian Tribe	NR			
Yuma County Water Users' Association	Yes	3/22/17		X
Yuma Irrigation District	NR			
Yuma Mesa Irrigation Drainage District	Yes	3/21/17	X	



Unit B Irrigation District	NR			
Yuma County Association of Realtor's	NR			
Yuma County Contractor's Association	NR			
AZ Society of Military Engineers (ASME)	NR			
AZ Society of Civil Engineers (ASCE)	NR			
AZ Society of Professional Engineers (ASPE)	NR			
El Paso Natural Gas Co.	NR			
Western Area Power Administration	NR			

<b>City of Yuma Internal List</b>	<b>Response Received</b>	<b>Date Received</b>	<b>"No Comment"</b>	<b>Written Comments</b>
John Lekan, Police	NR			
Rod Hamilton, Police	NR			
Damon Chango, Parks and Rec – Admin	NR			
Ron Ramirez, Parks and Rec – Grounds	NR			
Josh Scott, Engineering	NR			
Jonathan Fell, Traffic Engineer	Yes	3/21/17	X	
Andrew McGarvie, Engineering	NR			
Kayla Holiman, Fire – Prevention	Yes	3/21/17	X	
Randal Crist, DCD – Building Safety	NR			
Jay Simonton, Utilities	NR			
Joel Olea, Public Works	NR			
NR=None Received	NR			

<b>Neighborhood Meeting</b>	<b>Comments Available</b>
APRIL 12 <sup>TH</sup>	See Staff Report Attachment
<b>Prop. 207 Waiver Given to Applicant on:</b>	<b>Delivered by:</b>
3/1/17	In Person

**ATTACHMENT D**  
**NEIGHBORHOOD MEETING COMMENTS**

**Date Held:** April 12, 2017

**Location:** 1401 S. Avenue B

**Attendees:** Helen Hyc, Garret McCormick, Bob Wiles, Kevin Dahl, Carolyn Malouf and Jennifer Albers

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

- Concerned about increase in traffic on already very busy roadway
- Concerned about turning movement conflicts so close to intersection of 16<sup>th</sup> Street
- Want to see project maintain character of the area with a mix of one and two story buildings
- Want to see a preliminary drawing of proposed project

ATTACHMENT E  
AERIAL PHOTO

