

**STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
 DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
 COMMUNITY PLANNING DIVISION
 CASE TYPE – REZONE
 CASE PLANNER: ZENIA FIVEASH**

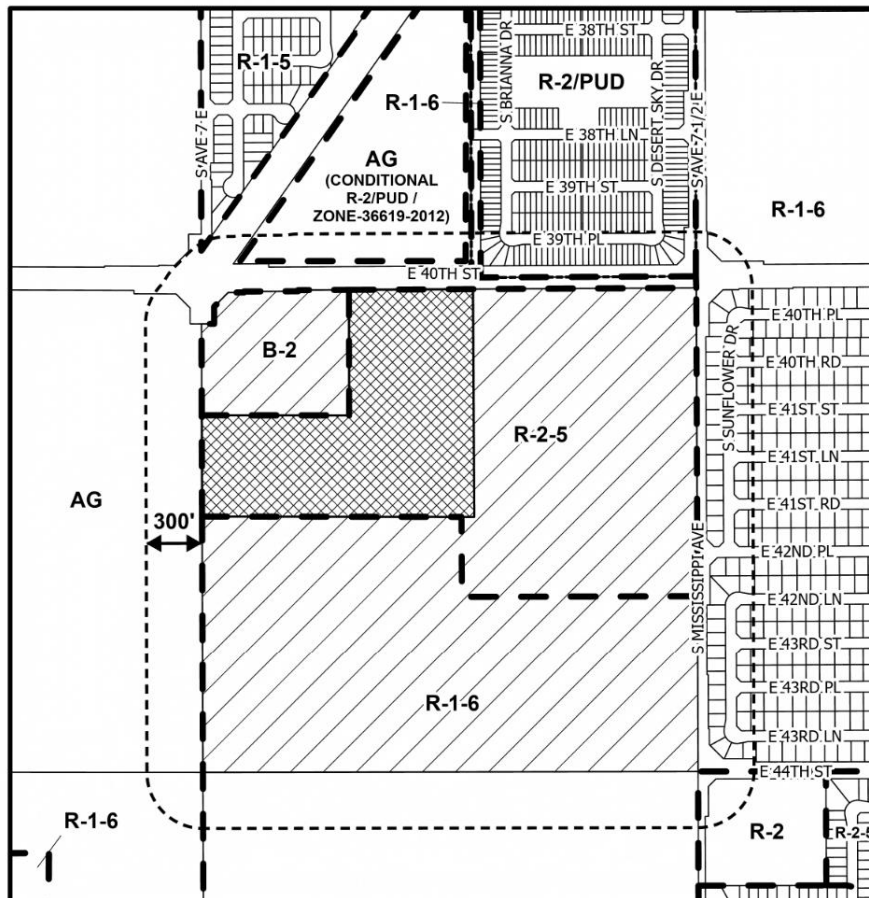
Hearing Date: October 28, 2024

Case Number: ZONE-43195-2024

Project Description/Location: This is a request by Dahl, Robins, and Associates, Inc. on behalf of Brian L Hall Trust, dated 12-1-2005, to rezone approximately 28.5 acres from the Medium Density Single-Family Residential (R-2-5) District to the Medium Density Residential/Planned Unit Development (R-2/PUD) District, for the property located at the southeast corner of S. Avenue 7E and E. 40th Street, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Agriculture (AG)	Undeveloped	Medium Density Residential
North	Agriculture (AG) (Conditional R-2/PUD ZONE-36619-2012)	Undeveloped	Medium Density Residential
South	Low Density Residential (R-1-6)	Undeveloped	Low Density Residential
East	Medium Density Single-Family Residential (R-2-5)	Undeveloped	Medium Density Residential
West	Agriculture (AG)	Undeveloped	Commercial

Location Map



Prior site actions: Annexation: Ordinance 097-81 (January 2, 1998); General Plan Amendment: Res. R2019-044 (October 16, 2019/Low Density Residential Use to Medium Density Residential)

Staff Recommendation: Staff recommends **APPROVAL** of the rezoning from the Medium Density Single-Family Residential (R-2-5) District to the Medium Density Residential/Planned Unit Development (R-2/PUD) District, subject to the conditions shown in Attachment A.

Suggested Motion: Move to **APPROVE** Rezone ZONE-43195-2024 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 rezone, the Planning and Zoning Commission is recommended approval to City Council for the request to the Medium Density Residential/Planned Unit Development (R-2/PUD) District for the property located at , southeast corner of S. Avenue 7E and E. 40th Street, Yuma, AZ subject to the conditions outlined in Attachment A, and affirmatively finds that the request is in conformance with the City of Yuma General Plan.

Staff Analysis: The applicant proposes developing the subject property for the Desert Sky Unit 4 townhome development. Currently, the site is undeveloped land. The applicant is proposing to construct 204 units on approximately 28.5 acres. With this request, the applicant is seeking to rezone the property from Medium Density Single-Family Residential (R-2-5) District to the Medium Density Residential/Planned Unit Development (R-2/PUD) District.

Density

The average lot area per dwelling unit, including common area but excluding area occupied by public or private streets, shall not be less than that required by the zoning district regulations otherwise applicable to the site. In density computations, common area shall include only open space and recreational areas that are to be used exclusively for the residents of the development who receive an undivided ownership and responsibilities for such area §154-14-07 (C)(4).

The zoning district regulation applicable to this project is the Medium Density Residential District (R-2) regulations contained within §154-07-01. The R-2 District requires a minimum lot size of 4,500 square feet.

The total lot area of this subdivision, which includes the common areas, but not the street is 938,919 square feet. The density calculation: 208 lots divided by the area, gives an average lot area of 4,514 square feet.

Development Standards

“Planned Unit Development are intended to permit greater flexibility and, consequently more creative and imaginative design for the development of residential areas than generally is possible under conventional zoning designations (§154-14.07 (A)).”

The proposed development with the PUD overlay would allow the following dimensional variations:

- An increase in the number of 4,500 square foot lots from 72 lots to 103 lots.

- A decrease in the minimum lot size from 4,500 square feet to 3,300 square feet.
- A decrease in the minimum lot width from 50' to 30'.
- Staggered front yard setbacks of 15' and 20' (20' is the standard front yard setback).
- A reduction in the side yard setbacks from 7' on each side to zero feet on each side.
- An increase in maximum lot coverage from 35% to 70%. The increase in lot coverage allows for the future addition of patios and/or sheds.

Amenities

“PUDs are further intended to promote more economical and efficient use of the land while providing a harmonious variety of housing choices, a higher level of urban amenities and preservation of natural scenic qualities of open spaces (§154-14.07 (A)).”

The applicant has agreed to the following amenities for the proposed PUD:

1. A landscaped retention basin.
2. A 50'-wide linear tract (Tracts B and C) featuring a walking path and shade trees connecting this phase of the development to the phases north of 40th Street. Additionally, this linear tract will be extended to 44th Street upon future development to the south.
3. Each residential lot will feature irrigation, bermuda grass and a tree located in the front yard.

Dwelling Unit Design and Massing Plan

The applicant proposes five different floor plans and two different garage roof designs. The units will include a combination of asphalt and tile roofing with the air conditioning units on the rear roofs. The elevations for these floor plans are available in Attachment C.

The massing plan illustrates the arrangement of the units with the staggered setbacks, the interconnected walking paths, the retention basin/common area, and the walking path connecting the two phases of development. The massing plan is provided in Attachment D.

The proposed Planned Unit Development Overlay (PUD) District permits an increase in density far beyond what would be allowed under the underlying zoning district. This increase in density is financially beneficial to the applicant. The tradeoff for the increased density is that the applicant provides a higher level of urban amenities and preservation of natural scenic qualities of open spaces for the benefit of the residents of the PUD. The proposed amenities for this phase of development along with the required amenities in phase one, meet the intent for a Planned Unit Development as outlined in the City Code.

1. Does the proposed zoning district conform to the Land Use Element? Yes

Land Use Element:							
Land Use Designation:		Medium Density Residential					
Issues:		None					
Historic District:	Brinley Avenue		Century Heights		Main Street		None X

Historic Buildings on Site:	Yes	No	X
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2. Are there any dedications or property easements identified by the Transportation Element?
Yes

FACILITY PLANS						
Transportation Master Plan	Planned	Existing	Gateway	Scenic	Hazard	Truck
40 th Street 4- Lane Minor Arterial	50 FT H/W ROW	62 FT H/W ROW				
Bicycle Facilities Master Plan	40 th Street – Proposed Bike Lane					
YCAT Transit System	None					
Issues:	None					

3. Does the proposed rezoning of the property conform to the remaining elements of the general plan? Yes

Parks, Recreation and Open Space Element:							
Parks and Recreation Facility Plan							
Neighborhood Park:	Existing: Saguaro Park			Future:			
Community Park:	Existing: None			Future: South Mesa Community Park			
Linear Park:	Existing: None			Future: "A" Canal Linear Park			
Issues:	None						
Housing Element:							
Special Need Household:	N/A						
Issues:	None						
Redevelopment Element:							
Planned Redevelopment Area:	None						
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 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	Multi-Family		Population	Impact	Consumption		Generation
	Maximum	Per Unit		Officers	GPD	AF	GPD
	386	1.6	618	1.17	127,843	143.2	43,232
	Minimum						
	149	1.6	238	0.45	49,349	55.3	16,688
Fire Facilities Plan:	Existing: Fire Station No. 7			Future:			
Water Facility Plan:	Source:	City	X	Private	Connection:	10" PVC Line	
Sewer Facility Plan:	Treatment:	City	X	Septic	Private	Connection: 12" PVC Line	
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	
Issues:	None								

4. Does the proposed rezoning conform to the adopted facilities plan?

Yes

5. Does the proposed rezoning conform to Council’s prior approval of rezonings, development agreements or subdivisions for this site?

Yes

External Agency Comments: See Attachment D.

Neighborhood Meeting Comments: No Meeting Required.

Proposed conditions delivered to applicant on: 10/17/24

Final staff report delivered to applicant on: 10/18/24

- Applicant agreed with all of the conditions of approval on: 10/18/24
- Applicant did not agree with the following conditions of approval: (list #'s)
- If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact.

Attachments

A	B	C	D	E
Conditions of Approval	Conceptual Site Plan	Elevations	Massing Plan	Agency Notifications
F	G	H	I	
Agency Comments	Neighbor Notification List	Neighbor Postcard	Aerial Photo	

Prepared By: *Zenia Fiveash*

Date: 10-17-24

Zenia Fiveash
Assistant Planner
Zenia.Fiveash@yumaaz.gov

(928) 373-5000, x3040

Reviewed By: *Jennifer L. Albers*

Date: 10/17/24

Jennifer L. Albers
Assistant Director of Planning

Approved By: *Alyssa Linville*

Date: 10/18/24

Alyssa Linville
Director, Planning and Neighborhood Services

**ATTACHMENT A
CONDITIONS OF APPROVAL**

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the proposed rezone for the site:

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

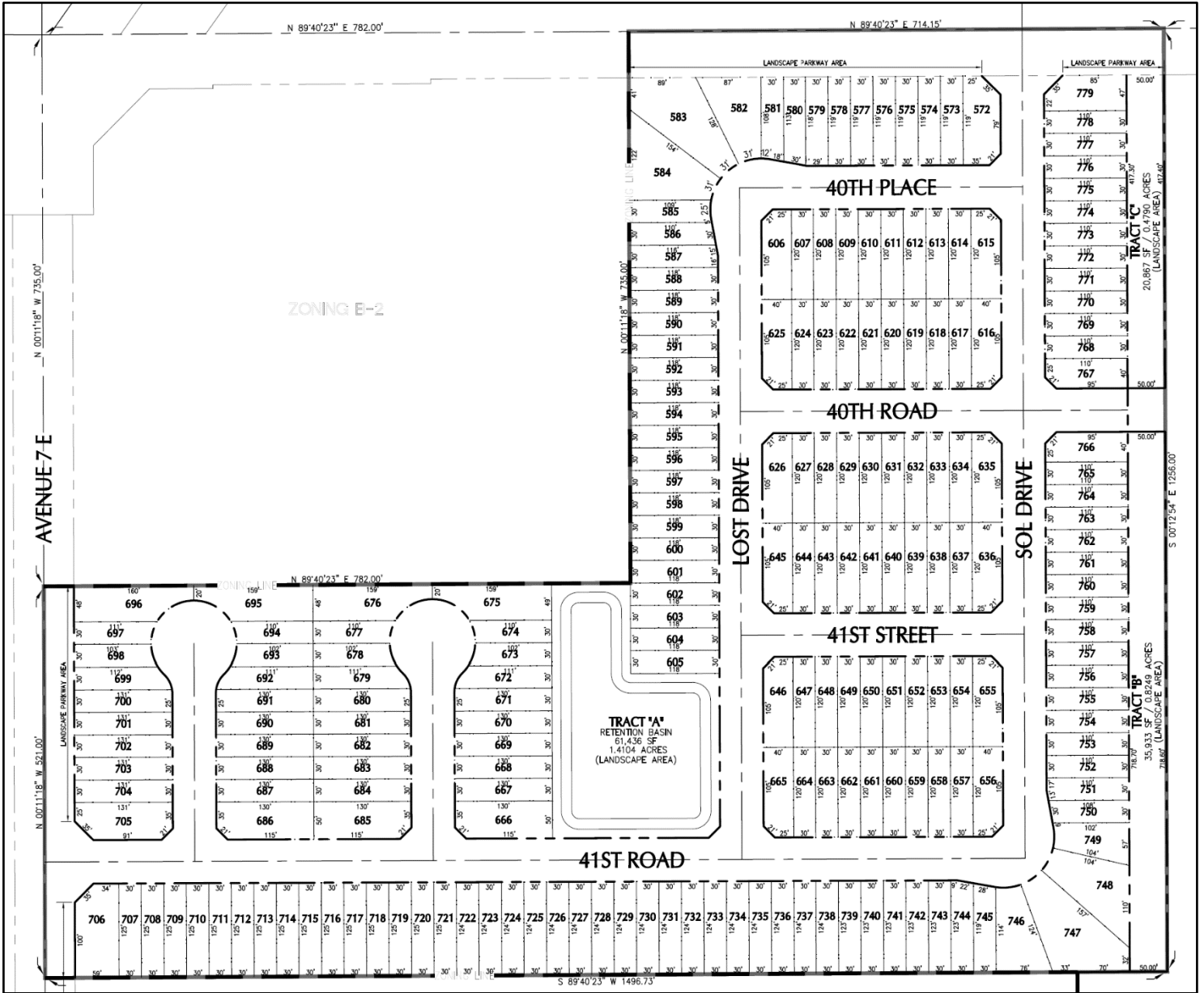
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.
3. The Owner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

Community Planning, Zenia Fiveash, Assistant Planner, (928) 373-5000 x3040:

4. The common area/retention basin shall be designed to include the following amenities:
 - a. Landscaping in a cohesive manner similar to that of the completed common area/retention basin located in Desert Sky Units No. 1, 2, and 3.
 - b. A 50'-wide linear tract (Tracts B and C) featuring a walking path and shade trees connecting this phase of the development to the phases north of 40th Street.
5. Front yard irrigation, grass, and a 15-gallon tree for each unit shall be installed as a phased installation project, not to exceed 10 completed units.
6. Each of the conditions listed above shall be completed within five (5) 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.

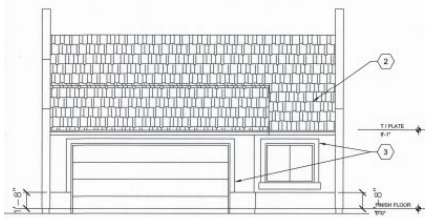
Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

ATTACHMENT B CONCEPTUAL SITE PLAN



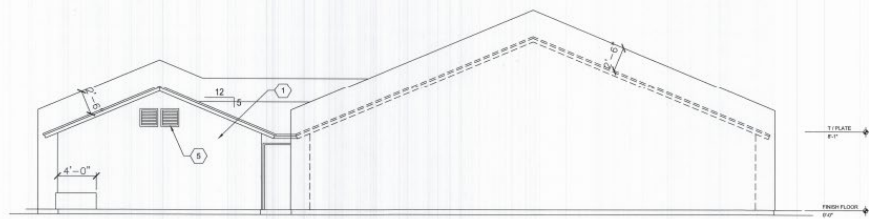
ATTACHMENT C ELEVATIONS

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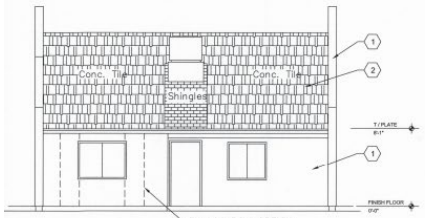
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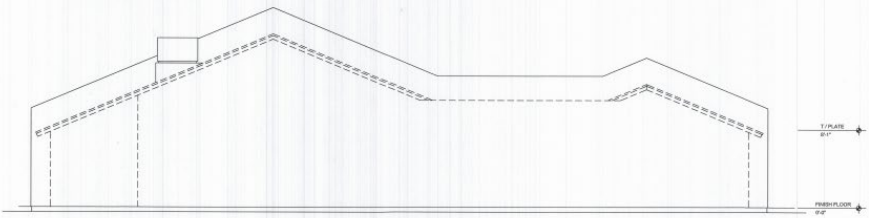
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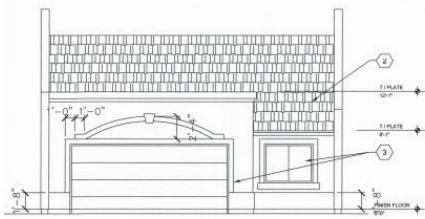
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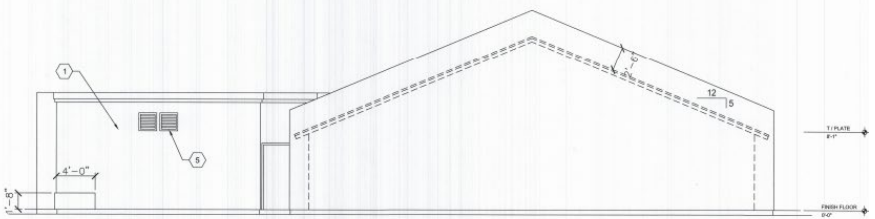
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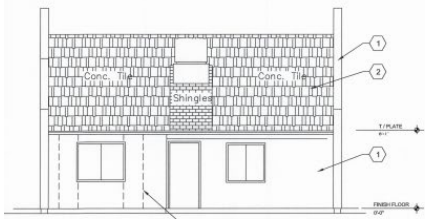
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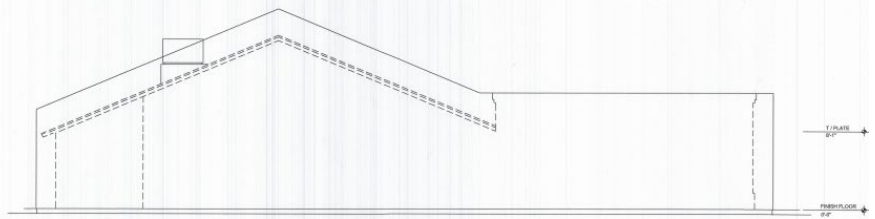
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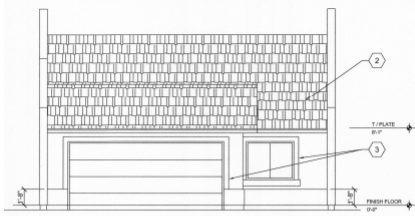
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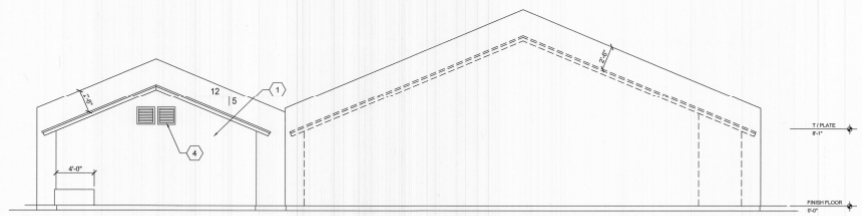
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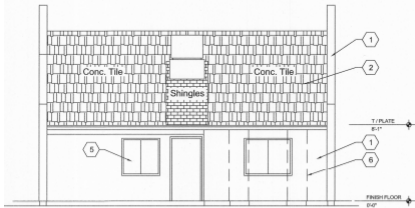
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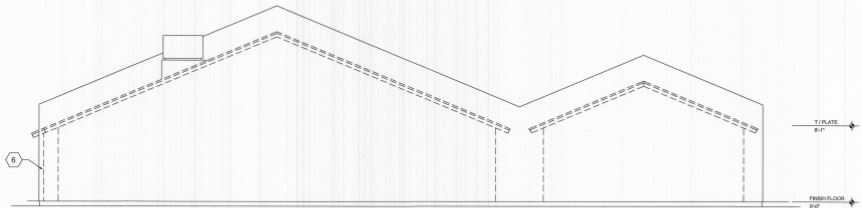
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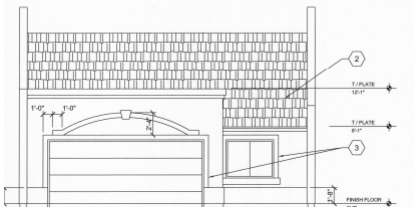
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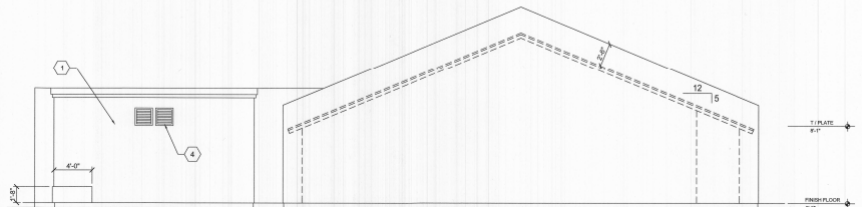
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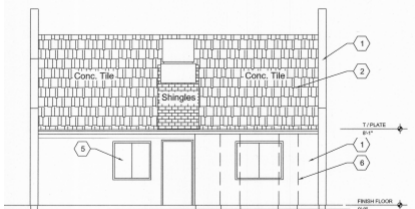
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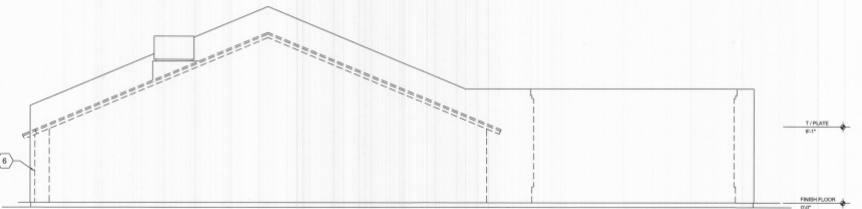
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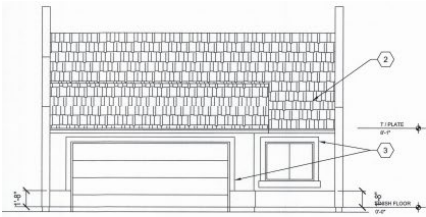


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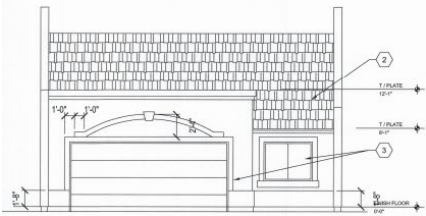
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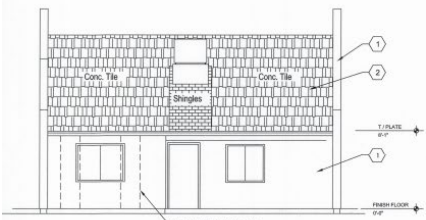
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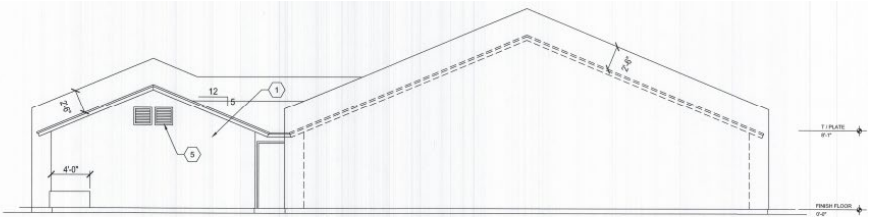
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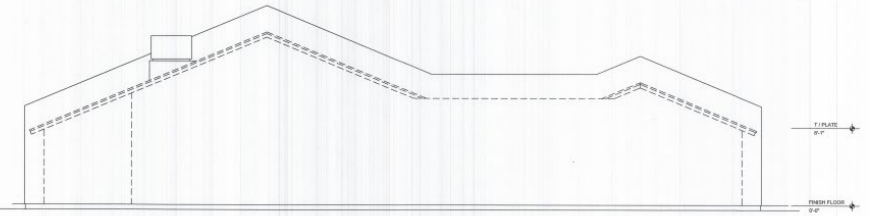
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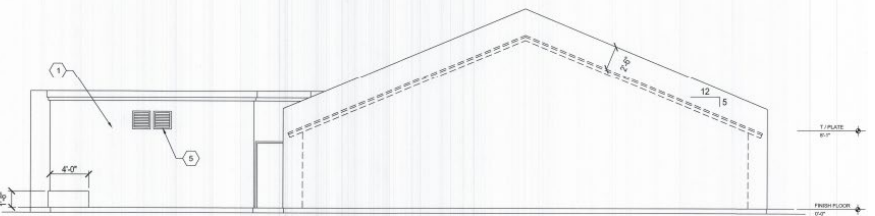
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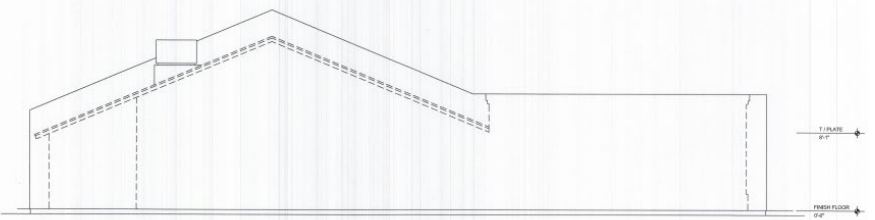
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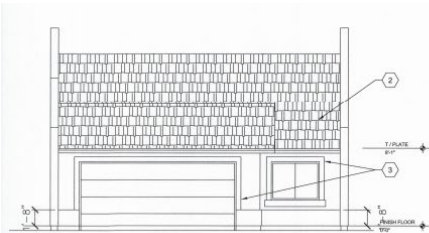
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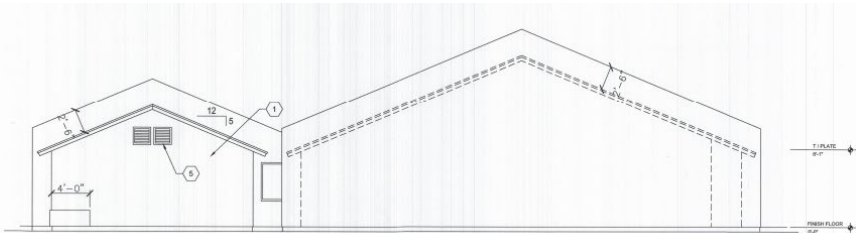
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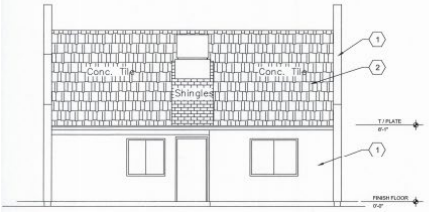
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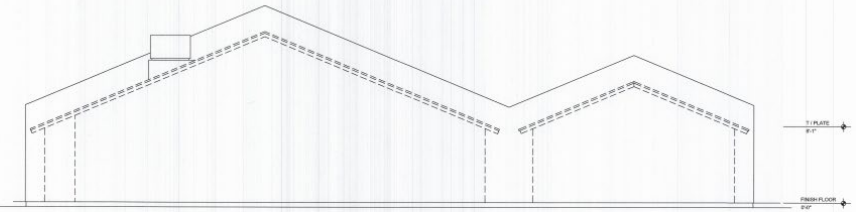
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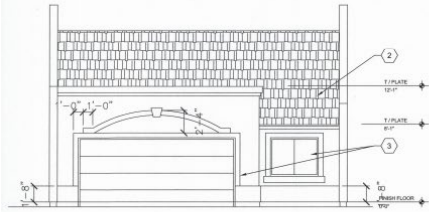
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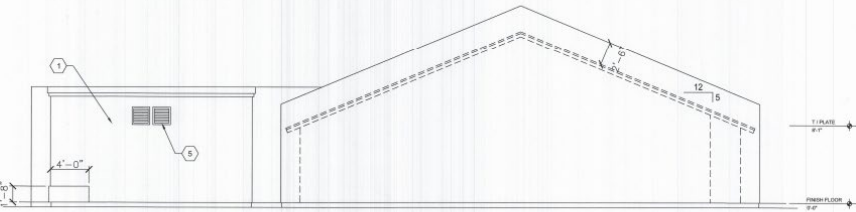
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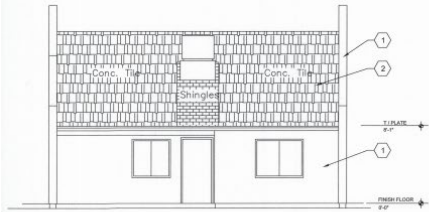
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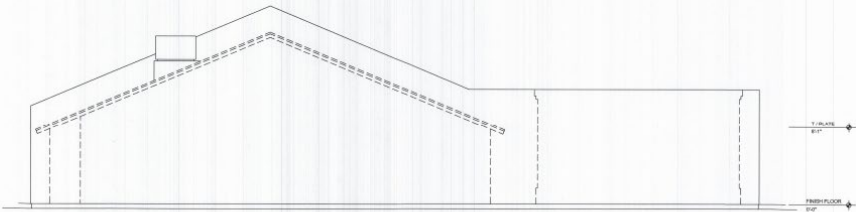
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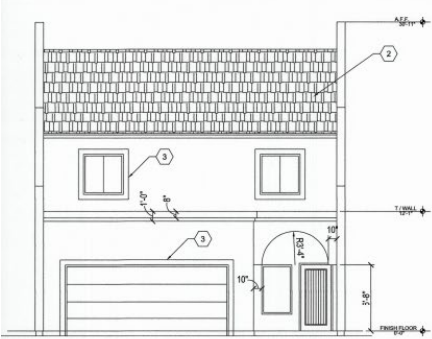


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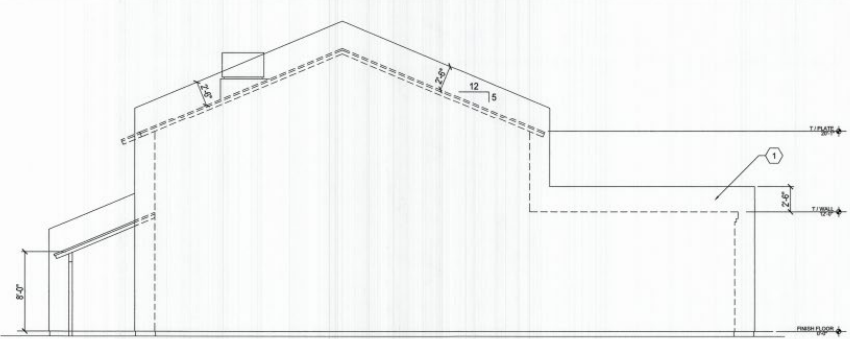
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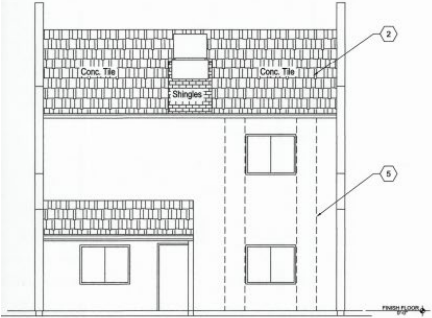
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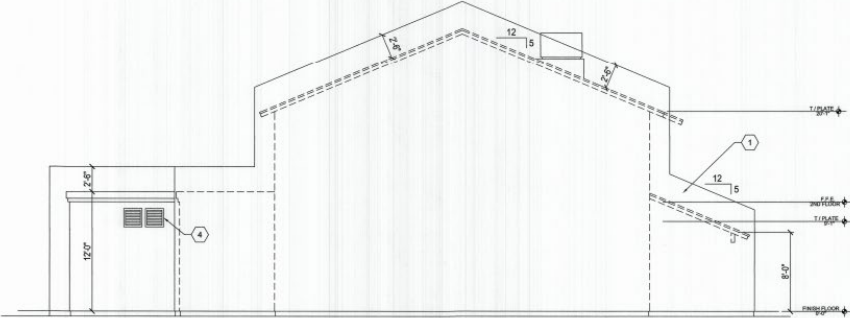
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1 Rear Elevation

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1 Right Side Elevation

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**ATTACHMENT E
AGENCY NOTIFICATIONS**

- **Legal Ad Published: The Sun** 9/30/24
- **300' Vicinity Mailing:** 9/09/24
- **34 Commenting/Reviewing Agencies noticed:** 9/23/24
- **Site Posted on:** 10/21/24
- **Neighborhood Meeting:** N/A
- **Hearing Date:** 10/28/24
- **Comments due:** 9/23/24

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	9/16/24		X		
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	9/16/2		X		
Yuma County Planning & Zoning	NR				
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 Fish and Game	NR				
USDA – NRCS	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
El Paso Natural Gas Co.	NR				
Western Area Power Administration	9/17/24				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	9/16/24		X		
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	9/19/24				X
Utilities	NR				
Public Works	NR				
Streets	NR				

ATTACHMENT F
AGENCY COMMENTS

Western Area Power Administration (WAPA) has no objections to the rezoning of the subject property, however WAPA does have facilities that may be potentially impacted. Please have the landowner contact WAPA prior to ANY construction activities within our right of way.

DATE: 9/18/24 NAME: Dennis Patane TITLE: Realty Specialist
AGENCY: Western Area Power Administration-DSW Region
PHONE: 602 605-2713
RETURN TO: Zenia Fiveash
Zenias.Fiveash@YumaAZ.gov

Conditions of approval must be written in the form of a formal condition for use in staff's report. Your conditions will be used verbatim. If you also have a comment, please indicate below.

Condition(s) No Condition(s) Comment

Enter conditions here: The subject parcel (APN 197-15-001) is located approximately 1.75 miles from the Barry M. Goldwater Range West (BMGR-W) northern boundary. It is requested that Avigation easement and Range Disclosure Statements 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, BMGR, 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.

DATE: 19 Sep 2024 NAME: Antonio Martinez TITLE: Community Liaison Specialist
CITY DEPT: MCAS Yuma
PHONE: 928-269-2103
RETURN TO: Zenia Fiveash
Zenias.Fiveash@YumaAZ.gov

Conditions of approval must be written in the form of a formal condition for use in staff's report. Your conditions will be used verbatim. If you also have a comment, please indicate below.

Condition(s) No Condition(s) Comment

Enter conditions here:

The Owner/Developer shall dedicate 40 feet halfwidth right-of-way along the Avenue 7E frontage for a collector street per the City of Yuma Transportation Master Plan. Plus widening for turn lanes at the intersections of Avenue 7E and 40th Street, and Avenue 7E and 44th Street, per Figure 3 of the 2005/2007 Major Roadways Plan.

The Owner/Developer shall dedicate 50 feet halfwidth right-of-way along the 40th Street frontage for a Minor Arterial street per City of Yuma Transportation Master Plan. Plus widening for turn lanes at the intersections of Avenue 7E & 40th Street and 40th Street and Avenue 7½E/Mississippi Avenue, per Figure 3 of the 2005/2007 Major Roadways Plan.

The Owner/Developer shall dedicate 40 feet halfwidth right-of-way along the Avenue 7½E/Mississippi Avenue frontage for a mid-section collector street. Plus widening for turn lanes at the intersections of Avenue 7½E/Mississippi Avenue and 40th Street, and 44th Street and Avenue 7½E/Mississippi Avenue, per Figure 3 of the 2005/2007 Major Roadways Plan.

The Owner/Developer shall dedicate 40 feet halfwidth right-of-way along 44th Street frontage for a mid-section collector street. Plus widening for turn lanes at the intersections of Avenue 7E and 44th Street, and 44th Street and Avenue 7½E/Mississippi Avenue, per Figure 3 of the 2005/2007 Major Roadways Plan.

The Owner/Developer shall dedicate corner triangles with 40 foot legs, at all of the intersections listed above.

The Owner/Developer shall dedicate the above listed right-of-way by warranty deed or by plat.

DATE: 9/19/2024 NAME: Andrew McGarvie TITLE: Development Engineering Manager
CITY DEPT: Engineering
PHONE: 3044
RETURN TO: Zenia Fiveash
Zenias.Fiveash@YumaAZ.gov

**ATTACHMENT G
NEIGHBOR NOTIFICATION LIST**

Property Owner	Mailing Address	City/State/Zip Code		
ACUNA DANIELLE	7517 E 43RD LN	YUMA	AZ	85365
AGUIRRE CARLOS J & MARIA D JT	4076 S SUNFLOWER DR	YUMA	AZ	85365
AGUIRREBARRENA TYLER O	7523 E 42ND PL	YUMA	AZ	85365
AKKADIAN LLC	4132 S HINCKLEY DR	YUMA	AZ	85365
AKKADIAN LLC	4132 S HINCKLEY DR	YUMA	AZ	85365
ALVAREZ RODRIGO & PRICILLA	4316 S SUNFLOWER DR	YUMA	AZ	85365
AMADOR KARLA E	7552 E 41ST ST	YUMA	AZ	85365
ANDERSON BLAKE D	779 BEDFORD DR	SALINAS	CA	93901
ANDERSON BLAKE D	779 BEDFORD DR	SALINAS	CA	93901
ANDERSON JASON	4116 S SUNFLOWER DR	YUMA	AZ	85365
ARRIAGA JESUS OMAR COTA	7564 E 43RD PL	YUMA	AZ	85365
BACHE RILEY	4730 E CO 14 1/2 ST	YUMA	AZ	85365
BARAJAS BERNARDO	7573 E 41ST RD	YUMA	AZ	85365
BARBOSA ANGELINA MELGOSA	7548 E 43RD LN	YUMA	AZ	85365
BARRIENTOS DAVID L & VICTORIA L	4140 S SUNFLOWER DR	YUMA	AZ	85365
BENEDICT EASTON A & STEPHANIE A	7533 E 43RD LN	YUMA	AZ	85365
BHR HOLDINGS LLC	3064 S AVE B	YUMA	AZ	85364
BHR HOLDINGS LLC	3064 S AVE B	YUMA	AZ	85364
BHR HOLDINGS LLC	3064 S AVE B	YUMA	AZ	85364
BHR HOLDINGS LLC	3064 S AVE B	YUMA	AZ	85364
BHR HOLDINGS LLC	3064 S AVE B	YUMA	AZ	85364
BHR HOLDINGS LLC	3064 S AVE B	YUMA	AZ	85364
BHR HOLDINGS LLC	3064 S AVE B	YUMA	AZ	85364
BHR HOLDINGS LLC	3064 S AVE B	YUMA	AZ	85364
BRAVO ERIK DIAZ	7544 E 43RD ST	YUMA	AZ	85365
BRUGH GLEN LEE JR & CHARLOTTE I	PO BOX 1226	RAMONA	CA	92065
BUSTER WILLIAM & BETTY	8376 E 26TH ST	YUMA	AZ	85365
CABRERA BRITTNEY N	7298 E 39TH PL	YUMA	AZ	85365
CALDWELL HEATHER A	7317 E 39TH PL	YUMA	AZ	85365
CARMONA JORGE LUIS JR	4256 S SUNFLOWER DR	YUMA	AZ	85365
CARRANZA EDWIN L & MARIA D CPWROS	7556 E 41ST RD	YUMA	AZ	85365
CASE FAMILY TRUST 11-14-2023	4090 W 16TH PL	YUMA	AZ	85364
CASTILLO JOSE RENATO	7551 E 40TH RD	YUMA	AZ	85365
CASTILLO JUAN	7572 E 41ST RD	YUMA	AZ	85365
CASTILLO SUSANA	14538 LIEBACHER AVE	NORWALK	CA	90650
CASTRO CELESTINO & ROSA	7275 E 39TH PL	YUMA	AZ	85365
CAVENEY ALEXIS M	7329 E 39TH PL	YUMA	AZ	85365
CELAYA ENRIQUE & AURORA M	4052 S SUNFLOWER DR	YUMA	AZ	85365
CHARLES BRANDON P & CHYNA M	4268 S SUNFLOWER DR	YUMA	AZ	85365
CHERLAND ERIKA	7549 E 40TH PL	YUMA	AZ	85365
CHINEA JOSEPH ROBERT	3971 S DESERT SKY DR	YUMA	AZ	85365
CONTRERAS ROBERTO CARLOS	PO BOX 10482	SAN LUIS	AZ	85349
CORONA ELLIOT NOE ARCOS	7541 E 42ND PL	YUMA	AZ	85365
CORRALES CHRISTOPHER	11425 E 26TH LN	YUMA	AZ	85367

COX JACOB MATTHEW & ERIN NICOLE	7549 E 43RD LN	YUMA	AZ	85365
CUANDROS JOSE ALONSO AHUMADA	7546 E 43RD PL	YUMA	AZ	85365
DEESE DANIEL FRANKLIN & SARA	7566 E 43D LN	YUMA	AZ	85365
DESERT FIG PROPERTIES LLC	1785 LOTUS AVE	EL CENTRO	CA	92243
DURAN MICHELLE SILVA FERNANDEZ CHRISTIE AMBER	4206 S SUNFLOWER DR	YUMA	AZ	85365
LIVING TRUST 01-2-2022	2774 S FRESNO AVE	YUMA	AZ	85364
FOOTHILLS PLAZA PROPERTIES LLC	3064 S AVE B	YUMA	AZ	85364
GALVAN LUIS ANTONIO & GRISELDA FAVIOLA	7316 E 39TH PL	YUMA	AZ	85365
GARCIA BARBARA L	7557 E 41ST RD	YUMA	AZ	85365
GARCIA MANUEL J JR	7555 E 41ST LN	YUMA	AZ	85365
GARCIA RUBEN C & SUNDAY D	7565 E 43RD PL	YUMA	AZ	85365
GERNERT LORI A	7257 E 39TH PLACE	YUMA	AZ	85365
GONZALEZ MATHEW & VANESSA MANZANERO	7542 E 42ND LN	YUMA	AZ	85365
GONZALEZ ROSA P	7564 E 40TH PL	YUMA	AZ	85365
GUERRA TRUST 11-8-2022	7568 E 41ST ST	YUMA	AZ	85365
HALL BRIAN L TRUST 12-1-2005	3064 S AVENUE B	YUMA	AZ	85364
HALL BRIAN L TRUST 12-1-2005	3064 S AVENUE B	YUMA	AZ	85364
HALL BRIAN L TRUST 12-1-2005	3064 S AVENUE B	YUMA	AZ	85364
HALL BRIAN L TRUST 12-1-2005	3064 S AVENUE B	YUMA	AZ	85364
HALL FAMILY RANCH LLC	2451 S BRANDI LN	YUMA	AZ	85364
HALL FAMILY RANCH LLC	2451 S BRANDI LN	YUMA	AZ	85364
HALL FAMILY RANCH LLC	2451 S BRANDI LN	YUMA	AZ	85364
HALL FAMILY RANCH LLC	2451 S BRANDI LN	YUMA	AZ	85364
HILLMAN JERRITT RUSSELL ESAU	7554 E 41ST LN	YUMA	AZ	85365
HOLGUIN MARIA	7382 E 39TH PL	YUMA	AZ	85365
HOLZWORTH DENVER M	508 3RD ST SW	JAMESTOWN	ND	58401
HURTADO VERONICA ANGELITA	7341 E 39TH PL	YUMA	AZ	85365
IDC LAND LLC	450 WHITEBIRD ST	GRANGEVILLE	ID	83530
JONES DAVID & KALA ERYN	7562 E 43RD ST	YUMA	AZ	85365
KATHERINE ROCCI LIVING TRUST 6- 25-2024	7346 E 39TH PL	YUMA	AZ	85365
KENLEY DANIEL	4028 S SUNFLOWER DR	YUMA	AZ	85365
LARA JOEL & KAREN	7547 E 43RD PL	YUMA	AZ	85365
LARRABEE JOSHUA MICHAEL	7323 E 39TH PL	YUMA	AZ	85365
LIZARRAGA JOSE MENDOZA & CRUZ	7566 E 40TH RD	YUMA	AZ	85365
LOPEZ JAVIER & BRITTNEY M	7530 E 40TH PL	YUMA	AZ	85365
LUDINGTON BRENDAN RALPH & JENIFER	7340 E 39TH PL	YUMA	AZ	85365
LUNA ALMA	4292 S SUNFLOWER DR	YUMA	AZ	85365
MALLET TAMARA MARIE	7388 E 39TH PL	YUMA	AZ	85365
MANJARREZ LIZBETH	7553 E 41ST ST	YUMA	AZ	85365
MARQUEZ RAMON EDUARDO	7268 E 39TH PL	YUMA	AZ	85365
MARTIN TIMMY LEE & CHRISTINE ANN	7558 E 42ND PL	YUMA	AZ	85365
MARTINEZ ERIKA	7376 E 39TH PL	YUMA	AZ	85365
MARTINEZ JOSE LUIS LOPEZ	7543 E 42ND LN	YUMA	AZ	85365
MARTINEZ MARCOS ANTONIO LEON	7371 E 39TH PL	YUMA	AZ	85365

MATTHE FAMILY TRUST 3-5-2024	3015 COTTONWOOD VIEW DR	EL CAJON	CA	92019
MCCLURE CRAIG & STEPHEN & CONSTANCE ALL JT	4036 S SUNFLOWER DR	YUMA	AZ	85365
MCFADZEAN JESSICA	7293 E 39TH PL	YUMA	AZ	85365
MEDINA RAMON RIOS	7548 E 40TH PL	YUMA	AZ	85365
MEJIA ALVARO AMARO	7395 E 39TH PL	YUMA	AZ	85365
MENDOZA CRYSTAL	7307 E 39TH PL	YUMA	AZ	85365
MIRANDA GEORGINA ISABEL	7353 E 39TH PL	YUMA	AZ	85365
MONTALVO PEDRO & ALMA	7402 E 39TH PL	YUMA	AZ	85365
MONTOYA IVON	7563 E 43RD ST	YUMA	AZ	85365
MORA SERGIO D	7352 E 39TH PL	YUMA	AZ	85365
MORAN VANESSA	4280 SUNFLOWER DR	YUMA	AZ	85365
NAVA DANIEL & MARIA ELENA	4304 S SUNFLOWER DR	YUMA	AZ	85365
NAVARRETE MARIA SANDRA	4626 W 23RD LN	YUMA	AZ	85364
NEBLINA VICTOR DANIEL	4376 S SUNFLOWER DR	YUMA	AZ	85365
PEEVLER MICHAEL R	14806 E 55TH ST	YUMA	AZ	85365
POMPA SIDNEY	7364 E 39TH PL	YUMA	AZ	85365
PONCE JOSHUA NOEL	4198 S SUNFLOWER DR	YUMA	AZ	85365
PORCAYO BERTIN JR	7561 E 42ND PL	YUMA	AZ	85365
POTTTER CHELSEA MARGARET	4158 S SUNFLOWER DR	YUMA	AZ	85365
PRATHER BRANDON	7347 E 39TH PL	YUMA	AZ	85365
QUIGLEY DANIEL	10161 E 34TH LN	YUMA	AZ	85365
RAMIREZ ALEJANDRO M	4124 S SUNFLOWER DR	YUMA	AZ	85365
RAMOS CONSUELO	3976 S BRIANNA DR	YUMA	AZ	85365
RAMSAY JERRY & SHIRLEY	4100 S SUNFLOWER DR	YUMA	AZ	85365
REID TYRONE DEON	7359 E 39TH PL	YUMA	AZ	85365
ROCHA PORFIRIO I III & & MARCOS CPWROS	4132 S SUNFLOWER DR	YUMA	AZ	85365
RODRIGUEZ AMAIRANI	4340 S SUNFLOWER DR	YUMA	AZ	85365
RODRIGUEZ LEONEL	7559 E 42ND PL	YUMA	AZ	85365
ROMERO MIRIAM HOLANDA	7306 E 39TH PL	YUMA	AZ	85365
RUHL TRUST 7-25-2018	4328 S SUNFLOWER DR	YUMA	AZ	85365
SAGUARO DESERT SALES LLC	7545 E 43RD ST	YUMA	AZ	85365
SANTANA 142 RE HOLDINGS AZ LLC	340 PALLADIO PKWY STE 521	FOLSOM	CA	95630
SEALE BROOKE N	7408 E 39TH PL	YUMA	AZ	85365
SEYFERT JACQUELINE	7383 E 39TH PL	YUMA	AZ	85365
SIORDIA MANUEL A & ALEXANDRA D CPWROS	4084 S SUNFLOWER DR	YUMA	AZ	85365
SORENSEN CHRISTOPHER & KATHARINE	7569 E 41ST ST	YUMA	AZ	85365
STEINBUCH MAXX DAVID	7560 E 24ND LN	YUMA	AZ	85365
STEPHENS-EDMONDS RANCH LLC	1223 POPLAR ST	RAMONA	CA	92065
TANDARICH TODD & ANGELA CPWROS	7574 E 42N PL	YUMA	AZ	85365
TEMPLETON CODY & ANA C	4352 S SUNFLOWER DR	YUMA	AZ	85365
URIAS ADALISA I	PO BOX 6115	YUMA	AZ	85366
VEJAR LUIS ANGEL	7403 E 39TH PL	YUMA	AZ	85365
VIRGEN GALILEA GUADALUPE TORRES	7567 E 40TH RD	YUMA	AZ	85365
WATSON MARY N	3064 S AVE B	YUMA	AZ	85364
WEIL JOHN A & CRISTYN E CPWROS	3771 E LAS CRUCES LN	YUMA	AZ	85365

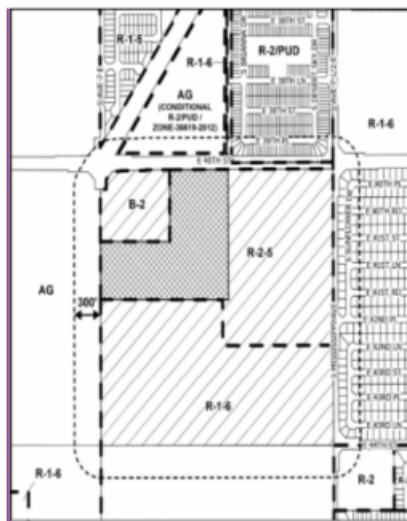
WESTERN SANDS LAND INC AZ CORP	3064 S AVE B	YUMA	AZ	85364
YUMAS DESERT SKY DEVELOPMENT LLC	3064 S AVE B	YUMA	AZ	85364
YUMAS DESERT SKY DEVELOPMENT LLC	3064 S AVE B	YUMA	AZ	85364
ZADEH FAMILY TRUST 8-8-2023	1077 W ROSS RD	EL CENTRO	CA	92243

ATTACHMENT H NEIGHBOR MAILING

This is a request by Dahl, Robins, and Associates, Inc. on behalf of Brian L Hall Trust, dated 12-1-2005, to rezone approximately 28.5 acres from the Medium Density Single-Family Residential (R-2-5) District to the Medium Density Residential/ Planned Unit Development (R-2/PUD) District, for a portion of the property located at the southeast corner of S. Avenue 7E and E. 40th Street, Yuma, AZ.

**MEETING DATE,
TIME & LOCATION
FOR CASE #
ZONE-43195-2024**

PUBLIC HEARING
10/28/2023 @ 4:30pm
City Hall Council Chambers
One City Plaza, Yuma, AZ



Because you are a neighbor within 300' of the southeast corner of S. Avenue 7E and E. 40th Street, Yuma, AZ, you are invited to attend the public meeting to voice your comments. If you have questions or wish to submit written comments, please contact Zenia Fiveash by phone at (928) 373-5000 ext. 3040 or by email at Zenia.Fiveash@YumaAz.gov

ATTACHMENT I
AERIAL PHOTO

