

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

Hearing Date March 13, 2017

Case Number: ZONE-16627-2017

Project Description: Amend Title 15, Chapter 154, Section 17 regarding sign regulations.

Staff recommendation: Staff recommends **APPROVAL** of the request to amend Title 15, Chapter 154, Section 17 regarding sign regulations.

Suggested Motion: Move to **APPROVE** the request to amend Title 15, Chapter 154, Section 17 regarding sign regulations.

Staff Analysis: In 2015, the United States Supreme Court ruled that communities cannot regulate messages based on content (Reed vs. Town of Gilbert). Regulating signage based upon content is said to be unconstitutional as it violates the First Amendment. The Town of Gilbert had defined the categories of temporary, political, and ideological signs on the basis of their message and then subjected each category to different restrictions. In response to the recent ruling, Staff will be processing a text amendment to the City of Yuma's Sign Code which is reflective of the recent Supreme Court decision.

1. Does the proposed amendment implement the goals, objectives and policies of the General Plan?

Yes The proposed amendment implements the goals, objectives and policies of the General Plan.

2. Does the proposed amendment fit the overall purpose and intent of the zoning ordinance?

Yes The amendment fits the overall purpose and intent of the zoning ordinance.

3. Will the proposed amendment change the range of uses identified in the zoning code? If so, how?

Yes The proposed amendment will update portions of the existing zoning ordinance to properly reflect the 2015 Supreme Court decision regarding signage.

4. Will the proposed text amendment change the development standards of the zoning or subdivision ordinances? If so, how?

Yes The amendment does change the current development standards identified in the Zoning Code in that it will eliminate restrictions to signage based upon the content of the sign.

5. What are the potential impacts of the proposed amendment?

There have been no negative impacts identified with the proposed text amendment. The proposed amendment would provide the community with sign regulations consistent with standards set forth by the Supreme Court.

6. Does the proposed amendment fit the overall purpose and intent of the subdivision ordinance?

N/A

7. Does the proposed amendment conform to prior City Council actions regarding this issue?

Yes

Public Comments Received: None Received

External Agency Comments: None Received

Neighborhood Meeting Comments: No Meeting Required

Proposed conditions delivered to applicant on: N/A

Final staff report delivered to applicant on: N/A

- ☒ No Conditions of Approval
☐ 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
Draft Text	Staff Research

Project Planner: Alyssa Linville, (928) 373-5000, Alyssa.Linville@YumaAz.gov
Senior Planner ext. 3037

Prepared By: 
Alyssa Linville, Senior Planner

Date: 03/03/17

Reviewed By:
Bob Blevins, Principal Planner

Date:

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

Date: 3-3-17

ATTACHMENT A
DRAFT TEXT

This is a request that the Yuma City Code, Title 15, Chapter 154, Section: 01.07 be amended to insert the underlined text:

(B) SIGN.

- (l) FLAG.** A device generally made of flexible material, usually cloth, paper or plastic, used as a symbol of a government, school, or religion, and not containing a commercial message. Flags shall not be considered a sign.

This is a request that the Yuma City Code, Title 15, Chapter 154, Section: 17.01 be amended to insert the underlined text:

(E) This sign code shall help further achieve the following Goals and Objectives of the General Plan:

- (1) Objective 3.2 of the Land Use Element: Achieve a high standard of physical appearance and maintenance of land and buildings:**
- (2) Goal 2.0 of the Transportation Element: Develop transportation corridors that are attractive and maintained to the highest standards.**
- (3) Objective 2.1 of the Transportation Element: Protect roadways designated as Gateway and Scenic/Historic routes from nearby incompatible land uses, visual clutter and traffic congestion.**
- (4) Objective 2.3 of the Transportation Element: Enhance roadways by reducing and minimizing visual clutter and obstructions.**

This is a request that the Yuma City Code, Title 15, Chapter 154, Section: 17.03 be amended to insert the underlined text and delete the strikethrough text:

Table No. 5 – Standards and Criteria for Permanent On-Site Signage						
Zoning District	Type of Sign/Installation	Max. Total Area of All Sign Face(s)	Max. Area of Any Sign Face	Max. Number of Signs	Maximum Height	
					Within Street Setback	Outside of Street Setback
AG	F-S and W-M	24 sq. ft.	12 sq. ft.	1 each of each sign type per street frontage	F-S: 6 ft. W-M: n/a	F-S: 12 ft. W-M: ⁽¹⁾
SR, RE, R-1, R-2, R-3, MH, R-MH	F-S and W-M	2 sq. ft. per dwelling unit	2 sq. ft.	1 per dwelling unit	F-S: 4 ft. W-M: n/a	F-S: 6 ft. ^(a) W-M: ^(*) ⁽¹⁾
		50 sq. ft. per development ^(a)	50 sq. ft. ^(a)	2 per entrance ^(a)		
		24 sq. ft. for each non-residential use	24 sq. ft.	1 of each sign per street frontage		
TR	F-S	24 sq. ft.	24 sq. ft.	1 per street frontage	4 ft.	8 ft.
	W-M and R-M	24 sq. ft. per	24 sq. ft.	1 per tenant	n/a	^(*) ⁽¹⁾

		building				
	U-C	2 sq. ft. per door entrance	2 sq. ft.	1 per door	n/a	(**) (2)
PSC, B-1, H-I	F-S	1 sq. ft. per 1 linear ft. of street frontage	300 sq. ft.	1 per street frontage	(d)(e) (c)(d)	
B-2, L-I, H-I	F-S	1 sq. ft. per 1 linear ft. of street frontage upon which the sign is located ^{(b)(e)} (a) (b)	300 sq. ft.	1 per street frontage	(d)(e) (c)(d)	
PSC, B-1, I-P, L-I, H-I	W-M and R-M	15% of primary building façade	300 sq. ft.	(f) (e)	n/a	(*) (1)
	U-C	4 sq. ft. per front entrance	4 sq. ft.	1 per street frontage	n/a	(*) (1)
Public Overlay	F-S and W-M	150 sq. ft.	F-S: 50 sq. ft. W-M: 100 sq. ft.	F-S: 1 per street frontage W-M: 1 per street frontage	4 ft.	19 ft. Minimum Street Yard Setback – 12'
R-3, MH, RVS	Development which adjoins an interstate highway or prime arterial, one additional freestanding on site sign shall be permitted outside of the minimum required street yard setback, with a maximum sign face area of one square foot per one linear foot of interstate or area frontage, up to a maximum of 300 square feet, and with a maximum 35 foot sign height.					

Table No. 5 – Legend:	
(*) (1)	A minimum distance below the top of the building's wall equal to 10% of the height of the wall, or a distance equal to 25% of the narrow dimension of the sign, whichever is less restrictive; signs on a pitched roof must be located a minimum distance below the roofline equal to 20% of the building's height.
(**) (2)	Maximum height not applicable; however, a minimum 7 ft. vertical clearance shall be required from walking grade to the bottom of the sign.
F-S	Freestanding sign
W-M	Wall-mounted sign
U-C	Under-canopy sign
n/a	Not applicable
sq. ft.	Square foot
Footnotes: Table No. 5 and Table No. 6	
(a)	For either an RV Park developed within the (MH) District, or a motel developed within the High Density Residential (R-3) District, which adjoins an interstate highway or prime arterial, one additional freestanding on-site sign shall be permitted outside of the minimum required street yard setback, with a maximum sign face area of one square foot per one linear foot of interstate or area frontage, up to a maximum of 300 square feet, and with a maximum 35 foot sign height.
(b) (a)	In the event that more than one sign is erected on a parcel with more than one street frontage as permitted herein, a minimum space shall be required between signs equal to one-half the length of the total street frontage. The spacing shall be measured along the street lines. In no event shall more than one permanent freestanding on-site sign be erected on any street frontage, except as provided herein.
(e) (b)	A freestanding, on-site sign structure may be erected at the corner of any lot or parcel under one of the following options: 1. One corner sign with a maximum sign face area equal to the sum of the two intersection street frontages, up to 300 square feet maximum, provided, however, that no other freestanding on-site

	<p>sign shall be erected along either of the two intersecting frontages; or,</p> <p>2. One corner sign with a maximum sign face area equal to either of the two intersecting frontages, up to 300 square feet maximum, provided, however, that no other freestanding on-site sign shall be erected along whichever frontage is used for calculation purposed.</p> <p>In the event that a lot or parcel has more than two street frontages, a freestanding, on-site sign may be erected on each resultant corner, provided that the total number of such signs shall not exceed the total number of street frontages, and in no event shall any street frontage be counted more than once for the purpose of calculating the maximum allowable sign face area. Corner signs shall also be subject to all other design standards and requirements of this chapter, such as height, setback, spacing between on-site signs on the same parcel, shared premises, and the like, as may be applicable.</p>
(d) <u>(c)</u>	<p>The support structure for any signage shall be set back a minimum of 12 feet from any street right-of-way line, except that for any sign not exceeding three feet maximum height, a minimum two-foot setback from the street right-of-way line shall be required. The minimum setback from the street right-of-way line to the leading edge of the sign face shall be determined by the vertical clearance of the sign face as specified in <u>Illustrative Example 2 - Graph No. 1 below</u>; provided, however, that no sign face shall be set back less than two feet from the street right-of-way line, and no vertical clearance shall be less than eight feet.</p>
(e) <u>(d)</u>	<p>The maximum allowable sign height shall be determined according to the sliding scale indicated in Table No. 7, which specifies a maximum 20 foot height for a 50 square foot sign face area, up to a maximum 35 foot height for a 300 square foot sign face area. Within this range, sign height may be increased by six-hundredths (.06) foot for each square foot of additional sign face area permitted by this chapter. The scale in Table No. 7 below is calculated according to the following formula:</p>
	<p>Sign Height = (X-50) x (.06) + 20, where X = the proposed sign face area</p>
(f) <u>(e)</u>	<p>The maximum total sign face area as specified for this category may be distributed among each building façade. or roof section.</p>

Temporary signage. Any temporary signage proposed for installation shall conform to the standards and criteria indicated in Table No. 6 and the footnotes ~~except that the number of signs displaying only a noncommercial message may exceed the maximum number of signs on any given lot or parcel.~~

~~(F) — Schools. All signs for schools, in any zoning district, shall comply with the following criteria:~~

- ~~1) — Maximum total sign face area of all signs = 150 square feet;~~
- ~~2) — Maximum sign face area per sign (freestanding) = 50 square feet;~~
- ~~3) — Maximum sign face area per sign (wall mounted) = 100 square feet;~~
- ~~4) — Maximum number of signs = one of each installation type per street frontage;~~
- ~~5) — Maximum height outside street yard setback = 19 feet;~~
- ~~6) — Maximum height inside street yard setback = four feet (subject to visibility and clearance requirements); and~~
- ~~7) — Minimum street yard setback = 12 feet.~~

This is a request that the Yuma City Code, Title 15, Chapter 154, Section: 17.06 be amended to insert the underlined text and delete the strikethrough text:

(A) *Prohibited signs.* The following signs shall be prohibited:

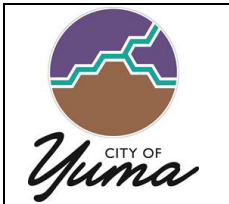
- (4) ~~Animated, flashing or indexing signs. This category shall not include signage whose only function is to display time, temperature or other message by such electronic means;~~
- (10) ~~Signs on public property, unless approved through a development agreement. Any signs allowed with an approved development agreement and located within the Aesthetic Overlay (AO) District or the Historic (H) District shall also be required to be reviewed and approved by the Design and Historic Review Commission (DHRC) prior to installation otherwise allowed by law.~~

(C) *Signage for which no permits are required.* Permits shall not be required for any of the following sign installations, provided, however, that such installations shall meet all other requirements of this chapter as may be applicable;

~~(5) Off-site open house real estate signs, subject to the following criteria:~~

- ~~(a) Off-site open house signs may be used on a temporary basis for the purpose of directing traffic to a home for sale;~~
- ~~(b) The signs shall not be placed in any public right of way;~~
- ~~(c) The signs shall not exceed an area of four square feet;~~
- ~~(d) The signs shall be used only when sales personnel are at the home being advertised for sale and removed when sales personnel leave the home;~~
- ~~(e) A maximum of three signs for each home or group of homes in the subdivision shall be allowed; and~~
- ~~(f) Sign shall not be erected without the consent of the property owners on whose property the signs are erected.~~

ATTACHMENT B
STAFF RESEARCH



STAFF RESEARCH – TEXT AMENDMENT

CASE #: ZONE-16627-2017
CASE PLANNER: ALYSSA LINVILLE

I. PROJECT DATA

Project Location:	City Wide
Applicant:	N/A
Applicant's Agent:	City of Yuma
Prior Cases or Related Actions:	None

Type	Conforms				Cases, Actions or Agreements
Pre-Annexation Agreement	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
Annexation	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
General Plan Amendment	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
Development Agreement	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
Rezone	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
Subdivision	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
Conditional Use Permit	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
Pre-Development Meeting	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Date: N/A
Enforcement Actions	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A

PROPOSED TEXT CHANGE

City Wide?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Zoning District:	N/A			
Zoning Overlay:	Public	<input type="checkbox"/>	AO	<input type="checkbox"/>
	Auto	<input type="checkbox"/>	B&B	<input type="checkbox"/>
	Historic	<input type="checkbox"/>	None	<input checked="" type="checkbox"/>
Airport	Noise Contours	65-70	70-75	75+
			APZ1	APZ2
				CLEAR ZONE
Other:	Update Sign Regulations			

II. TEXT AMENDMENT

Staff Analysis: In 2015, the United States Supreme Court ruled that communities cannot regulate messages based on content (Reed vs. Town of Gilbert). Regulating signage based upon content is said to be unconstitutional as it violates the First Amendment. The Town of Gilbert had defined the categories of temporary, political, and ideological signs on the basis of their message and then subjected each category to different restrictions. In response to the recent ruling, Staff will be processing a text amendment to the City of Yuma's Sign Code which is reflective of the recent Supreme Court decision. The proposed text amendment to the Zoning Code is provided below.

This is a request that the Yuma City Code, Title 15, Chapter 154, Section: 01.07 be amended to insert the underlined text:

(B) ***SIGN.***

- (I) ***FLAG.*** A device generally made of flexible material, usually cloth, paper or plastic, used as a symbol of a government, school, or religion, and not containing a commercial message. Flags shall not be considered a sign.

This is a request that the Yuma City Code, Title 15, Chapter 154, Section: 17.01 be amended to insert the underlined text:

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- (1) Objective 3.2 of the Land Use Element: Achieve a high standard of physical appearance and maintenance of land and buildings;
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- (3) Objective 2.1 of the Transportation Element: Protect roadways designated as Gateway and Scenic/Historic routes from nearby incompatible land uses, visual clutter and traffic congestion.
- (4) Objective 2.3 of the Transportation Element: Enhance roadways by reducing and minimizing visual clutter and obstructions.

This is a request that the Yuma City Code, Title 15, Chapter 154, Section: 17.03 be amended to insert the underlined text and delete the strikethrough text:

Table No. 5 – Standards and Criteria for Permanent On-Site Signage

Zoning District	Type of Sign/Installation	Max. Total Area of All Sign Face(s)	Max. Area of Any Sign Face	Max. Number of Signs	Maximum Height	
					Within Street Setback	Outside of Street Setback
AG	F-S and W-M	24 sq. ft.	12 sq. ft.	1 each of each sign type per street frontage	F-S: 6 ft. W-M: n/a	F-S: 12 ft. W-M: ⁽¹⁾
SR, RE, R-1, R-2, R-3, MH, R-MH	F-S and W-M	2 sq. ft. per dwelling unit	2 sq. ft.	1 per dwelling unit	F-S: 4 ft. W-M: n/a	F-S: 6 ft. ^(a) W-M: ^(*) ⁽¹⁾
		50 sq. ft. per development ^(a)	50 sq. ft. ^(a)	2 per entrance ^(a)		
		24 sq. ft. for each non-residential use	24 sq. ft.	1 of each sign per street frontage		
TR	F-S	24 sq. ft.	24 sq. ft.	1 per street frontage	4 ft.	8 ft.
	W-M and R-M	24 sq. ft. per building	24 sq. ft.	1 per tenant	n/a	^(*) ⁽¹⁾
	U-C	2 sq. ft. per door entrance	2 sq. ft.	1 per door	n/a	^(**) ⁽²⁾
PSC, B-1, H-I	F-S	1 sq. ft. per 1 linear ft. of street frontage	300 sq. ft.	1 per street frontage	(d) ^(e) (c) ^(d)	
B-2, L-I, H-I	F-S	1 sq. ft. per 1 linear ft. of street frontage upon which the sign is located ^(b) (e) ^(a) ^(b)	300 sq. ft.	1 per street frontage	(d) ^(e) (c) ^(d)	
PSC, B-1,	W-M and R-M	15% of primary building façade	300 sq. ft.	^(f) ^(e)	n/a	^(*) ⁽¹⁾

I-P, L-I, H-I	U-C	4 sq. ft. per front entrance	4 sq. ft.	1 per street frontage	n/a	(*) (1)
Public Overlay	F-S and W-M	150 sq. ft.	F-S: 50 sq. ft. W-M: 100 sq. ft.	F-S: 1 per street frontage W-M: 1 per street frontage	4 ft.	19 ft.
					Minimum Street Yard Setback – 12'	

Table No. 5 – Legend:

(*) (1) A minimum distance below the top of the building's wall equal to 10% of the height of the wall, or a distance equal to 25% of the narrow dimension of the sign, whichever is less restrictive; signs on a pitched roof must be located a minimum distance below the roofline equal to 20% of the building's height.

(**) (2) Maximum height not applicable; however, a minimum 7 ft. vertical clearance shall be required from walking grade to the bottom of the sign.

F-S Freestanding sign

W-M Wall-mounted sign

U-C Under-canopy sign

n/a Not applicable

sq. ft. Square foot

Footnotes: Table No. 5 and Table No. 6

(a) ~~For either an RV Park developed within the (MH) District, or a motel developed within the High Density Residential (R-3) District, which adjoins an interstate highway or prime arterial, one additional freestanding on-site sign shall be permitted outside of the minimum required street yard setback, with a maximum sign face area of one square foot per one linear foot of interstate or area frontage, up to a maximum of 300 square feet, and with a maximum 35 foot sign height.~~

(b) (a) In the event that more than one sign is erected on a parcel with more than one street frontage as permitted herein, a minimum space shall be required between signs equal to one-half the length of the total street frontage. The spacing shall be measured along the street lines. In no event shall more than one permanent freestanding on-site sign be erected on any street frontage, except as provided herein.

(e) (b) A freestanding, on-site sign structure may be erected at the corner of any lot or parcel under one of the following options:

1. One corner sign with a maximum sign face area equal to the sum of the two intersection street frontages, up to 300 square feet maximum, provided, however, that no other freestanding on-site sign shall be erected along either of the two intersecting frontages; or,
2. One corner sign with a maximum sign face area equal to either of the two intersecting frontages, up to 300 square feet maximum, provided, however, that no other freestanding on-site sign shall be erected along whichever frontage is used for calculation purposed.

In the event that a lot or parcel has more than two street frontages, a freestanding, on-site sign may be erected on each resultant corner, provided that the total number of such signs shall not exceed the total number of street frontages, and in no event shall any street frontage be counted more than once for the purpose of calculating the maximum allowable sign face area. Corner signs shall also be subject to all other design standards and requirements of this chapter, such as height, setback, spacing between on-site signs on the same parcel, shared premises, and the like, as may be applicable.

(d) (c)	The support structure for any signage shall be set back a minimum of 12 feet from any street right-of-way line, except that for any sign not exceeding three feet maximum height, a minimum two-foot setback from the street right-of-way line shall be required. The minimum setback from the street right-of-way line to the leading edge of the sign face shall be determined by the vertical clearance of the sign face as specified in <u>Illustrative Example 2</u> - Graph No. 1 below ; provided, however, that no sign face shall be set back less than two feet from the street right-of-way line, and no vertical clearance shall be less than eight feet.
(e) (d)	The maximum allowable sign height shall be determined according to the sliding scale indicated in Table No. 7, which specifies a maximum 20 foot height for a 50 square foot sign face area, up to a maximum 35 foot height for a 300 square foot sign face area. Within this range, sign height may be increased by six-hundredths (.06) foot for each square foot of additional sign face area permitted by this chapter. The scale in Table No. 7 below is calculated according to the following formula:
Sign Height = (X-50) x (.06) + 20, where X = the proposed sign face area	
(f) (e)	The maximum total sign face area as specified for this category may be distributed among each building façade. or roof section.

(D) *Temporary signage.* Any temporary signage proposed for installation shall conform to the standards and criteria indicated in Table No. 6 and the footnotes ~~except that the number of signs displaying only a noncommercial message may exceed the maximum number of signs on any given lot or parcel.~~

~~(F) *Schools.* All signs for schools, in any zoning district, shall comply with the following criteria:~~

- ~~1) Maximum total sign face area of all signs = 150 square feet;~~
- ~~2) Maximum sign face area per sign (freestanding) = 50 square feet;~~
- ~~3) Maximum sign face area per sign (wall mounted) = 100 square feet;~~
- ~~4) Maximum number of signs = one of each installation type per street frontage;~~
- ~~5) Maximum height outside street yard setback = 19 feet;~~
- ~~6) Maximum height inside street yard setback = four feet (subject to visibility and clearance requirements); and~~
- ~~7) Minimum street yard setback = 12 feet.~~

This is a request that the Yuma City Code, Title 15, Chapter 154, Section: 17.06 be amended to insert the underlined text and delete the strikethrough text:

(A) *Prohibited signs.* The following signs shall be prohibited:

- (4) Animated, flashing or indexing signs. ~~This category shall not include signage whose only function is to display time, temperature or other message by such electronic means;~~
- (10) Signs on public property, unless approved through a development agreement. ~~Any signs allowed with an approved development agreement and located within the Aesthetic Overlay (AO) District or the Historic (H) District shall also be required to be reviewed and approved by~~

~~the Design and Historic Review Commission (DHRC) prior to installation otherwise allowed by law.~~

(B) *Exempt signage.* The following types of sign installations shall be exempt from the requirements of this chapter:

~~(1) — Flags;~~

(C) *Signage for which no permits are required.* Permits shall not be required for any of the following sign installations, provided, however, that such installations shall meet all other requirements of this chapter as may be applicable;

~~(5) — Off site open house real estate signs, subject to the following criteria:~~

~~(a) — Off site open house signs may be used on a temporary basis for the purpose of directing traffic to a home for sale;~~

~~(b) — The signs shall not be placed in any public right of way;~~

~~(c) — The signs shall not exceed an area of four square feet;~~

~~(d) — The signs shall be used only when sales personnel are at the home being advertised for sale and removed when sales personnel leave the home;~~

~~(e) — A maximum of three signs for each home or group of homes in the subdivision shall be allowed; and~~

~~(f) — Sign shall not be erected without the consent of the property owners on whose property the signs are erected.~~

1) Will the proposed amendment change the range of uses identified in the zoning code? If so, how?

No. The proposed amendment will not change the range of uses as currently identified in the zoning code.

2) Will the proposed text amendment change the development standards of the zoning or subdivision ordinances? If so, how?

No. The amendment does not change the development standards identified in the Zoning Code.

3) What are the potential impacts of the proposed amendment?

The amendment is merely being proposed in order to ensure the consistent treatment of all signage regardless of the type of sign it may be; such as political, educational and/or real estate signage.

NOTIFICATION

- **Legal Ad Published:** The Sun (02/17/17)
- **34 Commenting/Reviewing Agencies noticed:** (01/26/17)
- **Comments due:** (02/06/17)
- **Hearing Date:** (03/13/17)

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	Yes	01/27/17	X		
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users	Yes	01/30/17	X		
Yuma County Planning & Zoning	NR				
Arizona Public Service	NR				
Time Warner Cable	NR				
Southwest Gas	NR				
Qwest Communications	NR				
Bureau of Land Management	NR				
YUHS District #70	NR				
Yuma Elem. School District #1	NR				
Crane School District #13	NR				
A.D.O.T.	Yes	01/26/17	X		
Yuma Irrigation District	Yes	01/27/17	X		
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				
City of Yuma Internal List (Conditions)	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Rod Hamilton, Police	NR				
Ron Ramirez, Parks	NR				
Damon Chango, Parks	NR				
Andrew McGarvie, Engineering	NR				
Kayla Holiman, Fire	Yes	01/30/17	X		
Randy Crist, Building Safety	NR				
Jim Hamersley, ITS	NR				
Josh Scott, Engineering	NR				
Jonathan Fell, Traffic Engineering	Yes	01/27/17	X		
MCAS / C P & L Office	Yes	02/02/17	X		
Jay Simonton, Utilities	NR				
Joel Olea, Public Works	NR				
Joel Olea, Streets	NR				

Neighborhood Meeting	Comments Available
NONE REQUIRED	N/A

PUBLIC COMMENTS RECEIVED: NONE RECEIVED