



**STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE TYPE – GENERAL PLAN AMENDMENT
Case Planner: Erika Peterson**

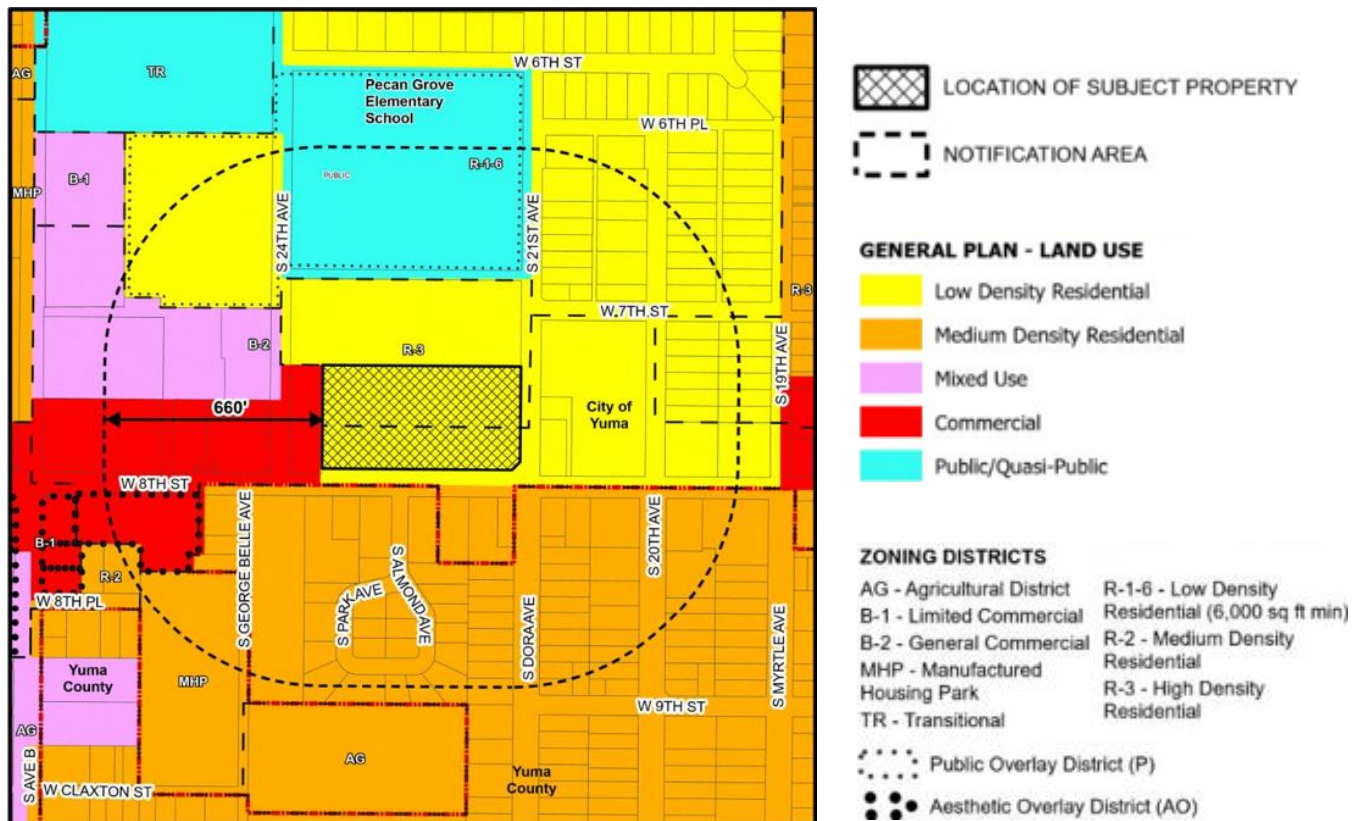
Hearing Date: January 13, 2025

Case Number: GP-43223-2024

Project Description/Location: This is a Major General Plan Amendment request by Bob Woodman, on behalf of Calle Ocho Properties, LLC, to change the land use designation from Low Density Residential to Commercial for approximately 4.3 acres, for the property located at the 764 S. 21st Avenue, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	High Density Residential (R-3) and General Commercial (B-2)	Company Housing	Low Density Residential
North	High Density Residential (R-3)	Undeveloped	Low Density Residential
South	General Commercial (B-2) and Yuma County Limited Commercial (C-1)	Retail, Storage, Restaurant, Barbershop	Medium Density Residential
East	General Commercial (B-2)	Desert Palms MH & RV Park	Low Density Residential
West	General Commercial (B-2)	Family Dollar	Commercial

Location Map



Prior site actions: Annexation Ord. 605, February 2, 1954; Rezone Ord. 984 (Bus. B to Bus. B/Res. A); Subdivision Lot Tie Northwest Corner of 8th Street and S. 21st Avenue, Fee No. 2020-08044; Pre-Development Meeting: September 26, 2024

Staff Recommendation: Staff recommends the Planning and Zoning APPROVE the request to change the land use designation for approximately 4.3 acres from Low Density Residential to Commercial.

Suggested Motion: Move to APPROVE the request to change the land use designation for approximately 4.3 acres from Low Density Residential to Commercial.

Staff Analysis: This is a Major General Plan Amendment request by Bob Woodman, on behalf of Calle Ocho Properties, LLC, to change the land use designation from Low Density Residential to Commercial for approximately 4.3 acres, for the property located at the 764 S. 21st Avenue, Yuma, AZ.

The existing Low Density Residential land use designation supports the following types of zoning: Suburban Ranch (SR-1), Residential Estate (RE-12, RE-18, RE-35), Low Density Single-Family Residential (R-1-5), Low Density Residential (R-1-6, R-1-8, R-1-12, R-1-20, R-1-40), and Residence-Manufactured Housing (R-MH) districts.

The proposed Commercial land use designation supports the following types of zoning: Transitional (TR), Planned Shopping Center (PSC), Limited Commercial (B-1), General Commercial (B-2), and Business Park (BP) districts.

The site is currently developed with 21 buildings, these building include company housing units, a garage, and an indoor recreation facility/laundry area. There are no plans to add additional buildings. The property currently has two zoning designations: High Density Residential (R-3) and General Commercial (B-2), both of which support company housing. The applicant intends to change the land use designation by rezoning the High Density Residential (R-3) portion to the General Commercial (B-2) district resulting in a single zoning designation for the property.

Density

The current land use designation of Low Density Residential would allow from 4 to 21 dwelling units to be constructed on 4.3 acres.

The proposed Commercial land use designation would allow the construction of a commercial development.

The proposed land use designation would allow the applicant to pursue a rezoning that would support the existing company housing.

Population

Information from the 2018-2022 American Community Survey provides data on population by housing unit type. The information results in an average household size for single-family homes of 2.9 persons per dwelling in the City of Yuma. Comparing the densities allowed within the General Plan, the potential persons expected are:

- Low Density Residential:
 - Minimum 4 homes – Expected population: 12
 - Maximum 21 homes – Expected population: 61
- Commercial:
 - Zero homes - Expected population: 0

The 2020 Census identified that 20% of the population within the City of Yuma was between 5 and 17 years of age. Therefore, the expected school-age population is estimated at:

- Low Density Residential:
 - Minimum expected population: 12 – School Age: 2
 - Maximum expected population: 61 – School Age: 12
- Commercial:
 - Zero homes – School Age: 0

Transportation

The property is located on the northwest of 8th Street and 21st Avenue. Access to the property will be from nearest roadways, 21st Avenue, a Local Road, with a connection to 8th Street, a Minor Arterial Road. There are an existing bus stops at 8th Street and Avenue B and 8th Street and Magnolia Avenue, both Purple Route- 6A and a proposed bike lane on 8th Street and a proposed bike route on 21st Avenue.

According to the City of Yuma Transportation Master Plan, 8th Street 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 2023 as 20,122 vehicles on 8th Street between 21st Avenue and 24th Avenue. 8th Street is a 4-lane roadway identified in the Transportation Master Plan as a Minor Arterial and 21st Avenue is identified as a Local roadway.

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
21 st Avenue-Local Road 2 Lanes	29 FT HW	30 FT HW
8 th Street- Minor Arterial 4 Lanes	50 FT HW	40 FT HW
Median Disclosure	Required	

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

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

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

Yes. The 2022 City of Yuma General Plan land use designation for this area is Low Density Residential.

Scheduled Public Hearings:

- City of Yuma Planning and Zoning Commission: December 9, 2024
- City of Yuma Planning and Zoning Commission: January 13, 2025
- City of Yuma City Council: February 19, 2025

Public Comments Received: See Attachment A

Agency Comments: See Attachment B

Neighborhood Meeting Comments: None Received

Final staff report delivered to applicant on:

- Applicant agreed with staff's recommendation:
- Applicant did not agree with staff's recommendation:
- Final report has been emailed to applicant on 12/16/2024 and awaiting response.

Attachments

A	B	C	D	E
Public Comments	Agency Comments	Staff Worksheet	Neighbor Notification List	Aerial Photo

Prepared By:

Erika Peterson

Date: 12/16/2024

Erika Peterson
Senior Planner
Erika.Peterson@YumaAZ.Gov

(928) 373-5000, x3071

Reviewed By:

Jennifer L. Albers

Date: 12/18/24

Jennifer L. Albers,
Assistant Director of Planning

Approved By:

Alyssa Linville,
Director, Planning and Neighborhood Services

Date:

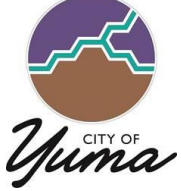
**ATTACHMENT A
PUBLIC COMMENTS**

Name:	Maria A. Cardiel			Contact Information:	(928) 459-0778						
Method of Contact:	Phone	<input type="checkbox"/>	FAX	<input type="checkbox"/>	Email	<input type="checkbox"/>	Letter	<input type="checkbox"/>	Other	<input checked="" type="checkbox"/>	In person
<p>Comment:</p> <p>Mrs. Cardiel received the first notification in the mail and wanted to know about the request and why she received the letter. Staff explained the request and the process for general plan amendments and Mrs. Cardiel did not have any additional questions.</p> <p>Address: 2004 W. 7th Street but lives at 495 W. 20th Street</p>											

**ATTACHMENT B
AGENCY COMMENTS**

DATE:	10-01-2024	NAME:	Javier Barraza	TITLE:	Senior Planner
AGENCY:	Yuma County- DDS/PZ Division		PHONE:		
<i>Enter comments below:</i>					
“A Yuma County it’s on the south of the subject parcel, the land use is Medium Density Residential. With commercial and residential zonings. The proposed land use will be in conflict with the R-MD land use but not with the commercial uses taking place on the properties fronting 8 th Street.”					

**ATTACHMENT C
STAFF WORKSHEET**

	<p>STAFF RESEARCH – GENERAL PLAN AMENDMENT</p> <p>CASE #: 43223-2024 CASE PLANNER: ERIKA PETERSON</p>
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I. PROJECT DATA

Project Location:		764 S. 21 st Avenue								
Parcel Number(s):		632-61-363								
Parcel Size(s):		4.30 acres								
Total Acreage:		4.30								
Proposed Dwelling Units:		Maximum: 0		Minimum: 0						
Address:		764 S. 21 st Avenue								
Applicant:		Calle Ocho Properties, LLC								
Applicant's Agent:		Bob Woodman								
Land Use Conformity Matrix:		Current Zoning District Conforms:						Yes	No	X
Zoning Overlay:	Public	AO	Auto	B&B	Historic	Infill	None	X		
Airport	Noise Contours	65-70	70-75	75+	APZ1	APZ2	CLEAR ZONE			
	Existing Zoning			Current Use			General Plan Designation			
Site	High Density Residential/General Commercial (R-3/B-2)			Company Housing			Low Density Residential			
North	High Density Residential (R-3)			Undeveloped			Low Density Residential			
South	General Commercial (B-2) and Yuma County Limited Commercial (C-1)			Retail, Storage, Restaurant, Barbershop			Medium Density Residential			
East	General Commercial (B-2)			Desert Palms MH & RV Park			Low Density Residential			
West	General Commercial (B-2)			Family Dollar			Commercial			
Prior Cases or Related Actions:										
<u>Type</u>	<u>Conforms</u>			<u>Cases, Actions or Agreements</u>						
Pre-Annexation Agreement	Yes		No	N/A						
Annexation	Yes	X	No	Adopted: 2/2/1954, Ord. 605						
General Plan Amendment	Yes		No	N/A						
Development Agreement	Yes		No	N/A						
Rezone	Yes	X	No	C-12-65: Ord. 984 (Bus. B to Bus. B/Res. A)						
Subdivision	Yes		No	Lot Tie Northwest Corner of 8 th Street and S. 21 st Avenue						
Conditional Use Permit	Yes		No	N/A						
Pre-Development Meeting	Yes		No	Date: N/A						
Enforcement Actions	Yes		No	N/A						
Land Division Status:	Legal lot of record									
Irrigation District:	Yuma County Water Users									
Adjacent Irrigation Canals & Drains:	None									
Water Conversion: (5.83 ac ft/acre)	25.07 Acre Feet a Year									
Water Conversion Agreement Required	Yes		No	X						

II. CITY OF YUMA GENERAL PLAN

Land Use Element:	
Land Use Designation:	Low Density Residential

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	Gateway	Scenic	Hazard	Truck			
21 st Avenue- Local road 2 Lanes	29 FT HW	30 FT HW							
8 th Street- Minor Arterial 4 Lanes	50 FT HW	40 FT HW		X			X		
Bicycle Facilities Master Plan	8 th Street- Proposed bike lane, 21 st Avenue- Proposed bike route								
YCAT Transit System	8 th Street at Avenue B and 8 th Street at Magnolia- Purple Route 6A								
Issues:									

Parks, Recreation and Open Space Element:

Parks and Recreation Facility Plan									
Neighborhood Park:	Existing: Kiwanis Park			Future: Kiwanis Park					
Community Park:	Existing: Carver Park Complex			Future: Carver Park Complex					
Linear Park:	Existing: West Main Canal Linear Park			Future: Thacker Lateral 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:

<u>Population Impacts</u> Population projection per 2018-2022 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	Dwellings & Type		Projected	Police	Water		Wastewater				
	<i>Non-residential</i>		Population	Impact	Consumption		Generation				
	Maximum	Per Unit		Officers	GPD	AF	GPD				
	0	0	0	0.00	0	0.0	0				
Minimum											
0		0	0	0.00	0	0.0	0				
Fire Services Plan:	Existing: Fire Station No. 4			Future: Northwest Valley							
Water Facility Plan:	Source:	City	X	Private	Connection:		6" AC line on S. 21 st Avenue				
Sewer Facility Plan:	Treatment:	City	X	Septic	Private		Connection: 8" VCP line in parcel				
Issues:											

Safety Element:

Flood Plain Designation:	500 Year Flood			Liquefaction Hazard Area:		Yes		No	X	
Issues:										

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	

NOTIFICATION

- Legal Ad Published: The Sun 11/22/24
- Display Ad Published: 11/22/24
- 660' Vicinity Mailing: 9/24/24
- 54 Commenting/Reviewing Agencies noticed: 9/17/24
- Site Posted: 10/7/24
- Neighborhood Meeting: 10/15/2024
- Hearing Dates: 12/9/24, 1/13/25 & 2/19/2025
- Comments Due: 11/16/24

External List	Response Received	Date Received	"No Comment"	Written Comments
Yuma Metropolitan Planning Organization (ARS)	NR			
Yuma County Engineering	NR			
Yuma County Flood Control District	NR			
Yuma County Planning & Zoning (ARS)	YES	10/1/24		X
Yuma County Public Works	NR			
Yuma County Airport Authority	YES	10/21/24	X	
Yuma County Chamber of Commerce	NR			
Yuma County Assessor	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	NR			
Arizona Game & Fish 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)	YES	9/30/2024	X	
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	9/25/2024	X	
Yuma Irrigation District	NR			
Yuma Mesa Irrigation Drainage District	NR			
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			

City of Yuma Internal List	Response Received	Date Received	"No Comment"	Written Comments
Thomas Garrity, Police	NR			
Rod Hamilton, Police	NR			
Eric Urfer, Parks and Rec – Admin	NR			
David Wostenberg, City Engineer	NR			
Scott Nodes, Traffic Engineer	NR			
Andrew McGarvie, Engineering	NR			
Kayla Franklin, Fire – Prevention	YES	9/24/2024	X	
Randall Crist, Building Safety	NR			
Jeremy McCall, Utilities	NR			
Joel Olea, Public Works	NR			
NR=None Received	NR			

Neighborhood Meeting	Comments Available
October 15, 2024	None received.
Prop. 207 Waiver	
Received by Owner's signature on the application for this land use action request.	

**ATTACHMENT D
NEIGHBOR NOTIFICATION LIST**

AGREE CENTRAL LLC	32301 WOODWARD AVE	ROYAL OAK	MI	48073
AGUILAR JOHN F JR	854 S 20TH AVE	YUMA	AZ	85364
ALCALA JOSE FIDEL & MARIA ESTHER JT	731 S 20TH AVE	YUMA	AZ	85364
ALCOSER ANTONIO & EVANGELINA JT	641 S 20TH	YUMA	AZ	85364
ARCE FRANCISCO & MARTHA E SANCHEZ	1979 W 7TH ST	YUMA	AZ	85364
ARIAS IDUVINA P	3585 S 18TH AVE	YUMA	AZ	85364
BALBIN ALEJANDRINA	687 S 21ST AVE	YUMA	AZ	85364
BARAJAS GONZALEZ ALFREDO & ELVIRA	626 S 20TH AVE	YUMA	AZ	85364
BLUE MOUNTAIN ENTERPRISES LLC	1041 N 400 W	BLANDING	UT	84511
CABRERA OLGARIO PEREZ	666 S 20TH AVE	YUMA	AZ	85364
CAFE MAIN STREET PROPERTIES LLC	PO BOX 2613	SALINAS	CA	93902
CALDERON HERMELINDA VIGIL	849 S 20TH AVE	YUMA	AZ	85364
CALDERON HERMELINDA VIGIL	849 S 20TH AVE	YUMA	AZ	85364
CALLE OCHO PROPERTIES LLC	1582 MOFFETT ST STE G	SALINAS	CA	93905
CANIZALES ALEXANDER	3606 W 20TH PL	YUMA	AZ	85364
CARDENAS ALMA DELIA	715 S 20TH AVE	YUMA	AZ	85364
CARDENAS ROSA	1773 W 27TH DR	YUMA	AZ	85364
CARDIEL MARIA R	495 W 20TH ST	YUMA	AZ	85364
CARO JUAN M & CARMEN ISABEL JT	720 S 19TH AVE	YUMA	AZ	85364
CHERNEK FRANCIS STEVEN & KATHLEEN JT	2554 W 16TH ST PMB 225	YUMA	AZ	85364
CISNEROS NESTOR & NORMA ALICIA JT	869 S DORA AVE	YUMA	AZ	85364
CORTEZ VICTORIANO	2221 W 9TH ST	YUMA	AZ	85364
DAISY BLAIR RV PARK	534 E LAUREN ASHLEY PL	ORO VALLEY	AZ	85737
DE LA CRUZ JUAN & JESSICA BLANCO FAMILY TRUST 3-2-2023	9805 MANDALE ST	BELLFLOWE R	CA	90706
DRAPER JEFFERY L & LYNDA S	4166 CARNES	YUMA	AZ	85364
ESKEW ELDON E & KAREN E TRUST 7-20-00	680 S 20TH AVE	YUMA	AZ	85364
ESPINOZA FAMILY TRUST 4-25-2024	19560 PENZANCE ST	SALINAS	CA	93906
FAZIO DORA M LLC	11188 S HAVANA AVE	YUMA	AZ	85365
FORNUFF GERALDINE	861 S DORA AVE	YUMA	AZ	85364
FOSTER SHAWN	834 S 20TH AVE	YUMA	AZ	85364
FRYE ELVA I	683 S 21ST AVE	YUMA	AZ	85364
GARCIA ERIK M	865 S DORA AVE	YUMA	AZ	85364
GARCIA GUSTAVO	2026 9TH ST	YUMA	AZ	85364
GARRIDO ANSELMO DIAZ & GEORGINA LOPEZ CPWROS	2007 W 8TH ST	YUMA	AZ	85364
GJ DOUBLE L INVESTMENTS LLC	2500 E MONROE	YUMA	AZ	85364
GUERRA NORMA	723 S 20TH AVE	YUMA	AZ	85364
GUTIERREZ FRANCISCO MARTIN	681 S 20TH AVE	YUMA	AZ	85364
HAROS JOSE J & LINA A TRUST 6-20-01	1140 N MEADOWS DR	CHANDLER	AZ	85224
HERRERA CANDELARIO SOLIS	712 S 19TH AVE	YUMA	AZ	85364
JACOBSON DEV CO	1334 S 5TH AVE	YUMA	AZ	85364
JACOBSON DEVELOPMENT CO AZ CORP	1334 S 5TH AVE	YUMA	AZ	85364

JOO JOON H	18446 N 75TH AVE	GLENDALE	AZ	85308
JOZA PROPERTIES LLC	1744 S 36TH DR	YUMA	AZ	85364
KENNEDY FRANK B III TRUST 11-14-12	2922 CONNE MARA DR	DAVIDSONVILLE	MD	21035
KNAM & D CONSTRUCTION LLC	PO BOX 2865	SAN LUIS	AZ	85349
LA FAMILIA HOLDINGS LLC	711 W 3RD ST	YUMA	AZ	85364
LA RAIN LLC	PO BOX 712158	SANTEE	CA	92072
LARA FERNANDO & NELYA JT	890 S MAY AVE SP 2	YUMA	AZ	85364
LERMA PAUL	685 S 21ST AVE	YUMA	AZ	85364
LIVELY BEVERLY J	676 S 20TH AVE	YUMA	AZ	85364
MARTIN DANIEL M III TRUST 11-17-2021	11760 AVENIDA ANACAPA	EL CAJON	CA	92019
MARTINEZ LUIS A	692 S 19TH AVE	YUMA	AZ	85364
MARTINEZ NICOLAY	808 S DORA AVE	YUMA	AZ	85364
MCCLELLAND MARIA R	PO BOX 280	PINE VALLEY	CA	91962
MEDINA ALBERT III	3815 COLLEGE AVE	CULVER CITY	CA	90232
MORALES RUBEN D & NANSE D JT	173 N 6TH AVE	YUMA	AZ	85364
MTMM LLC	1700 S 1ST AVE STE 200	YUMA	AZ	85364
MUELLER STEVE & JOY L TRUST 4-10-2018	1452 PARKMAN RD	WINTERHAVEN	CA	92283
MURATALLA ANA CRISTINA	739 S 20TH ST	YUMA	AZ	85364
NUNYO BIZ LLC	1358 W 18TH PLACE	YUMA	AZ	85364
OLSON WADE ALEXANDER	824 S GEORGE BELLE AVE	YUMA	AZ	85364
ORTA MARC ANTHONY & DANELLE LEE	841 S PARK AVE	YUMA	AZ	85364
ORTIZ ROGELIO DE LA CRUZ	812 S DORA AVE	YUMA	AZ	85364
PACE BRIAN C & SHARON G JT	863 S DORA AVE	YUMA	AZ	85364
PICKERING CIARA N	2621 S VIRGINIA DR APT 231	YUMA	AZ	85364
PIMENTAL MARTIN A & HORTENCIA JT	828 S PARK AVE	YUMA	AZ	85364
PULIDO FLORENCIO & JOVITA JT	728 S 19TH AVE	YUMA	AZ	85364
QUINTANA TRUST 8-8-2022	10320 S 17TH DRIVE	PHOENIX	AZ	85041
QUINTERO ANDRES &	681 S 21ST AVE APT A	YUMA	AZ	85364
QUINTERO ROSIE M	661 S 20TH AVE	YUMA	AZ	85364
REALTYNET AZ LLC	PO BOX 1017	CHARLOTTE	NC	28201
REYES MANUEL & CONCEPCION G	671 S 20TH AVE	YUMA	AZ	85364
RIOS ROSA	688 S 20TH AVE	YUMA	AZ	85364
ROCHA ASSETS LLC	2718 S 4TH AVE	YUMA	AZ	85364
RODRIGUEZ JOSE MARTINEZ & MARIA MARTINEZ CPROS	829 ALMOND AVE	YUMA	AZ	85364
RODRIGUEZ JOSEFINA	849 S ALMOND AVE	YUMA	AZ	85364
ROSKO HOLDINGS LLC	13169 S AVE 4 1/2 E	YUMA	AZ	85365
ROTELLA DOROTHY	840 S ALMOND AVE	YUMA	AZ	85364
RUIZ DANIEL AGUIRRE & ESTELA SANTOS DE	2256 W 22ND LN	YUMA	AZ	85364
RUIZ MARK A	807 S DORA AVE	YUMA	AZ	85364
SADIK FAMILY TRUST 4-18-2024	1744 S 36TH DR	YUMA	AZ	85364
SANTOS ROMERO AGRIPINO & MARIA S ACOSTA JT	806 S DORA AVE	YUMA	AZ	85364
SCARBOROUGH ROBERT T & ZUNELDA M TRUST 5-10-2011	3325 S 14TH AVE	YUMA	AZ	85365

SHARPENSTEEN AMANDA J & CLAUDE K	740 S 24TH AVE	YUMA	AZ	85364
SHAY OIL CO INC	PO BOX 1249	YUMA	AZ	85366
SIEMIENOWSKI JOSEPH V & IRINA G TRUST 11-19-2008	10561 SAND CRAB PL	SAN DIEGO	CA	92130
SIERRA DANIEL JUAREZ	867 S DORA AVE	YUMA	AZ	85364
SILVA JAVIER	838 S PARK AVE	YUMA	AZ	85364
SILVA ROMAN O	697 S 21ST AVE	YUMA	AZ	85364
SIMALA FAMILY TRUST 6-7-2017	841 S 20TH AVE	YUMA	AZ	85364
SUNSET COMMUNITY HEALTH CENTER INC	2060 W 24TH ST	YUMA	AZ	85364
TORRES ABELARDO L & VERONICA JT	682 S 19TH AVE	YUMA	AZ	85364
ULLOA FRANCISCA ANGELICA	820 S DORA AVE	YUMA	AZ	85364
VALENZUELA CARLOS	888 S ALMOND AVE	YUMA	AZ	85364
VALLEY CHURCH OF CHRIST	897 W 35TH PL	YUMA	AZ	85365
VELASQUEZ MARTHA ARACELI	651 S 20TH AVE	YUMA	AZ	85364
VENEGAS JORGE	805 DORA AVE	YUMA	AZ	85364
VILLALOBOS SALVADOR SOLORIO & LUCIA M	3057 W 5TH ST	YUMA	AZ	85364
VILLAPUDUA DIEGO	818 S DORA AVE	YUMA	AZ	85364
VILLEGAS CANDELARIA	6224 E 41ST PLACE	YUMA	AZ	85365
VLN PROPERTIES LLC	945 S PALM AVE	YUMA	AZ	85364
WAPLER BART	PO BOX 5064	YUMA	AZ	85364
YOUNG AVELINA	689 S 21ST AVENUE	YUMA	AZ	85364
YOUSIF MARIA	1888 S 39TH DR	YUMA	AZ	85364
YUMA ELEMENTARY SCHOOL DISTRICT #1	450 W 6TH ST	YUMA	AZ	85364
ZAMORA MAXIMO R AND LETICIA TRUST 4-1-09	513 S 16TH AVE	YUMA	AZ	85364
ZAZUETA ADRIAN MARTINEZ	806 S GEORGE BELLE AVE	YUMA	AZ	85364
ZENDEJAS MARIA	2073 E 25TH ST	YUMA	AZ	85365
ZERMENO LINDA R &	818 S ALMOND AVE	YUMA	AZ	85364

ATTACHMENT E
AERIAL PHOTO

