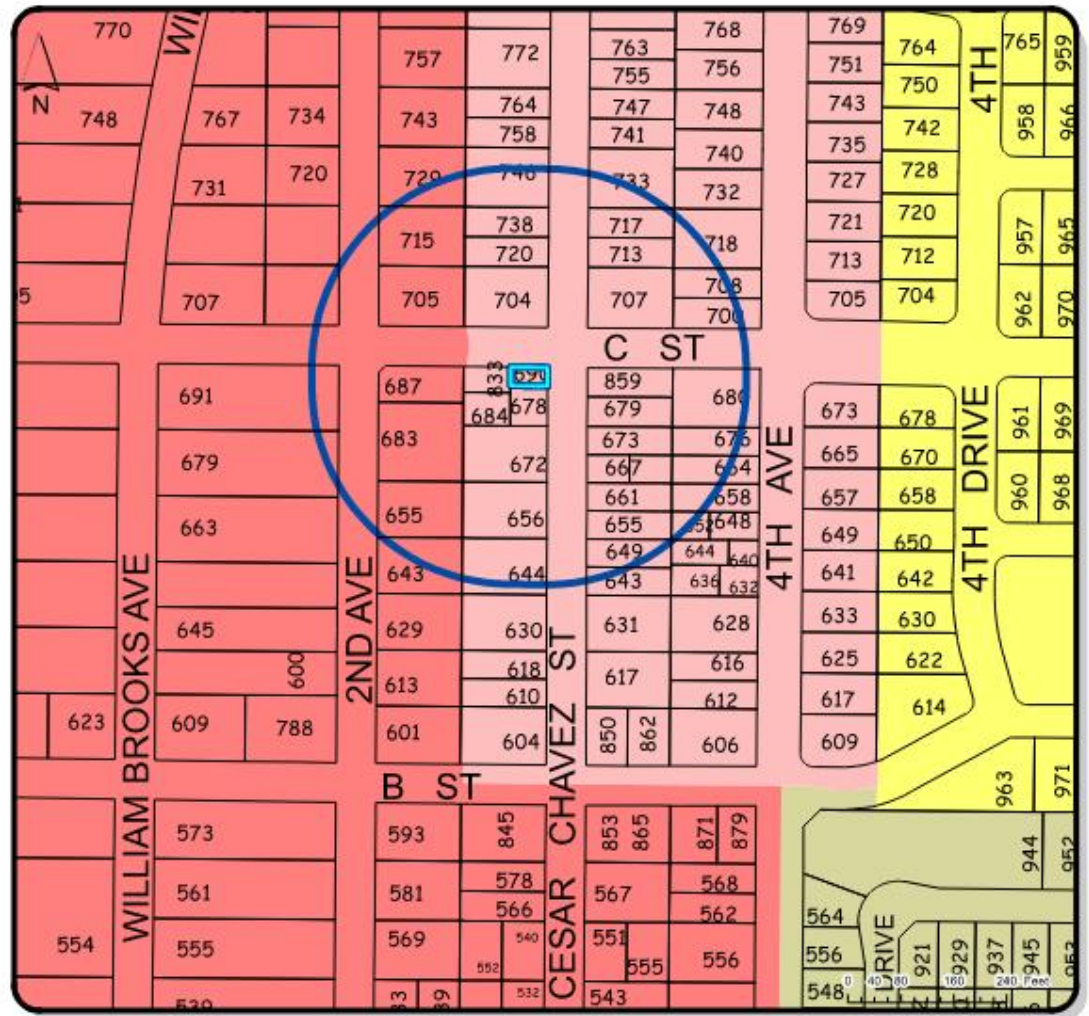


CITY COUNCIL

Variance Case No. 2026-0024
March 11, 2026



Location of Subject Property
 690 N CESAR CHAVEZ ST
 PID: 77546207

300FT NOTIFICATION BUFFER

LOCATION MAP

Legend
 SINGLE RESIDENCE ZONING DISTRICTS
 COMMERCIAL ZONING DISTRICTS

VARIANCE

CASE #
 2026-0024

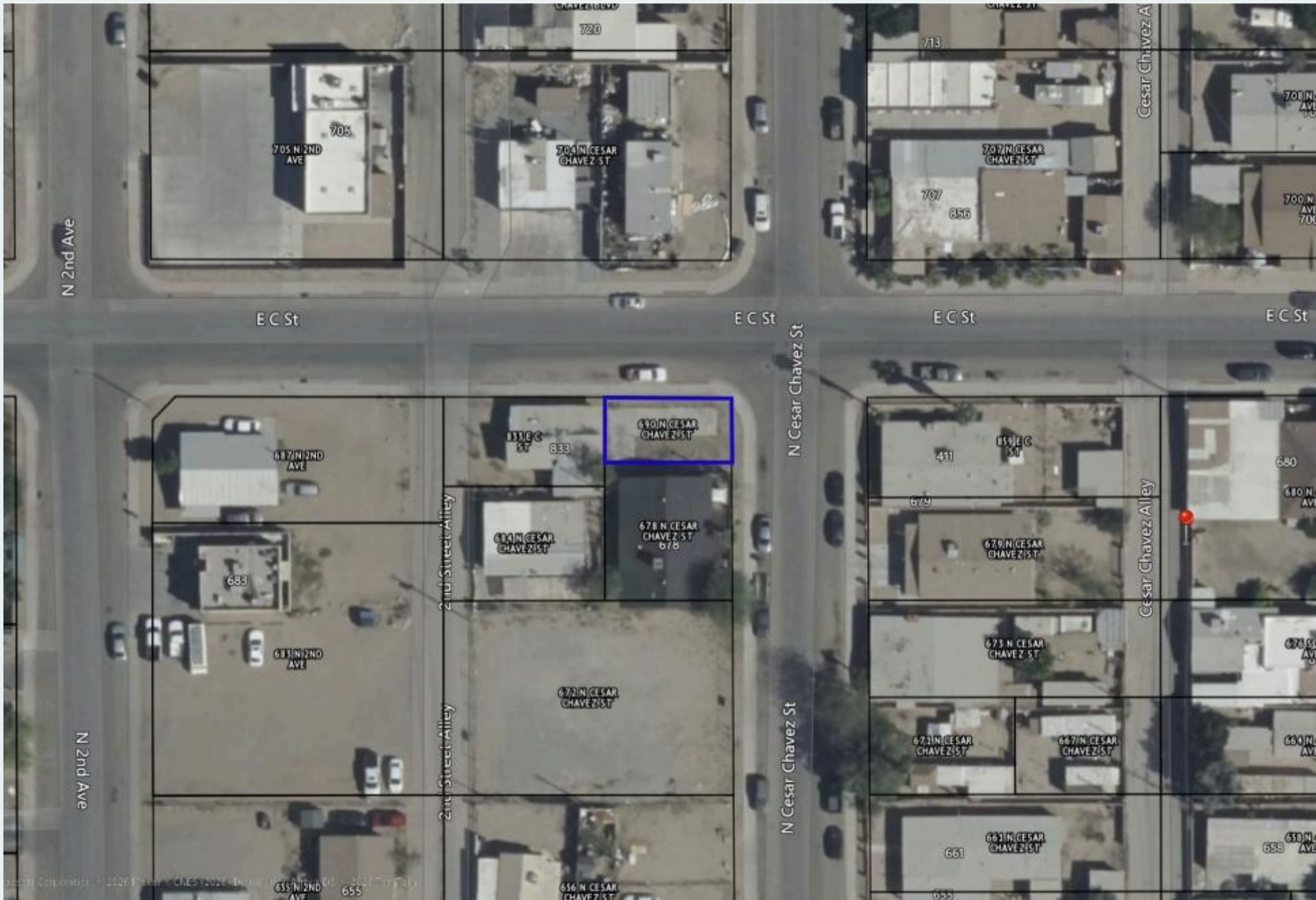
DATE:
 1/23/2026



CREATED BY:
 CARLOS FLORES

CHECKED BY:
 JUAN TEJEDA

APPROVED BY:
 JOSE A. GUZMAN





VARIANCE REQUEST

C Street



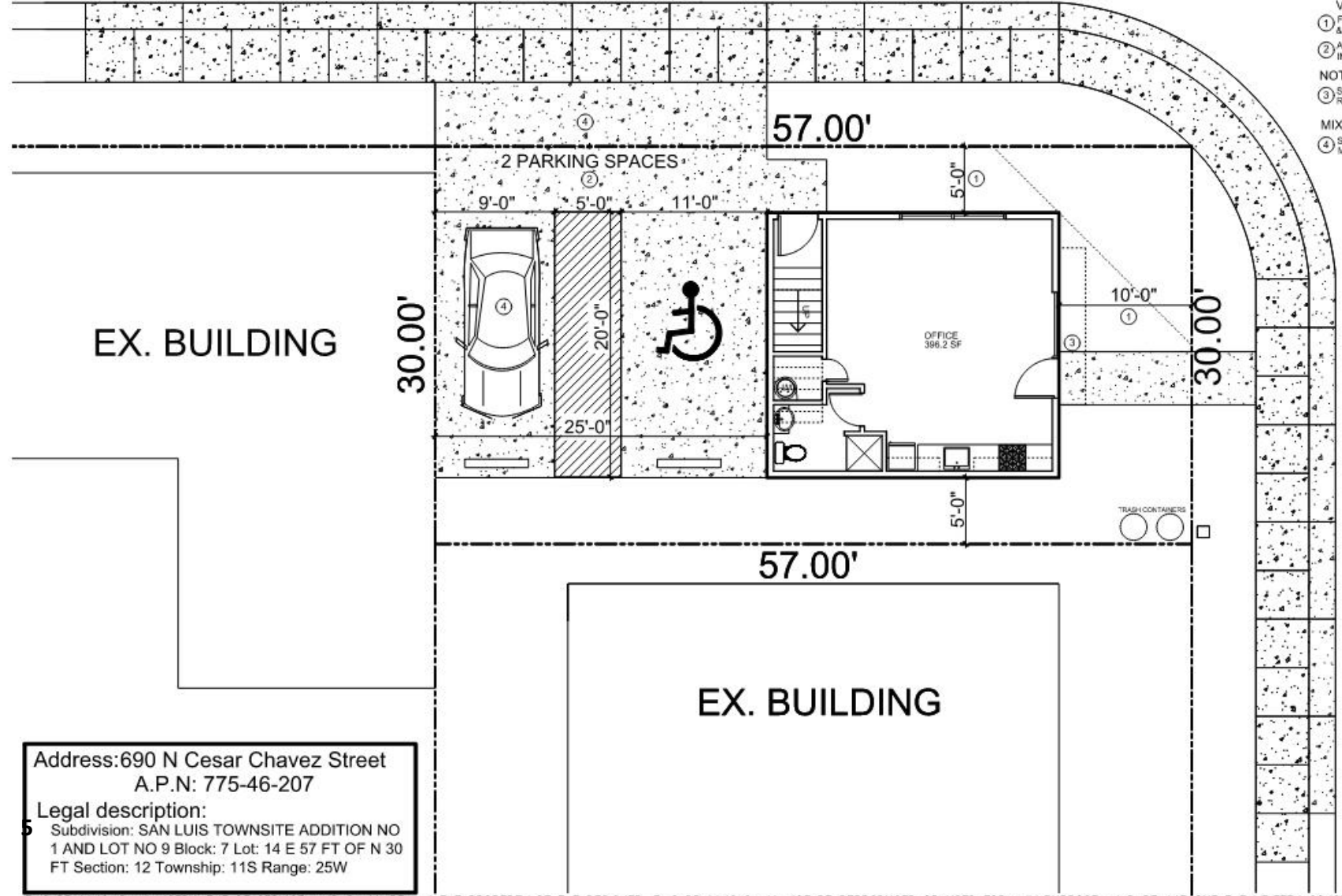
LOT COVERAGE:
TOTAL: 440 SF FIRST FLOOR
440/1,710 SF=25.7%

SITE PLAN
SCALE: 1/8"=1'-0"

- VARIANCE REQUEST:**
- FRONT YARD SETBACK REDUCTION FROM 15' TO 10' & SIDE YARD REDUCTION FROM 10' TO 5'.
 - ALLOW PARKING EGRESS IN BACKWARD MOTION TO PUBLIC R.O.W. IN COMMERCIAL ZONING DISTRICT.
- NOTES:**
- SECTION 18.70.070 (A) ALLOWS A PROJECTION INTO THE REQUIRED YARDS OF 2 FEET. ARCHITECTURAL FEATURES.
 - SECTION 18.75.040(D) PARKING REQUIREMENTS FOR MIXED USE MAYBE REDUCED BY THE ZONING ADMINISTRATOR.
- MIXED USE PARKING REQUIREMENTS:**

REQUIRED PARKING:
OFFICE 1 SPACE: 300 SF OF G.F.A
PROPOSED 396.2 SF=1.32 SPACE = 1 PARKING SPACE
EFFICIENCY UNIT: 1.0 SPACES
PROVIDING 1 PARKING SPACE
TOTAL 2 PARKING SPACES.
PROVIDING 1 HANDICAP SPACE AND 1 REGULAR PARKING SPACE.

TPD LLC
DESIGN STUDIO
DRAFTING SERVICES
(928) 271-1905

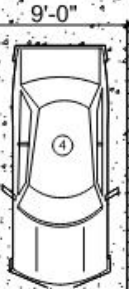


EX. BUILDING

30.00'

57.00'

2 PARKING SPACES



57.00'

EX. BUILDING

30.00'

Cesar Chavez St

Address: 690 N Cesar Chavez Street
A.P.N: 775-46-207
Legal description:
Subdivision: SAN LUIS TOWNSITE ADDITION NO 1 AND LOT NO 9 Block: 7 Lot: 14 E 57 FT OF N 30 FT Section: 12 Township: 11S Range: 25W

Date: 1/01/26
Project Address:
690 S Cesar Chavez St
Yuma AZ 85349
Parcel Number:
775-46-207

Sheet Number
1
Of **2** Sheets

SITE PLAN
VILLEGAS MIXED USE PROJECT