

STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING DIVISION
CASE TYPE – PRELIMINARY SUBDIVISION
CASE PLANNER: AMELIA GRIFFIN

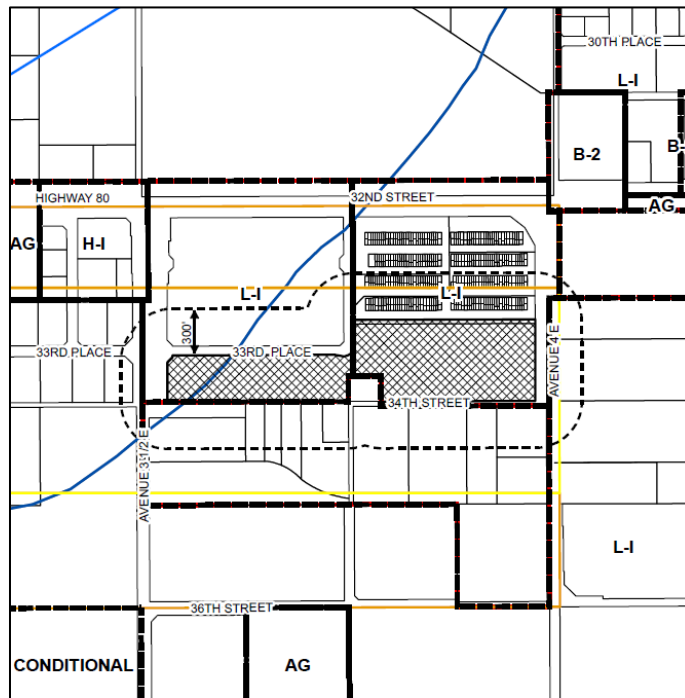
Hearing Date: September 12, 2022

Case Number: SUBD-40303-2022

Project Description/Location: This is a request by Premier Storage Condominiums of Yuma Unit 2, LLC, for approval of the preliminary plat for the Premier Storage Condominiums of Yuma Unit 2 Subdivision, Phases IX thru XIV. This 13.65 acre commercial condominium subdivision is proposed to create 363 storage condominiums in six new buildings. The property is located at the southeast corner of Avenue 3 ¾ E and 32nd Street, Yuma, AZ.

	Existing Zoning	Existing Land Use	Designated Land Use
Site	Light Industrial/Airport Overlay (L-I/AD) District	Agriculture	Industrial
North	Light Industrial/Airport Overlay (L-I/AD) District	Premier Storage Condominiums of Yuma Unit 2	Industrial
South	Yuma County; Light Industrial	Industrial Shops	Industrial
East	Light Industrial/Airport Overlay (L-I/AD) District	Arizona Market Place	Industrial
West	Light Industrial/Airport Overlay (L-I/AD) District	Green Gate Fresh / Industrial Shops	Industrial

Location Map



Prior site actions: Pre-Annexation Agreement: R2010-56 (11-09-2010); Annexation: A2011-02 (08-05-2011); Rezone: Z2011-004 (12/21/2011); Subdivision: Prior to annexation: Premier Storage #2. Tentative Plat: 2007; Final Plat: 2011 (expired in 2014). After annexation: SUBD-16104-2016 Prelim. Plat; SUBD-18331-2017 Final Plat (Phase VI); SUBD-22521-2018 Final Plat (Phase III); SUBD-27156-2019 Final Plat (Phase IV & Phase VIII); SUBD-36119-2022 Final Plat (VII & VIII)

Staff Recommendation: Staff recommends **APPROVAL** of the preliminary plat for the Premier Storage Condominiums of Yuma Unit 2 Subdivision, Phases IX thru XIV, subject to the conditions outlined in Attachment A.

Suggested Motion: Move to **APPROVE** Preliminary Plat SUBD-40303-2022 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 preliminary plat, the Planning and Zoning Commission is authorizing the design of the Premier Storage Condominiums of Yuma Unit 2, Phases IX thru XIV, which includes 363 storage condominiums, subject to the conditions outlined in Attachment A, and affirmatively finds that the request is in conformance with the City of Yuma Subdivision Code and General Plan and is compatible with surrounding land uses.

Staff Analysis: The subject property, located at the southeast corner of Avenue 3¾E is approximately 13.65 acres in size and is bordered on the north by the existing Premier Storage Condominiums of Yuma Unit 2 Phases VII and VIII. The subject property is proposed to be developed as the Premier Storage Condominiums of Yuma Unit 2 expansion.

The project consists of developing phases IX through XIV of the Premier Storage Condominiums of Yuma 2 (buildings 9, 10, 11, 12, 13, 14). Phases IX, X, XI, and XIV consist of 62 storage units each, Phase XII consist of 61 units and restrooms, and Phase XIII consists of 54 units. Currently, the subject property is used as farmland.

The subdivision of this property into 363 storage units and a common area is treated much the same as a residential subdivision: having the same public notice, hearing requirements, and regulatory process. The units will have a legal description and are divided and recognized by the Assessor's Office for tax purposes; each unit can be bought and sold by deed; and the individual unit owners belong to an association with an interest in the common area.

The subject property is located within the 70-75dB noise zone of the military runway. This zoning overlay limits the type of uses, and requires sound attenuation of portions of buildings where the public is received, office areas, and other noise sensitive areas. The Marine Corps Air Station Yuma (MCAS) did not object to this use at this location as long as there is no on-site caretaker's residence.

1. Does the subdivision comply with the zoning code and the zoning district development standards?

Standard	Subdivision				Conforms				
Lot Size	Minimum:	350 SF	Maximum:	1,166 SF	Yes	X	No		
Lot Depth	Minimum:	25	Maximum:	53	Yes	X	No		
Lot Width/Frontage	Minimum:	14	Maximum:	22	Yes	X	No		
Setbacks	Front:	81 FT	Rear:	50 FT	Side:	168 FT	Yes	X	No
District Size	13.65	Acres			Yes	X	No		
Density	N/A	Dwelling units per acre			Yes	X	No		
Issues: None									

2. Does the subdivision comply with the subdivision code requirements?

Requirements	Conforms					
General Principles	Yes	X	No		N/A	
Streets	Conforms					
Circulation	Yes	X	No		N/A	
Arterial Streets	Yes		No	X	N/A	
Existing Streets	Yes	X	No		N/A	
Cul-de-sacs	Yes		No		N/A	X
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		No		N/A	X
Irregular Shape	Yes		No		N/A	X
Orientation to Arterials	Yes		No		N/A	X
Business or Industrial	Yes		No		N/A	X
Issues: None						
Lots	Conforms					
Minimum Width	Yes	X	No		N/A	
Length and Width Ratio	Yes		No		N/A	X
Fronting on Arterials	Yes		No		N/A	X
Double Frontage	Yes		No		N/A	X
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:						

3. Does the subdivision comply with the elements, plans and policies of the General Plan?

Land Use Element:										
Land Use Designation:				Industrial						
Issues:				None						
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	Gateway	Scenic	Hazard	Truck			
Avenue 3 ¾ E – Local Street		29 FT H/W	29 FT H/W							
Avenue 4E – Collector Street		40 FT H/W	33 FT H/W							
Bicycle Facilities Master Plan		32 nd Street – Proposed Bike Path								
YCAT Transit System		32 nd Street – Orange Route								
Issues:		None								
Parks, Recreation and Open Space Element:										
Parks and Recreation Facility Plan				N/A: Industrial Area (Commercial Storage Condo Units)						
Neighborhood Park:		N/A								
Community Park:		N/A								
Linear Park:		N/A								
Issues:		None								
Housing Element:										
Special Need Household:		N/A								
Issues:		N/A								
Redevelopment Element:										
Planned Redevelopment Area:		None								
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:		None – Drive aisles will be paved.								
Public Services Element:										
Population Impacts Population projection per 2016-2020 American Community Survey Police Impact Standard: 1 officer for every 530 citizens; 2020 Conservation Plan Water demand: 207 gallons/day/person; Wastewater generation: 70 gallons per day per person		<i>Non-residential</i>		Population	Impact	Consumption		Generation		
		Proposed	Per Unit		Officers	GPD	AF	GPD		
		0	0	0	0.00	0	0.0	0		
Fire Facilities Plan:		MCAS; Future Fire Station No. 8								
Water Facility Plan:		Source:	City	X	Private		Connection		6" PVC on Avenue 3 ¾ E	
Sewer Facility Plan:		Treatment:	City		Septic	X	Private			
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 th St		Avenue B & 32 nd St.				
		North End	Pacific Ave & 8 th St		Estancia		None		X	
Issues:		None								

Public Comments Received: None Received.

External Agency Comments: None Received.

Neighborhood Meeting Comments: No Meeting Required.

Proposed conditions delivered to applicant on: August 24, 2022

Final staff report delivered to applicant on: August 31, 2022

Applicant agreed with all of the conditions of approval on: August 24, 2022

Attachments

A	B	C	D	E	F
Preliminary Plat Conditions of Approval	Preliminary Plat Map	Agency Notifications	Neighbor Notification List	Neighbor Postcard	Aerial Photo

Prepared By: *Amelia Griffin*

Date: August 30, 2022

Amelia Griffin
Senior Planner

Amelia.Griffin@yumaaz.gov (928)373-5000, x3034

Approved By: *Alyssa Linville*

Date: September 1, 2022

Alyssa Linville,
Assistant Director Community Planning

**ATTACHMENT A
PRELIMINARY 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.

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

1. The conditions 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.
3. The Owner shall submit to the City of Yuma, for recordation, a signed and notarized Avigation Easement on the property acknowledging potential noise and overflight of aircraft from both daily and special operations of the Marine Corps Air Station and the Yuma International Airport.

City Attorney Comments: (928) 373-5058:

4. 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.
5. 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.
6. 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.

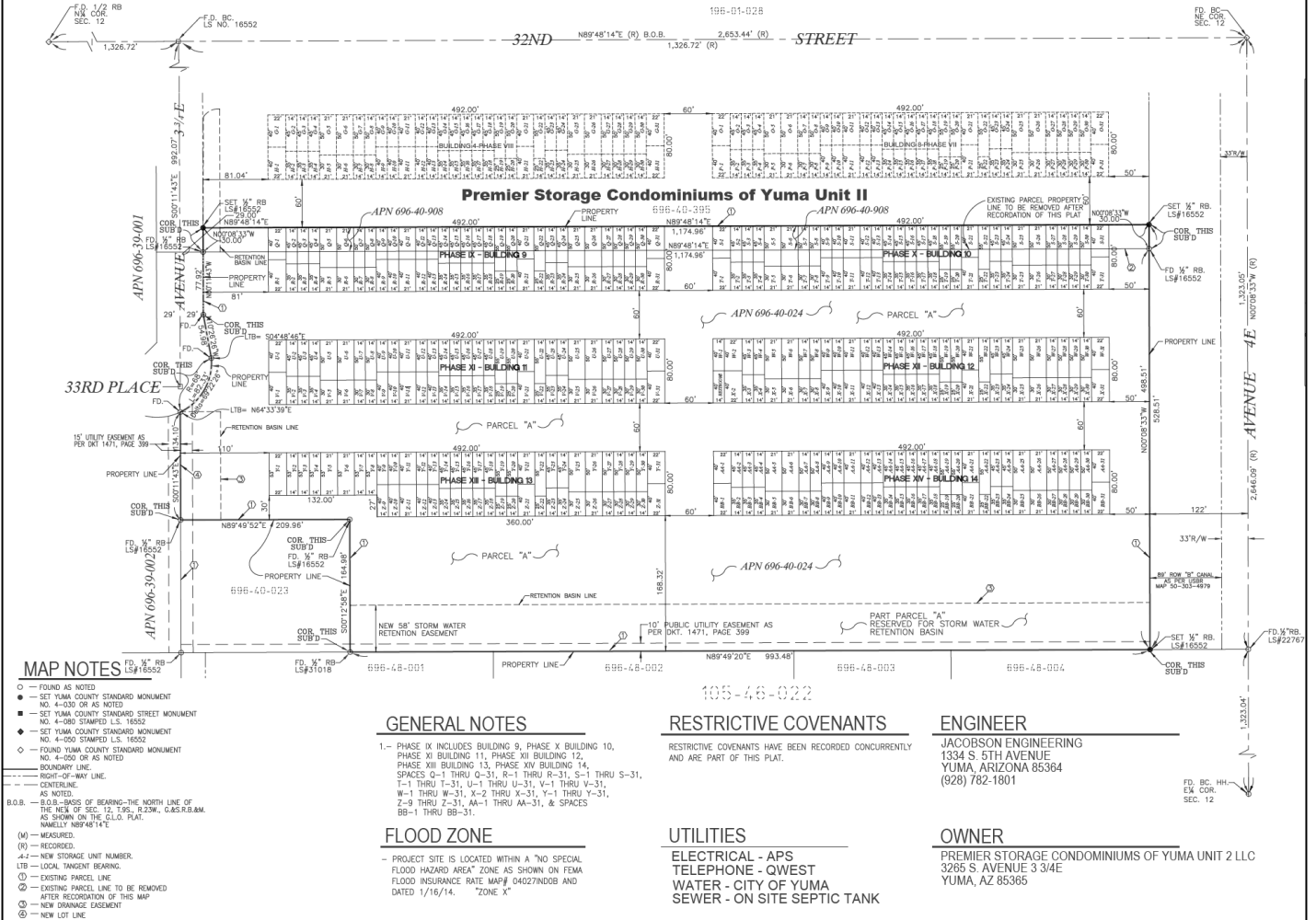
Community Planning Conditions: Amelia Griffin, Senior Planner, (928) 373-5000 ext. 3034

7. The Owner shall submit a final plat within three (3) year of Preliminary Plat approval. Should a Final Plat not be submitted within three (3) 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 Pre-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 B
PRELIMINARY PLAT MAP**

PREMIER STORAGE CONDOMINIUMS OF YUMA UNIT II L.L.C.
 PHASES IX (BUILDING 9), X (BUILDING 10), XI (BUILDING 11), XII (BUILDING 12),
 XIII (BUILDING 13) & XIV (BUILDING 14)
 A SUBDIVISION OF THE AIR SPACE OF A PORTION OF THE NE 1/4 OF SECTION 12,
 T.9S., R.23W., G.&S.R.B.&M., YUMA COUNTY, ARIZONA.
 (APN 696-40-024 & APN 696-40-908)



MAP NOTES

- FOUND AS NOTED
- SET YUMA COUNTY STANDARD MONUMENT NO. 4-030 OR AS NOTED
- SET YUMA COUNTY STANDARD STREET MONUMENT NO. 4-000 STAMPED U.S. 16552
- ◆ SET YUMA COUNTY STANDARD MONUMENT NO. 4-000 STAMPED U.S. 16502
- ◇ FOUND YUMA COUNTY STANDARD MONUMENT NO. 4-050 OR AS NOTED
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- AS NOTED.
- B.O.B. - B.O.B. - BASIS OF BEARING - THE NORTH LINE OF THE NE 1/4 OF SEC. 12, T.9S., R.23W., G.&S.R.B.&M. AS SHOWN ON THE C.L.O. PLAT, NAMEDLY N95°48'14"E.
- (M) - MEASURED.
- (R) - RECORDED.
- 4-1 - NEW STORAGE UNIT NUMBER.
- LTB - LOCAL TANGENT BEARING.
- ① - EXISTING PARCEL LINE
- ② - EXISTING PARCEL LINE TO BE REMOVED AFTER RECORDED OF THIS MAP
- ③ - NEW DRAINAGE EASEMENT
- ④ - NEW LOT LINE

GENERAL NOTES

1- PHASE IX INCLUDES BUILDING 9, PHASE X BUILDING 10, PHASE XI BUILDING 11, PHASE XII BUILDING 12, PHASE XIII BUILDING 13, PHASE XIV BUILDING 14, SPACES Q-1 THRU Q-31, R-1 THRU R-31, S-1 THRU S-31, T-1 THRU T-31, U-1 THRU U-31, V-1 THRU V-31, W-1 THRU W-31, X-2 THRU X-31, Y-1 THRU Y-31, Z-9 THRU Z-31, AA-1 THRU AA-31, & SPACES BB-1 THRU BB-31.

FLOOD ZONE

- PROJECT SITE IS LOCATED WITHIN A "NO SPECIAL FLOOD HAZARD AREA" ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP# 04027ND08B AND DATED 1/16/14. "ZONE X"

RESTRICTIVE COVENANTS

RESTRICTIVE COVENANTS HAVE BEEN RECORDED CONCURRENTLY AND ARE PART OF THIS PLAT.

UTILITIES

ELECTRICAL - APS
 TELEPHONE - QWEST
 WATER - CITY OF YUMA
 SEWER - ON SITE SEPTIC TANK

ENGINEER

JACOBSON ENGINEERING
 1334 S. 5TH AVENUE
 YUMA, ARIZONA 85364
 (928) 782-1801

OWNER

PREMIER STORAGE CONDOMINIUMS OF YUMA UNIT II LLC
 3265 S. AVENUE 3 3/4E
 YUMA, AZ 85365

**ATTACHMENT C
AGENCY NOTIFICATIONS**

- **Legal Ad Published: The Sun** (08/19/22)
- **300' Vicinity Mailing:** (07/25/2022)
- **34 Commenting/Reviewing Agencies noticed:** (07/28/22)
- **Site Posted on:** (09/05/22)
- **Neighborhood Meeting:** (N/A)
- **Hearing Date:** (09/12/22)
- **Comments due:** (08/08/22)

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	YES	7/29/22	X		
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	NR				
Yuma County Planning & Zoning	YES	8/5/22	X		
Yuma County Assessor	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	7/29/22	X		
Yuma Irrigation District	NR				
Arizona Game and Fish	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	8/2/22	X		
City of Yuma Internal List (Conditions)	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Police	NR				
Parks & Recreation	NR				
Development Engineer	NR				
Fire	YES	8/8/22	X		
Building Safety	YES	8/1/22	X		
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	YES	8/2/22	X		
Utilities	NR				
Public Works	NR				
Streets	NR				

**ATTACHMENT D
NEIGHBOR NOTIFICATION LIST**

Property Owner	Mailing Address	City	State	Zip Code
NUNEZ GERARDO &	323 QUILLA ST	SALINAS	CA	93905
HAINES JOSEPH	2868 E 13TH ST	YUMA	AZ	85365
DORA M FAZIO FAMILY LLC	11188 S HAVANA AVE	YUMA	AZ	85365
MCKAY CLINT E & KYLA ANN	3705 E 32ND ST	YUMA	AZ	85365
POPE ROBERT E & REBECCA D MAY JT	3715 E 32ND ST	YUMA	AZ	85365
DOLE FRESH VEGETABLE INC CA CORP	PO BOX 2018	MONTEREY	CA	93942
MCKAY CLINT EARL & KYLA ANN JACOBSON COMPANIES INC AZ CORP	3705 E 32ND ST 1334 S 5TH AVE	YUMA	AZ	85364
PACIFIC AG RENTALS CA LLC	820 PARK ROW STE 686	SALINAS	CA	92901
BASSETTI CODY	402 BASSETT ST	KING CITY	CA	93930
PREMIER STORAGE CONDOMINIUMS OF YUMA UNIT 2 LLC	3265 S AVENUE 3 3/4	YUMA	AZ	85365
BARKLEY SEED INC AZ CORP	PO BOX 5540 5707 E 32ND ST SP 817	YUMA	AZ	85366
KULLMANN CHRIS MILLER & MILLER & STUART AZ PART	4514 W IRMA ST	YUMA	AZ	85364
MILLER MILLER & STUART GENERAL PARTNERSHIP	4514 W IRMA ST	YUMA	AZ	85364
KINGDOM CONSTRUCTION INC AZ CORP	15529 S AVENUE 2 1/2 E	YUMA	AZ	85365
AMERICAN HOME BUYERS LLC	1407 W CAMINO REAL	YUMA	AZ	85364
AZMKT HOLDINGS LLC	3075 S AVE 4E	YUMA	AZ	85365
ACOSTA MARTIN F & MARTHA L CHEE TONG PING & BETSY TRUST 4-30-1987	PO BOX 4153 PO BOX 6515	YUMA	AZ	85366
FISHER DAVID JOHN & BEVERLY JEAN	5707 E 32ND ST SPC 1013	YUMA	AZ	85365
PETERSON ROBERT K MILLER MILLER & STUART PARTNERSHIP	2240 S ELKS LN #52 4514 W IRMA ST	YUMA	AZ	85364
PAYNE EUGENE & MICHELE TRUST 9-24-2002	4545 W COUNTY 16TH ST	SOMERTON	AZ	85350
THON THOMAS & JOENE L	3910 LINDEN AVE N	SEATTLE	WA	98103

TWILLMAN RAYMOND	5707 E 32ND ST #628	YUMA	AZ	85365
NORMAN DAVID & SHERRI	5707 E 32ND ST SP 595	YUMA	AZ	85365
SSM MANAGEMENT SERVICES LLC	3008 S BRANDING IRON CT	YUMA	AZ	85365
FOLLETT PAUL & FISHER SANDRA K LIVING TRUST 4-30-2007	1662 W 12TH LN	YUMA	AZ	85364
WEISS ROBERT HAROLD & FREIDA TRUST 5-19-1992	PO BOX 26209	YUMA	AZ	85367
FREDSON FLOYD E	PO BOX 710842	SANTEE	CA	92072
MARSHALL WAYNE A & CYNTHIA A	188-28319 TOWNSHIP RD 384	RED DEER COUNTY	AB	T4S 2A4
DE LA ROSA VICTOR	5531 E 39TH LN	YUMA	AZ	85365
WALLACE FAMILY REVOCABLE TRUST 7-19-1999	3400 S AVE 7E #400	YUMA	AZ	85365
RUIZ JULIO CESAR	PO BOX 7380	YUMA	AZ	85366
BRUCE DENNIS & BRENDA B & B CHADWICK TRUST 10-29- 2020	3400 S AVENUE 7E #239	YUMA	AZ	85365
CARLSON BRIAN ARDEN & BONITA FAYE	2953 W 11TH ST	YUMA	AZ	85364
JARVIS MICHAEL J & JEANINE TRUST 4-22-1998	1511 3RD ST SE APT 304	JAMESTOWN	ND	58401
LOZANO ENRIQUE & ALEJANDRA	4374 W 15TH PL	YUMA	AZ	85364
CROSBY GLENN A & MATILDA		Yuma	AZ	85365
ETHINGTON CORY & JONNA JT	2733 E 16TH ST	NATIONAL CITY	CA	91950
JONHENRY TRUST 5-25-2021	3532 W 16TH PL	YUMA	AZ	85364
ISABELLA JOHN & TONYA ISABELLA	14711 E 41ST LN	YUMA	AZ	85367
GRONBERG ROBERT & BARBARA	9779 DOMER RD	SANTEE	CA	92071
JARVIS MICHAEL J & JEANINE HARDY TRUST 4-22-1998	4820 E SILVER PINE RD	COLBERT	WA	99005
LARSSON FAMILY TRUST MAY 23 1996	4374 W 15TH PL	YUMA	AZ	85364
SBI TRUST 4-24-2019	14828 E 50TH DR	YUMA	AZ	85367
LOKAREDDY SURENDDHER & RACHANA TRUST 10-30-1999	640 S 7TH AVE	YUMA	AZ	85364
TEBBE JACOB & ALLISON JO	4379 W EL DORADO RD	YUMA	AZ	85364
DAVENPORT TRUST 12-23-2020	8179 E 35TH LN	YUMA	AZ	85365
GAM HOLDINGS LLC	7322 E 24TH LN	YUMA	AZ	85365
VILLEGAS GUILLERMO	4627 RUFFNER ST	SAN DIEGO	CA	92111
HUTTON ROBERT F & DIANNE L	2554 W 16TH ST #139	YUMA	AZ	85364
PETERSON RICHARD N	444 NE WINCHESTER # 28F	ROSEBURG	OR	97470
	6308 DAY ST	TUJUNGA	CA	91042

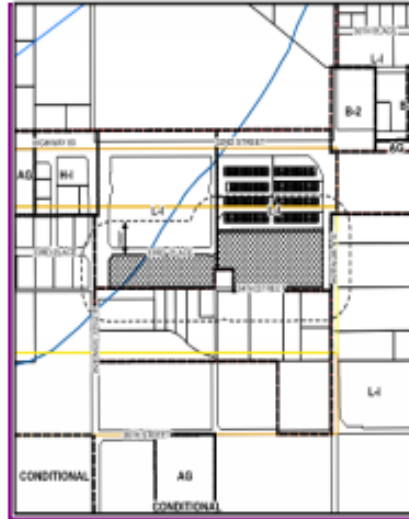
	3761 E KING RANCH			
SLATON ROBERT & SUSAN	DR	YUMA	AZ	85365
ACS GRESHAM TRUST 11-12-2020	11816 E 24TH LN	YUMA	AZ	85367
WORRELL DAVID	4415 W GRANGE AVE	POST FALLS	ID	83854
FLORES FRANCISCO H & VERONICA CPWROS	3041 S BRANDING IRON CT	YUMA	AZ	85364
MOODY JAMES & CYNTHIA	PO BOX 58	BEZANSON	AB	T0H 0G0
WILDQUAILVORTEX LLC	4774 E 30TH PL STE A	YUMA	AZ	85365
LEE BRANDON	1295 S 28TH DR	YUMA	AZ	85364
SKILLMAN DELBERT ROBERT REVOCABLE TRUST 11-17-2009	5707 E 32ND ST #255	YUMA	AZ	85365
LOZANO ENRIQUE & ALEJANDRA CPWROS		Yuma	AZ	85365
STANDFORD JERRY & BONNIE	3475 S GALAXY WY	YUMA	AZ	85365
DEANDA MARK & DESSA	2006 KENNEDY LN	YUMA	AZ	85365
INVESTMENT ALPHA LLC	10712 E HENSLEY BLVD	YUMA	AZ	85367
HALL DOUGLAS ROY & KELLY SHERMAN		PALMER	AK	99645
NUNES JAMES A & LEIGHANNE FAMILY LIVING TRUST 10-22-2019	PO BOX 6645	SALINAS	CA	93912
BOELTS FARMS AZ LLC	1573 E KUNS CT	YUMA	AZ	85365
DINUBILO MICHAEL L & JAN K REVOCABLE FAMILY TRUST 10-2-2014	5951 E 39TH ST	YUMA	AZ	85365
HUSKEY KENNETH	1592 E SUNRISE LN	YUMA	AZ	85365
YUMA'S INSULATION LLC	8264 MOJAVE LN	YUMA	AZ	85364
BLAKE GREGORY LEIGH	11367 S KINGMAN AVE	YUMA	AZ	85365
SOUZA SEAN GREGORY	21 DAVID ST	VINEYARD HAVEN	MA	2568
SCHUIT FAMILY TRUST 1-26-2007	16720 WEST EDGEMONT AVE	GOODYEAR	AZ	85395

**ATTACHMENT E
NEIGHBOR MAILING**

This is a request by Premier Storage Condominiums of Yuma Unit 2, LLC, for approval of the preliminary plat for the Premier Storage Condominiums of Yuma Unit 2 Subdivision, Phases IX thru XIV. This 13.65 acre commercial condominium subdivision is proposed to create 363 storage condominiums in six new buildings. The property is located at the southeast corner of Avenue 3 ¼ E and 32nd Street, Yuma, AZ.

**MEETING DATE,
TIME & LOCATION
FOR CASE #
SUBD-40303-2022**

PUBLIC HEARING
9/12/22 @ 4:30pm
City of Yuma Public Works
Training Room, 155 W. 14th
Street, Yuma, AZ.



Because you are a neighbor within 300' of the southeast corner of Avenue 3 ¼ E and 32nd Street, Yuma, AZ, you are invited to attend the public hearing to voice your comments. If you have questions or wish to submit written comments, please contact Amelia Griffin by phone at (928) 373-5000 ext. 3034 or by email at Amelia.Griffin@YumaAz.gov

ATTACHMENT F
AERIAL PHOTO

