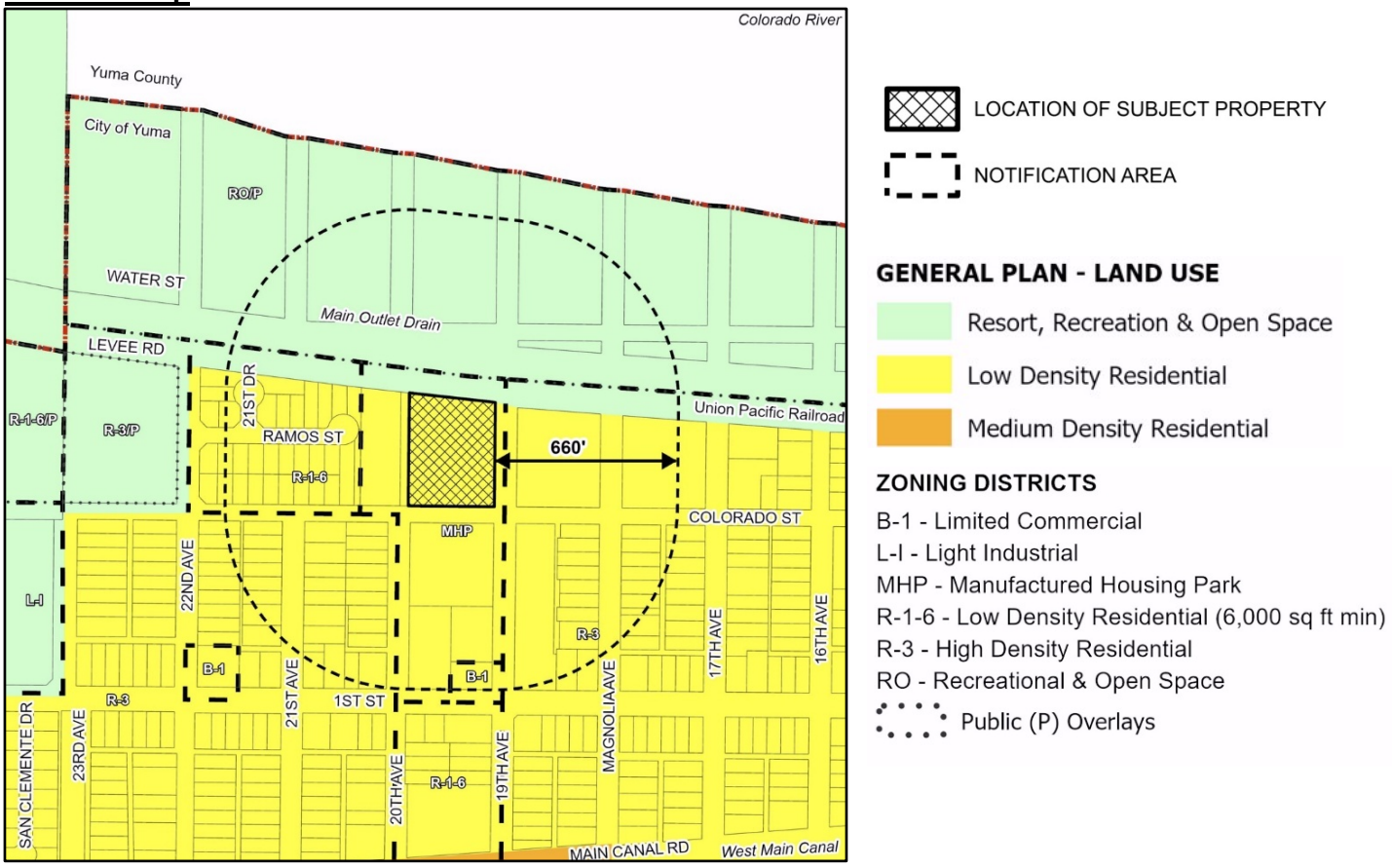
STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING
CASE TYPE – GENERAL PLAN AMENDMENT
Case Planner: Meredith Rojas

Hearing Date: **August 11, 2025** **Case Number**: **GP-44063-2025**

Project Description/ Location: This is a Minor General Plan Amendment request by Dylan Freeman, on behalf of Loneram, LLC, to change the land use designation from Low Density Residential to High Density Residential for approximately 2.78 acres for the property located at 1980 W. Colorado Street, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Manufactured Housing Park (MHP)	Colorado Street Trailer Park	Low Density Residential
North	Recreation and Open Space (RO)	Colorado River Levee Linear Park, West Wetlands Park	Resort/Recreation/ Open Space
South	Manufactured Housing Park (MHP)	Cottonwood Trailer Park	Low Density Residential
East	High Density Residential (R-3)	North End Manufactured Home Park	Low Density Residential
West	Manufactured Housing Park (MHP)	Vacant	Low Density Residential

Location Map



Prior site actions: Incorporation, City Charter, effective January 12, 1915; Rezoning, C-10-63 (Res A to Res C), 1963; Rezoning, Z83-32 (Res C to MH), Ordinance 2179, effective February 18, 1984; Conditional Use Permit, CU84-1 (expansion of RV park), approved January 24, 1984; Conditional Use Permit, CU85-16 (time extension), approved January 28, 1986; Loneram Lot Tie / Lot Split recorded June 12, 2025 (Fee # 2025-14531)

Staff Recommendation: Staff recommends the Planning and Zoning Commission APPROVE the request to change the land use designation for approximately 2.78 acres from Low Density Residential to High Density Residential.

Suggested Motion: Move to APPROVE the request to change the land use designation for approximately 2.78 acres from Low Density Residential to High Density Residential.

Staff Analysis: This is a Minor General Plan Amendment request by Dylan Freeman, on behalf of Loneram, LLC, to change the land use designation from Low Density Residential to High Density Residential for approximately 2.78 acres for the property located at 1980 W. Colorado Street, Yuma, AZ.

The existing Low Density Residential land use designation 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 supports the following types of zoning: High Density Residential (R-3), Residence-Manufactured Housing (R-MH), Recreation Vehicle Subdivision (RVS) and Manufactured Housing Park (MHP) districts.

The property is currently in the Manufactured Housing Park (MHP) zoning district, which is not in conformance with the Low Density Residential land use designation. The MHP District permits manufactured home and recreational vehicle parks. The applicant's intent in changing the land use designation is to pursue a rezoning of the site to the High Density Residential (R-3) zoning district to allow the development of single-family and multi-family units.

Attachment E, Conceptual Site Plan, has been provided by the applicant identifying a proposed mix of multi-family and single-family units on the site. This conceptual plan is likely to change as the applicant finalizes the proposal through the development process.

Density

The current land use designation of Low Density Residential would allow 3 to 14 dwelling units to be constructed on the subject 2.78 acres.

The proposed land use designation of High Density Residential would allow 36 to 83 dwelling units.

Population

Information from the 2023 5-Year American Community Survey provides data on population by housing unit type. The information results in an average household size of 2.8 persons per single-family dwelling and 1.8 persons per multi-family dwelling in the City of Yuma. Comparing the densities allowed within the General Plan, the potential persons expected are:

Low Density Residential:
Minimum 3 homes – Expected population: 8
Maximum 14 homes – Expected population: 39
High Density Residential:
Minimum 36 homes – Expected population: 65
Maximum 83 homes – Expected population: 149

The 2020 Census identified that 20% of the population within the City of Yuma was between 5 and 17 years of age. Therefore, the expected school-age is estimated at:
Low Density Residential:
Minimum expected population: 8 – School age: 2
Maximum expected population: 39 – School age: 8
High Density Residential:
Minimum expected population: 65 – School age: 13
Maximum expected population: 149 – School age: 30

Transportation
The subject property is located at the northwest corner of the intersection of Colorado Street and 19th Avenue. The property is currently accessed from Colorado Street and there is the potential for future access from 19th Avenue.

There is an existing bike path along the Colorado River Levee and a proposed bike lane along 1st Street. There is an existing bus stop on 3rd Street at 20th Avenue that serves Green Route 4/4A.

The City of Yuma Transportation Master Plan identifies Colorado Street and 19th Avenue as Local streets and 1st Street as a Collector. According to the City of Yuma Transportation Master Plan, 1st Street operates at a Level of Service (LOS) of C or above, meaning there are stable conditions with movements somewhat restricted due to higher volumes but not objectional to motorists. The Yuma Metropolitan Planning Organization identified average annual daily traffic counts on 1st Street west of Avenue A as 10,140 in 2023.

Housing
The Housing Element of the City of Yuma 2022 General Plan addresses the need to provide safe, decent, sanitary, and affordable housing for all residents. Objective 1.3 encourages providing a variety of housing types:

Objective 1.3: Encourage a variety of housing types to meet all socioeconomic segments of the population, considering both full time and seasonal residents.

An Action Item of the Housing Element is to consider rezoning land for higher density residential development to promote additional rental and lower cost ownership options.

The subject property's current zoning designation of Manufactured Housing Park (MHP) permits a high density of manufactured homes or recreational vehicles. However, the MHP zoning district is not in conformance with the current Low Density Residential land use designation and the types of dwelling units that may be constructed in this zoning district are limited. The requested land use designation change will bring the current MHP zoning district into conformance and allow the applicant to pursue a rezoning to the High Density Residential (R-3) zoning district, which permits construction of single-family, two-family, and multi-family dwellings.

Public Services - Education

It is a requirement of State Statute for a General Plan to identify public schools and other public buildings. The City of Yuma General Plan Public Services Element identifies the location of public/charter schools within the three school districts in the General Plan area.

The subject property is within the boundaries of the Yuma Elementary School District One and the Yuma Union High School District. According to the Yuma Elementary School District One Boundary Map, the elementary students in the subject area are within the boundary of Pecan Grove Elementary School at 600 S. 21st Avenue. Junior high school students are within the boundary of Fourth Avenue Junior High School located at 450 4th Avenue. According to the Yuma Union High School District, the high school students are within the boundary of Yuma High School located at 400 S. 6th Avenue.

West Riverfront Study Area

The Redevelopment Element of the City of Yuma 2022 General Plan identifies study areas in need of additional efforts to encourage redevelopment.

The subject property is located within the West Riverfront Study Area, which the General Plan identifies as having potential for redevelopment and infill housing.

As noted in the General Plan - "Examples of redevelopment opportunities include canal-oriented apartments, townhomes, retail shops, or offices. The pedestrian-oriented environment with access to public amenities such as the West Wetlands Park, Colorado River Levee Linear Park, and the West Main Canal Linear Park make this area particularly attractive for residential, both single family and multi-family."

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
Colorado Street – Local	29 FT HW	30 FT HW
19th Avenue – Local	29 FT HW	40 FT HW
1st Street – Collector	40 FT HW	45 FT HW
Median Disclosure	N/A	

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

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

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

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

Scheduled Public Hearings:

- [X] City of Yuma Planning and Zoning Commission: August 11, 2025
- [ ] City of Yuma City Council: September 3, 2025

Public Comments Received: None Received

Agency Comments: None Received

Neighborhood Meeting Comments: Attachment B

Final staff report delivered to applicant on: 07/31/25

	Applicant agreed with staff's recommendation:
	Applicant did not agree with staff's recommendation:
X	Final report was emailed to applicant. Staff is awaiting response.

Attachments

A	B	C	D	E
Staff Worksheet	Neighborhood Meeting Comments	Neighbor Notification List	Aerial Photo	Conceptual Site Plan

Prepared By: Meredith Rojas **Date:** 7/28/2025

Meredith Rojas
Associate Planner (928) 373-5000, x3047
Meredith.Rojas@YumaAZ.gov

Reviewed By: Jennifer L. Albers **Date:** 7/23/25

Jennifer L. Albers,
Assistant Director of Planning

Approved By: Alyssa Linville **Date:** 07/31/25

Alyssa Linville,
Director, Community Development

ATTACHMENT A
STAFF WORKSHEET

CITY OF Yuma	**STAFF RESEARCH – GENERAL PLAN AMENDMENT** **CASE #: GP-44063-2025** **CASE PLANNER: MEREDITH ROJAS**

I. PROJECT DATA

Project Location:	1980 W Colorado Street													
Parcel Number(s):	632-30-091													
Parcel Size(s):	2.78 acres													
Total Acreage:	2.78													
Proposed Dwelling Units:	Maximum:	83						Minimum:	36					
Address:	1980 W Colorado Street													
Applicant:	Loneram, LLC													
Applicant's Agent:	Dylan Freeman													
Land Use Conformity Matrix:	Current Zoning District Conforms:	Yes		No	X									
Zoning Overlay:	Public		AO		Auto		B&B		Historic		Infill	X	None	
Airport		Noise Contours	65-70		70-75		75+		APZ1		APZ2		CLEAR ZONE	

	Existing Zoning	Current Use	General Plan Designation
Site	Manufactured Housing Park (MHP)	Colorado Street Trailer Park	Low Density Residential
North	Recreation and Open Space (RO)	Colorado River Levee Linear Park, West Wetlands Park	Resort/Recreation/ Open Space
South	Manufactured Housing Park (MHP)	Cottonwood Trailer Park	Low Density Residential
East	High Density Residential (R-3)	North End Manufactured Home Park	Low Density Residential
West	Manufactured Housing Park (MHP)	Vacant	Low Density Residential

Prior Cases or Related Actions:					
Type	Conforms				Cases, Actions or Agreements
Pre-Annexation Agreement	Yes		No		N/A
Annexation	Yes		No		City Charter, effective 01/12/1915
General Plan Amendment	Yes		No		N/A
Development Agreement	Yes		No		N/A
Rezone	Yes		No	X	C-10-63, (Res A to Res C); Z83-32, (Res C to MH), Ord. No. 2179, effective 02/18/1984
Subdivision	Yes	X	No		Yuma Townsite, filed 04/04/1894; Loneram Lot Tie / Lot Split, recorded 06/12/2025
Conditional Use Permit	Yes		No		CU84-1, expansion of RV park, approved 01/24/1984; CU85-16, time extension, approved 01/28/1986
Pre-Development Meeting	Yes		No		Date: 04/17/2025
Enforcement Actions	Yes		No		No open cases

Land Division Status:	Legal lot of record				
Irrigation District:	Yuma County Water Users'				
Adjacent Irrigation Canals & Drains:	Main Outlet Drain				
Water Conversion: *(5.83 ac ft/acre)*	16.21 Acre Feet a Year				
Water Conversion Agreement Required	Yes	X	No		

II. CITY OF YUMA GENERAL PLAN

Land Use Element:

Land Use Designation:	Low Density Residential										
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
Colorado Street – Local	29 FT HW	30 FT HW				
19th Avenue – Local	29 FT HW	40 FT HW				
1st Street – Local	40 FT HW	45 FT HW				

Bicycle Facilities Master Plan	Colorado River Levee - Existing bike path; 1st St - Proposed bike lane
YCAT Transit System	3rd Street at 20th Avenue - Green Route 4/4A
Issues:	None

Parks, Recreation and Open Space Element:

Parks and Recreation Facility Plan		
Neighborhood Park:	Existing: Kiwanis Park	Future: Kiwanis Park
Community Park:	Existing: Joe Henry Park Complex	Future: Joe Henry Park Complex
Linear Park:	Existing: Colorado River Levee Linear Park	Future: Colorado River Levee Linear Park
Issues:	None	

Housing Element:

Special Need Household:	N/A
Issues:	None

Redevelopment Element:

Planned Redevelopment Area:	West Riverfront Study Area						
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 2023 5-Year American Community Survey
Police Impact Standard:
1 officer for every 530 citizens;
2020 Conservation Plan:
Water demand: 207 gallons/day/person;
Wastewater generation:
70 gallons per day per person

Dwellings & Type *Multi-Family*		Projected Population	Police Impact	Water Consumption		Wastewater Generation
Maximum	Per Unit		Officers	GPD	AF	GPD
83	1.8	149	0.28	30,926	34.6	10,458
Minimum						
36	1.8	65	0.12	13,414	15.0	4,536

Fire Services Plan:	Existing: Fire Station No. 1						Future: Fire Station No. 1	
Water Facility Plan:	Source:	City	X	Private		Connection:	6" PVC line on Colorado Street	
Sewer Facility Plan:	Treatment:	City	X	Septic		Private		Connection: 8" PVC line on Colorado Street and 12" VCP line on 19th Avenue
Issues:	Water main extension may be needed on 19th Avenue.							

Safety Element:

Flood Plain Designation:	X - Protected by Levee		Liquefaction Hazard Area:	Yes	X	No		
Issues:	None							

Growth Area Element:

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

NOTIFICATION

- **Legal Ad Published: The Sun** 07/19/25
- **Display Ad Published:** 07/19/25
- **660' Vicinity Mailing:** 05/20/25
- **54 Commenting/Reviewing Agencies noticed:**05/15/25
- **Site Posted**: 06/09/25
- **Neighborhood Meeting:** 06/16/25
- **Hearing Dates:** 08/11/25 & 09/03/25
- **Comments Due:** 07/12/25

External List	*Response Received*	*Date Received*	*"No Comment"*	*Written Comments*
Yuma Metropolitan Planning Organization (ARS)	NR			
Yuma County Engineering	NR			
Yuma County Flood Control District	NR			
Yuma County Planning & Zoning (ARS)	YES	05/22/25	X	
Yuma County Public Works	YES	05/15/25	X	
Yuma County Airport Authority	YES	05/15/25	X	
Yuma County Chamber of Commerce	NR			
Yuma County Assessor	NR			
Greater Yuma Econ. Development Corp.	NR			
Yuma County School Superintendent	NR			
YUHS District #70 (ARS)	NR			
Yuma Elementary School District #1 (ARS)	NR			
Crane School District #13 (ARS)	NR			
City of San Luis (ARS)	NR			
City of Somerton (ARS)	NR			
Imperial County, California (ARS)	NR			
Qwest Communications (ARS)	NR			
Arizona Public Service (ARS)	NR			
Time Warner Cable (ARS)	NR			
Southwest Gas (ARS)	NR			
Arizona Department of Transportation	NR			
Arizona Game & Fish Dept.	NR			
Arizona Department of Commerce (ARS)	NR			
Arizona State Attorney General (ARS)	NR			
Arizona Dept. of Water Resources (ARS)	NR			
Arizona State Land Department (ARS)	NR			
MCAS / C P & L Office (ARS)	YES	05/27/25	X	
Bureau of Land Management (ARS)	NR			
US Border Patrol	NR			
US Postal Service	NR			
Quechan Tribal Office	YES	05/15/25	X	
Cocopah Indian Tribe	NR			
Yuma County Water Users' Association	YES	05/16/25	X	
Yuma Irrigation District	NR			
Yuma Mesa Irrigation Drainage District	NR			
Unit B Irrigation District	NR			
Yuma County Association of Realtor's	NR			
Yuma County Contractor's Association	NR			
AZ Society of Military Engineers (ASME)	NR			
AZ Society of Civil Engineers (ASCE)	NR			
AZ Society of Professional Engineers (ASPE)	NR			

El Paso Natural Gas Co.	NR			
Western Area Power Administration	YES	05/15/25	X	

City of Yuma Internal List	***Response Received***	***Date Received***	***"No Comment"***	***Written Comments***
Thomas Garrity, Police	NR			
Rod Hamilton, Police	NR			
Eric Urfer, Parks and Rec – Admin	NR			
David Wostenberg, City Engineer	NR			
Scott Nodes, Traffic Engineer	NR			
Andrew McGarvie, Engineering	NR			
Kayla Franklin, Fire – Prevention	YES	05/19/25	X	
Randall Crist, Building Safety	NR			
Jeremy McCall, Utilities	NR			
Joel Olea, Public Works	NR			
NR=None Received	NR			

Neighborhood Meeting	***Comments Available***
06/16/25, 5 P.M. ON-SITE	N/A
Prop. 207 Waiver	
Received by Owner's signature on the application for this land use action request.	

ATTACHMENT B
NEIGHBORHOOD MEETING COMMENTS

Date Held: 06/16/25 **Location:** On-site
Attendees: Staff: Meredith Rojas, Joshua Darrow, Jennifer Albers; Applicants: Dylan Freeman, Madison Freeman, Tom Cockburn; One (1) neighbor in attendance: Willie Wilson

SUMMARY OF ATTENDEE'S COMMENTS RELATED TO THE PROJECT:

- Staff explained the applicant's request to change the land use designation from Low Density Residential to High Density Residential to pursue a future rezoning to the High Density Residential (R-3) district.
- Applicants said their intent is to develop 44 multi-family units in the northwest portion of the property in addition to single-family dwellings or townhomes along Colorado Street and 19th Avenue.
- The one neighbor in attendance said he is concerned about higher taxes if the property is developed. He is also concerned about mosquitos breeding in stormwater retention areas.

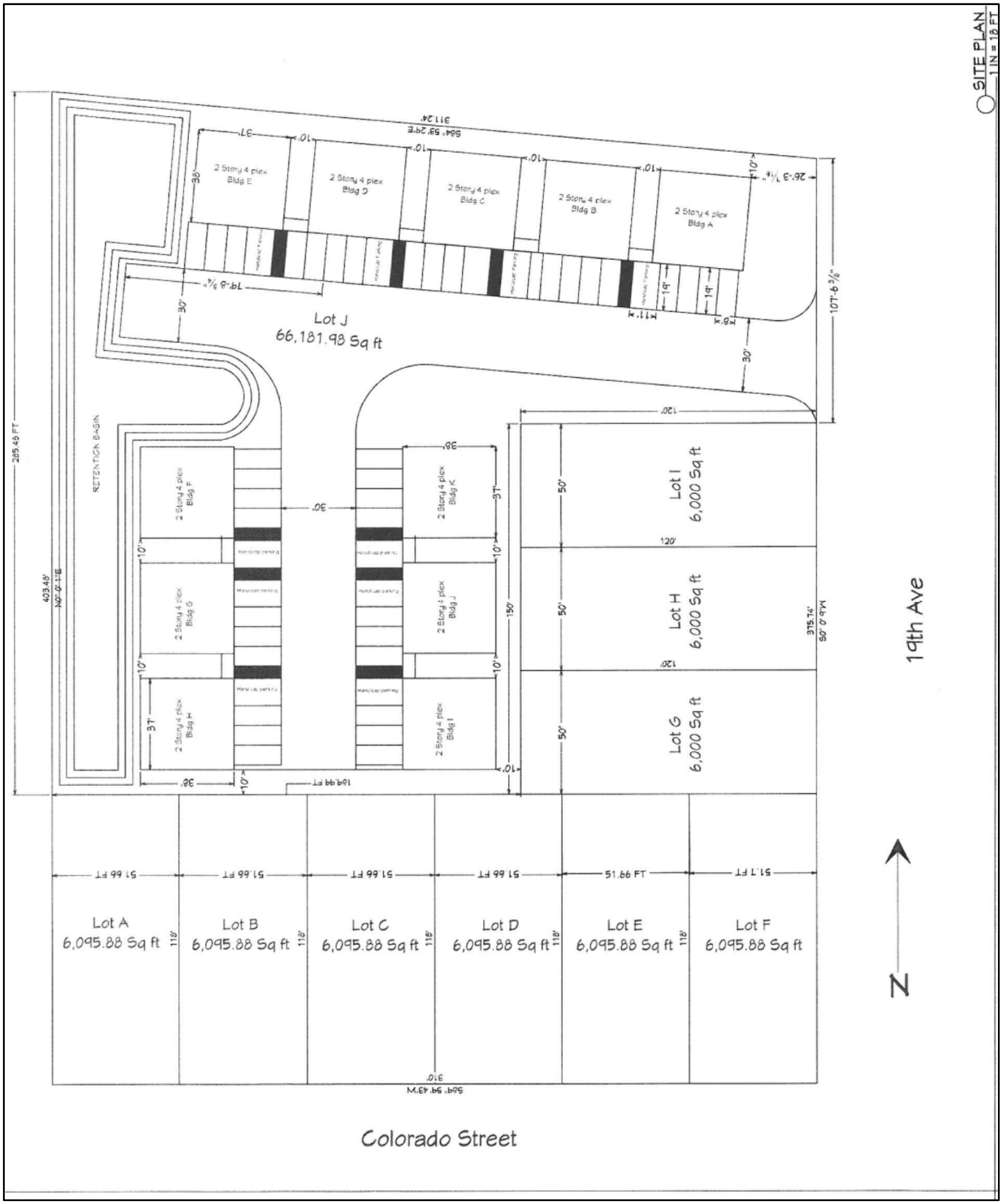
ATTACHMENT C
NEIGHBOR NOTIFICATION LIST

Property Owner	Mailing Address	City/State/Zip Code
ADAIR LAINE W & RENA F	2030 W RAMOS ST	YUMA, AZ 85364
ALVARADO FAMILY TRUST 2-4-2021	8606 MENKAR RD	SAN DIEGO, CA 92126
AMADO FAMILY TRUST 4-29-2016	180 N 17TH AVENUE	YUMA, AZ 85364
AMAYA BRAULIO	8340 S COCONINO LN	YUMA, AZ 85364
ARIAS ALFREDO R & FELIPA JT	157 N MAGNOLIA AVE	YUMA, AZ 85364
AVILA ABELARDO M	150 N MAGNOLIA AVE	YUMA, AZ 85364
BARRY PATTERSON FAMILY LTD PARTNERSHIP	8000 W BROKEN KNEE TRAIL	PRESCOTT, AZ 85305
BAUMGARTNER NATASHA	919 S DORA AVE	YUMA, AZ 85364
BEAN MICHAEL B	4784 E COUNTY 13 3/4 ST	YUMA, AZ 85365
CAMPBELL FAMILY TRUST 5-29-93	11255 E FORT RD APT J1	SUTTONS BAY, MI 49682
CANIZALES ALEXANDER	2110 S 48TH WY	YUMA, AZ 85364
CARBALLO ERNESTO JR	2075 W RAMOS ST	YUMA, AZ 85364
CARVAJAL JORGE	2098 W COLORADO ST	YUMA, AZ 85364
CASTANEDA JUAN	179 N 21ST AVE SP C	YUMA, AZ 85364
CONDE MANUEL	2111 W RAMOS ST	YUMA, AZ 85364
CONTRERAS CARMEN L	147 N 21ST AVE	YUMA, AZ 85364
DE LA HOYA MARIO & RAMONA	196 N 20TH AVE	YUMA, AZ 85364
ESCALERA ANDRES R & JUANA AYALA	2054 W COLORADO ST	YUMA, AZ 85364
ESTUPINAN BENNIE & GEORGIA TRUST 4-11-2014	1110 WEST SAN NICOLAS CIRCLE	TUCSON, AZ 85704
FCR PROPERTIES LLC	1996 W 13TH LN	YUMA, AZ 85364
FEDERICO ERNESTINA E	2060 W 1ST ST	YUMA, AZ 85364
GAMEZ GARCIA MIGUEL ANGEL & NORMA ALICIA	2122 W RAMOS ST	YUMA, AZ 85364
GHT INVESTMENT LLC	8697-C LA MESA BLVD PMB 108	LA MESA, CA 91942
GILL RAYMOND S & LUPE ELOISE HURTADO JT	291 N 21ST DR	YUMA, AZ 85364
GOMEZ JOSE G GOMEZ & EDUWIGES	104 N 20TH AVE	YUMA, AZ 85364
GUERRA SARA T AND JOSE JR JT	2096 W RAMOS ST	YUMA, AZ 85364
GUERRERO TRUST 3-05-2019	27771 E COUNTY 12TH ST	WELLTON, AZ 85365
GUTIERREZ DEIDA	12212 STONEWOOD DR	GRAND TERRACE, CA 92313
HERNANDEZ RAUL C & CRISTINA JT	193 N 22ND AVE	YUMA, AZ 85364
HERRERA GILBERTO JR	2146 W COLORADO ST	YUMA, AZ 85364
INFINITI PROPERTIES AZ LLC	PO BOX 4077	YUMA, AZ 85366
LEMUS CHRISTIAN ANTONIO	2168 W COLORADO ST	YUMA, AZ 85364
LIVE YOUR DREAM ENTERPRISES LLC	1483 W LAS LOMAS ST	YUMA, AZ 85364
LONERAM LLC	PO BOX 1985	YUMA, AZ 85366
LUGO GLORIA A	2102 W RAMOS ST	YUMA, AZ 85364
LUNA HEREIDA	143 N 21ST AVE	YUMA, AZ 85364
LUNA JOSE E & CRISTINA JT	180 N 20TH AVE	YUMA, AZ 85364
MAGALLANES STEVEN G & JANETTE	134 N 20TH AVE	YUMA, AZ 85364

MCGHEE FILOMENA	162 N MAGNOLIA AVE	YUMA, AZ 85364
MEDINA ROLANDO MEDRANO & AYALA GLORIA TELLEZ CPWROS	152 N MAGNOLIA AVE	YUMA, AZ 85364
MEJIA ALBERT L JR & ELISA G JT	154 N 21ST AVE	YUMA, AZ 85364
MENDIVIL MARISA	189 N MAGNOLIA AVE	YUMA, AZ 85364
MONTAGUE JENNIE LOUISE	2495 W 4TH ST	YUMA, AZ 85364
MONTOYA ROSIE I	179 N MAGNOLIA AVE	YUMA, AZ 85364
MONTOYA TOMAS GABRIEL JR &	177 N MAGNOLIA AVE	YUMA, AZ 85364
MORALES OLIVIA ELIZARRARAZ	6834 HOLLENBECK ST	HUNTINGTON PARK, CA 90255
MOSQUEDA VALERIA SANCHEZ	154 N MAGNOLIA AVE	YUMA, AZ 85364
MTMM LLC	3434 W 18TH PL	YUMA, AZ 85364
MURO MANUEL A	3498 W 12TH PL	YUMA, AZ 85364
NAVARRO BROTHERS TRUST 11-8-2024	11643 E 34TH ST	YUMA, AZ 85367
PACHECO RUBEN B & MARIA M URIAS JT	170 N 20TH AVE	YUMA, AZ 85364
PERALTA PRISCILLA M	136 N 20TH AVE	YUMA, AZ 85364
PITCAIRN ALAN TRUST 5-16-1990	5744 LA JOLLA CORONA DR	LA JOLLA, CA 92037
QUN PALACIOS OSCAR R & CAROLYN MARIE	2145 W RAMOS ST	YUMA, AZ 85364
RAMIREZ DE LA CRUZ MARIA	1834 W 1ST ST	YUMA, AZ 85364
RAMOS JEWLIAN	2053 W RAMOS ST	YUMA, AZ 85364
RAMOS JUAN & JACQUELINE TRUST 1-10-2023	2197 W RAMOS ST	YUMA, AZ 85365
RAMOS MARTIN JACOB & MARILYN	2074 W RAMOS ST	YUMA, AZ 85364
RAMOS MARTIN R & LETICIA H JT	327 E 10TH ST	YUMA, AZ 85364
REYNA RUBEN ENRIQUEZ & MARIA ELENA CPWROS	2124 W COLORADO ST	YUMA, AZ 85364
RODRIGUEZ FRANCISCO & LETICIA JT	292 N 21ST DR	YUMA, AZ 85364
RODRIGUEZ GERONIMO	158 N 21ST AVE	YUMA, AZ 85364
RODRIGUEZ HERMINIO & ROSALVA CPWROS	PO BOX 2998	YUMA, AZ 85366
ROMERO CAMILO DURAN	2112 W COLORADO ST	YUMA, AZ 85364
RUBIO SILVERIO & MARIA L JT	110 N 20TH AVE	YUMA, AZ 85364
SACO & SADIK PROPERTIES LLC	2301 S 4TH AVE	YUMA, AZ 85364
SANDOVAL MIREYA	160 N MAGNOLIA AVE	YUMA, AZ 85364
SANTA CRUZ ANTHONY	2034 W 1ST ST	YUMA, AZ 85364
SANTILLAN IVAN ERNESTO PENA	2167 W RAMOS ST	YUMA, AZ 85364
SANTOYO EMILIANO R & ELVIA C JT	1802 W 1ST ST	YUMA, AZ 85364
SEPULVEDA DOLORES S	179 N 22ND AVE	YUMA, AZ 85364
SOTELO RAUL M & MARIA DE LOS ANGELES V CPWROS	2097 W RAMOS ST	YUMA, AZ 85364
STEPHENS KARMA	156 N MAGNOLIA AVE	YUMA, AZ 85364
STEVENS MARTHA F	1890 10TH AVENUE	YUMA, AZ 85364
SWERV1 LLC	1403 W 14TH ST	YUMA, AZ 85364
T3AZ LLC	5840 E 27TH PL	YUMA, AZ 85365
TELLEZ DANIEL V	2123 W RAMOS ST	YUMA, AZ 85364
TOLEDO JOSE O MOSQUEDA &	138 N 20TH AVE	YUMA, AZ 85364
TOMLIN CLARENCE	120 N 21ST AVE	YUMA, AZ 85364
USA	7341 E 30TH ST STE A	YUMA, AZ 85365
VALENZUELA OSCAR L & ANGELICA JT	174 N 21ST AVE	YUMA, AZ 85364

VEL PROPERTIES LLC	PO BOX 387	YUMA, AZ 85366
WILLBOYD INC AZ CORP	1850 W 1ST ST SP 1-A	YUMA, AZ 85364
WILSON WILLIE	162 N 21ST AVE	YUMA, AZ 85364
WONG LAURETTE	2539 S 7TH AVE	YUMA, AZ 85364
YUMA CITY OF	ONE CITY PLAZA	YUMA, AZ 85364

ATTACHMENT D
AERIAL PHOTO

Subject Property

ATTACHMENT E
CONCEPTUAL SITE PLAN