

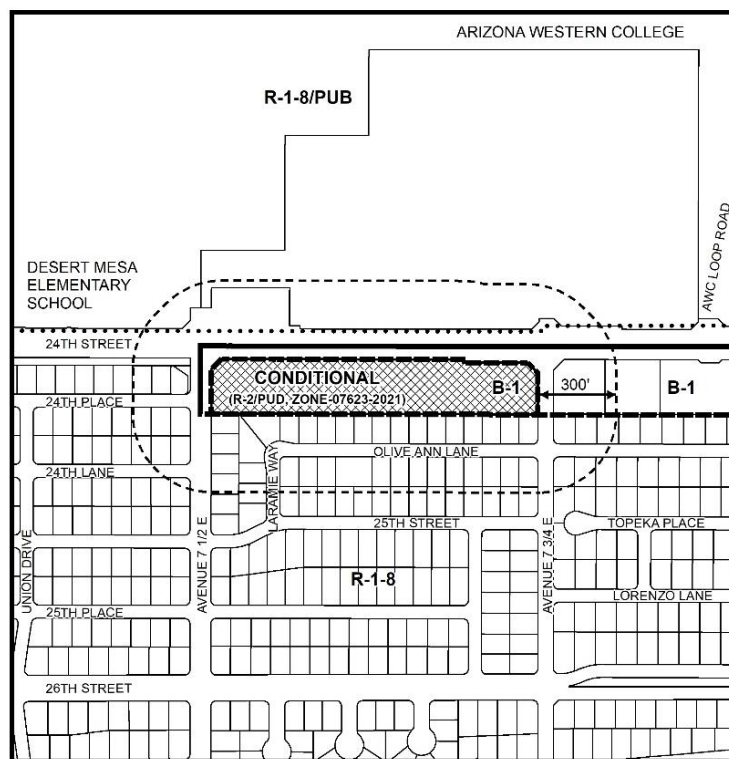
STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING DIVISION
CASE TYPE – PRELIMINARY SUBDIVISION
CASE PLANNER: ALYSSA LINVILLE

Hearing Date: February 27, 2023 **Case Number:** SUBD-40846-2022

Project Description/Location: This is a request by Colvin Engineering, Inc., on behalf of Hardknocks LLLP, for approval of the preliminary plat for the Desert Ridge Townhomes Subdivision. This subdivision will contain approximately 6 acres, and is proposed to be divided into 42 residential lots, ranging in size from 2,900 square feet to 4,400 square feet. The property is located at the southeast corner of Avenue 7½E and 24th Street, Yuma, AZ.

	Existing Zoning	Existing Land Use	Designated Land Use
Site	Limited Commercial; Conditional Medium Density Residential/Planned Unit Development Overlay (B-1; Cond. R-2/PUD)	Undeveloped	Medium Density Residential
North	Low Density Residential/Public Overlay (R-1-8/P)	Undeveloped	Public/Quasi Public
South	Low Density Residential (R-1-8)	Single-Family Residences	Medium Density Residential
East	Limited Commercial (B-1)	Undeveloped	Commercial
West	Low Density Residential (R-1-8)	Single-Family Residences	Low Density Residential

Location Map



Prior site actions: Annexation: Ord. O97-64 (October 1, 1997); Rezone: Ord. O97-78 (December 3, 1997; AG to B-1); Rezone: Ord. O2022-048 (October 5, 2022; B-1 to R-2/PUD)

Staff Recommendation: Staff recommends **APPROVAL** of the preliminary plat for the Desert Ridge Townhomes Subdivision, subject to the conditions outlined in Attachment A.

Suggested Motion: Move to **APPROVE** Preliminary Plat SUBD-40846-2022 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

Effect of the Approval: By approving the preliminary plat, the Planning and Zoning Commission is acknowledging the street and lot layout of Desert Ridge Townhomes Subdivision which includes 42 lots ranging in size from 2,900 square feet to 4,400 square feet for the property located at the southeast corner of Avenue 7½E and 24th Street, subject to the conditions of the rezoning and the conditions outlined in Attachment A, and affirmatively finds that the request is in conformance with the City of Yuma Subdivision Code and General Plan and is compatible with surrounding land uses.

Staff Analysis: The subject property, located along 24th Street, between Avenue 7½E and Avenue 7¾E, was annexed into the City of Yuma in 1997 and has remained undeveloped. The applicant recently rezoned the property from commercial to residential, with the intent of developing the site with a townhome development. This proposed development will feature 42 units, each on an individually owned parcel. The current zoning for the property is Conditional Medium Density Residential/Planned Unit Development Overlay (R-2/PUD). The Planned Unit Development Overlay (PUD) District allows for certain deviations from typical development standards (increased densities, reduced setbacks, and increased lot coverage), provided however, that the development provides enhanced amenities for the residents.

The proposed subdivision will need to meet the development standards required of the zoning designation, unless otherwise specified in the approved rezoning application. The following development standards deviate from the typical zoning requirements as a result of the enhanced amenities identified during the PUD process:

- A reduced driveway length from 20 feet to 16 feet.
- A reduced interior garage space from 400 square feet to 350 square feet.
- A decrease in the minimum lot size from 4,500 square feet to 3,200 square feet.
- A reduction in side yard setbacks from 7 feet on each side to zero feet on one of the adjoining sides.
- A reduction in the front yard setback from 20 feet to 2.5 feet.
- A reduction in the rear yard setback from 10 feet to 5 feet for the construction of a 100 square foot attached rear patio.
- An increase in maximum lot coverage from 35% to 70%. The increase in lot coverage allows for the future addition of accessory structures.

Municipal Improvement District (MID) will be established for the long-term maintenance of the landscaping within the retention basin as well as for any required subdivision landscaping.

1. Does the subdivision comply with the zoning code and the zoning district development standards?
Yes.

2. Does the subdivision comply with the subdivision code requirements?
Yes.

Standard	Subdivision						Conforms			
Lot Size	Minimum:	2,900 SF	Maximum:	4,400 SF			Yes	X	No	
Lot Depth	Minimum:	59.40 FT	Maximum:	59.47 FT			Yes	X	No	
Lot Width/Frontage	Minimum:	43 FT	Maximum:	61 FT			Yes	X	No	
Setbacks	Front:	2.5 FT	Rear:	5 FT	Side:	0-7 FT	Yes	X	No	
District Size	5.92	Acres					Yes	X	No	
Density	7	Dwelling units per acre					Yes	X	No	
Issues:										

Requirements		Conforms						
General Principles		Yes	X	No		N/A		
Streets		Conforms						
Circulation	Yes	X	No		N/A			
Arterial Streets	Yes	X	No		N/A			
Existing Streets	Yes	X	No		N/A			
Cul-de-sacs	Yes		No		N/A	X		
Half Streets	Yes		No		N/A	X		
Stub Streets	Yes		No		N/A	X		
Intersections	Yes	X	No		N/A			
Easements	Yes	X	No		N/A			
Dimensional Standards	Yes	X	No		N/A			
Issues: The reduced roadway widths were approved during the rezoning process.								
Blocks		Conforms						
Length	Yes	X	No		N/A			
Irregular Shape	Yes		No		N/A	X		
Orientation to Arterials	Yes	X	No		N/A			
Business or Industrial	Yes		No		N/A	X		
Issues: None								
Lots		Conforms						
Minimum Width	Yes	X	No		N/A			
Length and Width Ratio	Yes	X	No		N/A			
Fronting on Arterials	Yes		No		N/A	X		
Double Frontage	Yes		No		N/A	X		
Side Lot Lines	Yes	X	No		N/A			
Corner Lots	Yes	X	No		N/A			
Building Sites	Yes	X	No		N/A			
Street Frontage	Yes	X	No		N/A			
Issues: None								

3. Does the subdivision comply with the elements, plans and policies of the General Plan?

Land Use Element:									
Land Use Designation:			Medium Density Residential						
Issues:									
Historic District:	Brinley Avenue		Century Heights			Main Street		None	X
Historic Buildings on Site:		Yes		No	X				
Transportation Element:									
FACILITY PLANS									
TRANSPORTATION MASTER PLAN		Planned	Existing	Gateway	Scenic	Hazard	Truck		
24 th Street – 4-Lane Minor Arterial		50 FT H/W ROW	50 FT H/W ROW		X				
Avenue 7 ½ E – Local Street		29 FT H/W ROW	40 FT H/W ROW						
Avenue 7 ¾ E – Local Street		29 FT H/W ROW	40 FT H/W ROW						
Bicycle Facilities Master Plan		24 th Street: Existing Bike Lane							
YCAT Transit System		24 th Street: Orange Route 2 and Silver Route 9							
Issues:		None							
Parks, Recreation and Open Space Element:									
Parks and Recreation Facility Plan									
Neighborhood Park:	Existing: Desert Ridge Park			Future: Desert Ridge Park					
Community Park:	Existing: None			Future: North Mesa Community Park					
Linear Park:	Existing: None			Future: South Gila Valley Main Canal Linear Park					
Issues:		None							
Housing Element:									
Special Need Household:		N/A							
Issues:		None							
Redevelopment Element:									
Planned Redevelopment Area:		N/A							
Adopted Redevelopment Plan:		North End:		Carver Park:		None:	X		
Conforms:		Yes		No		N/A			
Conservation, Energy & Environmental Element:									
Impact on Air or Water Resources		Yes		No	X				
Renewable Energy Source		Yes		No	X				
Issues:		None							
Public Services Element:									

Population Impacts Population projection per 2017-2021 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		Single Family		Population	Impact	Consumption		Generation
		Proposed	Per Unit		Officers	GPD	AF	GPD
		42	2.9	122	0.23	25,213	28.2	8,526
Fire Facilities Plan:		Existing: Fire Station No. 5				Future: Fire Station No. 5		
Water Facility Plan:		Source:	City	X	Private		Connection	10" and 8" PVC
Sewer Facility Plan:		Treatment:	City	X	Septic		Private	Connection: 8" PVC
Issues:		None						
Safety Element:								
Flood Plain Designation:		Flood Zone X		Liquefaction Hazard Area:			Yes	No X
Issues:		None						
Growth Area Element:								
Growth Area:		Araby Rd & Interstate 8		Arizona Ave & 16 th St		Avenue B & 32 nd St.		
		North End		Pacific Ave & 8 th St		Estancia		None X
Issues:		None						

Public Comments Received: None Received.

External Agency Comments: See Attachment (insert correct attachment letter) OR None Received. (If none received, delete the column below)

Neighborhood Meeting Comments: See Attachment (insert correct attachment letter) OR No Meeting Required. (If no meeting, delete the column below)

Proposed conditions delivered to applicant on: 02/21/2023

Final staff report delivered to applicant on: 02/22/2023

- ☐ Applicant agreed with all of the conditions of approval on: (enter date)
- ☐ Applicant did not agree with the following conditions of approval: (list #'s)
- ☒ Planner has provided conditions of approval for review and consideration.

Attachments

A	B	C	D	E	F	G	H
Preliminary Plat Conditions of Approval	Preliminary Plat Map	Rezone Conditions	Agency Notifications	Agency Comments	Neighbor Notification List	Neighbor Postcard	Aerial Photo

Prepared By:*Alyssa Linville***Date:****02/22/2023**

Alyssa Linville,
Director of Planning and
Neighborhood Services

Alyssa.Linville@yumaaz.gov

(928)373-5000, ext. 3037

**ATTACHMENT A
PRELIMINARY PLAT
CONDITIONS OF APPROVAL**

The following conditions of approval have been determined to have a reasonable nexus to the requested subdivision application and are roughly proportionate to the impacts associated with the subdivision and expected development on the property.

Department of Planning and Neighborhood Services Comments: Alyssa Linville, Director of Planning and Neighborhood Services(928) 373-5000, x 3037:

1. The conditions are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.

City Attorney Comments: (928) 373-5058:

3. The rights-of-way must be dedicated free and clear to the City, and all easements in the right-of-way must be vacated unless the easement is specifically presented to the City, and the City specifically approves its acceptance. Approval of the plat is not approval of an easement in the right-of-way.
4. Any easements on other property in the subdivision must be vacated to the extent that they would require a utility, licensed cable operator, or other licensed or franchised communications system (collectively, the "utilities") to:
 - a. pay to cross the easement to reach any structure on the lot;
 - b. prevent the utilities from providing service to any structure on a lot; or
 - c. effectively prevent any entity authorized to place facilities in a utility easement from using the easements or accessing potential customers passed by the easement.
5. Approval of the plat does not authorize the maintenance or installation of any facility in the rights of way, whether or not contemplated by the plat, without a license, franchise, or similar authorization issued by the City.

Engineering Conditions: Andrew McGarvie, Engineering Manager, (928) 373-5000, ext. 3044

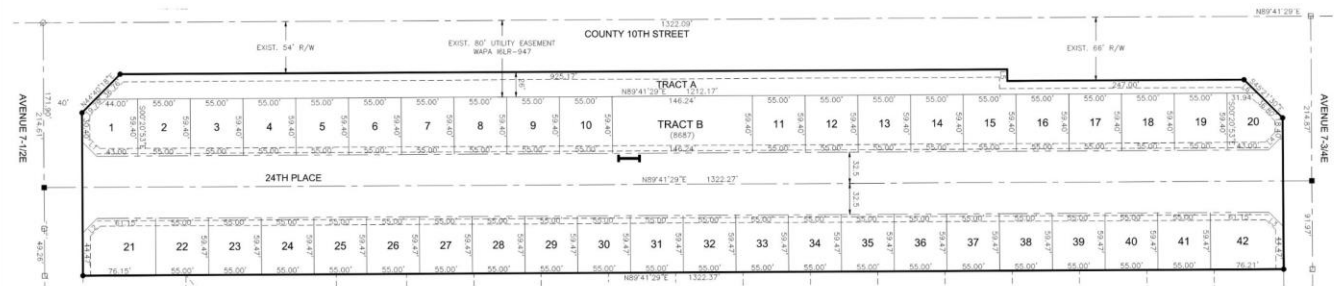
6. All exterior subdivision fencing shall be constructed of masonry. Access gates, whether vehicular or pedestrian, shall not be permitted along the exterior masonry fencing for the subdivision phase, including fencing along 24th Street, Avenue 7½E, and Avenue 7¾E. Such fencing can be removed during the construction of pools, in order to access utility or drainage easements, or during other residential construction; however, such masonry fencing and adjacent landscaping will need to be replaced accordingly.

Community Planning Conditions: Alyssa Linville, Director of Planning and Neighborhood Services, (928) 373-5000, ext. 3037

7. The Owner shall submit a final plat within three (3) year of Preliminary Plat approval. Should a Final Plat not be submitted within three (3) year of the effective date of approval of the Preliminary Plat, the approval of this Preliminary Plat shall be null and void, unless the conditions are contained in an executed Pre-development Agreement.

Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

ATTACHMENT B PRELIMINARY PLAT MAP



Prepared by:
DG
Date:
12/30/2022

SUBD-040846-2022
Desert Ridge Townhomes

Site Plan

Plan/Case:
40846



ATTACHMENT C
REZONE CONDITIONS

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.
3. The Owner shall submit to the City of Yuma, for recordation, a signed and notarized Avigation Easement on the property acknowledging potential noise and overflight of aircraft from both daily and special operations of the Marine Corps Air Station and the Yuma International Airport.
4. The common area/retention basin shall be design to include at a minimum, one ramada and two barbeque grills.
5. A homeowner's association shall be established to maintain the amenities within the common area/retention basin.
6. Increased exterior architectural features shall include tile roofs shiplap siding, and a front porch.
7. Xeriscape landscape design in the front yards featuring an irrigation system, a drought tolerant shade tree planted within four to eight feet of the sidewalk, and accent shrubs.
8. Each of the conditions listed above shall be completed within two (2) years of the effective date of the rezoning ordinance or prior to the issuance of a Building Permit, Certificate of Occupancy or City of Yuma Business License for this site, whichever occurs first. If the conditions of approval are not completed within the above timeframe then the rezone shall be subject to ARS § 9-462.01.

**ATTACHMENT D
AGENCY NOTIFICATIONS**

- **Legal Ad Published: The Sun** (02/03/23)
- **300' Vicinity Mailing:** (01/09/23)
- **34 Commenting/Reviewing Agencies noticed:** (01/12/23)
- **Site Posted on:** (02/21/23)
- **Neighborhood Meeting:** (N/A)
- **Hearing Date:** (02/27/23)
- **Comments due:** (01/23/23)

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	Yes	01/12/23	X		
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	NR				
Yuma County Planning & Zoning	Yes	01/18/23	X		
Yuma County Assessor	NR				
Arizona Public Service	NR				
Time Warner Cable	NR				
Southwest Gas	NR				
Qwest Communications	NR				
Bureau of Land Management	NR				
YUHS District #70	NR				
Yuma Elem. School District #1	NR				
Crane School District #13	NR				
A.D.O.T.	NR				
Yuma Irrigation District	NR				
Arizona Game and Fish	NR				
USDA – NRCS	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
El Paso Natural Gas Co.	NR				
Western Area Power Administration	Yes	01/18/23		X	X
City of Yuma Internal List (Conditions)	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Police	NR				
Parks & Recreation	NR				
Development Engineer	NR				
Fire	Yes	01/13/23	X		
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	Yes	01/18/23	X		
Utilities	NR				
Public Works	NR				
Streets	NR				

ATTACHMENT E
AGENCY COMMENTS

☒ COMMENT ☐ NO COMMENT

Enter comments below:

Western Area Power Administration (WAPA) has an easement within the proposed development, therefore WAPA requests that Colvin Engineering reach out to Dennis Patane, Realty Specialist, directly at patane@wapa.gov or 602.605.2713, to further discuss this proposed project.

DATE: 1/17/23 NAME: Leslee Beckett TITLE: Realty Technician
AGENCY: Western Area Power Administration, DSW Realty & Management Team
PHONE: 602.605.2846
RETURN TO: Alyssa Linville
Alyssa.Linville@YumaAZ.gov

ATTACHMENT F
NEIGHBOR NOTIFICATION LIST

Property Owner	Mailing Address	City/State/Zip Code
HARDKNOCKS LIMITED PARTNERSHIP	190 S MADISON AVE STE 2	YUMA, AZ 85364
EVANS CHRISTOPHER ROBERT	PO BOX 26121	YUMA, AZ 85367
JONSON ERIC E	7724 E OLIVE ANN LN	YUMA, AZ 85365
LUQUIN ROGELIO P	7480 E 24TH PL	YUMA, AZ 85365
SCHULTZ SPENCER J	7604 E 25TH ST	YUMA, AZ 85365
BENDER CHARLES R & BRANDI L	7594 E OLIVE ANN LN	YUMA, AZ 85365
PEREZ ELLIAZ GONZALEZ & SHAUNTE A	2458 S LARAMIE WAY	YUMA, AZ 85365
MUNOZ ALFREDO	7482 E 24TH LN	YUMA, AZ 85364
BUTLER JOSHUA C & MEGAN M	7549 E OLIVE ANN LN	YUMA, AZ 85365
SMITH JUSTIN H	7627 E OLIVE ANN LN	YUMA, AZ 85365
MUNIZ JESSICA	7626 E 25TH ST	YUMA, AZ 85365
OGREN PATRICIA & BRODY	7668 E 25TH ST	YUMA, AZ 85365
WINELAND SETH A &	7712 E OLIVE ANN LN	YUMA, AZ 85365
VALDEZ TRUST 7-21-2020	7562 E OLIVE ANN LN	YUMA, AZ 85365
TRAYLOR LYNN	7475 E 24TH LN	YUMA, AZ 85365
LOYA SYLVIA M	9228 CATTAIL CT SW	ALBUQUERQUE, NM 87121
PATANE STEPHEN M	7585 E OLIVE ANN LN	YUMA, AZ 85365
KENNEDY YVONNE M	2468 S LARAMIE WAY	YUMA, AZ 85365
VIDRIO EDWARD P &	13585 E 55TH ST	YUMA, AZ 85365
SHIPPEN EDWARD W TRUST 06-05-2007	7678 E OLIVE ANN LN	YUMA, AZ 85365
SCHAEFFER JUSTIN	10583 E 34TH ST	YUMA, AZ 85365
2115 ARIZONA AVENUE LP AZ LTD PART	3497 S WOODPECKER DR	YUMA, AZ 85365
LAW JOHN W	7572 E OLIVE ANN LN	YUMA, AZ 85365
GROSVENOR MARTINEZ A & DELMA A JT	7470 E 24TH PL	YUMA, AZ 85365
MYERS SCOTT A & CHRISTINE E JT	2467 S AVENUE 7 1/2E	YUMA, AZ 85365
LORONA DAVID J & ALICIA JT	7584 E 25TH ST	YUMA, AZ 85365
RENAUD EDMOND P K JR & ELIZABETH L K JT	10179 S AVENUE 7 1/2 E	YUMA, AZ 85365
RAY MONTE D & LINDA W JT	7735 E OLIVE ANN LN	YUMA, AZ 85365
MCLEMORE ROBERT & SUZANN	13319 S AVENUE 4 1/4 E	YUMA, AZ 85365
MONTES MAURICIO & SARAN JT	7616 E 25TH ST	YUMA, AZ 85365
STODDARD ANGELA	7552 E 25TH ST	YUMA, AZ 85365
BARRON CYNTHIA	7534 E OLIVE ANN LN	YUMA, AZ 85365
HOLMES JAMES R & ILIANA M TRUST 7- 26-04	7679 E OLIVE ANN LN	YUMA, AZ 85365

SAWYER M C TRUST 4-11-2014	2455 S AVENUE 7 1/2E	YUMA, AZ 85365
JOHNSON ELAINE E &	7563 E OLIVE ANN LN	YUMA, AZ 85365
ARIZONA WESTERN COLLEGE POLITICAL SUB	PO BOX 929	YUMA, AZ 85366
KRUEGER ALEXANDRA	7723 E OLIVE ANN LN	YUMA, AZ 85365
KLINE RACHEL	215 GENTILLY DR	KATY, TX 77450
YUMA COUNTY OF	198 S MAIN ST	YUMA, AZ 85364
JOHNSON JEFFERY	7626 E OLIVE ANN LN	YUMA, AZ 85365
BRANTLEY-STOKES VIVIAN TRUST 5-15-2018	7689 E OLIVE ANNE LN	YUMA, AZ 85365
LEON BACILIO LLAMAS & JANET	7562 E 25TH ST	YUMA, AZ 85365
FORNOF DAVID W & ARLENE D JT	7647 E OLIVE ANN LN	YUMA, AZ 85365
HEIDNER WILLIAM J & MILDRED B JT	7605 E OLIVE ANN LN	YUMA, AZ 85365
GARCIA CASEY JO & HENRY GEORGE	7658 E 25TH STREET	YUMA, AZ 85365
ARZATE TRINIDAD F & CARMEN JT	7646 E OLIVE ANN LN	YUMA, AZ 85365
SHIPPEN EDWARD W TRUST 06-05-2007	7678 E OLIVE ANN LN	YUMA, AZ 85365
LEARD JOHN P & JACQUALYN L CPWROS	7604 E OLIVE ANN LN	YUMA, AZ 85365
PADILLA ANTHONY	2480 S LARAMIE WAY	YUMA, AZ 85365
SCHULTZ WILLIAM C	7736 E OLIVE ANN LN	YUMA, AZ 85365
ACOSTA VIRGEN XOCHITL	7462 E 24TH LN	YUMA, AZ 85367
LOPEZ JUAN JOSE & ROSAURA M CPWROS	7594 E 25TH ST	YUMA, AZ 85365
ESTRADA MARIA	7485 E 24TH LN	YUMA, AZ 85365
HURTADO MARTHA O	7669 E OLIVE ANN LN	YUMA, AZ 85365
SCHILDERS WAYNE & MYONG JT	7711 E OLIVE ANN LN	YUMA, AZ 85364
KHAN MOHAMMAD M TRUST 4-15-97	1115 S BARDEAUX AVE	YUMA, AZ 85364
VOGT STEFANIE	7658 E OLIVE ANN LN	YUMA, AZ 85365
DIMINO GIOVANNI & REGINA R C JT	7616 E OLIVE ANN LN	YUMA, AZ 85365
KELLAND MARK R & MARISOL A TRUST 8-18-2018	8091 E ADOBE RIDGE RD	YUMA, AZ 85365
GUTIERREZ CHRISTOPHER & TIANNA RAE	7552 E OLIVE ANN LN	YUMA, AZ 85365
JONES RICHARD	7472 E 24TH LN	YUMA, AZ 85365
KHAN MOHAMMAD M TRUST 4-15-97	1115 S BARDEAUX AVE	YUMA, AZ 85364
PETERSEN COURTNEY & BRETT	7573 E OLIVE ANN LN	YUMA, AZ 85365
SIMMONS KEITH & PAOLA JT	7637 E OLIVE ANN LN	YUMA, AZ 85365
AGUILERA OSVALDO & MARIA I JT	356 RAINIER DR	SALINAS, CA 93906
ARIZONA WESTERN COLLEGE POLITICAL SUB	PO BOX 929	YUMA, AZ 85366
CISNEROS ANTONIO & MARISSA JT	7460 E 24TH PL	YUMA, AZ 85365
GREGSTON CLINTON R & MARIA L JT	7636 E OLIVE ANN LN	YUMA, AZ 85365

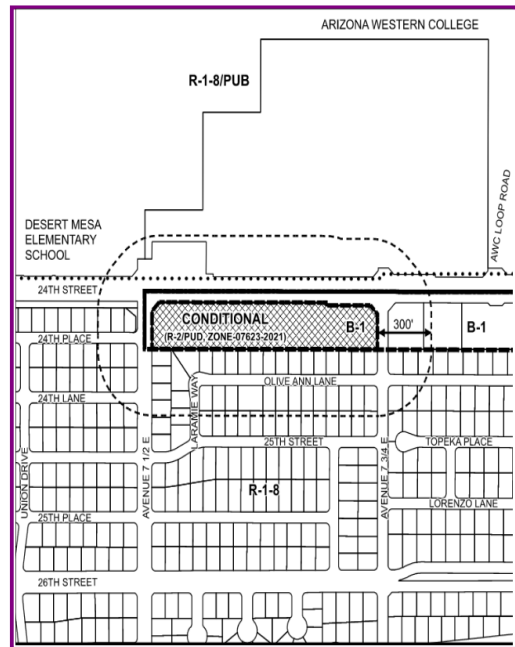
ZAVALA RAFAEL & MARIETTA STARBUCK	7584 E OLIVE ANN LN	YUMA, AZ 85365
SYLVIS JOSEPH DAVID & SAMANTHA JO	204 ROBERT ALAN DR	JACKSONVILLE, NC 28546
CANNON MARTY	7481 E 24TH PL	YUMA, AZ 85365
VILLANUEVA JULIAN	7617 E OLIVE ANN LN	YUMA, AZ 85365
BENSUR CYNTHIA L	7659 E OLIVE ANN LN	YUMA, AZ 85365

**ATTACHMENT G
NEIGHBOR MAILING**

This is a request by Colvin Engineering, Inc., on behalf of Hardknocks LLLP, for approval of the preliminary plat for the Desert Ridge Townhomes Subdivision. This subdivision will contain approximately 6 acres, and is proposed to be divided into 42 residential lots, ranging in size from 2,900 square feet to 4,400 square feet. The property is located at the southeast corner of Avenue 7½E and 24th Street, Yuma, AZ.

**MEETING DATE,
TIME & LOCATION
FOR CASE #
SUBD-40846-2022**

PUBLIC HEARING
02/27/2023 @ 4:30pm
City Hall Council Chambers
One City Plaza, Yuma, AZ



Because you are a neighbor within 300' of southeast corner of Avenue 7½E and 24th Street, Yuma, AZ. you are invited to attend these meetings to voice your comments. If you have questions or wish to submit written comments, please contact Alyssa Linville by phone at (928) 373-5000 ext. 3037 or by email at Alyssa.Linville@YumaAz.gov

ATTACHMENT H
AERIAL PHOTO

