

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

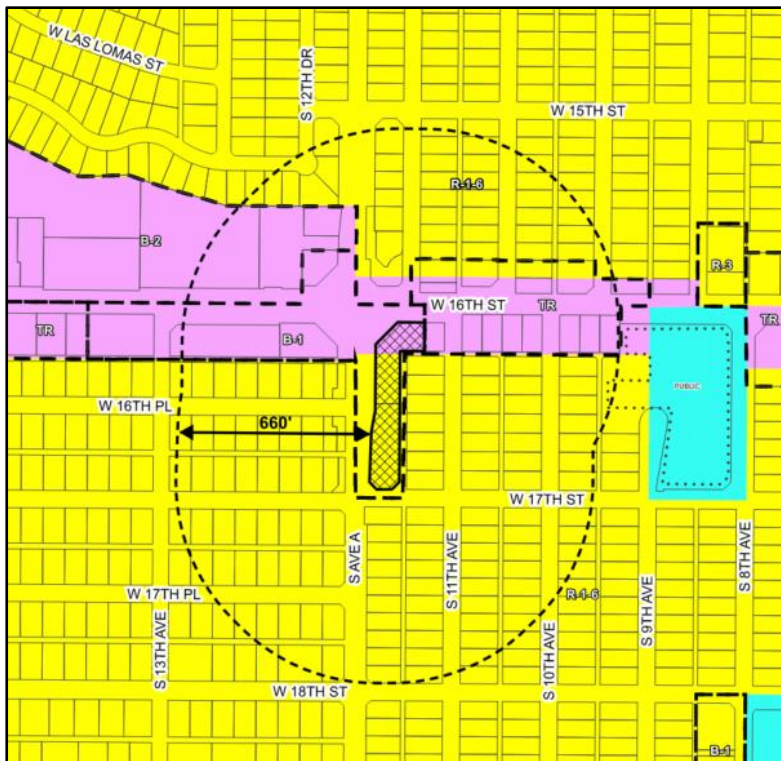
**Hearing Date:** September 9, 2024

**Case Number:** GP-42762-2024

**Project Description/Location:** This is a Minor General Plan Amendment request by the City of Yuma, to change the land use designation from Mixed Use and Low Density Residential to High Density Residential for approximately 1.3 acres, for the property located at the southeast corner of Avenue A and 16<sup>th</sup> Street, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Limited Commercial (B-1) District	Undeveloped	Mixed Use and Low Density Residential
North	Transitional (TR) District and Low Density Residential (R-1-6) District	Residential	Mixed Use
South	Low Density Residential (R-1-6) District	Residential	Low Density Residential
East	Transitional (TR) District and Low Density Residential (R-1-6) District	Office/Residential	Mixed Use and Low Density Residential
West	Limited Commercial (B-1) District and Low Density Residential (R-1-6) District	Office/Residential	Mixed Use and Low Density Residential

**Location Map**



- LOCATION OF SUBJECT PROPERTY
- NOTIFICATION AREA

**GENERAL PLAN - LAND USE**

- Low Density Residential
- Mixed Use
- Public/Quasi-Public

**ZONING DISTRICTS**

- B-1 - Limited Commercial
- B-2 - General Commercial
- R-1-6 - Low Density Residential (6,000 sq ft min)
- R-3 - High Density Residential
- TR - Transitional
- Public (P) Overlay

**Prior site actions:** Annexation: Ord. 585 (November 28, 1952); Rezone: Z83-5 (Denied 2/16/83); ZONE-3746-2013 (Ordinance No. O2013-47); Conditional Use Permit: CU86-12 (12/9/86) Lot Tie: Lot Tie/Lot Split Southeast Corner of Avenue "A" and 16<sup>th</sup> Street (08/28/2017)

**Staff Recommendation:** Staff recommends the Planning and Zoning Commission APPROVE the request to change the land use designation for approximately 1.3 acres from Mixed Use and Low Density Residential to High Density Residential.

**Suggested Motion:** Move to APPROVE the request to change the land use designation for 1.3 acres from Mixed Use and Low Density Residential to High Density Residential.

**Staff Analysis:** This is a Minor General Plan Amendment request by the City of Yuma, to change the land use designation from Mixed Use and Low Density Residential to High Density Residential for approximately 1.3 acres, for the property located at the southeast corner of Avenue A and 16<sup>th</sup> Street, Yuma, AZ.

The existing Mixed Use land use designation (.3 acres) supports the following types of zoning: Low Density Residential (R-1-5 and R-1-6), Medium Density Residential (R-2 and R-2-5), Residence-Manufactured Housing (R-MH), Manufactured Housing Subdivision (MHS), Transitional (TR), and Limited Commercial (B-1).

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

The proposed High Density Residential land use designation (1.3 acres) 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).

The City's intent in changing the land use designation, is to dispose of the properties, allowing the future property owner the opportunity to rezone to High Density Residential (R-3) for the future development of multi-family units.

Density

The current land use designation of Mixed Use and Low Density Residential would allow from 3 to 8 dwelling units to be constructed on the 1.3 acres.

The proposed High Density Residential land use designation would allow from 17 to 39 dwelling units to be constructed on 1.3 acres. The proposed land use designation would allow the applicant to pursue a rezoning that would support multi-family development.

Population

Information from the 2018-2022 American Community Survey provides data on population by housing type. The information results in an average household size of 1.6 persons per high density type dwelling in the City of Yuma.

Comparing the densities allowed within the General Plan, the potential persons expected are:

- Mixed Use/Low Density:  
     Minimum 3 homes – Expected population: 5  
     Maximum 8 homes – Expected population: 13
- High Density Residential:  
     Minimum 17 homes – Expected population: 27  
     Maximum 39 homes – Expected population: 62

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:

- Mixed Use/Low Density:  
     Minimum expected population: 5 – School Age: 1  
     Maximum expected population: 13 – School Age: 3
- High Density Residential:  
     Minimum expected population: 27 – School Age: 5  
     Maximum expected population: 62 – School Age: 12

Transportation

The property is located at the southeast corner of Avenue A and 16<sup>th</sup> Street. Direct access to the subject property would be determined at project design but will likely connect to 17<sup>th</sup> Street via the alley. Avenue A is a 4-lane minor arterial roadway and 16<sup>th</sup> Street is a 4-lane minor arterial roadway.

According to the City of Yuma Transportation Master Plan, Avenue A and 16<sup>th</sup> Street operate 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 19,911 along Avenue A near the southeast corner of Avenue A and 16<sup>th</sup> Street. In addition, the daily traffic counts for 2023 along 16<sup>th</sup> Street near the subject property is 27,043.

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.

The General Plan amendment request is to provide a housing choice other than Low Density Residential single-family homes, which is the predominant housing option in the City of Yuma.

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 School Boundary Maps, the elementary students in the subject area are within the boundary of Alice Byrne Elementary School located at 811 W. 16<sup>th</sup> Street and junior high school students are within the boundary of R. Pete Woodard Junior High School located at 2250 S. 8<sup>th</sup> 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 A.

**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:**

<b>FACILITY PLANS</b>		
<b>Transportation Master Plan</b>	<b>Planned</b>	<b>Existing</b>
16 <sup>th</sup> Street – 4-Lane Minor Arterial	50 FOOT H/W	61 FOOT H/W
Avenue A – 4-Lane Minor Arterial	50 FOOT H/W	Varies

**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. This area has been designated with the Low Density Residential and Commercial since the adoption of the 1983 City of Yuma General Plan on January 5, 1983, Resolution No. 2292.

**Scheduled Public Hearings:**

- City of Yuma Planning and Zoning Commission: September 9, 2024
- City of Yuma City Council: October 2, 2024

**Public Comments Received:** See Attachment A

**Agency Comments:** See Attachment B

**Neighborhood Meeting Comments:** See Attachment D

**Attachments**

<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>
Public Comments	Agency Comments	Staff Worksheet	Neighborhood Meeting Comments	Neighbor Notification List	Aerial Photo

**Prepared By:** Amelia Domby

**Date:** August 22, 2024

Amelia Domby

Principal Planner

Amelia.Domby@yumaaz.gov

(928) 373-5000, x1234

**Reviewed By:** Jennifer L. Albers  
Jennifer L. Albers,  
Assistant Director of Planning

**Date:** 8/22/24

**Approved By:** Alyssa Linville  
Alyssa Linville,  
Director, Planning and Neighborhood Services

**Date:** 08/26/2024

**ATTACHMENT A  
PUBLIC COMMENTS**

Name:	MJ Hogan			Contact Information:	(619) 956-6552			
Method of Contact:	Phone	X	FAX	Email		Letter		Other
Comment: Questions about the request and asked for clarification on the zoning of his property and permitted uses.								
Name:	Nicole Burns			Contact Information:	(928) 580-7454			
Method of Contact:	Phone	X	FAX	Email	nicolepelroy@gmail.com	Letter		Other
Comment: Opposed to this request. Concerns with traffic – agriculture buses, school buses, stop signs within the neighborhood and multi-family development will contribute to the traffic issues within the area.								
Name:	Anthony Darwin			Contact Information:	Adarwin1981@gmail.com			
Method of Contact:	Phone		FAX	Email	X			
Comment: Requested additional information and asked if the proposed minor general plan amendment request changed the zoning of the surrounding areas. Staff informed the property owner that this is a minor general plan amendment request to change the land use designation for the subject property. This request does not change the land use or zoning of the adjacent properties.								
Name:	Christopher Robins			Contact Information:	crobins@dahlrobins.com			
Method of Contact:	Phone		FAX	Email	X			Other
Comment: Asked for information about this request and who the applicant is. Staff informed Mr. Robins the applicant is the City of Yuma and explained the Minor General Plan Amendment Request.								
Name:	Branden Chavez			Contact Information:	Brandonchavez53@aol.com			
Method of Contact:	Phone		FAX	Email	X			Other
<p>Comment: To whom it may concern:</p> <p>My name is Brandon Chavez. I am a local business owner of Code Boutique and Yuma Cleaners. I am a born and raised resident and tax payer of the City of Yuma. Currently, I own several properties in the North End and North West End of Yuma. I own the property on 16th Street and Avenue A on which Code Boutique resides. I say this to express my level of which I am vested in my community. I am in opposition for the proposal of the Minor General Plan Amendment- Mixed Use and Low Density Residential to High Density or to be made residential use in general.</p> <p>My reasoning is because it is a step back and disservice to City of Yuma and it's community. There has been significant time and money the City has spent on plans for future development of the intersection to only go back to where we started. Additionally, removing tax paying citizens from their homes and losing out on the tax revenue generated by those homes for so many years. These are</p>								

significant steps back for a now developing area. There are more businesses and buildings being renovated and occupied now after such a long period of time, which are local businesses, who are also investing in their community. Now more than ever there should be a push for our community to grow and expand financially which in turn will provide jobs, services and tax revenue to be put back into our community.

Please take the time to consider what one of your contributing community members has to say because I am not the only one that feels this way on something that can considerably impact the community and businesses around the proposed changes for this property.

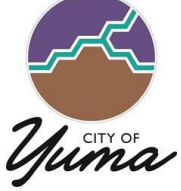
Respectfully,  
Brandon Chavez  
(928)581-8792

**ATTACHMENT B  
AGENCY COMMENTS**

DATE:	06/19/24	NAME:	James Sheldahl	TITLE:	District Superintendent
AGENCY:	Yuma Elementary School District #1			PHONE:	(928) 502-4303
<i>Enter comments below:</i>					
<p>Amelia, On behalf of Yuma Elementary School District #1, I am writing in support of proposed General Plan Amendment GP-42762-2024. This type of infill housing helps build back some of the 1300 housing units in District #1 that have been transferred to Company Housing for H2A Visa employees. Sincerely, Jamie Sheldahl</p>					



**ATTACHMENT C  
STAFF WORKSHEET**

	<p><b>STAFF RESEARCH – GENERAL PLAN AMENDMENT</b></p> <p><b>CASE #: GP-42762-2024</b> <b>CASE PLANNER: AMELIA DOMBY</b></p>
---	---

**I. PROJECT DATA**

Project Location:		Southeast corner of Avenue A and 16 <sup>th</sup> Street					
Parcel Number(s):		665-33-139 & 665-33-138					
Parcel Size(s):		1.31 acres					
Total Acreage:		1.3					
Proposed Dwelling Units:		Maximum: 39		Minimum: 17			
Address:							
Applicant:		City of Yuma					
Applicant's Agent:		N/A					
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
<b>Site</b>	Limited Commercial (B-1) District	Undeveloped	Mixed Use and Low Density Residential
<b>North</b>	Low Density Residential (R-1-6) District	Residential	Mixed Use and Low Density Residential
<b>South</b>	Low Density Residential (R-1-6) District	Residential	Low Density Residential
<b>East</b>	Transitional (TR) District / Low Density Residential (R-1-6) District	Office / Residential	Mixed Use / Low Density Residential
<b>West</b>	Limited Commercial (B-1) District / Low Density Residential (R-1-6) District	Medical Office / Residential	Mixed Use / Low Density Residential

<b>Prior Cases or Related Actions:</b>				
Type	Conforms			Cases, Actions or Agreements
Pre-Annexation Agreement	Yes		No	N/A
Annexation	Yes	X	No	Adopted 11/28/1952, Ord. 585
General Plan Amendment	Yes		No	N/A
Development Agreement	Yes		No	N/A
Rezone	Yes		No	N/A
Subdivision	Yes	X	No	Lot Tie/Lot Split Southeast Corner of Avenue "A" and 16 <sup>th</sup> Street (Fee no. 2017-05105)
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:	None					
Adjacent Irrigation Canals & Drains:	None					
Water Conversion: (5.83 ac ft/acre)	7.63 Acre Feet a Year					
Water Conversion Agreement Required	Yes		No	X		

**II. CITY OF YUMA GENERAL PLAN**

<b>Land Use Element:</b>										
Land Use Designation:			Mixed Use and Low Density Residential							
Issues:			None							
Historic District:	Brinley Avenue		Century Heights		Main Street		None		X	
Historic Buildings on Site:			Yes	No	X					
<b>Transportation Element:</b>										
<b>FACILITY PLANS</b>										
Transportation Master Plan			<b>Planned</b>	<b>Existing</b>	<b>Gateway</b>	<b>Scenic</b>	<b>Hazard</b>	<b>Truck</b>		
16 <sup>th</sup> Street – 4-Lane Minor Arterial			50 FOOT H/W	61' H/W	X			X		
Avenue A – 4-Lane Minor Arterial			50' FOOT H/W	Varies				X		
Bicycle Facilities Master Plan			Avenue A – Existing Bike Route 16 <sup>th</sup> Street – Proposed Bike Lane							
YCAT Transit System			Purple Route 6A							
Issues:										
<b>Parks, Recreation and Open Space Element:</b>										
Parks and Recreation Facility Plan										
Neighborhood Park:		Existing: Netwest Park			Future: Netwest 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:										
<b>Housing Element:</b>										
Special Need Household:		N/A								
Issues:										
<b>Redevelopment Element:</b>										
Planned Redevelopment Area:		N/A								
Adopted Redevelopment Plan:		North End:		Carver Park:		None:		X		
Conforms:		Yes	No							
<b>Conservation, Energy &amp; Environmental Element:</b>										
Impact on Air or Water Resources		Yes	No	X						
Renewable Energy Source		Yes	No	X						
Issues:										
<b>Public Services Element:</b>										
<b>Population Impacts</b> 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			<b>Dwellings &amp; Type</b>		<b>Projected Population</b>	<b>Police Impact</b>	<b>Water Consumption</b>		<b>Wastewater Generation</b>	
			<i>Single Family</i>							
			Maximum	Per Unit		Officers	GPD	AF	GPD	
			39	2.71	106	0.20	21,878	24.5	7,398	
Minimum										
17	2.71	46	0.09	9,536	10.7	3,225				
Fire Services Plan:		Existing: Fire Station No. 4			Future: Fire Station No. 4					
Water Facility Plan:		Source:	City	X	Private	Connection:	10" PVC off Avenue A, 4" AC in alley			
Sewer Facility Plan:		Treatment:	City	X	Septic	Private	Connection: 8" VCP Avenue A into alley			

Issues:							
<b>Safety Element:</b>							
Flood Plain Designation:	500-Year Flood	Liquefaction Hazard Area:	Yes		No	X	
Issues:							
<b>Growth Area Element:</b>							
Growth Area:	Araby Rd & Interstate 8		Arizona Ave & 16 <sup>th</sup> St		Avenue B & 32 <sup>nd</sup> St.		
	North End		Pacific Ave & 8 <sup>th</sup> St		Estancia	None	X
Issues:							

**NOTIFICATION**

- **Legal Ad Published: The Sun** 08/17/24
- **Display Ad Published:** 08/17/24
- **660' Vicinity Mailing:** 06/18/24
- **54 Commenting/Reviewing Agencies noticed:** 06/11/24
- **Site Posted:** 07/03/24
- **Neighborhood Meeting:** 07/11/24
- **Hearing Dates:** 09/09/24
- **Comments Due:** 08/10/24

<b>External List</b>	<b>Response Received</b>	<b>Date Received</b>	<b>"No Comment"</b>	<b>Written Comments</b>
Yuma Metropolitan Planning Organization (ARS)	NR			
Yuma County Engineering	NR			
Yuma County Flood Control District	NR			
Yuma County Planning & Zoning (ARS)	NR			
Yuma County Public Works	YES	06/17/24	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)	YES	06/19/24		X
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	06/17/24	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	NR			
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	06/12/24	X	

<b>City of Yuma Internal List</b>	<b>Response Received</b>	<b>Date Received</b>	<b>“No Comment”</b>	<b>Written Comments</b>
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	YES	07/25/24	X	
Kayla Franklin, Fire – Prevention	YES	06/12/24	X	
Randall Crist, Building Safety	NR			
Jeremy McCall, Utilities	NR			
Joel Olea, Public Works	NR			
NR=None Received	NR			

<b>Neighborhood Meeting</b>	<b>Comments Available</b>
July 11, 2024	See Attachment D.
<b>Prop. 207 Waiver</b>	
Received by Owner’s signature on the application for this land use action request.	

**ATTACHMENT D**  
**NEIGHBORHOOD MEETING COMMENTS**

**Date Held:** July 11, 2024

**Location:** On-site – 5pm

**Attendees:** Staff/Applicant: Amelia Domby, Erika Peterson, Robert Blevins, Guillermo Moreno-Nunez

Neighbors in attendance: Ruben, Sunae Moree, Mary Lehrer, Tyler and Nicole Burns, Michael Cabrales, Sandra Ramos, Debra Robles, Ernesto Andrade, Beatrice Silva, Gordon and Pessy Grisson, Enrique Montoya, and Edgar Garibay

SUMMARY OF ATTENDEE’S COMMENTS RELATED TO THE PROJECT:

- Staff informed the neighbors in attendance this is a request by the City of Yuma for a Minor General Plan Amendment Request to change the land use designation from Mixed Use and Low Density Residential to High Density Residential. This is a City owned property and staff informed the neighbors in attendance that elevations and a site plan is not provided during the General Plan process. Staff added that the developer of the site would move forward with a rezone request.
  - Neighbors in attendance expressed their concern with pedestrian and vehicular traffic. The neighbors added that they were concerned for the safety of the children walking to school and there are many blind spots for drivers in the area.
  - One neighbor in attendance suggested a gated apartment complex and a block wall for the neighbors adjacent to this property.
  - Neighbors stated there were homes on this property previously and the city removed them by eminent domain to widen Avenue A, then the properties remained vacant.
  - Suggested developing townhomes instead of apartments and noted that they were opposed to a two-story multi-family development.
  - Neighbors in attendance stated they preferred commercial development over an apartment complex and added that there were successful businesses within the vicinity. The neighbors added that there is a need for commercial development. Staff added that the property was currently zoned Limited Commercial (B-1) District and has not been developed.
  - Neighbors noted that if they were aware that this property would be developed as an apartment complex, they would not have purchased their residential property.
  - A real estate agent in attendance noted that multi-family development on this property may increase property taxes.

**ATTACHMENT E**  
**NEIGHBOR NOTIFICATION LIST**

OWNER	ADDRESS			
2014 LOC HOANG NGUYEN TRUST 9-20-2014	1376 S HETTEMA ST	YUMA	AZ	85364
309 PROPERTIES LLC	2900 S PALO VERDE LN UNIT 20	YUMA	AZ	85365
ABDT LLC	PO BOX 6431	YUMA	AZ	85366
ACACIA HOME HEALTH INC	103 E 24TH ST	YUMA	AZ	85364
ACACIA HOME HEALTH INC	103 E 24TH ST	YUMA	AZ	85364
ACOSTA FRANCISCO AND	1245 W 16TH PL	YUMA	AZ	85364
AD5401 DESERT PROPERTIES LLC	386 VANCE ST	CHULA VISTA	CA	91910
ADAM JIM & JIMMY LLC	30 N GILBERT RD	MESA	AZ	85203
ADAM JIM & JIMMY LLC	30 N GILBERT RD	MESA	AZ	85203
ADKINS NEAL E	1701 S 10TH AVE	YUMA	AZ	85364
AGUILAR STEPHEN C & JAMIE JT	1619 S 10TH AVE	YUMA	AZ	85364
AGUIRRE MICHELLE	1514 S 9TH AVE	YUMA	AZ	85364
AITKEN ASHLEY SCHANELLE MORGAN	1258 W 17TH ST	YUMA	AZ	85364
ALDAMA EDWARD A & ANITA PALACIO JT	1729 S 11TH AVE	YUMA	AZ	85364
ALVARADO MARCO ANTONIO & IDALYNN JT	1205 W 15TH ST	YUMA	AZ	85364
AMAYA DELIA R	1732 S 10TH AVE	YUMA	AZ	85364
AMAYA EDGAR ALAN	1622 S 11TH AVE	YUMA	AZ	85364
ANDRADE ERNESTO A	1522 S 10TH AVE	YUMA	AZ	85364
ANDRADE TERESA	1734 S 11TH AVENUE	YUMA	AZ	85364
APODACA MICHAEL EDWARD & JOSEFA	1714 S 11TH AVE	YUMA	AZ	85364
ARIAS LUIS & IDUVINA JT	3585 S 18TH AVE	YUMA	AZ	85364
ARNOLD DONALD MARCUS & KAREN JANICE JT	2713 W 12TH PL	YUMA	AZ	85364
BADILLA JOSEPH P & PATRICIA JT	1516 S 11TH AVE	YUMA	AZ	85364
BEALS EDWARD R & SHERYL E JT	1304 W 17TH PL	YUMA	AZ	85364
BENITEZ ALEXIS TEMOC	1710 S 11TH AVE	YUMA	AZ	85364
BERGIN MARTIN K & DEBORAH L	1718 S 11TH AVE	YUMA	AZ	85364
BERGIN MARTIN K & DEBORAH L JT	1721 S 11TH AVE	YUMA	AZ	85364
BERNAL ANNETTE M	1505 S 10TH AVE	YUMA	AZ	85364
BESHEARS EMILIA M	PO BOX 6745	YUMA	AZ	85366
BRANDENBERGER DONNA	1701 S 13TH AVE	YUMA	AZ	85364
BURNS NICOLE & TYLER	1627 S 10TH AVE	YUMA	AZ	85364
BUSTAMANTE VIRGINIA	1281 W 16TH PL	YUMA	AZ	85364
CABRALES MICHAEL & KIMBERLY JT	1726 S 11TH AVE	YUMA	AZ	85364
CAMINO OTERO REAL ESTATE INVESTMENTS LLC	340 W 32ND ST #504	YUMA	AZ	85364
CAMINO OTERO REAL ESTATE INVESTMENTS LLC	340 W 32ND ST #504	YUMA	AZ	85364
CAMPA JESUS	1210 W 17TH ST	YUMA	AZ	85364
CAMPA JESUS	1210 W 17TH ST	YUMA	AZ	85364
CARBAJAL VICTORIA	1257 W 17TH ST	YUMA	AZ	85364
CARRE CODY ALLEN	1720 S 10TH AVE	YUMA	AZ	85364
CB HOLDING LLC	1580 S AVENUE A	YUMA	AZ	85364
CERON RICARDO RUIZ & PATRICIA	1405 S 11TH AVE	YUMA	AZ	85364
CHAVEZ AUSTREBERTO	1221 W 17TH PL	YUMA	AZ	85364
CHESSER HARRY W TRUST 12-13-2017	1509 S 11TH AVE	YUMA	AZ	4558
CONE LARA ROSE	1525 S 10TH AVE	YUMA	AZ	85364
CORONA JOHN A	1621 S 11TH AVE	YUMA	AZ	85364
CORRAL PEDRO & DANIA	PO BOX 779	SOMERTON	AZ	85350

CRAMP LEON W	1221 W 16TH PL	YUMA	AZ	85364
CRUZ CANDELARIO GUTIERREZ	1210 W 17TH PL	YUMA	AZ	85364
D'LOA-ELIAS LUIS ANGEL	1201 W 15TH ST	YUMA	AZ	85364
DAVIS IRIS	1282 W 16TH PL	YUMA	AZ	85364
DE LOS REYES MONICA MARIA	1234 W 16TH PL	YUMA	AZ	85364
DE SANTIAGO JAVIER	1202 S 4TH AVE	YUMA	AZ	85364
DJZ LLC	1207 W 16TH ST STE A	YUMA	AZ	85364
DOUGLASS MARY	1707 S AVENUE A	YUMA	AZ	85364
DUARTE HERIBERTO VALLES & MARCELINA G	1505 S 12TH DR	YUMA	AZ	85364
ELDRIGE MICHAEL R	1705 S 10TH AVE	YUMA	AZ	85364
ELDRIGE MICHAEL R	1705 S 10TH AVE	YUMA	AZ	85364
ENRIQUEZ KENIA A	1526 S 9TH AVE	YUMA	AZ	85364
EQUITY CASHOUTS LLC	2679 W 28TH PL	YUMA	AZ	85364
ESCHENBAUM GARY M & LINDA S TRUST 6-15-2011	1509 S 10TH AVE	YUMA	AZ	85364
FIKE DORIS J LIVING TRUST 4-17-06	1233 W 17TH ST	YUMA	AZ	85364
FLECK DONALD ROBERT & HERMINIA G JT	PO BOX 4531	YUMA	AZ	85366
FURROW KENT M & TERRI A JT	1611 S 10TH AVE	YUMA	AZ	85364
GARIBAY FINANCIAL LLC	350 W 16TH ST STE 104	YUMA	AZ	85364
GILL CLYDE	1529 S 10TH AVE	YUMA	AZ	85364
GL THOMAS PROPERTIES LLC	PO BOX 6486	YUMA	AZ	85366
GL THOMAS PROPERTIES LLC	PO BOX 6486	YUMA	AZ	85366
GOMEZ JUAN ANTONIO & MICHELLE	1282 W 17TH PL	YUMA	AZ	85364
GONZALES SANDRA N & LORENZO A	1234 W 17TH PL	YUMA	AZ	85364
GRAVELY THOMAS B	1258 W 17TH PL	YUMA	AZ	85364
GREEN HENRY DOUGLAS	6682 E MOUNTAIN VIEW PL	YUMA	AZ	85365
GRIFFIN ADAM	1234 W 17TH ST	YUMA	AZ	85364
GRIFFIN SANDRA B TRUST 10-7-2015	1269 W 17TH ST	YUMA	AZ	85364
GRIFFIN SANDRA B TRUST 10-7-2015	1269 W 17TH ST	YUMA	AZ	85364
GRISSOM WILLIAM G & PEGGY S JT	1617 S 11TH AVE	YUMA	AZ	85364
GUERRA JUAN GABRIEL JR & ANNETTE	1501 S 12TH DR	YUMA	AZ	85364
HAIFLEY TRACY	1717 S 11TH AVE	YUMA	AZ	85364
HANDCOCK TRUST 2-25-2020	1246 W 16TH PL	YUMA	AZ	85364
HATCH ROGER D & FRODESEN JANET C TRUST 8-12-2014	1269 W 17TH PL	YUMA	AZ	85364
HEHE FRANK R & JEANE A TRUST 5-30-01	1270 W 17TH PL	YUMA	AZ	85364
HENDERSON MARIA L	1741 S 11TH AVE	YUMA	AZ	85364
HERNANDEZ JAIME C & ELVIA G JT	1440 W 9TH PL	YUMA	AZ	85364
HERNANDEZ YESENIA	1505 S 11TH AVE	YUMA	AZ	85364
HIGGINS EDWARD D & GUADALUPE L JT	1245 W 17TH ST	YUMA	AZ	85364
HOGAN MJ	699 EMERALD AVE	EL CAJON	CA	92020
HOLLAND C JEAN	1620 S 10TH AVE	YUMA	AZ	85364
HUTTON FAMILY TRUST 3-8-2022	1517 S 10TH AVE	YUMA	AZ	85364
IBARRA CECILIA	PO BOX 1469	SOMERTON	AZ	85350
JARAMILLO JOHNNY J & RUTH ANN JT	1281 W 17TH ST	YUMA	AZ	85364
JIMENEZ ALBERTO V & SYLVIA L JT	1709 S 11TH AVE	YUMA	AZ	85364
JONES DAVID DANIEL & JOSEPHINE	1510 S 11TH AVE	YUMA	AZ	85364
JUAREZ MARIA MERCEDES & HECTOR	3895 W 36TH PL	YUMA	AZ	85365
KING CORTNI J	1506 CENTRAL AVE	GREAT FALLS	MT	59401
KNIGHT RONALD C	1716 S 10TH AVE	YUMA	AZ	85364
LACEY VINCENT P & MARY E JT	1518 S 10TH AVE	YUMA	AZ	85364



LAGUNAS ANTONIO VILLA & RANDA LYNN	1513 S 10TH AVE	YUMA	AZ	85364
LARA GERARDO A	1723 S AVENUE A	YUMA	AZ	85364
LAU BM FAMILY TRUST 10-18-2017	1310 W RIDGEVIEW DR	YUMA	AZ	85364
LAWRENCE JOHN DAVIS	1610 S 11TH AVE	YUMA	AZ	85364
LEHRER MARY FAYE	1530 S 10TH AVE	YUMA	AZ	85364
LEWIS SAMUEL J & ASHLEY B JT	1705 S 11TH AVE	YUMA	AZ	85364
LOPEZ CARLOS ALBERTO & MARISELA JT	1614 S 11TH AVE	YUMA	AZ	85364
LOPEZ JUAN C & MARIA G LIZARDE JT	1517 S 11TH AVE	YUMA	AZ	85364
LOPEZ MARIO & DORIS JT	1704 S 10TH AVE	YUMA	AZ	85364
LOPEZ ROMAN & BLANCA P	1720 S 14TH AVE	YUMA	AZ	85634
LOPEZ ROSALIE	1270 W 17TH ST	YUMA	AZ	85364
LOPEZ TRUST 6-25-2020	1213 W 15TH ST	YUMA	AZ	85364
LOYNES ANTHONY BERNARD	1246 W 17TH PL	YUMA	AZ	85364
MADRID CAROLE A	1351 W 16TH PL	YUMA	AZ	85364
MAGANA STANLEY DUANE TRUST 9-13-2023	1730 S 11TH AVE	YUMA	AZ	85364
MARQUEZ JORGE ESTEBAN	1630 S 11TH AVE	YUMA	AZ	85364
MARTINEZ ANACRISITNA	1615 S 10TH AVE	YUMA	AZ	85364
MAY SAMUEL R & VIOLA M JT	1613 S 11TH AVE	YUMA	AZ	85364
MC NEELY BRIANNA MEZEI & ALEXANDER JASON	1623 W 10TH AVE	YUMA	AZ	85364
MCDONALD EDWARD GENE	1245 W 17TH PL	YUMA	AZ	85364
MEJIA FAMILY PROPERTIES LLC	3293 S PINTO WAY	YUMA	AZ	85365
MEJIA MISAEL ROSADO	1715 S AVENUE A	YUMA	AZ	85364
MONTERO HUMBERTO & IRMA JT	1881 S 4TH AVE STE B	YUMA	AZ	85365
MONTOYA ENRIQUE & MELISSA LOUISE QUINTERO	1122 W 17TH ST	YUMA	AZ	85364
MOREE FAMILY TRUST 9-18-2006	13066 OLD WEST AVE	SAN DIEGO	CA	92129
MORFIN RONALD A	3831 W 27TH LN	YUMA	AZ	85364
MORGAN JULIO CESAR & FAVIOLA	8747 BLUE LAKE DR	SAN DIEGO	CA	92119
MORGAN RUTH	3538 ISLA VISTA DR	SAN DIEGO	CA	92105
MUNOZ ISABEL	1257 W 17TH PL	YUMA	AZ	85364
NASH DEBORAH	1722 S 11TH AVE	YUMA	AZ	85364
NAVA RICARDO & JULIETTE	4831 W 17TH PL	YUMA	AZ	85364
OCHOA BARBARA G	1222 W 16TH PL	YUMA	AZ	85364
ODONNELL TIMOTHY W	1521 S 11TH AVE	YUMA	AZ	85364
ONTIVEROS MARINA	1524 S 11ST AVE	YUMA	AZ	85364
ORSBORN KATY MARIE	1632 S 10TH AVE	YUMA	AZ	85364
ORTEGA FRANCISCO & PATRICIA JT	1702 S 11TH AVE	YUMA	AZ	85364
PLAZA ANNA B	1012 S BARDEAUX AVE	YUMA	AZ	85364
PONCE RICHARD & YOLANDA	1506 S 11TH AVE	YUMA	AZ	85364
RAINEY ARACELY T	1628 S 10TH AVE	YUMA	AZ	85364
RAMIREZ ANA LYDIA	1733 S 11TH AVENUE	YUMA	AZ	85364
RAMIREZ JOSE M DIAZ	1521 S 10TH AVE	YUMA	AZ	85364
RAMOS ADOLFO & SANDRA JT	1600 S VIA CIELO	YUMA	AZ	85364
RANGEL FERNANDO	1731 S AVENUE A	YUMA	AZ	85364
READHEAD ROBERT JOSEPH	1514 S 10TH AVE	YUMA	AZ	85364
REX SCOTT P & REBECCA J JT	1209 W 17TH PL	YUMA	AZ	85364
REYES CLEMENTE V	PO BOX 2689	SOMERTON	AZ	85350
REYES CLEMENTE V	PO BOX 2689	SOMERTON	AZ	85350
REYES CLEMENTE V	PO BOX 2689	SOMERTON	AZ	85350
REYES CLEMENTE V	PO BOX 2689	SOMERTON	AZ	85350
REYNOLDS MARK A & SUE S JT	1298 W 17TH ST	YUMA	AZ	85364

RHODES GREGORY TYLER & CARBAJAL JESSICA JT	1233 W 17TH PL	YUMA	AZ	85364
RICHARDS JACKIE	1514 S 11TH AVE	YUMA	AZ	85364
RICHARDS JACKIE &	1242 W 18TH ST	YUMA	AZ	85364
RIVERA CARLOS J & PETRA JT	1728 S 10TH AVE	YUMA	AZ	85364
ROBLES ALONDRA	1510 S 10TH AVE	YUMA	AZ	85364
ROBLES DEBRA S	1270 W 16TH PL	YUMA	AZ	85364
ROBLES FRANK & KAREN S	1294 W 16TH PL	YUMA	AZ	85364
ROBLES MAGDALENA M	1612 S 10TH AVE	YUMA	AZ	85364
RODRIGUEZ MIREYA	1529 S 11TH AVE	YUMA	AZ	85364
RODRIGUEZ VICENTE JR	1246 W 17TH ST	YUMA	AZ	85364
ROJAS ARACELY	1712 S 10TH AVE	YUMA	AZ	85364
ROJAS ARACELY	1712 S 10TH AVE	YUMA	AZ	85364
ROJAS ROBERT F &	1740 S 11TH AVE	YUMA	AZ	85364
RONQUILLO AURORA	1150 S JEWEL AVE	YUMA	AZ	85364
ROSALES TERESA	1717 S 10TH AVE	YUMA	AZ	85364
ROSS GLENN A	1258 W 16TH PL	YUMA	AZ	85364
RUELAS APOLINAR & ESTHER JT	1233 W 16TH PL	YUMA	AZ	85364
SALGADO RAMIRO CORTEZ	1713 S 10TH AVE	YUMA	AZ	85364
SANCHEZ NATALEE ESMERALDA	1739 S AVE A	YUMA	AZ	85364
SANDOVAL LEE A	1501 S 11TH AVE	YUMA	AZ	85364
SANDOVAL ROSARIO	1513 S 11TH AVE	YUMA	AZ	85364
SHADAN PROPERTIES LLC	2177 W 22ND PL	YUMA	AZ	85364
SOTO JESUS E Y & BARBARA A JT	1219 W 17TH ST	YUMA	AZ	85364
SOTO RUBEN A	1502 S 10TH AVE	YUMA	AZ	85364
STOKES WAYNE CLAY II	8607 GOLDEN RIDGE RD	LAKESIDE	CA	92040
SULLIVAN HOLDINGS	992 W 16TH ST	YUMA	AZ	85364
SULLIVAN HOLDINGS	992 W 16TH ST	YUMA	AZ	85364
SULLIVAN HOLDINGS AZ LLC	992 W 16TH ST	YUMA	AZ	85364
THOMAS G L PROPERTIES LLC	PO BOX 6486	YUMA	AZ	85366
TORRES FAMILY TRUST 3-6-2024	3195 S HORSESHOE BEND AVE	YUMA	AZ	85364
TORRES HUMBERTO & MARTHA	194 N 22ND AVE	YUMA	AZ	85364
VALENCIA ANITA	1526 S 10TH AVE	YUMA	AZ	85364
VISION ASSETS LLC	PO BOX 4507	SAN LUIS	AZ	85349
VITAL YURIKO	1212 W 18TH ST	YUMA	AZ	85364
WALSMA PAMELA TRUST 11-4-2004	3644 W 12TH LN	YUMA	AZ	85364
WELTER MARK J & SYLVIA M	1518 S 9TH AVE	YUMA	AZ	85364
WILLIAMS JAMES F	1637 S 11TH AVE	YUMA	AZ	85364
WONG RENE & ESTELLA A	1532 S 11TH AVE	YUMA	AZ	85364
YARWOOD CHRISTINA M	1525 S 11TH AVE	YUMA	AZ	85364
YOUNG GEORGE L	2229 E 24TH PL	YUMA	AZ	85365
YUMA CITY OF	ONE CITY PLAZA	YUMA	AZ	85364
YUMA CITY OF	ONE CITY PLAZA	YUMA	AZ	85364
YUMA ELEMENTARY SCHOOL DISTRICT #1	450 W 6TH ST	YUMA	AZ	85364

ATTACHMENT F  
AERIAL PHOTO



Public Comments provided September 9, 2024

1222 W. 16th Pl.  
Yuma, AZ 85364  
(928) 550-0694

September 7th, 2024

Ms. Amelia Domby  
Senior Planner  
Dept of Planning and Neighborhood Services  
One City Plaza  
Yuma, AZ 85364

Dear Ms. Domby:

I am writing this email, because I have concerns about Minor General Plan Amendment-Mixed Use and low-density Residential to high-density for the southeast corner of Avenue A and 16th Street (Case Number GP-42762-2024). Changing the nature of this residential area will dramatically disrupt the lives of people living in this vicinity. In addition, it will have a significant negative impact on the area's transportation, the quality of life, and the safety of this area.

First, the change of this residence will dramatically subvert the "nature" of this area. Ever since the city transformed this orange grove into low-density residential, this area has become a "home" for generations of families. This area was always a quiet place, a safe place, an area that created a serenity for families. This will change if the area opens itself to apartments and temporary housing. A home is a family's sanctuary, but high-density residential invites "transitory" families.

Also, changing low-density to high-density would cause more crime and violence. A study entitled, "Land Use and Violent Crime" which was sponsored by the Indiana University Public Policy determined that, "There seems to be something about (high-density residential) units that is associated with all types of serious violent crime, even controlling for the other factors in the model. Apparently, high-density housing units promote serious violent crime." This means that there are higher rates of robbery and aggravated assault in high-density residential units. Statistically, this residential area has always shown a low level of violent crime. Sadly, this would change if the area is designated as high-density residential.

Furthermore, high-density residential development will overcrowd and overburden the area's infrastructure. The amount of vehicle traffic in the neighborhood will grow exponentially. The residence is adjacent to the intersection of 16th Street and Avenue A, which makes it a magnet for vehicle traffic. This is true during the morning, lunch, and late afternoon rush hours. High-density development will only increase this problem. This will pose a hazard to children since the area is only a few blocks away from Alice Byrne School and less than a mile away from OC Johnson School, St. Francis School, Woodard Junior High School, and several preschools. One

just needs to see 16th Street and Avenue A during rush hour traffic to see how congested these streets can become. At 3:45, schools are flooded with people trying to pick up their children. High-density residential development will only make these issues worse.

Finally, pollution, in particular, noise and air pollution will increase. The World Health Organization (WHO) determined that noise pollution is one of the most critical factors affecting public health. At night and for some of the day, the streets of Yuma, especially 16th Street and Avenue A, are inundated by the roaring engines, the thunderous bass, and the growling noises from Yuma's drivers. High density will only worsen this issue.

We ask that the neighborhood continues to be low-density residential. Open the area to homes, so families can place their roots into Yuma soil.

Sincerely,  
Dr. Christopher Ochoa  
1222 W 16th Pl  
Yuma, AZ 85364  
(928) 550-0694

To whom it may concern,

I am writing to express my deep concern and strong opposition to the proposed rezoning of the property located at the intersection of Ave A and 16th Street from mixed-use to high-density residential. This rezoning initiative aims to facilitate the construction of an apartment complex on the 1.3-acre plot, potentially accommodating up to 39 units. The implications of this rezoning raise significant concerns for the safety, security, and quality of life in our community.

First and foremost, the safety implications of such high-density housing development cannot be overstated. The area in question is surrounded by busy roads without adequate infrastructure to accommodate increased pedestrian and vehicular traffic. Ave A to the West of the property lacks a designated bike lane and is already heavily congested. To the North, 16th Street transforms into a major US highway, further exacerbating traffic concerns. The local roads to the South and East are narrow and poorly equipped with traffic control measures. The addition of 39 housing units would undoubtedly lead to heightened risks of pedestrian accidents and traffic congestion, posing a direct threat to the safety of residents and commuters alike.

Moreover, I am deeply concerned about the potential rise in vandalism and graffiti that often accompanies high-density, particularly low-income, housing developments. Our community already faces challenges with graffiti, and increasing the population density in the area without adequate safeguards could exacerbate these issues. Maintaining the safety and security of our neighborhoods should be a top priority, and approving this rezoning without proper mitigation strategies in place could jeopardize the quality of life for current residents.

Additionally, the proposed high-rise apartments would significantly compromise the privacy of existing homeowners. With taller buildings overlooking neighboring houses and yards, there is a legitimate concern about privacy infringement and loss of personal space. If the rezoning must proceed, I strongly urge the implementation of substantial privacy measures such as barriers or gated communities to protect the rights and privacy of current residents.

Furthermore, the current traffic congestion around the proposed development site is already severe, necessitating detours for local residents and posing risks to pedestrians and school children. Recent incidents nearby, such as the tragic death of a school crossing guard on 8th Ave and 24th Street, underscore the urgent need for cautious planning and consideration of safety in any development decisions.

This land, formerly owned by local residents, was taken with the promise of improving community welfare by widening the congested intersection. Regrettably, these promises have not been fulfilled, and it is now disheartening to witness the city's intention to profit from this acquisition through high-density apartment development.

The use of eminent domain, justified under the premise of public benefit, should serve to enhance community welfare and address pressing public needs. In this case, the widening of the congested intersection was the stated purpose for acquiring the land. However, the failure to fulfill this commitment raises serious concerns about the city's priorities and accountability to its residents.

Moreover, the proposed high-density apartment development appears to violate A.R.S. 12-1131, which governs the use of eminent domain in Arizona. This statute expressly prohibits the use of eminent domain for economic development or enhancement of tax revenue unless it is for public use or public purpose. The primary intent of eminent domain is to serve the public good, not private interests or financial gain.

By seeking to rezone the land for high-density apartments, the city is potentially disregarding the legal framework set forth in A.R.S. 12-1131. This raises significant legal and ethical questions about the city's compliance with state laws and its obligation to act in the best interests of its citizens.

In conclusion, I respectfully request that the Planning and Zoning Commission thoroughly consider the profound safety risks, potential increase in vandalism, privacy concerns, and existing traffic issues associated with the rezoning of this property. It is imperative to prioritize the well-being and quality of life of the community members who will be directly impacted by this decision.


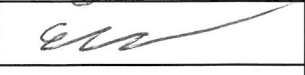

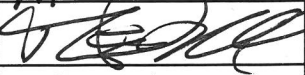

Enclosed with this letter is a signed petition from community members who share these concerns and strongly oppose the rezoning. We trust that you will carefully evaluate all aspects and take into account the overwhelming community sentiment against this proposal.

Thank you for your attention to this critical matter. We look forward to your thoughtful consideration of our concerns.

Sincerely,

*all petitioners*



Name	Address	Contact #	Approve (YES)	Oppose (NO)	Signature
Ruben Soto	1502 S. 10 <sup>th</sup> AVE	928-388-5650		X	
<del>Antonio V. LAGUNAS</del>	<del>1513 S.</del>				
Antonio V. LAGUNAS	1513 S. 10 <sup>th</sup> Ave	928-2473199		X	Antonio V Lagunas
Ernesto Andrade	1522 S. 10 <sup>th</sup> Ave	928-287-3607		X	EA
Beatrice Silva	1522 S. 10 <sup>th</sup> Ave	928-750-1016		X	BS
<del>Jose M. Diaz</del>	<del>1521 S. 10<sup>th</sup> Ave</del>	<del>928-5816209</del>		X	JD
ERICK ROSS	1525 S. 10 <sup>th</sup> AVE	905 904 7759		X	
<del>47</del>					
Mary Hays Febrer	1530 S. 10 <sup>th</sup> AVE	928-210-6232		X	Mary Hays Febrer
Vincent Lacy	1518 S. 10 <sup>th</sup> Ave	928-782-5224		X	Vincent Lacy
Nestor PATELO	1519 S. 10 <sup>th</sup> AVE	(928) 271/9861		X	
Annette Bernal	1505 S. 10 <sup>th</sup> Ave	928 210 0079		X	Ann Bernal
Harry Chessen	1509 S. 11 <sup>th</sup> AVE	928-388-8724		X	Harry Chessen
Maria Frank	1517 S. 11 <sup>th</sup> Ave	928 5032734		X	Maria Frank
<del>Ball</del>	<del>1521 S. 11<sup>th</sup> Ave</del>	<del>619-368-6837</del>		X	
Orlando Balcazar	1529 S. 11 <sup>th</sup> AVE	928 94 5419		X	Orbalcazar...
David Jovei	1510 S. 11 <sup>th</sup> AVE	928 210-1903		X	
Janet Sandoval	1501 S. 11 <sup>th</sup> AVE	928-247-7739		X	Janet Sandoval
LEE SANDOVAL	1501 S. 11 <sup>th</sup> AVE	928-247-7112		X	Lee Sandoval

Name	Address	Contact #	Approve (YES)	Oppose (NO)	Signature
Sylvia Pelroy	1472 S. 8th Ave	928 580-0888		X	
Palmira Ibarra	1472 S. 8th Ave			X	
David Cabral	1742 S. 10th Ave	928-580-0888		X	
Nicole Burns	1627 S. 10th Ave	928-920-0251		X	
Tyler Burns	1627 S. 10th Ave			X	
Danny Frausto	1313 W 15th St	928 920-2054		X	
Sandra Ramos	1600 Via Cielo	928-920-4800		X	
Art Mejia	905 W 16th St	928 782 5845		X	
Veronica Vargas	919 S. Mac. Ave	928		X	
Mex Mendez	377 E. AVE	602 350 2528		X	
Brianna Mendez	1623 S. 10th Ave	928 920 7820		X	
James Smith	1629 S 10th Ave	928-583-1712		X	
Edna A Balcazar	1616 S. 10th Ave	928-750-3692		X	
Eric Guzman	1616 S 10th Ave	(928) 388-8825		✓	
Terri Ferron	1611 S. 10th Ave	928-446-5629		✓	
Cindy Orozco	1101 W. 16th St	928-285-4164		✓	
Sammy May	1613 11th Ave			✓	
shery la Jada	9-7-	928)		NO	
Ancha Sorbante	9-7			No	

