



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

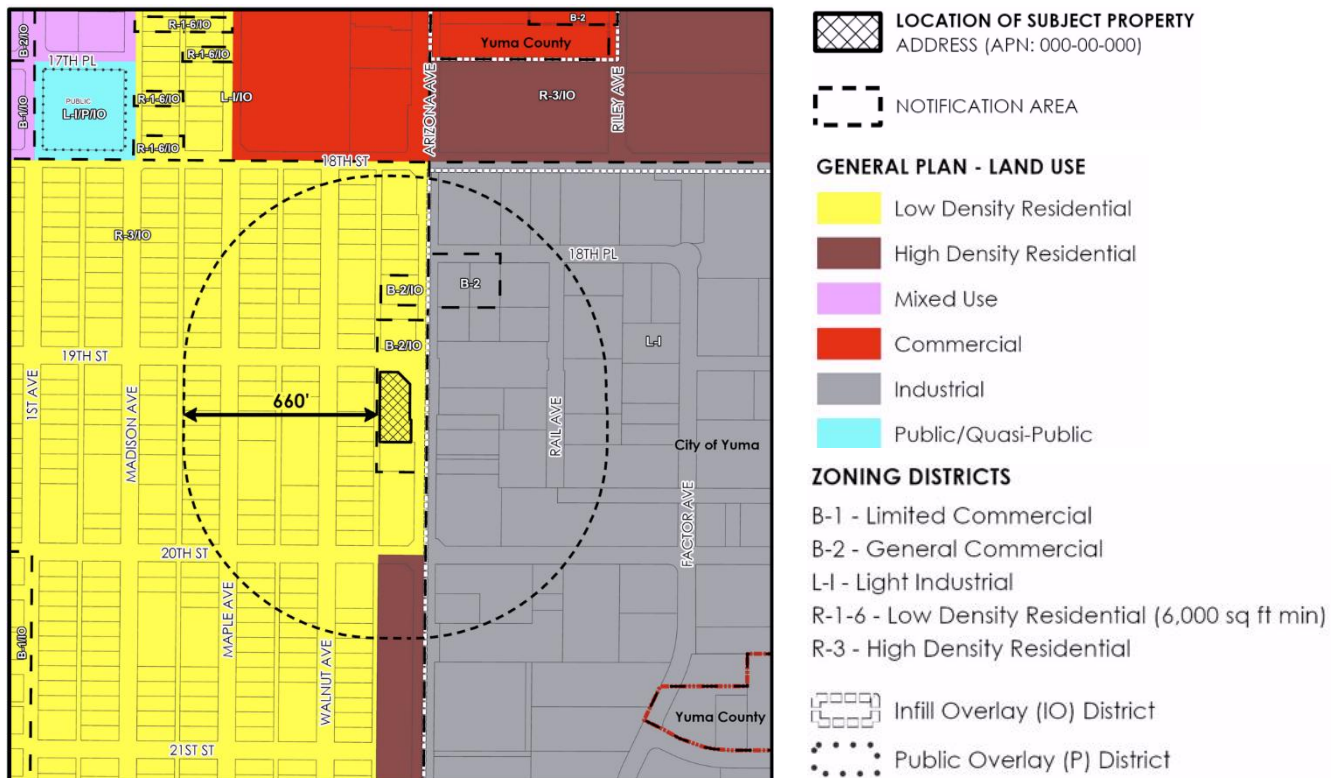
Hearing Date: April 13, 2026

Case Number: GP-44756-2025

Project Description/Location: This is a Major General Plan Amendment request by Brittani Lee, on behalf of T3AZ, LLC, to change the land use designation from Low Density Residential to High Density Residential for approximately .72 acres, for the property located at 1912 S. Arizona Avenue, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	General Commercial/ Infill Overlay (B-2/IO)	Commercial and residential under construction	Low Density Residential
North	General Commercial/ Infill Overlay (B-2/IO)	Undeveloped	Low Density Residential
South	General Commercial/ Infill Overlay (B-2/IO)	Commercial Building	Low Density Residential
East	Light Industrial (L-1)	Offices, bar, water vending	Industrial
West	High Density Residential/ Infill Overlay (R-3/IO)	Residences	Low Density Residential

Location Map



Prior site actions: Annexation: Ord. 672, effective 7/21/1956; Rezone: Ord. 2191, Res. "C" to General Commercial (B-2); Conditional Use Permit: CUP-41954-2023, Multi-family in conjunction with commercial.

Staff Recommendation: Staff recommends the Planning and Zoning Commission APPROVE the request to change the land use designation for approximately .72 acres from Low Density Residential to High Density Residential.

Suggested Motion: Move to APPROVE the request to change the land use designation for approximately .72 acres from Low Density Residential to High Density Residential.

Staff Analysis: This is a Major General Plan Amendment request by Brittani Lee, on behalf of T3AZ, LLC, to change the land use designation from Low Density Residential to High Density Residential for approximately .72 acres, for the property located at 1912 S. Arizona Avenue, Yuma, AZ.

The existing Low Density Residential land use designation supports the following types of zoning: Low Density Residential (R-1-5, R-1-6, R-1-8, R-1-12 and R-1-20), Residential Estate (RE-12, RE-18) and the Residence-Manufactured Housing (R-MH-6, R-MH-8, R-MH-10, R-MH-12, R-MH-20) districts.

The proposed High Density Residential land use designation supports the following types of zoning: High Density Residential (R-3), Residence-Manufactured Housing (R-MH), Recreational Vehicle Subdivision (RVS) and Manufactured Housing Park (MHP) districts.

On January 8, 2024, the Planning and Zoning Commission approved a Conditional Permit for this site to allow 15 multi-family dwelling units in conjunction with an established business activity within the General Commercial (B-2) zoning district. From the applicant at that time:

"Tcock Properties' main business office will occupy one of the 16 units on the bottom Northeast corner of the property. We are a Licensed and Registered Contractor, Licensed Realtor, and Property Manager in Yuma. We will provide a constant presence in the neighborhood as well as bring commerce to an unused area of Mesa Heights.

Building permits for that project have been submitted and site development is underway. The applicant's intent in changing the land use designation now is to pursue a rezone of the site from General Commercial (B-2) to High Density Residential (R-3) to allow for the conversion of the commercial office into a residential dwelling unit, for a total of 16 dwelling units on the site. From the applicant for this request:

1. Why do you believe the General Plan should be changed?
Answer: We didn't anticipate having a new Property management office (located at 350 W. 16th street) at the time we planned for this project. Population changes and the demand for these types of housing is more realistic than having a wasted unit that would not be utilized (referring to the office in building A per plans).

2. How does the existing General Plan limit your ability to use your property?

Answer: The existing General Plan limits us from gaining another unit to house a family. The office (that is located in Building A) would be useless to us now that we currently have an office we are operating out of for all our property management needs.

Density

The existing Low Density Residential land use designation would allow the development of one to 4 single-family dwellings.

The proposed High Density Residential land use designation would allow 9 to 22 dwelling units to be developed.

Population

Information from the 2023 American Community Survey provides data on population by housing unit type. The information results in an average household size for multi-family units of 1.8 persons per dwelling in the City of Yuma. Comparing the densities allowed within the General Plan, the potential persons expected are:

- Existing Low Density Residential:
 - Minimum 1 homes – Expected population: 3
 - Maximum 4 homes – Expected population: 11
- High Density Residential:
 - Minimum 9 homes – Expected population: 16
 - Maximum 22 homes – Expected population: 40

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: 3 – School Age: 1
 - Maximum expected population: 11 – School Age: 2
- High Density Residential:
 - Minimum expected population: 16 – School Age: 3
 - Maximum expected population: 40 – School Age: 8

Transportation

The property is located on the southwest corner of 19th Street and Arizona Avenue. Primary vehicle access to the property will be from 19th Street providing a connection to Arizona Avenue.

The City of Yuma Transportation Master Plan identifies 19th Street as a Local Road and Arizona Avenue as a Collector Road. According to the City of Yuma Transportation Master Plan (2025), 19th Street operates at a Level of Service (LOS) of A and Arizona Avenue operates at a Level of Service (LOS) of B or above. In addition, the annual average daily traffic counts identified by the Yuma Metropolitan Planning Organization for 2025 on Arizona Avenue is 6,282.

YCAT, Green Route 4A has two transit stops along Arizona Avenue, one at Arizona Avenue and 18th Street, Stop 390, and one at Arizona Avenue and 20th Street, Stop 391.

Housing

The Housing Element of the City of Yuma 2022 General Plan addresses the need to provide safe, decent, sanitary, and affordable housing for all residents. And specifically Objective 1.3 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.

Public Services

It is a requirement of State Statute for a General Plan to identify public schools and other public buildings. The City of Yuma General Plan Public Services Element identifies the location of public/charter schools within the 3 school districts in the General Plan area. The request is located within the district boundaries of the Yuma Elementary School District One and the Yuma Union High School District.

According to the Yuma Elementary School District One Boundary Map, the elementary students in the subject area are within the boundary of C W McGraw Elementary School located at 2345 S. Arizona Avenue and junior high school students are within the boundary of Gila Vista Junior High School at 2245 S. Arizona Avenue.

According to the Yuma Union High School District, the high school students are within the boundary of Kofa High School located at 3100 S. Avenue.

Redevelopment

The Redevelopment Chapter of the General Plan emphasizes conservation, rehabilitation, redevelopment, neighborhood preservation, and revitalization efforts. Designated Revitalization Areas are blighted areas that are primarily residential in character, often defined by strong family ties and a history of long-term, multigenerational residency. The subject property is located within the Mesa Heights Revitalization Area, aligning it with the City's broader objectives for neighborhood reinvestment and community enhancement.

Growth Areas

The Growth Areas chapter identifies those parts of the Planning Area ideal for a concentration of a variety of land uses, including higher densities and intensities or uses. Equally essential is the need for growth to occur close to existing or planned public facilities and services.

The General Plan request is located within the Arizona Avenue and 16th Street Growth Area, which presents significant opportunities for infill development due to the presence of numerous vacant and underutilized properties. This area is well-supported by existing infrastructure, transportation networks, and commercial development, making it well-positioned for strategic growth. New residential developments of high and medium density in this location would serve as an effective transitional buffer, separating the established residential neighborhoods to the south from the more intensive commercial and industrial uses located to the north and west.

An increase in residents in this area would enhance and strengthen the existing commercial development and transportation network. The YCAT bus system has several fixed routes through this area with a focus on the Yuma Mesa Shopping Center.

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

No The proposed amendment does not impact any of the elements of the General Plan.

Transportation Element:

FACILITY PLANS		
Transportation Master Plan	Planned	Existing
Arizona Avenue- Collector 2 lane	40 FT H/W ROW	40 FT H/W ROW
19 th Street- Local road	29 FT H/W ROW	29 FT H/W ROW
Median Disclosure		

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

No The proposed amendment does not 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 identified this area as Low Density Residential.

Scheduled Public Hearings:

- City of Yuma Planning and Zoning Commission: March 9, 2026
- City of Yuma Planning and Zoning Commission: April 13, 2026
- City of Yuma City Council: May 20, 2026

Public Comments Received: See Attachment A
Agency Comments: None Received
Neighborhood Meeting Comments: See Attachment D

Final staff report delivered to applicant on:

- Applicant agreed with staff's recommendation: 3/12/2026
- Applicant did not agree with staff's recommendation:
- Final report has been emailed to applicant on 3/12/2026.

Attachments

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

Prepared By: *Erika Peterson*

Date: 3/11/2026

Erika Peterson
Senior Planner

(928) 373-5000, x3071

Erika.Peterson@YumaAZ.Gov

Reviewed By: Jennifer L. Albers

Jennifer L. Albers,
Assistant Director of Planning

Date: 3/11/26

Approved By: Alyssa Linville


Alyssa Linville,
Director, Community Development

Date: 03/11/2026

**ATTACHMENT A
PUBLIC COMMENTS**

Name:	Mae Cuff			Contact Information:	(928)920-7705			
Method of Contact:	Phone	X	FAX	Email		Letter		Other
Comment:	<p>Neighbor called and stated she is opposed to the request. She does not agree the proposed development and with the "change the City made years ago to change the area to commercial and now changing it to residential".</p>							
Name:	Daniel and Isaura Siqueiros			Contact Information:				
Method of Contact:	Phone		FAX	Email	X	Letter		Other
Comment:	<p>"Ms. Peterson,</p> <p>To be direct and as brief as possible, we are homeowners residing 2 blocks from the proposed change to high-density zoning of the above residential development.</p> <p>We are definitely opposed to such a change. Arizona Avenue is very congested with vehicular traffic. The elementary schools are heavily enrolled causing more traffic.</p> <p>Also, our neighborhood, where I have lived most of my life has converted into a HUD housing mecca destabilizing the tranquility of the neighborhood. There are apartments everywhere!</p> <p>Also, because we reside on Maple Avenue, the 100% residential street has slowly converted into a another First Avenue! People use this street to drive on to drop their children at the Prep School on Maple Avenue which is 1 block from our home. Speeding is very, very common. I'm sure you did not know that.</p> <p>And because of the increase in the number of apartments, and therefore people, police regularly patrol the neighborhood. All the speeding, people congestion, police having to take care of problems is stressful.</p> <p>My neighborhood is congested enough. Please say NO to high-density zoning.</p> <p>Sincerely, Daniel and Isaura Siqueiros"</p>							
Name:	Francisco Lopez			Contact Information:	(323)533-7756			
Method of Contact:	Phone	X	FAX	Email		Letter		Other
Comment:	<p>Received the Neighbor Notification and wanted to know what the request was about. In addition, Mr. Lopez wanted to know if this development would affect his property taxes.</p> <p>Address: 1893 S. Maple Avenue</p>							
Name:	Maria Valenzuela			Contact Information:	(217)461-2038			
Method of Contact:	Phone	X	FAX	Email		Letter		Other
Comment:	<p>Ms. Valenzuela received the Neighbor Notification and wanted to know what the request was about. Ms. Valenzuela had additional questions about how far the property was from hers, if the requested change also changed her land use designation, and if it would affect her property.</p> <p>Address: 1815 S. Walnut Avenue</p>							

**ATTACHMENT B
STAFF WORKSHEET**

	<p>STAFF RESEARCH – GENERAL PLAN AMENDMENT</p> <p>CASE #: GP-44756-2025 CASE PLANNER: ERIKA PETERSON</p>
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I. PROJECT DATA

Project Location:		1912 S. Arizona Avenue												
Parcel Number(s):		665-44-199												
Parcel Size(s):		31,449 sq.ft.												
Total Acreage:		.72												
Proposed Dwelling Units:		Maximum:		22		Minimum:		9						
Address:		1912 S. Arizona Avenue												
Applicant:		T3AZ, LLC												
Applicant's Agent:		Brittani Lee												
Land Use Conformity Matrix:		Current Zoning District Conforms:								Yes		No	X	
Zoning Overlay:	Public		AO		Auto		B&B		Historic		Infill	X	None	
	Airport		Noise Contours	65-70		70-75		75+		APZ1		APZ2		CLEAR ZONE
	Existing Zoning			Current Use				General Plan Designation						
Site	General Commercial/ Infill Overlay (B-2/IO)			Commercial and residential under construction				Low Density Residential						
North	General Commercial/ Infill Overlay (B-2/IO)			Undeveloped				Low Density Residential						
South	General Commercial/ Infill Overlay (B-2/IO)			Commercial building				Low Density Residential						
East	Light Industrial (L-I)			Offices, bar, water vending				Industrial						
West	High Density Residential/ Infill Overlay (R-3/IO)			Residences				Low Density Residential						
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	Ord. 672, effective 7/21/1956										
General Plan Amendment	Yes		No	In process										
Development Agreement	Yes		No	N/A										
Rezone	Yes	X	No	Ord. 2191, Res. "C" to General Commercial (B-2)										
Subdivision	Yes		No	N/A										
Conditional Use Permit	Yes	X	No	CUP-41954-2023, Multi-family in conjunction w/ commercial										
Pre-Development Meeting	Yes	X	No	Date: 8/31/2023, PDM: 41796-2023										
Enforcement Actions	Yes		No	N/A										
Land Division Status:		Legal lot of record												
Irrigation District:		None												
Adjacent Irrigation Canals & Drains:		None												
Water Conversion: (5.83 ac ft/acre)		4.20 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:			Proximity to industrial land use.								
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				
Arizona Ave - Collector 2 lane		40 FT H/W	40 FT H/W					X			
19 th Street - Local road		29 FT H/W	29 FT H/W								
Bicycle Facilities Master Plan		Arizona Avenue- Proposed bike lane									
YCAT Transit System		Arizona Avenue- Green Route									
Issues:		None									
Parks, Recreation and Open Space Element:											
Parks and Recreation Facility Plan											
Neighborhood Park:		Existing: Joe Henry Optimist Park			Future: Joe Henry Optimist Park						
Community Park:		Existing: Kennedy Park			Future: Kennedy 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:		Mesa Heights Revitalization Area									
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:											
Population Impacts Population projection per 2023 5-Year 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 Population	Police Impact	Water Consumption		Wastewater Generation		
			<i>Multi-Family</i>								
			Maximum	Per Unit		Officers	GPD	AF	GPD		
			22	1.8	40	0.07	8,197	9.2	2,772		
Minimum											
9		1.8	16	0.03	3,353	3.8	1,134				
Fire Services Plan:		Existing: Fire Station No. 3			Future: Fire Station No. 3						
Water Facility Plan:		Source:	City	X	Private	Connection:	Connection: 4" AC on 19 th St.				
Sewer Facility Plan:		Treatment:	City	X	Septic	Private	Connection: 8" PVC in alley				
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	X	Avenue B & 32 nd St.		
	North End		Pacific Ave & 8 th St		Estancia		None
Issues:							

NOTIFICATION

- Legal Ad Published: The Sun 2/14/26
- Display Ad Published: 2/14/26
- 660' Vicinity Mailing: 12/16/25
- 54 Commenting/Reviewing Agencies noticed: 12/9/25
- Site Posted: 12/23/25
- Neighborhood Meeting: 1/6/26
- Hearing Dates: 3/9/26, 4/13/26, 5/20/26
- Comments Due: 2/7/26

External List	Response Received	Date Received	"No Comment"	Written Comments
Yuma County Engineering	NR			
Yuma County Flood Control District	NR			
Yuma County Planning & Zoning (ARS)	NR			
Yuma County Public Works	YES	12/10/25	X	
Yuma County Airport Authority	YES	12/10/25	X	
Yuma County Chamber of Commerce	NR			
Yuma County Assessor	YES	12/10/25	X	
Yuma Metropolitan Planning Organization (ARS)	NR			
YCIPTA – Transportation Authority	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			
Century Link Communications (ARS)	NR			
Arizona Public Service (ARS)	NR			
Charter 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)	NR			
Yuma Proving Ground	NR			
US Bureau of Land Management (ARS)	NR			
US Bureau of Reclamation	NR			
US Postal Service	NR			
Quechan Tribal Office	YES	12/10/25	X	
Cocopah Indian Tribe	NR			
Yuma County Water Users' Association	YES	12/12/25	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 Professional Engineers (ASPE)	NR			
El Paso Natural Gas Co.	NR			
Western Area Power Administration	YES	12/10/25	X	

City of Yuma Internal List	Response Received	Date Received	"No Comment"	Written Comments
Police	NR			
Parks and Recreation	NR			
City Engineer	NR			
Traffic Engineer	NR			
Development Engineer	NR			
Fire	YES	12/9/25	X	
Building Safety	NR			
Utilities	NR			
Public Works	NR			
NR=None Received	NR			

Neighborhood Meeting	Comments Available
1/6/2026	See Attachment C
Prop. 207 Waiver	
Received by Owner's signature on the application for this land use action request.	

ATTACHMENT C
NEIGHBORHOOD MEETING COMMENTS

Date Held: 1/6/2026

Location: 1912 S. Arizona Avenue

Attendees: City Staff: Erika Peterson; Applicant: Brittani Lee; Neighbors: Bart Wapler

SUMMARY OF ATTENDEE'S COMMENTS RELATED TO THE PROJECT:

- Staff explained the request and previous history of CUP.
- Neighbor asked applicant about businesses in other locations.
- Neighbor was not opposed to the request and wanted to learn about the process and request. Is excited to see the finished concept and asked about the choice to build using flat roofs.
- Neighbor asked what the east side of property was intended for?
- Applicant noted that part of it is city right-of-way and the rest is retention for this project.

**ATTACHMENT D
NEIGHBOR NOTIFICATION LIST**

NAME	ADDRESS	CITY	ST	ZIP CODE
ALFARUE ROSA ISELA	1079 S AVENUE B SPC 95	YUMA	AZ	85364
ALL SECURE SELF STORAGE	575 E 18TH PL	YUMA	AZ	85364
AMERICAN HOME BUYERS LLC	1020 S 4TH AVE	YUMA	AZ	85364
ARIZONA HOUSING DEVELOPMENT CORP	420 S MADISON AVE	YUMA	AZ	85364
ARIZONA HOUSING DEVELOPMENT CORP	420 S MADISON AVE	YUMA	AZ	85364
ARMENTA GUILLERMO JIMENEZ & LETICIA	1973 S MAPLE AVE	YUMA	AZ	85364
AVALOS LUIS G	1944 S MAPLE AVE	YUMA	AZ	85364
AVILA BRIONES ARTURO	1855 S MAPLE AVE	YUMA	AZ	85364
BEJ FAMILY AZ LLC	1821 S ARIZONA AVE	YUMA	AZ	85364
BERMUDEZ MANUEL	1983 S WALNUT AVE	YUMA	AZ	85364
BRIONES EVA AVILA	1843 S MAPLE AVE	YUMA	AZ	85364
BUSTAMANTE GABRIEL	PO BOX 7565	VAN NUYS	CA	91406
CAMARILLO RUBEN & GUADALUPE	1936 S MAPLE AVE	YUMA	AZ	85364
CASTANEDA CARLOS & MICHELLE J HOGAN-CASTANEDA LIVING TRUST 12-30-2024	994 W 34TH PL	YUMA	AZ	85365
CATPRO LLC	1891 RAIL AVE	YUMA	AZ	85364
CONCEPT GENERAL CONSTRUCTION AZ LLC	PO BOX 8805	SAN LUIS	AZ	85349
CONTRERAS JOSE A	2044 S WALNUT AVE	YUMA	AZ	85364
CRUZ9 LLC	9474 VERVAIN ST	SAN DIEGO	CA	92021
DE SILVA VERONICA AYON	1952 S MAPLE AVE	YUMA	AZ	85364
DELGADO JOSE CARLOS JR	1867 S MAPLE AVE	YUMA	AZ	85364
DESERT HOLDINGS OF YUMA AZ LLC	PO BOX 208	YUMA	AZ	85366
DUNN TIMOTHY M & EILEEN E TRUST 4-17-02	6324 E TELEGRAPH ST	YUMA	AZ	85365
E & C NEGRONI LLC	2616 N OAKMONT DR	FLAGSTAFF	AZ	86004
ERWIN MICHAEL S	1875 S ARIZONA AVE	YUMA	AZ	85365
ESPINOZA ENRIQUE & MERCEDES JT	1919 S MAPLE AVE	YUMA	AZ	85364
ESTUDILLO RICARDO	2040 S WALNUT AVE	YUMA	AZ	85364
EVITCH WAYNE A & IRENE	1906 S WALNUT AVE	YUMA	AZ	85364
EVOKE 80. LLC	12519 BROOKLAKE ST	LOS ANGELES	CA	90066
FAVORS TRUST 2-14-2023	1818 S WALNUT AVE	YUMA	AZ	85364
FRANKLIN DWAIN R & GRACE K TRS 4-29-99	1845 S ARIZONA AVE	YUMA	AZ	85365
FRANKLIN DWAIN R & GRACE TRUST 4-29-85	1845 S ARIZONA AVE	YUMA	AZ	85365
GALVAN ALEJANDRA & DANIEL	1608 S ATHENS AVE	YUMA	AZ	85364
GAMBOA DAVID JR	1911 S MAPLE AVE	YUMA	AZ	85364
GARIBAY GABRIEL & ROSA C JT	740 S CARROLL AVE	STOCKTON	CA	95215
GASTELUM JESUS & MARTHA JT	4156 W 17TH ST	YUMA	AZ	85364
GJ DOUBLE L INVESTMENTS LLC	2500 E MONROE	YUMA	AZ	85364
HALL JARED E & KRISTAL L	2037 S WALNUT AVE	YUMA	AZ	85364
HAZLETT PROPERTIES AZ LLC	2875 S KYLA AVENUE	YUMA	AZ	85365
HEI HOLDINGS LLC	1319 GATE WAY	YUMA	AZ	85364
HERNANDEZ DORA & JOHN P	1895 S MAPLE AVE	YUMA	AZ	85364
HEUTON 2001 TRUST 11-13-2001	13353 S ONAMMI AVE	YUMA	AZ	85367

HIRTH ENTERPRISES INC AN ARIZONA CORP	1999 S ARIZONA AVE	YUMA	AZ	85364
HOUSING AUTHORITY OF THE CITY OF YUMA	420 S MADISON AVE	YUMA	AZ	85364
HUTCHESON DOUGLAS E & NANCY I JT	1813 S WALNUT AVE	YUMA	AZ	85364
JSC PROPERTIES LLC	12222 E PASEO VERANO ST	YUMA	AZ	85367
LAND LEO L & JO ANN TRUST 2-1-88	3431 E CREEK RD	PHOENIX	AZ	85044
LAND TRUST 2-1-88	3431 E DRY CREEK RD	PHOENIX	AZ	85044
LARENCE-COLE DESARAY MARIE	1945 S WALNUT AVE	YUMA	AZ	85364
LARSON PAUL W	2603 S 4TH AVE	YUMA	AZ	85364
LOPEZ FRANCISCO JR	721 W 52ND PL	LOS ANGELES	CA	90037
LUEVANOS GREGORIO	322 EUCALIPTUS WAY	SALINAS	CA	93905
LUGO JOSHUA	11851 E 24TH LN	YUMA	AZ	85367
MAC ELECTRIC INC	10439 ROSELLE ST	SAN DIEGO	CA	92121
MAPLE CRUMB LLC	1890 S MAPLE AVE	YUMA	AZ	85364
MARQUEZ MIGUEL A	1630 S 11TH AVE	YUMA	AZ	85364
MARTINEZ-CLARK FAMILY REVOCABLE TRUST 10-8-2024	44017 EAGLEBLUFF CT	TEMECULA	CA	92592
MARTINEZ MANUEL & LORENA JT	2026 S WALNUT AVE	YUMA	AZ	85364
MAZAS LUISA	1844 S MAPLE AVE	YUMA	AZ	85364
MCNEEL KAREN J ETAL	1466 S 8TH AVE	YUMA	AZ	85364
MEDRANO ANDRES JR	1819 S MAPLE AVE	YUMA	AZ	85364
MESA PATRICIA E	1993 S WALNUT AVE	YUMA	AZ	85364
MEZA ALFONSO ANAYA	1964 S MAPLE AVE	YUMA	AZ	85364
MEZA JESUS H MEJIA &	1976 S MAPLE AVE	YUMA	AZ	85364
MILLER RENEE LAURA	PO BOX 1565	YUMA	AZ	85366
MORENO CECILIA	PO BOX 2748	SOMERTON	AZ	85350
MORRISON LYNN A & KRISTIN A JT	2025 S ARIZONA AVE	YUMA	AZ	85365
MURRIETA LUCY	1837 S WALNUT AVE	YUMA	AZ	85364
NAGY RICK ROBERT &	1830 S WALNUT AVE	YUMA	AZ	85364
NAVARRO IRENIA B	1987 S WALNUT AVE	YUMA	AZ	85365
NUNEZ JESUS & MARGARITA JT	1886 S WALNUT AVE	YUMA	AZ	85364
OJEDA HEBERTO DE JESUS	2014 S WALNUT AVE	YUMA	AZ	85364
OJEDA RICARDO I & ELENA RIVERA JT	1886 S WALNUT AVE	YUMA	AZ	85364
ORTIZ JESUS	617 SURREY WAY	SALINAS	CA	93905
OXLEY JOHN DAVID JR	PO BOX 473	MOUNTAIN HOME	ID	83647
PACE JEANIE N TRUST 4-8-89	1490 W 18TH PL	YUMA	AZ	85364
POLINO SALVADOR BANUELOS & MARIA SOCORRO	1827 S MAPLE AVE	YUMA	AZ	85364
QUIROZ JESUS I & MARIA ALMA	1876 S MAPLE AVE	YUMA	AZ	85364
RELEVANT MEDIA INC AZ CORP	1236 S 21ST DR	YUMA	AZ	85364
RH REAL ESTATE OF YUMA AZ LLC	2908 E ANDY DEVINE AVE	KINGMAN	AZ	86401
RIVERA LIVING TRUST 4-1-97	2300 W COUNTRY LN	YUMA	AZ	85365
RODRIGUEZ ISMAEL FELIX & TERESA LOPEZ	250 HUDSON LANDING RD	ROYAL OAKS	CA	95076
RODRIGUEZ ISRAEL M & RODRIGUEZ JOSUE	26152 LEGENDS CT	SALINAS	CA	93908
ROMAN ALMA	1953 S WALNUT AVE	YUMA	AZ	85364
ROMERO ROBERTO &	2023 S WALNUT AVE	YUMA	AZ	85364
S & H RENTAL PROPERTIES, LLC	PO BOX 5064	YUMA	AZ	85366
S & R MGT LLC	2305 E PALO VERDE ST STE B	YUMA	AZ	85365
SALCIDO DANIEL E & SONIA JT	305 E 20TH ST	YUMA	AZ	85364

SALCIDO MARIA LUISA	1859 S MAPLE AVE	YUMA	AZ	85364
SANTIAGO PEDRO G TRUST 1-17-2020	1843 CROMWELL DR	SALINAS	CA	93906
SEVEN ACES LLC	17825 S AVENUE A	SOMERTON	AZ	85350
SIEMIENOWSKI JOSEPH V & IRINA G TRUST 11-19-2008	10561 SAND CRAB PL	SAN DIEGO	CA	92130
SIQUEIROS DANIEL G & ISAURA MARTINEZ JT	1918 MAPLE AVE	YUMA	AZ	85364
T3AZ LLC	1700 S 1ST AVE STE 200	YUMA	AZ	85364
THOMPSON MAE IONE	1845 S WALNUT AVE	YUMA	AZ	85364
TO LAN TAN	725 W EMERSON AVE	MONTEREY PARK	CA	91754
UNDERHILL FACTOR HOLDINGS INC	1925 S FACTOR AVE	YUMA	AZ	85364
UNION PACIFIC RAILROAD CO	1400 DOUGLAS ST STOP 1640	OMAHA	NE	68179
VALENZUELA MARIA DE JESUS &	PO BOX 223	BEARDSTOWN	IL	62618
VAN WEY RITA G	1977 S WALNUT AVE	YUMA	AZ	85364
VERA RAUL & LAURA &	1901 1/2 S WALNUT AVE	YUMA	AZ	85364
VERDUZCO ISRAEL FRIAS	1805 S WALNUT AVE	YUMA	AZ	85364
WARD KAREN	1904 S MAPLE AVE	YUMA	AZ	85364
WESCH LYNDA & PETER	8921 ARROYO DR	COLTON	CA	92324
WILSON RICHARD W & JANET L TRS 10-7-96	1087 S HEREFORD AVE	YUMA	AZ	85364
YUMA CITY OF	ONE CITY PLAZA	YUMA	AZ	85364
ZAKM HOGAN LLC	3615 S 18TH AVE	YUMA	AZ	85364

ATTACHMENT E
AERIAL PHOTO

