

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

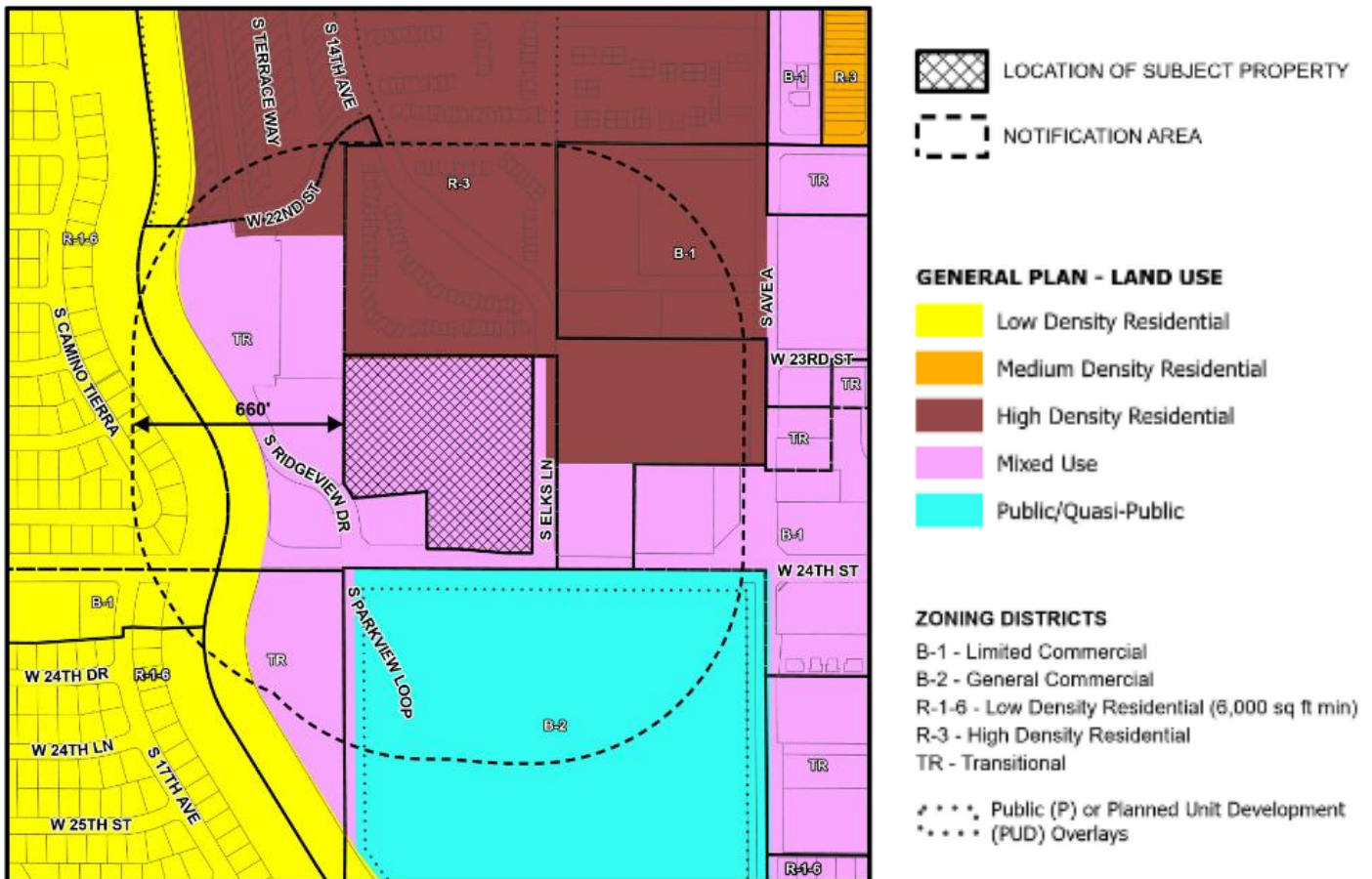
**Hearing Date:** October 9, 2023

**Case Number:** GP- 41614-2023

**Project Description/Location:** This is a Minor General Plan Amendment request by Dahl, Robins & Associates, Inc., on behalf of Yuma Regional Medical Center, to change the land use designation from Mixed Use to Commercial for approximately 7.18 acres, for the property located at the northwest corner of 24<sup>th</sup> Street and Elks Lane, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Transitional (TR)	Medical Office	Mixed Use
North	High Density Residential (R-3)	Townhouses	High Density Residential
South	General Commercial	YRMC	Public/Quasi-Public
East	High Density Residential (R-3)	Apartments	High Density Residential/Mixed Use
West	Transitional (TR)	Ridgeview Transitional Rehabilitation	Mixed Use

**Location Map**



**Prior site actions:** Annexation: Ordinance 787, December 31, 1959, Pre-Development Meeting: May 4, 2023

**Staff Recommendation:** Staff recommends the Planning and Zoning Commission APPROVE the request to change the land use designation for approximately 7.18 acres from Mixed Use to Commercial.

**Suggested Motion:** Move to APPROVE the request to change the land use designation for 7.18 acres from Mixed Use to Commercial.

**Staff Analysis:** This is a Minor General Plan Amendment request by Dahl, Robins & Associates, Inc., on behalf of Yuma Regional Medical Center, to change the land use designation from Mixed Use to Commercial for approximately 7.18 acres, for the property located at the northwest corner of 24<sup>th</sup> Street and Elks Lane, Yuma, AZ.

The existing Mixed Use land use designation supports the following types of zoning: Low Density Single-Family 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), Planned Shopping Center (PSC), Limited Commercial (B-1), and Industrial Park (I-P) districts.

The proposed Commercial land use designation supports the following types of zoning: Transitional (TR), Old Town (OT), Planned Shopping Center (PSC), Limited Commercial (B-1), General Commercial (B-2), and Business Park (BP) districts.

The applicant's intent in changing the land use designation is to pursue a rezoning of the site to General Commercial (B-2) for the development of medical education building and related facilities. Within the proposed development, a parking structure is planned to accommodate the parking required for the new medical education building and related facilities.

Land Use

The Land Use Element of the City of Yuma 2022 General Plan is a guide for the appropriate locations for residential, commercial, and industrial development. Objective 3.1 notes creating a community with an excellent quality of life:

*Objective 3.1: Provide opportunities in Yuma that exemplify a great community to live, work, and play.*

The proposed commercial land use change would allow for the development of a medical education facility, providing additional medical education opportunities and related medical facilities locally.

Density

The current land use designation of Mixed Use would allow from 36 to 72 dwelling units to be constructed on the subject 7.18 acres.

The proposed Commercial land use designation would allow for the development of retail, offices, education facilities, parking garages, hospitals and medical office developments.

Population

Information from the 2017-2021 American Community Survey provides data on population by housing unit type. The information results in an average household size for multi-family of 1.9 persons per dwelling in the City of Yuma. Comparing the densities allowed within the General Plan, the potential persons expected are:

- Mixed Use:
  - Minimum 36 homes – Expected population: 68
  - Maximum 72 homes – Expected population:137
- Commercial:
  - Zero homes - Expected population: 0

The 2010 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:
  - Minimum expected population: 68– School Age: 14
  - Maximum expected population: 137 – School Age: 27
- Commercial:
  - Zero homes – School Age: 0

Transportation

The property is located northwest of 24<sup>th</sup> Street and Elks Lane. Roadways to and from the site are existing and fully developed. Access to the property will be from Elks Lane, a Collector, and Ridgeview Drive, a Local Street, with connections to 24<sup>th</sup> Street to the south.

According to the City of Yuma Transportation Master Plan, 24<sup>th</sup> Street and Elks Lane 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 2022 as 33,381 vehicles on 24<sup>th</sup> Street between Ridgeview Drive and Elks Lane. 24<sup>th</sup> Street is currently a 4-lane roadway and is identified in the Transportation Master Plan as a Minor Arterial.

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

No. The elements of the General Plan will not be impacted by the proposed amendment.

**Transportation Element:**

**FACILITY PLANS**

Transportation Master Plan	Planned	Existing
24 <sup>th</sup> Street- 4 Lane Minor Arterial	50 FT HW	49 FT HW
Elks Lane- 2 Lane Collector	40 FT HW	35 FT HW
Median Disclosure	Required	

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

No. The change in land use will not significantly impact any of the facilities plans.

**3. Is the proposed amendment in conflict with Council’s prior actions?**

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

**Scheduled Public Hearings:**

- City of Yuma Planning and Zoning Commission: October 9, 2023
- City of Yuma City Council: November 1, 2023

**Public Comments Received:** See Attachment A  
**Agency Comments:** See Attachment B  
**Neighborhood Meeting Comments:** See Attachment D

**Final staff report delivered to applicant on:** 10/2/2023

- Applicant agreed with staff's recommendation:
- Applicant did not agree with staff's recommendation:
- Final staff report emailed to applicant and a response has not been received.

**Attachments**

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

**Prepared By:** Erika Peterson **Date:** 9/19/2023  
 Erika Peterson  
 Associate Planner      Erika.Peterson@YumaAZ.Gov      (928)373-5000, x1234

**Reviewed By:** Jennifer L. Albers **Date:** 9/20/23  
 Jennifer L. Albers,  
 Assistant Director of Planning

**Approved By:** Alyssa Linville **Date:** 09/28/2023  
 Alyssa Linville,  
 Director, Planning and Neighborhood Services

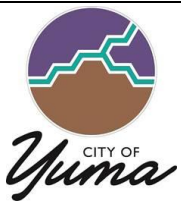
**ATTACHMENT A  
PUBLIC COMMENTS**

Name:	William Wristen			Contact Information:	(520)220-9969					
Method of Contact:	Phone	<input checked="" type="checkbox"/>	FAX	<input type="checkbox"/>	Email	<input type="checkbox"/>	Letter	<input type="checkbox"/>	Other	<input type="checkbox"/>
<p>Comment: 8/8/2023          2240 S. Elks Lane #5          Mr. Wristen wanted to know the location of the proposed buildings. Is not opposed to the development, but like it if the old Elk's concrete pad was built on to help settle the dust generated by the undeveloped area.</p>										

**ATTACHMENT B**  
**AGENCY COMMENTS**

DATE:	7/12/2023	NAME:	Julie Engel	TITLE:	President/CEO
AGENCY:	Greater Yuma EDC			PHONE:	(928)452-7774 x12
<i>Enter comments below:</i>					
We support this amendment.					

**ATTACHMENT C  
STAFF WORKSHEET**

	<p><b>STAFF RESEARCH – GENERAL PLAN AMENDMENT</b></p> <p><b>CASE #: GP-41614-2023</b> <b>CASE PLANNER: ERIKA PETERSON</b></p>
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**I. PROJECT DATA**

Project Location:		Northwest corner of 24 <sup>th</sup> Street and Elks Lane							
Parcel Number(s):		664-64-104							
Parcel Size(s):		7.18 acres							
Total Acreage:		7.18							
Proposed Dwelling Units:		Maximum: 0		Minimum: 0					
Address:		1320 W 24 <sup>th</sup> Street							
Applicant:		Yuma Regional Medical Center							
Applicant's Agent:		Kevin Dahl - Dahl, Robins and Associates, Inc.							
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>	Transitional (TR)	Medical Office	Mixed Use
<b>North</b>	High Density Residential (R-3)	Townhouses	High Density Residential
<b>South</b>	General Commercial	YRMC	Public/Quasi-Public
<b>East</b>	High Density Residential (R-3)	Apartments	High Density Residential/Mixed Use
<b>West</b>	Transitional (TR)	Ridgeview Transitional Rehabilitation	Mixed Use

Prior Cases or Related Actions:				
Type	Conforms			Cases, Actions or Agreements
Pre-Annexation Agreement	Yes		No	N/A
Annexation	Yes	X	No	Adopted 12/31/1959, Ord.787
General Plan Amendment	Yes		No	N/A
Development Agreement	Yes		No	N/A
Rezone	Yes		No	N/A
Subdivision	Yes		No	N/A
Conditional Use Permit	Yes		No	N/A
Pre-Development Meeting	Yes	X	No	Date: 5/4/2023
Enforcement Actions	Yes		No	N/A

Land Division Status:		Legal lots of record							
Irrigation District:		None							
Adjacent Irrigation Canals & Drains:		None							
Water Conversion: (5.83 ac ft/acre)		0.00 Acre Feet a Year							
Water Conversion Agreement Required		Yes	No	X					

**II. CITY OF YUMA GENERAL PLAN**

**Land Use Element:**

Land Use Designation:	Mixed Use						
Issues:	None						
Historic District:	Brinley Avenue		Century Heights		Main Street		None X
Historic Buildings on Site:	Yes		No	X			

**Transportation Element:**

**FACILITY PLANS**

Transportation Master Plan	Planned	Existing	Gateway	Scenic	Hazard	Truck
24 <sup>th</sup> Street- 4 Lane Minor Arterial	50 FOOT HW	49 FOOT HW- varies				X
Elks Lane- 2 Lane Collector	40 FOOT HW	35 FOOT HW				
Bicycle Facilities Master Plan	24 <sup>th</sup> Street- Existing Bike Lane, 14 <sup>th</sup> Avenue- Existing Bike Route					
YCAT Transit System	24 <sup>th</sup> Street- Purple Route 6A, Yellow Route 95, Green Route 4					
Issues:						

**Parks, Recreation and Open Space Element:**

Parks and Recreation Facility Plan		
Neighborhood Park:	Existing: Sanguinetti Memorial Park	Future: Sanguinetti Memorial Park
Community Park:	Existing: Smucker Memorial Park	Future: Smucker Memorial Park
Linear Park:	Existing: East Main Canal Linear Park	Future: East Main Canal Linear Park
Issues:		

**Housing Element:**

Special Need Household:	N/A
Issues:	

**Redevelopment Element:**

Planned Redevelopment Area:							
Adopted Redevelopment Plan:	North End:		Carver Park:		None:	X	
Conforms:	Yes		No				

**Conservation, Energy & Environmental Element:**

Impact on Air or Water Resources	Yes		No	X	
Renewable Energy Source	Yes		No	X	
Issues:					

**Public Services Element:**

<b>Population Impacts</b> 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	<b>Dwellings &amp; Type</b>		<b>Projected Population</b>	<b>Police Impact</b>	<b>Water Consumption</b>		<b>Wastewater Generation</b>
	<i>Non-residential</i>						
	Maximum	Per Unit		<b>Officers</b>	<b>GPD</b>	<b>AF</b>	<b>GPD</b>
	0	0	0	0.00	0	0.0	0
<b>Minimum</b>							
0		0	0	0.00	0	0.0	0
Fire Facilities Plan:	Existing: Fire Station No. 2			Future: Fire Station No. 2			
Water Facility Plan:	Source:	City	X	Private	Connection:	8" AC on Elks Ln., 16" AC on 24 <sup>th</sup> St. and 12" PVC on Ridgeview Dr.	
Sewer Facility Plan:	Treatment:	City	X	Septic	Private	Connection: 8" PVC on Ridgeview Dr. and 8" PVC on west property line with manholes on site	



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** 9/16/2023
- **Display Ad Published:** 9/16/2023
- **660' Vicinity Mailing:** 7/18/2023
- **54 Commenting/Reviewing Agencies noticed:** 7/11/2023
- **Site Posted:** 7/17/2023
- **Neighborhood Meeting:** 8/9/2023
- **Hearing Dates:** 10/9/2023 & 11/1/2023
- **Comments Due:** 9/6/2023

<b>External List</b>	<b>Response Received</b>	<b>Date Received</b>	<b>"No Comment"</b>	<b>Written Comments</b>
Yuma Metropolitan Planning Organization <small>(ARS)</small>	NR			
Yuma County Engineering	NR			
Yuma County Flood Control District	NR			
Yuma County Planning & Zoning <small>(ARS)</small>	NR			
Yuma County Public Works	NR			
Yuma County Airport Authority	YES	7/13/2023	X	
Yuma County Chamber of Commerce	NR			
Yuma County Assessor	NR			
Greater Yuma Econ. Development Corp.	YES	7/12/2023		X
Yuma County School Superintendent	NR			
YUHS District #70 <small>(ARS)</small>	NR			
Yuma Elementary School District #1 <small>(ARS)</small>	NR			
Crane School District #13 <small>(ARS)</small>	NR			
City of San Luis <small>(ARS)</small>	NR			
City of Somerton <small>(ARS)</small>	NR			
Imperial County, California <small>(ARS)</small>	NR			
Qwest Communications <small>(ARS)</small>	NR			
Arizona Public Service <small>(ARS)</small>	NR			
Time Warner Cable <small>(ARS)</small>	NR			
Southwest Gas <small>(ARS)</small>	NR			
Arizona Department of Transportation	NR			
Arizona Game & Fish Dept.	NR			
Arizona Department of Commerce <small>(ARS)</small>	NR			
Arizona State Attorney General <small>(ARS)</small>	NR			
Arizona Dept. of Water Resources <small>(ARS)</small>	NR			
Arizona State Land Department <small>(ARS)</small>	NR			
MCAS / C P & L Office <small>(ARS)</small>	YES	7/21/2023	X	
Bureau of Land Management <small>(ARS)</small>	NR			
US Border Patrol	NR			
US Postal Service	NR			
Quechan Tribal Office	YES	7/13/2023	X	
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	NR			

<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	NR			
David Wostenberg, City Engineer	NR			
Scott Nodes, Traffic Engineer	NR			
Andrew McGarvie, Engineering	NR			
Kayla Franklin, Fire – Prevention	YES	7/17/2023	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>
8/9/2023	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:** 8/9/2023

**Location:** 1320 W. 24<sup>th</sup> Street

**Attendees:** Diana Mendoza, Blanca Mendoza

Agents: Kevin Dahl, Alex Laky

Staff: Erika Peterson

SUMMARY OF ATTENDEE'S COMMENTS RELATED TO THE PROJECT:

- Neighbors had questions about the project timeline, noise and type of development
- Laky- Project construction may not begin until fall of 2024, some noise related to construction is anticipated, project is for new educational facility for AWC/YRMC

**ATTACHMENT E  
NEIGHBOR NOTIFICATION LIST**

<b>PROPERTY OWNER</b>	<b>MAILING ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP CODE</b>
2240 # 21 YUMA TRUST 7-27-2015	4296 W COUNTY 15TH ST	SOMERTON	AZ	85350
AGUILAR REYNA	1691 W CAMINO KINO	YUMA	AZ	85364
ANDRADE GUADALUPE ELIZABETH	2240 S ELKS LN #33	YUMA	AZ	85364
ARAIZA MARTHA	2231 S ELKS LN #63	YUMA	AZ	85364
ATP ESTATE TRUST 12-20-2019	2222 S TERRACE WAY	YUMA	AZ	85364
BAGBY MARVIN K & KAREN L	10698 S HENSLEYS BLVD	YUMA	AZ	85367
BALICEVAC JOCELYN	2231 S ELKS LN #74	YUMA	AZ	85364
BARRERA EDUARDO	3526 W 13TH ST	YUMA	AZ	85364
BAUMGARDT SUZANNE D	2240 S ELKS LN, UNIT 6	YUMA	AZ	85364
BOTELLO TRUST 6-16-2022	2242 S 45TH DR	YUMA	AZ	85365
BUOY JENNIE ANN	2554 W 16TH ST #476	YUMA	AZ	85364
CASTILLO JUAN R	2393 S CAMINO TIERRA	YUMA	AZ	85364
CHEATWOOD AARON B & BREANNE J CPWROS	2113 GRANDVIEW DR E	GARDEN CITY	KS	67846
CHEYENNE TRUST 7-7-2017	2360 E 14TH ST	YUMA	AZ	85365
COBURN CAROLYN S	2231 S ELKS LN #82	YUMA	AZ	85364
COOPER EARL PAGE & PENELOPE JONES JT	9490 N 105TH ST	SCOTTSDAL E	AZ	85258
COOPER EARL PAGE & PENELOPE JONES JT	9490 N 105TH ST	SCOTTSDAL E	AZ	85258
CRUZ MICHAEL ELIJAH & MEGAN-MARIE UDARBE	2240 S ELKS LN UNIT 44	YUMA	AZ	85364
CUTLER BARBARA J	2240 ELKS SPC 2	YUMA	AZ	85364
DEL VALLE TERRACE HOMEOWNERS ASSOC INC	3150 S CATALINA DR	YUMA	AZ	85364
DONIPARTHI CHANDRASEKHAR & RAHDIKA	1407 W CAMINO REAL	YUMA	AZ	85364
DOTEN KENNETH	501 W 19TH LN #12	YUMA	AZ	85364
ECKMAN CARMEN L	2231 S ELKS LN #79	YUMA	AZ	85364
ELKS LANE PLAZA LLC	2204 W 12TH ST	YUMA	AZ	85364
ELLIS KENNETH E & MARY M	2357 W CAMINO TIERRA	YUMA	AZ	85364
EPC SPARTI LLC	4500 DORR ST	TOLEDO	OH	43615
ESCALANTE FRANK & GUADALUPE P	2240 S ELKS LN #27	YUMA	AZ	85364
ESPINDOLA GUSTAVO	2240 S ELKS LN #32	YUMA	AZ	85364
EVANS MORGAN A	1050 S BRANGUS AVE	YUMA	AZ	85364
FELIX ALFONSO & JOSEPHINE	2240 S ELKS LN #9	YUMA	AZ	85364
FINDLY MARIA M	1011 W ROSEWOOD DR	YUMA	AZ	85364
FONTANILLA ERICA G & ALFREDO B	2321 S CAMINO TIERRA	YUMA	AZ	85364
FRAZIER TRUST 5-25-2023	3612 S CEREUS DR	YUMA	AZ	85365
GILMORE JENNIFER	10750 E 39TH PL	YUMA	AZ	85365
HAVEN SANDPOINTE REAL ESTATE LLC	3 BAY DRIVE	LAGUNA BEACH	CA	92651
HERNANDEZ SALOMON JIMENEZ	2231 S ELKS LN UNIT 86	YUMA	AZ	85364

HERRERA ELVA C	1851 BLUFF DRIVE	MYRTLE BEACH	SC	29577
HOLTZ RICHARD C & MARIA GASCA JT	2091 W CHICO LN	YUMA	AZ	85365
JACOBSON RACHEL LIN	4130 EL DORADO RD	YUMA	AZ	85364
JO MARIA	2127 W 22ND PL	YUMA	AZ	85364
JUAREZ LESLIE ALEJANDRA	4316 S NAVEL AVE	YUMA	AZ	85365
JUAREZ MICHAEL ALEXANDER	2240 S ELKS LN #1	YUMA	AZ	85364
KANE MICHAEL & KAREN JT	2345 S CAMINO TIERRA	YUMA	AZ	85364
LEON JOSE L & ROCIO R JT	2231 S ELKS LN #69	YUMA	AZ	85364
LEROY WILLAM H & FRANCES M JT	1979 S 37TH AVE	YUMA	AZ	85364
LEWIS ROBERT M	2231 S ELKS LN #64	YUMA	AZ	85364
LOERA XOCHITL	2240 S ELKS LN #19	YUMA	AZ	85364
MACHUCA MARIA D	2240 S ELKS LN #7	YUMA	AZ	85364
MALLICK KESHAW N & RADHA R JT	2231 S ELKS LN #77	YUMA	AZ	85364
MALOY TAZH	2231 S ELKS LN UNIT 67	YUMA	AZ	85364
MAPLES TOBY D	2240 ELKS LN	YUMA	AZ	85364
MCKENNA MEGAN ALLENE	2214 S TERRACE WAY	YUMA	AZ	85364
MEDPARK APARTMENTS LLC	833 NW 170TH DR	BEAVERTON	OR	97006
MENDOZA DIANA HERLINDA	2231 S ELKS LN #65	YUMA	AZ	85364
MERCADO ANGEL RAFAEL CAMERON	PO BOX 1613	YUMA	AZ	85366
MERCADO MARCOS A	2240 S ELKS LN #41	YUMA	AZ	85364
MERCADO PETE & MARGARITA FAMILY TRUST	18386 MEADOW RIDGE RD	SALINAS	CA	93907
MONTGOMERY CHARLES A & GABRIELA G JT	343 G AVE	CORONADO	CA	92118
MOSIER ALMA	2240 S ELKS LN #60	YUMA	AZ	85364
MUFFOLETTO RITA	2240 S ELKS LN #38	YUMA	AZ	85364
MURILLO HEIDI	2231 S ELKS LN	YUMA	AZ	85364
NGO CRISTINE	2240 S ELKS LN UNIT 36	YUMA	AZ	85364
NICHOLS JAMES L & DEBORAH	2240 S ELKS LN #42	YUMA	AZ	85364
NICHOLS JAMES LELAND & DEBORAH CPWROS	405 MAJESTY DR	MURFREESBORO	TN	37129
NYANI HOLDINGS LLC	3225 MCLEOD DR	LAS VEGAS	NV	89121
OCHOA KRISTINA J	2240 S ELKS LN	YUMA	AZ	85364
OGLESBY INVESTMENTS LLC	3305 S 17TH AVE	YUMA	AZ	85365
OLIVERA CHARLES H &	2240 S ELKS LN #3	YUMA	AZ	85364
OLP MARSHALL T & DIANE M JT	2240 S ELKS LN #50	YUMA	AZ	85364
ONEILL SUZANNE P REVOCABLE LIVING TRUST 11-19-2018	2240 S ELKS LN #45	YUMA	AZ	85364
PAVEY RICHARD EDMUND & CYNTHIA SUE JT	2240 S ELKS LN #62	YUMA	AZ	85364
PEA WAYNE A	2231 S ELKS LN # 72	YUMA	AZ	85364
PETERSON ROBERT KENNEDY & MARIBEL	2240 S ELKS LN UNIT 52	YUMA	AZ	85364
PONDER DENIS & HANNAH	2240 S ELKS LN #6	YUMA	AZ	85364
POWER DAVID B	PO BOX 13582	SAN LUIS	AZ	85349
POWER DAVID B	PO BOX 13582	SAN LUIS	AZ	85349
PRO-MED OF YUMA AZ LLC	1334 S 5TH AVE	YUMA	AZ	85364

RANDLE DONNIE	2240 S ELKS LN #57	YUMA	AZ	85364
REDDY FAMILY LTD PART AZ	4379 EL DORADO RD	YUMA	AZ	85364
REESE FRED WELDON	2715 W 15TH ST	YUMA	AZ	85364
RICE RENTALS 55 LLC	551 S 687 EAST	IVINS	UT	84738
RIOS SEAN BRYANT & ARACELY	2240 S ELKS LN #54	YUMA	AZ	85364
ROBINSON GLADYS MARIE	2240 S ELKS LN #31	YUMA	AZ	85364
RUSH STONE M	2240 S ELKS LN #61	YUMA	AZ	85364
RYBERTO INVESTMENTS LLC	1803 W GLENHAVEN DR	PHOENIX LAGUNA BEACH	AZ	85045
SANDPOINTE LAND PARTNERS LLC	3 BAY DRIVE	SCOTTSDAL E	CA	92651
SHANTI BILAL F TRUST 8-29-2015	4400 N SCOTTSDALE RD #9717	SCOTTSDAL E	AZ	85251
SHORT KIRK J	2240 S ELKS LN #23	YUMA	AZ	85364
SIEMIENOWSKI JOSEPH V & IRINA G TRUST 11-19-2008	10561 SAND CRAB PL	SAN DIEGO	CA	92130
SPITZER ARTHUR R	2231 S ELKS LN #75	YUMA	AZ	85364
SWAFFORD ALLAN JANSSEN & ANA NOVILLA D	2231 S ELKS LN #73	YUMA	AZ	85364
TORO ROSA E TRUST 10-21-2021	2635 S 16TH DR	YUMA	AZ	85364
VILLEGAS RAUL F RUIZ	2231 S ELKS LN UNIT 85	YUMA	AZ	85364
VILLEGAS RAUL F RUIZ	2231 S ELKS LN UNIT 29	YUMA	AZ	85364
VISCARIELLO ANNA VISTA DEL VALLE TOWNHOUSE OWNERS	18 CHERRY STREET COURT	PLYMOUTH	MA	02360
WEEKES ROBERT	PO BOX 5681	YUMA	AZ	85366
WELBROOK YUMA PROPCO LLC	2240 S ELKS LN #8	YUMA	AZ	85364
WESSELS LOLA J	450 S 400 EAST STE 200	BOUNTIFUL	UT	84010
WEST BLUFF MEDICAL PLAZA LLC	2240 S ELKS LN #25	YUMA	AZ	85364
WILDS HARVEY & JULIE FAMILY TRUST 6-24-2022	1230 W 24TH ST STE #1	YUMA	AZ	85364
WRISTEN WILLIAM & LISA JT	6210 HANNON CT	SAN DIEGO	CA	92117
YODER JORDAN	2240 S ELKS LN #5	YUMA	AZ	85364
YOUNG MARILYN R TRUST 9-29-2022	2240 S ELKS LN UNIT 10	YUMA	AZ	85364
YUMA 2375 MEDICAL PROPERTIES LLC	2240 S ELKS LN #35	YUMA	AZ	85364
YUMA CITY OF	800 W MADISON, STE 400	CHICAGO	IL	60607
YUMA COUNTY HOSP DIST #1	ONE CITY PLAZA	YUMA	AZ	85364
YUMA TITLE & TRUST COMPANY #84- 110	2400 S AVENUE A	YUMA	AZ	85364
ZAA JANNY CONCHA URDAY	1334 S 5TH AVE	YUMA	AZ	85364
ZADEH ALIDAD	2231 S ELKS LN #76	YUMA	AZ	85364
ZAMORANO MARIA DE JESUS	1077 FW ROSS RD	EL CENTRO	CA	92243
ZAVODSKY TAD L	2240 S ELKS LN #46	YUMA	AZ	85364
ZAYD AZ LLC	2240 S ELKS LN #53	YUMA	AZ	85364
	1229 S 30TH AVE	YUMA	AZ	85364



ATTACHMENT F  
AERIAL PHOTO

