



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

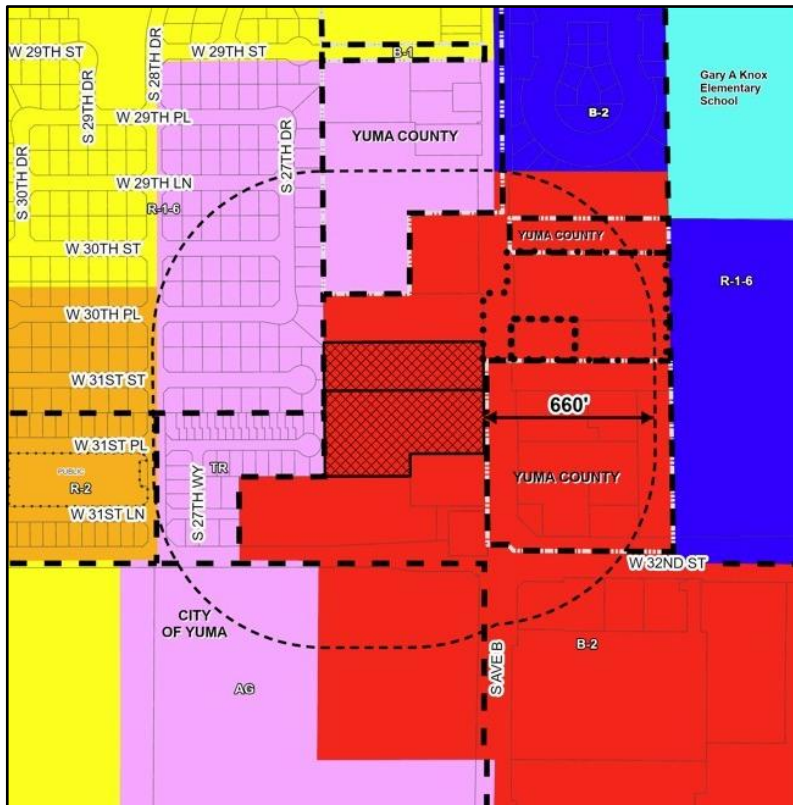
Hearing Date: May 12, 2025

Case Number: GP-43670-2025

Project Description/Location: This is a Minor General Plan Amendment request by Dahl, Robins & Associates, on behalf of Territorial Real Estate AZ LLC, to change the land use designation from Commercial to High Density Residential for approximately 6.65 acres located at 3064 and 3116 S. Avenue B, Yuma, AZ.

| | Existing Zoning | Use(s) on-site | General Plan Designation |
|--------------|---|---------------------------------|--------------------------|
| Site | General Commercial (B-2) | Office and Yuma Lumber Company | Commercial |
| North | General Commercial (B-2) | Houston's Yuma Furniture | Commercial |
| South | General Commercial (B-2) | Frank's Tire Shop, Vacant | Commercial |
| East | General Commercial (B-2), County Rural Acre-40 acre minimum (RA-40), County Light Industrial (LI) | Sonic, Gym, Office, Tire Shop | Commercial |
| West | Low Density Residential (R-1-6), Transitional (TR) | Single-family homes, Town homes | Mixed Use |

Location Map



- LOCATION OF SUBJECT PROPERTY
- NOTIFICATION AREA

GENERAL PLAN - LAND USE

- Low Density Residential
- Medium Density Residential
- Mixed Use
- Commercial
- Business Park
- Public/Quasi-Public

ZONING DISTRICTS

- AG - Agricultural District
- B-1 - Limited Commercial
- B-2 - General Commercial
- R-1-6 - Low Density Residential (6,000 sq ft min)
- R-2 - Medium Density Residential
- TR - Transitional
- Public (P) Overlay
- Aesthetic Overlay District (AO)

Prior site actions: Annexation, Ordinance O95-070, effective November 18, 1995; Rezoning (AG to B-2), Ordinance O96-47, adopted May 1, 1996; Variance, BA96-025, approved October 17, 1996; Yuma Lumber Lot Split (Fee # 1998-13533), recorded May 21, 1998; Yuma Lumber Lot Split No. 2 (Fee # 1999-02715), recorded January 29, 1999

Staff Recommendation: Staff recommends the Planning and Zoning Commission APPROVE the request to change the land use designation for approximately 6.65 acres from Commercial to High Density Residential.

Suggested Motion: Move to APPROVE the request to change the land use designation for approximately 6.65 acres from Commercial to High Density Residential.

Staff Analysis: This is a Minor General Plan Amendment request by Dahl, Robins & Associates, on behalf of Territorial Real Estate AZ LLC, to change the land use designation from Commercial to High Density Residential for approximately 6.65 acres located at 3064 and 3116 S. Avenue B, Yuma, AZ.

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

The applicant's intent in changing the land use designation is to pursue a rezoning of the site to allow the development of multi-family units.

Density

The current land use designation of Commercial would allow commercial development.

The proposed land use designation of High Density Residential would allow between 86 and 200 dwelling units.

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 of 1.9 persons per dwelling in the City of Yuma. Comparing the densities allowed within the General Plan, the potential persons expected are:

- Commercial:
Zero homes – Expected population: 0
- High Density Residential:
Minimum 86 homes – Expected population: 163
Maximum 200 homes – Expected population: 380

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 is estimated at:

- Commercial:
Expected population: 0 – School age: 0
- High Density Residential:
Minimum expected population: 163 – School age: 33
Minimum expected population: 380 – School age: 76

Transportation

The properties are located along Avenue B. Vehicle access to the properties will be from Avenue B, which is identified as a 4-lane Minor Arterial in the City of Yuma Transportation Master Plan.

There is a proposed bike lane along Avenue B and a proposed bike path along 32nd Street. There is an existing bus stop at 32nd Street at Avenue B that serves Yellow Route 95 and Purple Route 6A.

According to the City of Yuma Transportation Master Plan, Avenue B operates at a Level of Service (LOS) of C or above, meaning there are stable conditions with movements somewhat restricted due to higher volumes but not objectional to motorists. The Yuma Metropolitan Planning Organization identified average annual daily traffic counts at Avenue B between 32nd Street and 28th Street as 16,951 in 2024.

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. Objective 1.3 encourages 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.

The requested land use designation change will increase the maximum number of dwelling units allowed per acre.

Public Services - Education

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 three school districts in the General Plan area.

The subject properties are within the boundaries of the Crane Elementary School District and Yuma Union High School District. According to the Crane Elementary School District Boundary Map, the elementary students in the subject area are within the boundary of Gary A. Knox Elementary School at 2926 S. 21st Drive. Junior high school students are within the boundary of Crane Middle School located at 4450 W. 32nd Street. According to the Yuma Union High School District, the high school students are within the boundary of Cibola High School located at 4100 W. 20th Street.

Growth Areas - Avenue B and 32nd Street

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 Avenue B and 32nd Street Growth Area. This is an emerging development area with large expanses of undeveloped land surrounding commercial corridors.

An increase in residents in this area would enhance and strengthen the existing commercial development and transportation network. The General Plan states “very little High Density Residential is designated in the General Plan in this Growth Area and more should be encouraged.”

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 |
|--|---|----------|
| Ave B - Minor Arterial 4 Lanes | 50 FT HW | 45 FT HW |
| 32 nd St - Principal Arterial 6 Lanes | 62 FT HW | Varies |
| 28 th St - Collector 2 Lanes | 40 FT HW | Varies |
| Median Disclosure | Raised Median Covenant (Fee # 1998-13534) recorded May 21, 1998 | |

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?

No. The proposed amendment is not in conflict with the Council's prior actions.

Scheduled Public Hearings:

| | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | City of Yuma Planning and Zoning Commission: May 12, 2025 |
| <input type="checkbox"/> | City of Yuma City Council: June 4, 2025 |

Public Comments Received: None Received

Agency Comments: See Attachment A

Neighborhood Meeting Comments: See Attachment C

Final staff report delivered to applicant on: 04/24/25

- ☐ Applicant agreed with staff's recommendation:
- ☐ Applicant did not agree with staff's recommendation:
- ☐ Final report was emailed to applicant and awaiting response.

Attachments

| A | B | C | D | E |
|-----------------|-----------------|-------------------------------|----------------------------|--------------|
| Agency Comments | Staff Worksheet | Neighborhood Meeting Comments | Neighbor Notification List | Aerial Photo |

Prepared By: Meredith Rojas

Date: 04/21/2025

Meredith Rojas

Associate Planner

Meredith.Rojas@yumaaz.gov

(928) 373-5000, x3047

Reviewed By: Jennifer L. Albers

Jennifer L. Albers,
Assistant Director of Planning

Date: 4/21/25

Approved By: Alyssa Linville


Alyssa Linville,
Director, Planning and Neighborhood Services

Date: 04/24/25

ATTACHMENT A
AGENCY COMMENTS

| | | | | | |
|--|------------|-------|------------------|--------|------------------------------|
| DATE: | 02/28/2025 | NAME: | Antonio Martinez | TITLE: | Community Liaison Specialist |
| AGENCY: | MCAS Yuma | | | PHONE: | 928-269-2103 |
| <i>Enter comments below:</i> | | | | | |
| <p>Subject parcel is located adjacent (outside) to MCAS Yuma Runway 8 Accident Potential Zone 2 (APZ-2). Although this APZ is not recognized by the City of Yuma, still present and will have high aviation operations. It is requested an Aviation Disclosure statement be recorded to recognize the noise, interference, or vibrations due to aviation operations that may occur at the nearby Marine Corps Air Station Yuma, Yuma International Airport Aviation Complex, and its associated flight paths. Please send a copy of the recorded easements to MCASYUMA_CPLO@usmc.mil. Thank you for the opportunity to review and comment.</p> | | | | | |

**ATTACHMENT B
STAFF WORKSHEET**

| | |
|---|---|
|  | Staff Research – General Plan Amendment CASE #: GP-43670-2025 CASE PLANNER: MEREDITH ROJAS |
|---|---|

I. PROJECT DATA

| | | | | | | | | | | | | | | |
|-----------------------------|---------|--|----------------|-------|------|----------|-----|-----|----------|------|--------|------|------|------------|
| Project Location: | | 3064 S Avenue B, 3116 S Avenue B | | | | | | | | | | | | |
| Parcel Number(s): | | 694-28-151, 694-28-152 | | | | | | | | | | | | |
| Parcel Size(s): | | 2.55 acres, 4.1 acres | | | | | | | | | | | | |
| Total Acreage: | | 6.65 | | | | | | | | | | | | |
| Proposed Dwelling Units: | | Maximum: | | 200 | | Minimum: | | 86 | | | | | | |
| Address: | | 3064 S Avenue B and 3116 S Avenue B | | | | | | | | | | | | |
| Applicant: | | Territorial Real Estate AZ LLC | | | | | | | | | | | | |
| Applicant's Agent: | | Kevin Dahl - Dahl, Robins and Associates, Inc. | | | | | | | | | | | | |
| Land Use Conformity Matrix: | | Current Zoning District Conforms: | | | | | | | | Yes | X | No | | |
| 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 | General Commercial (B-2) | Office and Yuma Lumber Company | Commercial |
| North | General Commercial (B-2) | Houston's Yuma Furniture | Commercial |
| South | General Commercial (B-2) | Frank's Tire Shop, Vacant | Commercial |
| East | General Commercial (B-2), County Rural Acre-40 acre minimum (RA-40), County Light Industrial (LI) | Sonic, Gym, Office, Tire Shop | Commercial |
| West | Low Density Residential (R-1-6), Transitional (TR) | Single-family homes, Town homes | Mixed Use |

| | |
|---------------------------------|---|
| Prior Cases or Related Actions: | |
| <u>Type</u> | <u>Conforms</u> |
| Pre-Annexation Agreement | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| Annexation | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| General Plan Amendment | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| Development Agreement | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| Rezone | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Subdivision | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Conditional Use Permit | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| Pre-Development Meeting | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| Enforcement Actions | Yes <input type="checkbox"/> No <input type="checkbox"/> |

| | |
|--------------------------------------|---|
| Land Division Status: | Legal lot of record |
| Irrigation District: | Yuma County Water Users' Association |
| Adjacent Irrigation Canals & Drains: | N/A |
| Water Conversion: (5.83 ac ft/acre) | 38.77 Acre Feet a Year |
| Water Conversion Agreement Required | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |

II. CITY OF YUMA GENERAL PLAN

Land Use Element:

| | | | | | | | |
|-----------------------------|----------------|--|-----------------|---|-------------|--|--------|
| Land Use Designation: | Commercial | | | | | | |
| 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 |
|--|---|----------|---------|--------|--------|-------|
| Ave B - Minor Arterial 4 Lanes | 50 FT HW | 45 FT HW | X | | | X |
| 32 nd St – Principal Arterial 6 Lanes | 62 FT HW | Varies | X | | | X |
| 28 th St - Collector 2 Lanes | 40 FT HW | Varies | | | | |
| Bicycle Facilities Master Plan | Avenue B - Proposed bike lane, 32 nd Street - Proposed bike path | | | | | |
| YCAT Transit System | 32 nd Street at Avenue B- Yellow Route 95 and Purple Route 6A | | | | | |
| Issues: | | | | | | |

Parks, Recreation and Open Space Element:

| | | | |
|------------------------------------|---------------------------------------|-------------------------------------|--|
| Parks and Recreation Facility Plan | | | |
| Neighborhood Park: | Existing: Las Casitas Park | Future: Las Casitas Park | |
| Community Park: | Existing: Smucker Memorial Park | Future: Smucker Memorial 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: | 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:

| | | | | | | | | | |
|--|-----------------------------|------------------------------|------|---|-------------------|-----------------|----------------------------|---|-------------------|
| Population Impacts 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>Single Family</i> | | | | Population | Impact | Consumption | | Generation |
| | Maximum | Per Unit | | | | Officers | GPD | AF | GPD |
| | 200 | 2.9 | | | 580 | 1.09 | 120,060 | 134.5 | 40,600 |
| | Minimum | | | | | | | | |
| | 86 | 2.9 | | | 249 | 0.47 | 51,626 | 57.8 | 17,458 |
| Fire Facilities Plan: | | Existing: Fire Station No. 6 | | | | | Future: Fire Station No. 6 | | |
| Water Facility Plan: | | Source: | City | X | Private | | Connection: | 8" PVC line on Avenue B | |
| Sewer Facility Plan: | | Treatment: | City | X | Septic | | Private | Gravity line in Las Casitas subdivision | |
| Issues: | | No sewer line on Avenue B | | | | | | | |

Safety Element:

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

| | | | | | | | | | |
|-----------------------------|-------------------------|--|-----------------------------------|--|--------------------------------|---|------|--|--|
| Growth Area Element: | | | | | | | | | |
| Growth Area: | Araby Rd & Interstate 8 | | Arizona Ave & 16 th St | | Avenue B & 32 nd St | X | | | |
| | North End | | Pacific Ave & 8 th St | | Estancia | | None | | |
| Issues: | | | | | | | | | |

NOTIFICATION

- **Legal Ad Published: The Sun** 04/19/25
- **Display Ad Published:** 04/19/25
- **660' Vicinity Mailing:** 02/18/25
- **54 Commenting/Reviewing Agencies noticed:** 02/11/25
- **Site Posted:** 02/28/25
- **Neighborhood Meeting:** 03/06/25
- **Hearing Dates:** 05/12/25 & 06/04/25
- **Comments Due:** 04/12/25

| 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 | 02/12/25 | X | |
| Yuma County Public Works | YES | 02/18/25 | X | |
| Yuma County Airport Authority | NR | | | |
| 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 | 02/28/25 | | X |
| Bureau of Land Management (ARS) | NR | | | |
| US Border Patrol | NR | | | |
| US Postal Service | NR | | | |
| Quechan Tribal Office | YES | 02/11/25 | X | |
| Cocopah Indian Tribe | NR | | | |
| Yuma County Water Users' Association | YES | 02/11/25 | 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 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 | YES | 02/13/25 | X | |

| 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 | NR | | | |
| David Wostenberg, City Engineer | NR | | | |
| Jerry Anaya, Traffic Engineer | NR | | | |
| Andrew McGarvie, Engineering | NR | | | |
| Kayla Franklin, Fire – Prevention | YES | 02/11/25 | X | |
| Randall Crist, Building Safety | NR | | | |
| Jeremy McCall, Utilities | NR | | | |
| Joel Olea, Public Works | NR | | | |
| NR=None Received | NR | | | |
| | | | | |

| Neighborhood Meeting | Comments Available |
|--|---------------------------|
| N/A | N/A |
| Prop. 207 Waiver | |
| Received by Owner's signature on the application for this land use action request. | |

ATTACHMENT C
NEIGHBORHOOD MEETING COMMENTS

Date Held: 03/06/25

Location: 3064 S. Avenue B

Attendees: Staff: Meredith Burns; Applicants: Kevin Dahl; Brett Hall, Will Katz

One neighbor in attendance: Mike Thompson

Summary of Attendees' Comments Related to the Project:

- Staff explained the request to change the land use designation from Commercial to High Density Residential.
- Applicants discussed their intent to build apartments on the properties following a General Plan amendment and rezoning.
- Neighbor asked about the timeline for development and how many units would be on the properties. Applicants said they have not yet determined a timeline for development or the number of units.
- Neighbor said he supports changing the land use designation and future development of apartments.

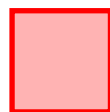
ATTACHMENT D
NEIGHBOR NOTIFICATION LIST

| Property Owner | Mailing Address | City/State/Zip Code |
|--|-----------------------------|----------------------------|
| ALANIS GLORIA E | 603 9TH AVE | KIRKLAND, WA, 98033 |
| ARMIENTA RUDIBERTO & TANIA | 2789 W 31ST LN | YUMA, AZ, 85364 |
| AVENUE B BUILDING LLC | 4573 W LA QUINTA LOOP | YUMA, AZ, 85364 |
| AVENUE B LLC | 1655 S COUNTRY CLUB DR | MESA, AZ, 85210 |
| BAIG ADIL M SOLE & SEPARATE TRUST 2-24-2023 | 3074 S HORSESHOE BEND AVE | YUMA, AZ, 85364 |
| BARNES ANDREW R & KIMBERLY L | 2817 W 31ST LN | YUMA, AZ, 85364 |
| BARNETT BARBARA MARIE | 2767 W 31ST PL | YUMA, AZ, 85364 |
| BASERA HOLDINGS LLC | 2591 S AVENUE 2 1/2E STE 1 | YUMA, AZ, 85365 |
| BERNAL ISMAEL | 2817 W 29TH LN | YUMA, AZ, 85364 |
| BES RENTALS LLC | 2022 E MALIBU DR | TEMPE, AZ, 85282 |
| BEST SOUTHWEST SVCS INC | 2147 S COPPER VIEW WAY | YUMA, AZ, 85365 |
| BINGHAM INVESTMENT COMPANY | 1655 S COUNTRY CLUB DR | MESA, AZ, 85210 |
| BRACK JASON A & JOANNA JT | 2787 W 30TH PL | YUMA, AZ, 85364 |
| CARRERAS MIGUEL | 2482 S 34TH AVE | YUMA, AZ, 85364 |
| CEBALLOS GERARDO | 2786 W 31ST LN | YUMA, AZ, 85364 |
| CHAVEZ OSCAR F JR | 3156 S 27TH WAY | YUMA, AZ, 85364 |
| CHIQUETE JESUS | 2779 W 31ST PL | YUMA, AZ, 85364 |
| CHOMINA ELOISA | 2828 W 31ST ST | YUMA, AZ, 85364 |
| CORRALES RAMON E & CINDY C JT | 2764 W 31ST ST | YUMA, AZ, 85364 |
| COVARRUBIAS MARTIN A | 3746 W 18TH ST | YUMA, AZ, 85364 |
| CRAIG JAMES & MARIE JT | 2760 W 30TH ST | YUMA, AZ, 85364 |
| EHC INVESTMENTS LLC | 3093 S AVENUE B | YUMA, AZ, 85364 |
| EZROJ JOENA | 21192 E. ASPEN VALLEY DRIVE | QUEEN CREEK, AZ, 85142 |
| FIRST ASSEMBLY OF GOD AN ARIZONA CORP | 3000 S AVENUE B | YUMA, AZ, 85364 |
| GARATE EDGAR E & LILIANA | 3057 S 27TH DR | YUMA, AZ, 85364 |
| GRACELAND AZ LLC | 10 ANTHURIUM CT | DANVILLE, CA, 94506 |
| GUDINA HECTOR | 2835 W 30TH PL | YUMA, AZ, 85364 |
| GULBRANSON TRUST 5-29-2015 | 2835 W 29TH LN | YUMA, AZ, 85364 |
| GUTIERREZ ERICA | 4728 W 29TH LN | YUMA, AZ, 85364 |
| GUTIERREZ JULIAN | 2785 W 30TH ST | YUMA, AZ, 85364 |
| HADDAD & SWEIDAN REAL ESTATE LLC | 3550 W BRANDI LN | YUMA, AZ, 85364 |
| HARRINGTON FAMILY LLP | PO BOX 5346 | YUMA, AZ, 85366 |
| HEINRICH JASON J | 2826 W 30TH PL | YUMA, AZ, 85364 |
| HOWARD ANDREW L AND CONNIE S | 16268 S AVENUE 2E | YUMA, AZ, 85365 |
| JACKSON LAWRENCE P & ELIZABETH S JT | 2715 W 31ST PL | YUMA, AZ, 85364 |
| JASSO RICARDO PRIETO | 2753 W 31ST PL | YUMA, AZ, 85364 |
| KHAN MOHAMMAD M & FARKHANDA M TRUST | 1115 S BARDEAUX AVE | YUMA, AZ, 85364 |
| KLEPPE STEPHEN D & SHIRLEY R TRUST 5-11-07 & | 420 W ROOSEVELT ST | PHOENIX, AZ, 85003 |
| LONG ALLEN D SR & AVALONA M JT | 2836 W 31ST ST | YUMA, AZ, 85364 |
| LOPEZ DANIELA A & RICARDO ROCHIN JT | 2749 W 31ST ST | YUMA, AZ, 85364 |

| | | |
|--|------------------------------------|----------------------|
| MARTINEZ SAMUEL | 8364 S COCONINO LN | YUMA, AZ, 85364 |
| MELLON SHELLEY | 3609 W COUNTY 12 1/2 ST | YUMA, AZ, 85365 |
| MEZA JESUS JR | 2829 W 31ST ST | YUMA, AZ, 85364 |
| MILLAN RAFAEL J | 7036 BALCOM AVE | RESEDA, CA, 91335 |
| MISIAC PROPERTIES LLC | 3746 W 18TH ST | YUMA, AZ, 85364 |
| MONTE BRIAN A & CAROLINA P | 2845 W 31ST LN | YUMA, AZ, 85364 |
| MORAN JUAN ALCALA & SANDRA MARTINEZ | 2805 W 31ST ST | YUMA, AZ, 85364 |
| NAVARRO FRANCISCO | 3174 S AVENUE B | YUMA, AZ, 85364 |
| NIEVES MARCO A & CLAUDIA A JT | 2717 W 31ST ST | YUMA, AZ, 85364 |
| OLAIZ ANTONIO M | 3029 S 27TH DR | YUMA, AZ, 85364 |
| ORTEGA MIGUEL | 2837 W 31ST ST | YUMA, AZ, 85364 |
| PASQUE PARTNERS AZ LP | 2144 W 24TH ST STE 1 | YUMA, AZ, 85364 |
| PEREZ ANDREA M | 2800 W 30TH ST | YUMA, AZ, 85364 |
| PHILLIPS NORMAN E | 2816 W 31ST LN | YUMA, AZ, 85364 |
| QUINTERO ELENA | 2983 S 27TH DR | YUMA, AZ, 85364 |
| RAMIREZ EMMA LETICIA | 2793 W 31ST PL | YUMA, AZ, 85364 |
| RAMIREZ HERMELINDA | 2784 W 30TH ST | YUMA, AZ, 85364 |
| RAVA JERRY J II TRUST 8-19-1994 | 700 AIRPORT DR | KING CITY, CA, 93930 |
| RENTERIA CYNTHIA & MOISES C | 2747 W 30TH PL | YUMA, AZ, 85364 |
| ROBLES CONSUELO | 2763 W 30TH PL | YUMA, AZ, 85364 |
| RODRIGUEZ ALAN GEOVANY & ITZAYANA JALYNN | 3164 S 27TH WAY | YUMA, AZ, 85364 |
| RODRIGUEZ EDUARDO | 2811 W 31ST ST | YUMA, AZ, 85364 |
| RODRIGUEZ RODOLFO D | 2788 W 31ST ST | YUMA, AZ, 85364 |
| RUBIO PEDRO & YOLANDA JT | 3071 S 27TH DR | YUMA, AZ, 85364 |
| RUIZ ISMAEL AMAYA & RUBIA ORELLANA JT | 2809 W 30TH PL | YUMA, AZ, 85364 |
| RUIZ JOSE E | 2804 W 31ST ST | YUMA, AZ, 85364 |
| RUIZ VERONICA & MARIO A JR JT | 2701 W 31ST PL | YUMA, AZ, 85364 |
| RUVALCABA JORDAN & DANITZA A CPWROS | 2815 W 31ST PL | YUMA, AZ, 85364 |
| SAGASTUME ROSI B | PO BOX 790 | SAN LUIS, AZ, 85349 |
| SALDANA JUAN & REGINA | 2662 S MESA AVE | YUMA, AZ, 85364 |
| SANCHEZ ARTURO & | 8791 S AVENUE D | YUMA, AZ, 85364 |
| SANCHEZ RAMIRO | 22 OREGON ST | SALINAS, CA, 93905 |
| SANCHEZ TERESA TRUST 11-29-12 | 2716 W 31ST ST | YUMA, AZ, 85364 |
| SANCHEZ VANESSA ELENA | 2808 W 30TH PL | YUMA, AZ, 85364 |
| SCHEFTIC MARTHA & WILLIAM D | 2741 W 31ST PL | YUMA, AZ, 85364 |
| SEIS PROPERTIES LLC | 720 E 22ND ST STE A | YUMA, AZ, 85364 |
| SHAY OIL CO AZ CORP | PO BOX 1249 | YUMA, AZ, 85366 |
| TERRITORIAL REAL ESTATE AZ LLC | 3064 S AVENUE B | YUMA, AZ, 85364 |
| THE VILLAGE ON 19TH LLC | 3155 S AVE B | YUMA, AZ, 85364 |
| TOMAS CORNELIO S JR & RAQUEL JOY V JT | 2761 W 30TH ST | YUMA, AZ, 85364 |
| TUTELL TRUST 7-29-2022 | 2211 W BROOK ST | YUMA, AZ, 85364 |
| VALDEZ MARICELA | 2802 W 30TH PL | YUMA, AZ, 85364 |
| VALLE GERARDO | 2759 W 29TH LANE | YUMA, AZ, 85364 |
| WARD MARIBEL | 11768 SCRIPPS CAPE VISTA POINTE | SAN DIEGO, CA, 92131 |

| | | |
|------------------------------|------------------------------------|----------------------|
| WARD WILLIAM J TRUST | 11768 SCRIPPS CAPE VISTA POINTE | SAN DIEGO, CA, 92131 |
| YUMA CITY OF | ONE CITY PLAZA | YUMA, AZ, 85364 |
| ZUNIGA EDUARDO & VERONICA JT | 2806 W 30TH ST | YUMA, AZ, 85364 |
| ZUNIGA JESUS A | 3638 W 3RD PL | YUMA, AZ, 85364 |

ATTACHMENT E
AERIAL PHOTO



Subject Properties