

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

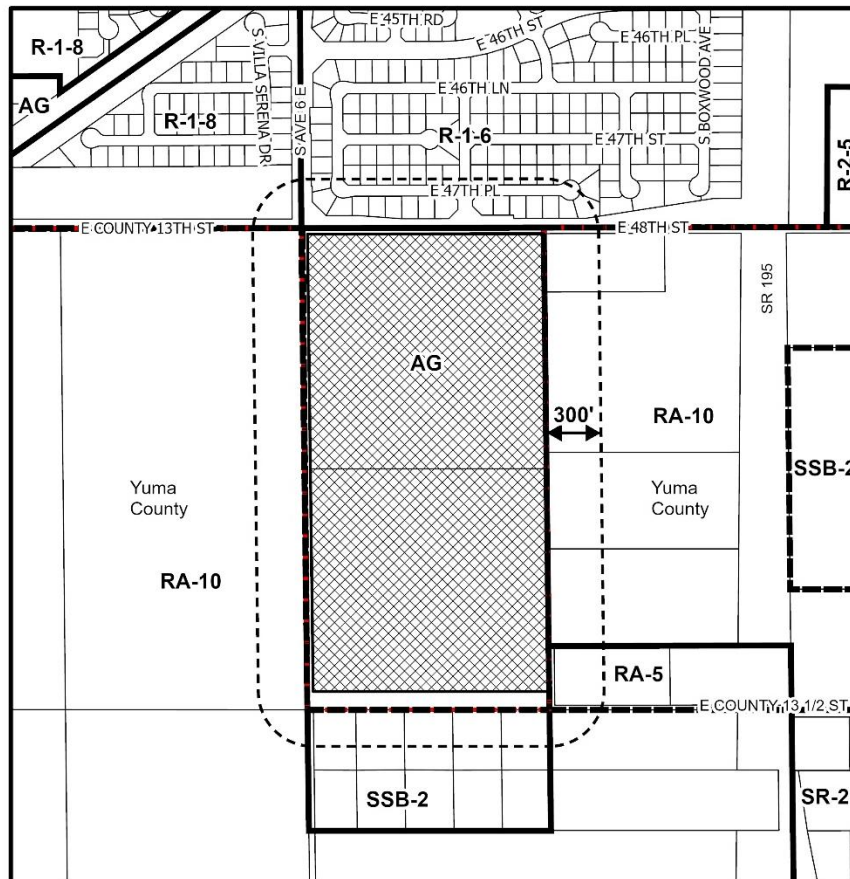
Hearing Date: March 25, 2024

Case Number: ZONE-42218-2024

Project Description/ Location: This is a request by Dahl, Robins, and Associates, on behalf of Hard Red Turtle, LLC, to rezone approximately 77 acres from the Agriculture (AG) District to the Low Density Residential (R-1-6, R-1-8, and R-1-2) Districts, for the properties located at the southeast corner of Avenue 6E and 48th Street, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Agriculture (AG)	Undeveloped	Low Density Residential
North	Low-Density Residential (R-1-6)	Single-Family Residences	Low Density Residential
South	Yuma County (Suburban Site Built; SSB-2)	Single-Family Residences	Rural Density Residential
East	Yuma County (Rural Area; RA-10)	Undeveloped	Rural Density Residential
West	Yuma County (Rural Area; RA-10)	Undeveloped	Rural Density Residential

Location Map



Prior site actions: General Plan Amendment: GP2005-12 (Rural Density Residential to Low Density Residential, denied), GP2006-013 (Rural Density Residential to Low Density Residential, Resolution R2006-73 approved); Annexation: A2007-009 (February 16, 2008, Ordinance O2008-02); Rezone: Z2007-017 (Agriculture to Low Density Residential (R-1-6), withdrawn), ZONE-1427-2012 (Agriculture to Low Density Residential (R-1-6), withdrawn), ZONE-36536-2021 (Agriculture to Low Density Residential (R-1-8 and R-1-12, withdrawn))

Staff Recommendation: Staff recommends **APPROVAL** of the rezoning from the from the Agriculture (AG) District to the Low Density Residential (R-1-6, R-1-8, and R-1-2) Districts, subject to the conditions shown in Attachment A.

Suggested Motion: Move to **APPROVE** Rezone ZONE-42218-2024 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 recommending approval to City Council for the request to rezone approximately 77 acres from the Agriculture (AG) District to the Low Density Residential (R-1-6, R-1-8, and R-1-2) Districts for the properties located at the southeast corner of Avenue 6E and 48th Street, subject to the conditions outlined in Attachment A, and affirmatively finds that the request is in conformance with the City of Yuma General Plan.

Background: In September of 1996, the City Council adopted the Joint Land Use Plan (JLUP), an agreed upon land use plan between the City of Yuma (City), Yuma County (County), and Marine Corps Air Station Yuma (MCAS Yuma). The JLUP represents the combined efforts of the City and County to establish a common guide for land use development, ensuring compatible land use activities within the vicinity of MCAS Yuma and the Barry M. Goldwater Range (BMGR).

The JLUP recommended the establishment of a one-mile buffer along the boundary of the BMGR, intended to limit residential development within the area. This one-mile buffer was established in 2004 through a general plan amendment, which designated this area as Rural Density Residential. The Rural Density Residential land use designation would allow a residential density no less than one dwelling unit per each two acres of land.

In 2005, the owners of the subject properties petitioned the City to amend the JLUP. On December 12, 2005, the City Council and the Board of Supervisors denied the request for a major general plan amendment to the JLUP, from Rural Density to Low Density (GP2005-12). The following year the property owner(s) submitted the same request for a general plan amendment. This time, the City Council (5-0) and the Board of Supervisors (4-1) approved the request for a major amendment to the JLUP from Rural Density to Low Density Residential.

Since the approval in 2006, the decision to amend the land use designation to low density residential has been upheld by the residents of the City during two separate election cycles. The first occurring on November 6, 2012, with the ratification of the 2012 General Plan, and the second occurring on November 8, 2022, with the ratification of the 2022 General Plan. During both elections, the voters continued to demonstrate their support of the land use designation, with the ability of developing these properties at a rate of 1-4.9 dwelling units per acre.

In addition to the density limitations imposed by the 1996 JLUP, MCAS Yuma has plans to acquire 4,700 acres of developable land on the east Yuma mesa, adjacent to the northern boundary of the BMGR, half of which is located within the City. The loss of this developable land will result in the loss of more than 5,700 potential future homes. While discussions related to the expansion of the range are ongoing, if necessary, the City must identify new opportunities for residential development. This will become a major undertaking in the new Joint Land Use Plan scheduled to begin in 2024.

Staff Analysis: The subject properties, located at the southeast corner of Avenue 6E and 48th Street, are currently undeveloped and measure approximately 77 acres in size. The subject properties, which are located within one mile of the BMGR, have been the subject of several planning applications over the years.

In addition to the land use applications discussed previously, the property owners have sought to rezone the subject properties three times. During these prior attempts at rezoning, the property owners sought to attain approval from MCAS Yuma, without success; without MCAS Yuma approval, the property owners made the decision to withdraw each of the three prior zoning requests before reaching City Council.

With this rezoning application, the property owners are requesting to rezone the properties from the Agriculture (AG) District to the Low Density Residential (R-1-6, R-1-8, and R-1-12) Districts, in an effort to develop a project featuring graduated densities, with smaller lots at the north end of the project, and larger lots at the south end. As shown in Attachment B, the proposed buildout will have a total of 298 residential lots, ranging in size from 6,000 square feet to 12,000 square feet. This development model is a contrast from the prior rezoning applications which sought to develop an entire Low Density Residential (R-1-6) single-family subdivision, with more than 350 lots.

According to the 1996 JLUP, these properties are located within a one-mile distance of the BMGR. During the drafting of the JLUP, the area of the BMGR adjacent to these properties served as an active training ground for military personnel. Since 1996, however, significant operational changes have occurred within BMGR. The catalyst for these changes was the construction of the Area Service Highway (ASH).

Completed in 2009, the ASH is a 25-mile-long stretch of state highway (State Route 195, also known as the Robert A. Vaughan Expressway), connecting Interstate 8 to San Luis, Arizona. The location of the ASH bisects the northwestern most portion of the BMGR, resulting in more than 1,500 acres of land no longer suitable for military training; this area of the BMGR is often referred to as the orphan parcels. The subject properties, associated with this requested rezoning, are located west of the ASH, adjacent to the orphan parcels. The need for the one-mile buffer within this area of the community is no longer warranted. In fact, MCAS Yuma is currently in the process of converting this once active area of the range into a megawatt solar farm, demonstrating that these orphan parcels are no longer an active component of the BMGR, and that increased residential densities adjacent to a solar field is an example of compatible development.

The City takes significant strides to protect its largest industries, particularly agriculture and the military. In doing so, the City also faces challenges associated with community growth. Since, the adoption of the JLUP in 1996, the City has made every effort to

work alongside MCAS Yuma to ensure that growth within the City does not negatively impact the operations of the military installations. The City will continue to work alongside MCAS Yuma through the drafting of a new Joint Land Use Plan which should create a new east-west BMGR buffer utilizing the ASH highway as the demarcation of no negative impact on the operations of MCAS Yuma and the BMGR.

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

Land Use Element:									
Land Use Designation:				Low Density Residential					
Issues:				Located within one mile of the Barry M. Goldwater Range					
Historic District:		Brinley Avenue		Century Heights		Main Street		None X	
Historic Buildings on Site:			Yes		No		X		

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
Avenue 6E – 2-Lane Collector	40 FT H/W ROW	33 FT H/W ROW				
48 th Street – 2-Lane Minor Arterial	50 FT H/W ROW	33 FT H/W ROW				
Bicycle Facilities Master Plan	Future bike lanes along Avenue 6E and 48 th Street					
YCAT Transit System	County 14 th Street/SR-195 Silver Route					
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: Ocotillo Park			Future: Ocotillo Park		
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:		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 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	Dwellings & Type		Projected Population	Police Impact	Water Consumption		Wastewater Generation
	<i>Single Family</i>						
	Maximum	Per Unit		Officers	GPD	AF	GPD
	377	2.7	1018	1.92	210,705	236.0	71,253
Minimum							
77		2.7	208	0.39	43,035	48.2	14,553
Fire Facilities Plan:	Existing: Fire Station No. 5			Future: Fire Station No. 9			
Water Facility Plan:	Source:	City	X	Private	Connection:	12" PVC - Ave 6E	
Sewer Facility Plan:	Treatment:	City	X	Septic	Private	Connection: 12" PVC - Ave 6E	
Issues:	Utility extensions needed along Avenue 6E						
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						

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?

N/A

Public Comments Received: None Received.

External Agency Comments: See Attachment D.

Neighborhood Meeting Comments: No Meeting Required.

Proposed conditions delivered to applicant on: March 13, 2024

Final staff report delivered to applicant on: March 18, 2024

- Applicant agreed with all of the conditions of approval on: March 15, 2024
- 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	F	G
Conditions of Approval	Conceptual Site Plan	Agency Notifications	Agency Comments	Neighbor Notification List	Neighbor Postcard	Aerial Photo

Prepared By: *Alyssa Linville*

Date: 03/18/2024

Alyssa Linville,
Director of Planning and Neighborhood Services

Approved By: *Jennifer L. Albers*

Date: 3/18/24

Jennifer L. Albers,
Assistant Director of Planning

**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.
4. Sound attenuation will need to be incorporated into the design of each residence to meet the minimum standards set forth in A.R.S. § 28-8482(B).

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

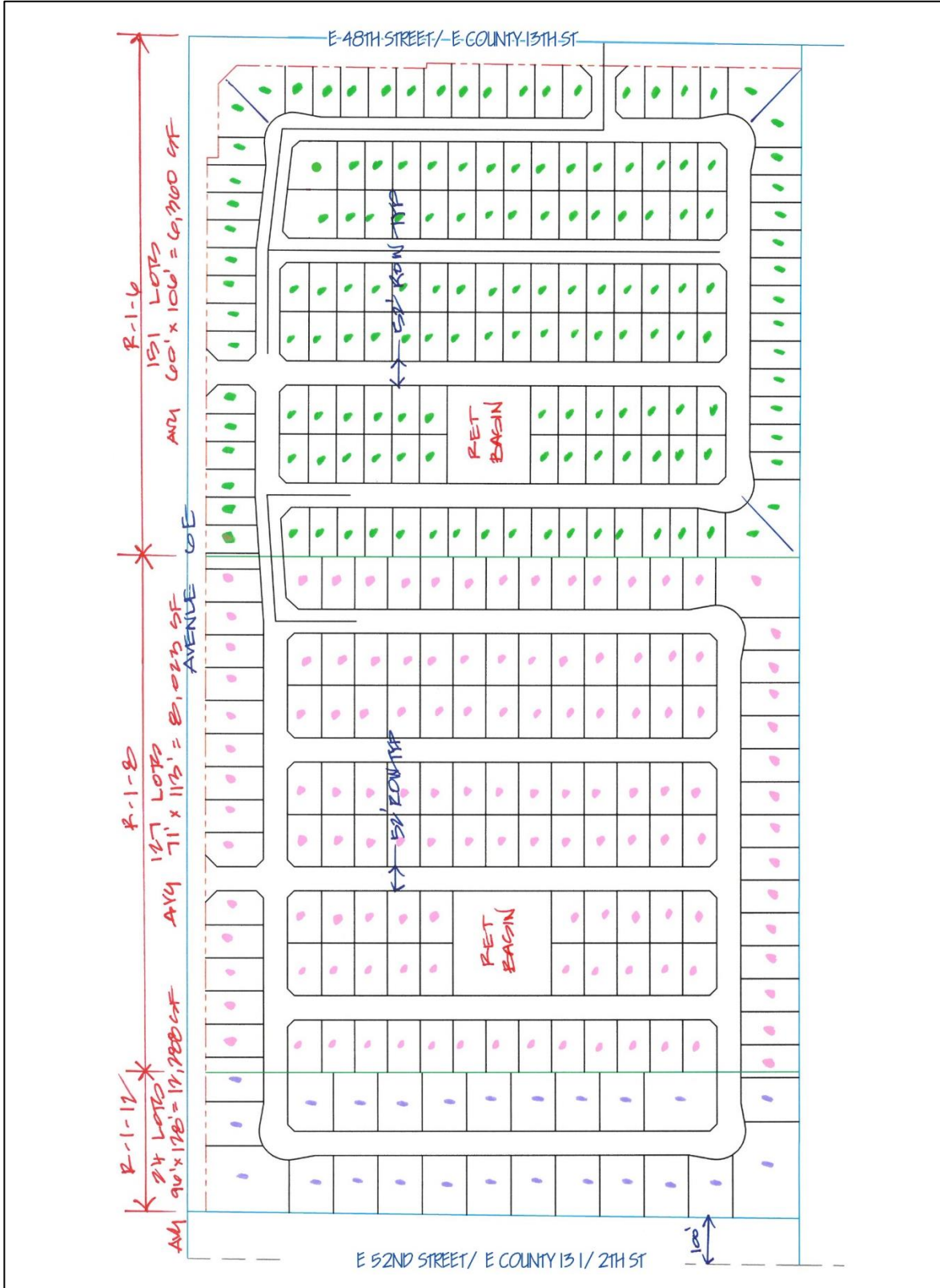
5. The Owner/Developer shall dedicate an additional 7 feet right-of-way along Ave 6E frontage such that a 40 foot half width is obtained consistent with a 2-Lane Collector Street.
6. The Owner/Developer shall dedicate an additional 17 feet of right-of-way, such that the City obtains 50 feet of half width right-of-way along 48th Street frontage consistent with a Minor Arterial Street.
7. The Owner/Developer shall dedicate additional intersection r-o-w at the southeast corner of Avenue 6E & 48th Street to accommodate a north to east turn lane, and corner triangle.

Community Planning: Alyssa Linville, Director (928) 373-5000, x 3037:

8. With the exception of Condition 4, 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 A.R.S. § 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
AGENCY NOTIFICATIONS**

- **Legal Ad Published: The Sun** 03/01/2024
- **300' Vicinity Mailing:** 02/05/2024
- **34 Commenting/Reviewing Agencies noticed:** 02/08/2024
- **Site Posted on:** 03/18/2024
- **Neighborhood Meeting:** N/A
- **Hearing Date:** 03/25/2024
- **Comments due:** 02/20/2024

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	Yes	02/08/2024	X		
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	Yes	02/08/2024	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	Yes	02/08/2024		X	X
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	Yes	02/08/2024	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	02/13/2024	X		
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	Yes	02/26/2024			X
Utilities	NR				
Public Works	NR				
Streets	NR				

ATTACHMENT D
AGENCY COMMENTS

From: James Sheldahl <jsheldahl@yuma.org>
Sent: Thursday, February 8, 2024 9:27:55 AM
To: Liz Sanchez <Lizbeth.Sanchez@yumaaz.gov>
Cc: Leeanne Lagunas <llagunas@yuma.org>
Subject: Comment: Zone-42218-2024

Good morning Lizbeth.

This is an exciting project to fill out the development in the immediate vicinity of Dorothy Hall Elementary School. One comment/request Yuma Elementary School District #1 would like to make is regarding the need for safe pedestrian access along both the west and east boundaries of the proposed development. This should include a sidewalk for students who live north of 40th street as well.

Principal Leeanne Lagunas and I would be happy to meet with the project team to discuss this request further.

Sincerely,
Jamie Sheldahl

This is a staff email account managed by Yuma Elementary School District. This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the sender.



UNITED STATES MARINE CORPS
MARINE CORPS AIR STATION YUMA
BOX 99100
YUMA AZ 85369-9100

5726.1
CP&L
ZONE-42218-2024
FEB 23 2024

Ms. Alyssa Linville
City of Yuma Community Development
One City Plaza
Yuma, AZ 85365

Dear Ms. Linville:

This is in response to your correspondence seeking our comments regarding zoning case ZONE-42218-2024 by applicant Dahl, Robins, and Associates, agent for Hard Red Turtle, LLC. Specifically, the applicant has two parcels equaling approximately 77 gross acres located at the southeast corner of Avenue 6E and 48th Street, Yuma, Arizona. Currently, both parcels are zoned Agriculture, and the applicant intends to rezone to Low-Density Residential (R-1-6, R-1-8, and R-1-12) for residential use. I strongly recommend denial of such request as explained below.

The requested development is within the one-mile Barry M. Goldwater Range West (BMGR-W) Buffer Area Land Use Zone. The proposed rezoning violates the agreed-upon conditions from the 2010 Yuma Regional Development Plan (YRDP) which identifies a one-mile buffer adjacent to the BMGR-W with a maximum density in this location of one home per two acres. In addition, it violates the current zoning in the City of Yuma (COY) 2022 General Plan, which has the same density restriction as the YRDP, and finally violates the BMGR Joint Land Use Study (BMGR JLUS).

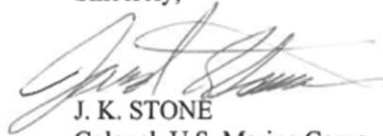
The BMGR JLUS states "areas adjacent to BMGR-W remain designated Rural Density Residential with a 2-acre minimum lot size." Both the YRDP and the BMGR JLUS were agreed upon, the density restrictions have been adhered to by the COY for at least 15 years, and the COY General Plan has had the same restriction for over 20 years. Moreover, per the Yuma County 2030 Comprehensive Plan, Section Three, page 16, "the applied use of land within 1 mile of the BMGR along its northern boundary from Avenue 5 1/4E to the Gila Mountains will have a residential density no greater than 2 acres per lot/parcel."

The BMGR Buffer Zone intends to address land use conflicts that might affect the ability of the Air Station to conduct its mission and to ensure land use compatibility around active military reservations as required under Title 28, Chapter 25, Article 7 of the Arizona Revised Statutes (ARS). In addition, the BMGR Buffer Zone was established to avoid future land use incompatibility rather than accept the existing zoning/land use designations. As stated in the Yuma County 2030 Comprehensive Plan, "the BMGR is a vital, unique and beneficial asset to the Yuma County, the State of Arizona and the U.S. Military." Therefore, Marine Corps Air Station (MCAS) Yuma is not in favor of this zoning case, which would increase residential density within the BMGR Buffer Zone and counteracts the established guidelines in the YRDP, BMGR JLUS, COY General Plan, Yuma County 2030 Comprehensive Plan, and ARS Title 28, Chapter 25, Article 7. MCAS Yuma strongly requests denial by the City of Yuma Planning and Zoning Commission and/or City Council.

MCAS Yuma provided a Determination of Compatibility (DOC), as requested by the applicant, signed by the MCAS Commanding Officer on 21 June 2021. The DOC states MCAS Yuma would not be in favor of this request due to its location and the various regulations in place that protect this area and stated this was an incompatible development request for MCAS Yuma and the BMGR-W.

My point of contact is Mr. Antonio Martinez at (928) 269-2103 or MCASYUMA_CPLO@usmc.mil. Thank you for the opportunity to comment.

Sincerely,

A handwritten signature in black ink, appearing to read "J. K. Stone", written in a cursive style.

J. K. STONE
Colonel, U.S. Marine Corps
Commanding Officer



UNITED STATES MARINE CORPS
MARINE CORPS AIR STATION YUMA
BOX 99100
YUMA AZ 85369-9100

5726
CP&L
June 21, 2021

Ms. Alyssa Linville
City of Yuma Community Development
One City Plaza
Yuma, AZ 85365

Dear Ms. Linville:

Marine Corps Air Station (MCAS) Yuma has received the Request for a Determination of Compatibility (DOC) for Yuma County Assessor's Parcels No. 197-21-001 and 197-21-015 located at the southeast corner of East County 13th Street and South Avenue 6E, Yuma, Arizona. This is a request by A. T. Pancrazi Real Estate Services Inc. on behalf the owner, Hard Red Turtle, LLC. The proposed request is to rezone and develop approximately 77.42 acres in size from the current zoning of agricultural with a general plan designation of Low Density Residential to Low Density Residential - 6 (R-1-6), 6,000 square foot minimum lot size (as presented on the request). The subject parcel number(s) are located 0.5 miles and .75 miles, respectively, from the Barry M. Goldwater Range (BMGR) northern boundary and within the BMGR Buffer Area Land Use Zone.

MCAS Yuma has reviewed this request and provides the following determination. The Yuma County 2020 Comprehensive Plan, Section Three 16 states that "the applied use of land within 1 mile of the BMGR along its northern boundary from Avenue 5 1/4E to the Gila Mountains will have a residential density no greater than 2 acres per lot/parcel" (i.e. one home on a 2 acre parcel). The 2012 City of Yuma General Plan Land Use Element Map 2-2 indicates this area as either low density residential or rural density residential with the same density requirements as the Yuma County plan. The intent of the BMGR Buffer Zone is to address land use conflicts that might affect the ability of the Air Station to conduct its mission and to ensure land use compatibility around active military reservations as required under Title 28, Chapter 25, Article 7 of the Arizona Revised Statutes (ARS). In addition, the BMGR Buffer Zone was established to avoid future land use incompatibility rather than accept the existing zoning/land use designations. As stated in the Yuma County 2020 Comprehensive Plan, "the BMGR is a vital, unique and beneficial asset to the Yuma County, the State of Arizona and the U.S. Military."

After careful consideration of potential operational impacts to training and activities on the BMGR, we must request that the existing density requirement for the BMGR Buffer Zone identified in the Yuma County Comprehensive Plan/City of Yuma General Plan be adhered to at one home per two acres in order to mitigate any concerns with future military training requirements.

Thank you for the opportunity to review and provide MCAS Yuma's Determination of Compatibility. MCAS Yuma point of contact for this matter is Mr. Antonio Martinez. His contact phone is (928) 269-2103 or email at MCASYUMA_CPLO@usmc.mil. Thank you for the opportunity to provide our determination.

Sincerely,

C. E. DUDIK

Copy to: A.T. Pancrazi Real Estate Services Inc.

**ATTACHMENT E
NEIGHBOR NOTIFICATION LIST**

Property Owner	Mailing Address	City/State/Zip Code
ARIZONA DESERT PALMS ESTATE LLC	PO BOX 6497	YUMA, AZ 85366
ARRIAGA ROGELIO GARCIA	6075 E 47TH PL	YUMAAZ, 85364
BENNETT JOHN E INTER VIVOS TRUST 6-20-2012	10913 CANDLELIGHT LN	POTOMAC, MD 20854
BLOOMFIELD STEPHEN & LACINDA M	6232 E 47TH PL	YUMA, AZ 85365
CADENA JAIME	6199 E 47TH PL	YUMA, AZ 85365
CORONEL OSCAR SABAS	6059 E 47TH PL	YUMA, AZ 85365
DELARA AMANDA MICHELLE & DANIEL	6277 E 47TH PL	YUMA, AZ 85365
EXTEJT ELIZABETH NICHOLE	6214 E47TH PL	YUMA, AZ 85365
FIGUEROA ALFONSO & CLAUDIA V NAVARRO DE JT	PO BOX 252	SAN LUIS, AZ 85349
FIGUEROA BUILDERS LLC	PO BOX 252	SAN LUIS, AZ 85349
FIMBRES JULIO	6265 E 47TH PL	YUMA, AZ 85365
FREEMIRE STEVEN R	PO BOX 1148	GRAHAM, WA 98338
GARCIA ABRAHAM & PATINO MELISSA JT	6259 E 47TH PL	YUMA, AZ 85365
GRANITE YUMA DE LLC	214 W 39TH ST STE 1200	NEW YORK, NY 10018
HARD RED TURTLE AZ LLC	350 W 16TH ST STE 332	YUMA, AZ 85364
HARD RED TURTLE LLC	350 W 16TH ST STE 332	YUMA, AZ 85364
HENRY JOHN TRUST 3-2-05	467 TIGERWOOD WY	SAN JOSE, CA 95111
HIGUERA WILLIAM A & VICTORIA	6233 E 47TH PL	YUMA, AZ 85364
HORNE VINCENT & ANNIE	6146 E 47TH PL	YUMA, AZ 85365
HUGHES KENNETH W & MARY E	4762 S JASMINE AVE	YUMA, AZ 85365
HUGHES WILLIAM A & CASSANDRA M CPWROS	6114 E 47TH PL	YUMA, AZ 85365
KDC OF YUMA AZ LLC	4595 S VILLA SERENA DR	YUMA, AZ 85365
L & M MONREAL 2007 FAMILY TRUST 8-4-2007	6164 E 47TH PLACE	YUMA, AZ 85365
LINDEN TANYA	6246 E 47TH PLACE	YUMA, AZ 85365
LOCKWOOD TODD	4788 S JASMINE AVE	YUMA, AZ 85365
MARTIN NELSON & JOLENE	6589 E 35TH PL	YUMA, AZ 85365
MERTEN ROBERT DALE II	340 W 32ND ST PMB 363	YUMA, AZ 85364
MORT KEVIN A & KAREN P JT	6295 E 47TH PL	YUMA, AZ 85365
ORTIZ ENRIQUE	PO BOX 1500	SOMERTON, AZ 85350
PERRICONE ARIZONA PROPERTIES LLC	PO BOX 5924	YUMA, AZ 85366
QUINTANILLA SEAN L & SHELLEY	6025 E 47TH PL	YUMA, AZ 85365
REDDING EVERETT W & BARBARA A JT	6215 E 47TH PL	YUMA, AZ 85365
REYNA RAY & MIREYA JT	6165 E 47TH PL	YUMA, AZ 85365
ROBINSON TIMOTHY G	3-16-3-102 FUN AIRI MINAMI NAKA	HIROSHIMA, SHI 7300847
RODRIGUEZ JORGE & ELODIA JT	6129 E 47TH PL	YUMA, AZ 85365
SHRAUNER RICHARD T & SONJA K JT	6258 E 47TH PL	YUMA, AZ 85365
SMITH STEVE R	13525 S AVENUE 6E	YUMA, AZ 85365
VALLES JAIME E & DANYA I FLORES	6058 E 47TH PL	YUMA, AZ 85365

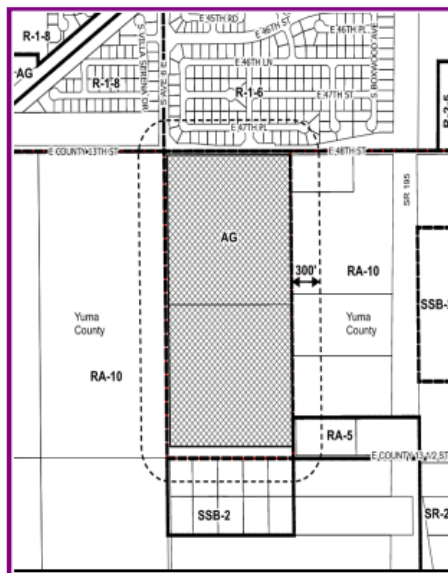
VANFLEET BUDDY R & GABRIELA A JT	6283 E 47TH PL	YUMA, AZ 85365
WOLGAMOT BRIAN L	3541 W 5TH ST	YUMA, AZ 85364
WOOLEVER JOSHUA PAUL & NERISSIA N	6198 E 47TH PL	YUMA, AZ 85365
WORT DANIEL NORTH & JACQUELINE	507 SAVANNAH DR	JACKSONVILLE, NC 28546
YUMA SUNSHINE INVESTMENTS AZ LLC	PO BOX 5924	YUMA, AZ 85366
ZENDEJAS DANIEL & ANNET	6264 E 47TH PL	YUMA, AZ 85365

**ATTACHMENT F
NEIGHBOR MAILING**

This is a request by Dahl, Robins, and Associates, on behalf of Hard Red Turtle, LLC, to rezone approximately 77 acres from the Agriculture (AG) District to the Low Density Residential (R-1-6, R-1-8, and R-1-12) Districts, for the properties located at the southeast corner of Avenue 6E and 48th Street, Yuma, AZ.

**MEETING DATE,
TIME & LOCATION
FOR CASE #
ZONE-42218-2024**

PUBLIC HEARING
03/25/2024 @ 4:30 PM
City Hall Council Chambers
One City Plaza, Yuma, AZ



Because you are a neighbor within 300' of the southeast corner of Avenue 6E & 48th 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 G
AERIAL PHOTO

