



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

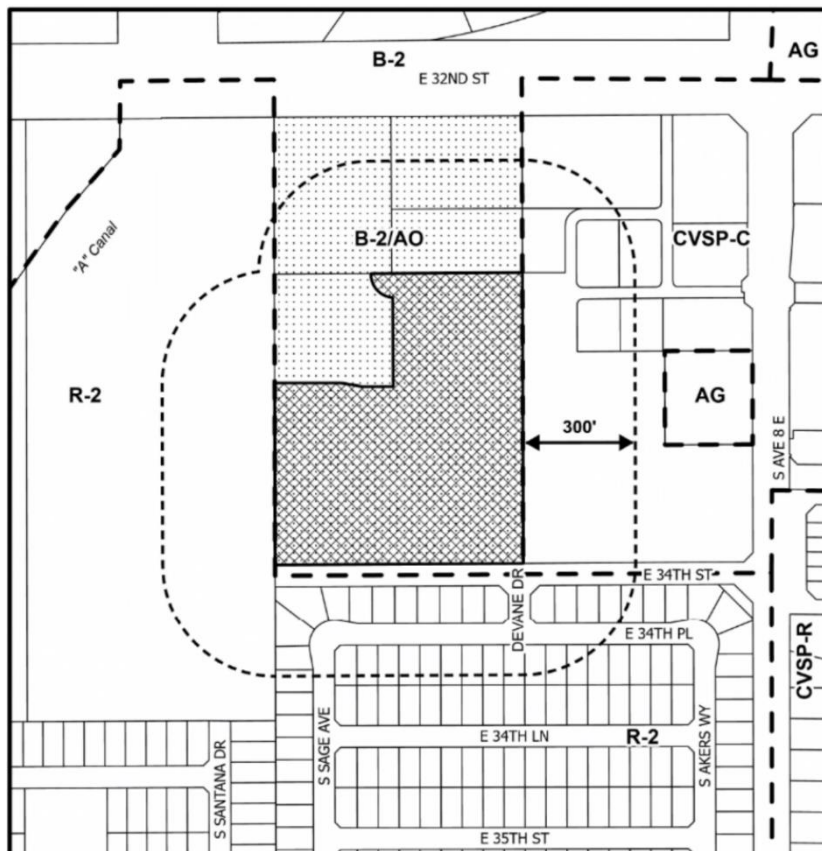
**Hearing Date:** December 9, 2024

**Case Number:** ZONE-43328-2024

**Project Description/ Location:** This is a request by Dahl, Robins & Associates, Inc. on behalf of Yuma Development One, LLC to rezone approximately 9.74 acres from the General Commercial/Aesthetic Overlay (B-2/AO) District to the Medium Density/Planned Unit Development (R-2/PUD) District, for the property located at the northwest corner of 34<sup>th</sup> Street and DeVane Drive, Yuma, AZ.

	<b>Existing Zoning</b>	<b>Use(s) on-site</b>	<b>General Plan Designation</b>
<b>Site</b>	General Commercial/ Aesthetic Overlay (B-2/AO)	Undeveloped	Medium Density Residential
<b>North</b>	General Commercial/ Aesthetic Overlay (B-2/AO)	Undeveloped	Commercial
<b>South</b>	Medium Density Residential (R-2)	Single-family homes	Medium Density Residential
<b>East</b>	Cielo Verde Specific Plan Commercial (CVSP-C)	Apartments	Commercial
<b>West</b>	Medium Density Residential (R-2)	Undeveloped	Medium Density Residential

**Location Map**



**Prior site actions:** Annexation: Ord. O99-29 (July 3, 1999); General Plan Amendment: GP-2005-014 Resolution R2005-125 (November 16, 2005) Minor Amendment to change land use designation from Medium Density Residential to Commercial; Rezone Z2006-12: Ord. O2006-59 (AG to B-2/AO) (February 27, 2008); Lot Split: LS2005-042 Yuma Development One Lot Split; Subdivision: YDO Parcel C Subdivision; Lot Split: LOTS-43285-2024 24/7 Get Fit Lot Tie/Lot Split No. 3 (in process)

**Staff Recommendation:** Staff recommends **APPROVAL** of the rezoning from the General Commercial/Aesthetic Overlay (B-2/AO) District to the Medium Density/Planned Unit Development (R-2/PUD) District, subject to the conditions shown in Attachment A.

**Suggested Motion:** Move to **APPROVE** Rezone ZONE-43328-2024 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 9.74 acres from the General Commercial/Aesthetic Overlay (B-2/AO) District to the Medium Density/Planned Unit Development (R-2/PUD) District for the property located at northwest corner of 34<sup>th</sup> Street and DeVane Drive, 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 La Vida Town Homes development. The site is currently undeveloped, and the development will be developed in one single phase.

**Density**

The Planned Unit Development Overlay (PUD) District states, “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 (§154-14.07 (C)(4)).” The R-2 District requires a minimum lot size of 4,500 square feet for small lot single-family subdivisions with a maximum of 72 small lots per 160 acres. The proposed development encompasses 9.74 acres for the entire development, including streets. By excluding the streets, the common area and individual lots total approximately 306,214 square feet. Taking 306,214 square feet and dividing that by the proposed 60 lots, as shown on the site plan (Attachment B), yields an average lot area of 5,104 square feet. Therefore, the proposed development meets the required minimum average lot area of 4,500 square feet per dwelling unit, as required by the R-2 District.

**Development Standards**

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

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

- A decrease in the minimum lot size from 4,500 square feet to 3,674 square feet
- A decrease in minimum lot width from 50 feet to 32 feet.

- A reduction from 5 feet on each side yard setback to zero feet.
- An increase in maximum lot coverage from 55% to 70%
- A reduction in minimum local street widths from 58 feet to 48 feet.

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 midblock 5-foot walking path running North/South allowing access to the centrally located amenity area.
3. A landscaped amenity area with a ramada, barbeque grill, playground equipment and athletic court.
4. Each residential lot will feature irrigation, artificial grass, a 15-gallon tree, and 4 shrubs located in the front yard.

Dwelling Unit Design and Massing Plan

The applicant proposes three different floor plans, a single story 2-bedroom, a single story 3-bedroom, and a 2-story 4-bedroom, each with a 2-car attached garage. The units will include a combination of flat and tile roofing. The elevations for these floor plans are available in Attachment C. The proposed development will feature attached townhomes, clustered in groups of four to ten units, ranging in size from 1,290 square feet to 1,924 square feet. Each lot will have a 6-foot-tall block wall on each of the rear and side property lines and there will be a 6-foot-tall perimeter subdivision wall around the entire development constructed of earth tone colored CMU block.

The massing plan illustrates the arrangement of the units with 20-foot setbacks, the retention basin, and midblock walking path (Tract C) connecting to the amenity area (Tract B). The massing plan is provided in Attachment D.

The proposed Planned Unit Development Overlay (PUD) District permits an increase in density flexibility in development standards far beyond what would be allowed under the underlying zoning district. The increase in density and flexibility in development standards is financially beneficial to the developer. The tradeoff for the increased density and flexibility in development standards 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 development meet the intent of a Planned Unit Development as outlined in the City Code.

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

Yes.

<b>Land Use Element:</b>									
Land Use Designation:				Medium Density Residential					
Issues:									
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?**

No.

FACILITY PLANS						
Transportation Master Plan	Planned	Existing	Gateway	Scenic	Hazard	Truck
32 <sup>nd</sup> Street- Principal Arterial- 4 Lanes	50 FT HW	100 FT HW				X
Avenue 8E- Collector 2 Lanes	40 FT HW	49 FT HW				
34 <sup>th</sup> Street- Local	29 FT HW	29 FT HW				
Bicycle Facilities Master Plan	32 <sup>nd</sup> Street- Bike path and Avenue 8E- Proposed bike lane					
YCAT Transit System	32 <sup>nd</sup> Street at Avenue 8E- Gold Route 8					
Issues:	N/A					

**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: Saguaro Park
Community Park:	Existing: Kennedy Park	Future: East Mesa Park
Linear Park:	Existing: E. Main Canal Linear Park	Future: "A" Canal Linear Park
Issues:	N/A	

**Housing Element:**

Special Need Household:	N/A
Issues:	

**Redevelopment Element:**

Planned Redevelopment Area:	N/A						
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:**

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
	2-4 Units				Officers	GPD	
	Maximum	Per Unit	259	0.49			53,561
	Minimum		122	0.23	25,281	28.3	8,549
Fire Facilities Plan:	Existing: Fire Station No. 7			Future: Fire Station No. 7			
Water Facility Plan:	Source:	City	X	Private	Connection:	10" PVC on east side of parcel	
Sewer Facility Plan:	Treatment:	City	X	Septic	Private	Connection: 8" PVC east side of parcel	
Issues:							

**Safety Element:**

Flood Plain Designation:	500 Year Flood	Liquefaction Hazard Area:	Yes		No	X
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Issues:									
<b>Growth Area Element:</b>									
Growth Area:	Araby Rd & Interstate 8	X	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		
Issues:									

**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.

**Public Comments Received:** None Received

**External Agency Comments:** See Attachment F.

**Neighborhood Meeting Comments:** No Meeting Required.

**Proposed conditions delivered to applicant on:** 11/25/2024

**Final staff report delivered to applicant on:** 11/25/2024

- Applicant agreed with all of the conditions of approval on:
- Applicant did not agree with the following conditions of approval: # 6
- Conditions of Approval were emailed to applicant on 11/25/2024.

**Attachments**

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

**Prepared By:** *Erika Peterson* **Date:** 11/25/2024

Erika Peterson  
Senior Planner (928)373-5000, x3071  
[Erika.Peterson@YumaAZ.Gov](mailto:Erika.Peterson@YumaAZ.Gov)

**Reviewed By:** *Jennifer L. Albers* **Date:** 11/26/24

Jennifer L. Albers  
Assistant Director of Planning

**Approved By:** *Alyssa Linville* **Date:** 11/27/2024

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.

**Department of Engineering, Andrew McGarvie, Engineering Manager, (928) 373-5000 x3044**

3. If rolled curb is used within the development, Owner/Developer shall put together an entity to maintain the private streets, as the local streets within the development does not meet current City standards. This condition will be considered null and void if the City adopts a new local street standard with rolled curbs, and that the subdivision has the same matching street construction standard and right-of-way width prior to the plat recordation.
4. Owner/Developer shall grant a full street width utility easement to the City of Yuma on the final plat if the streets remain private as noted above.
5. Owner/Developer shall provide a 6-foot-tall solid subdivision wall around the perimeter of the development per City of Yuma construction standard 1-010, or similar design as sealed by a registered civil or structural engineer certifying that it will stand up to current code wind and seismic loads.
6. At the time the preliminary subdivision plat is submitted, the Owner/developer shall submit a Traffic Impact Statement providing the peak hour traffic count based on the Trip Generation Manual from the Institute of Transportation Engineers, sealed by an Arizona Engineer with traffic experience. Development conditions per ARS 9-462.01.

**Community Planning, Erika Peterson, Senior Planner, (928) 373-5000 x3071**

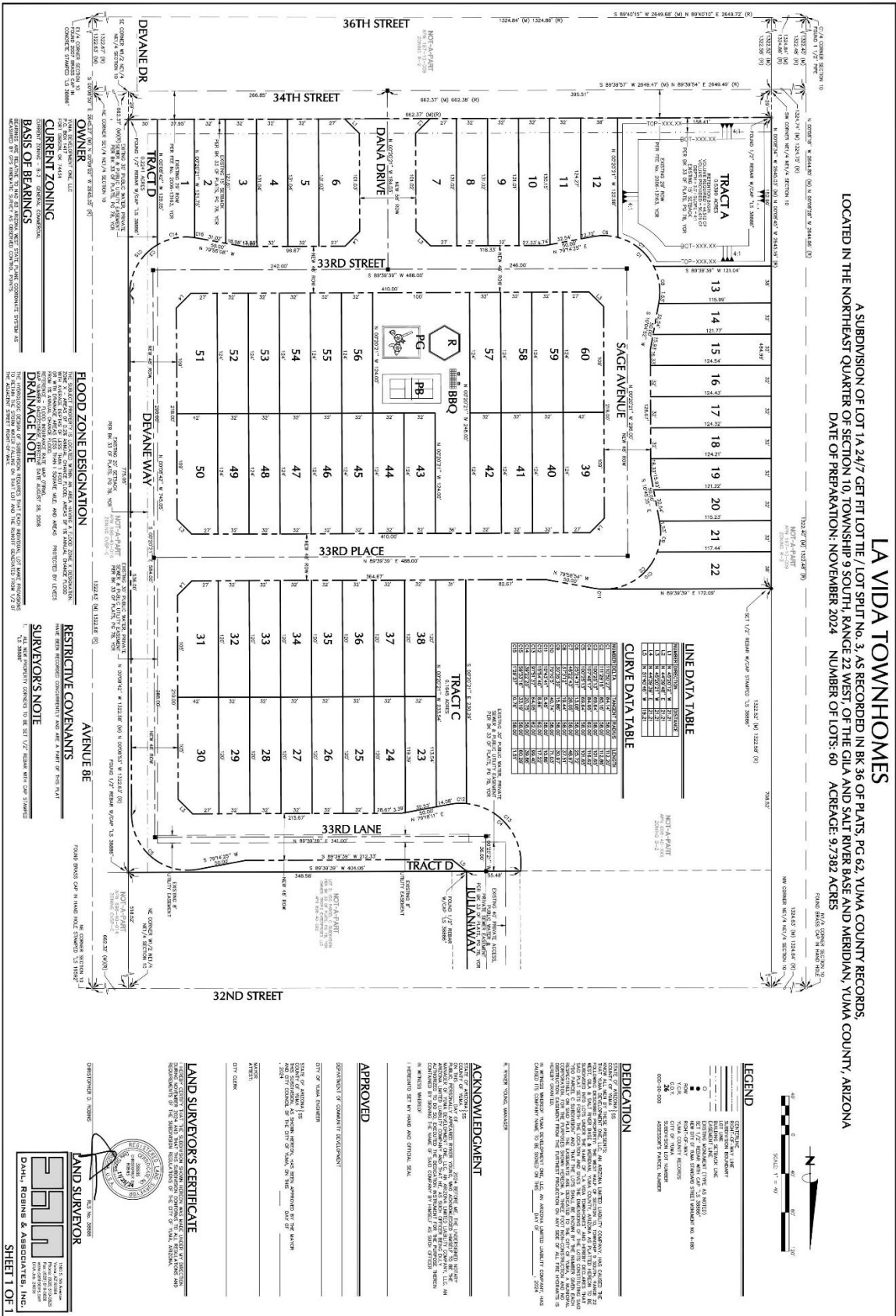
7. The common area/retention basin shall be designed to include the following amenities:
  - a. Landscaping in a cohesive manner throughout retention basin (Tract A), amenity area (Tract B), midblock walking path (Tract C), and Tract D.
  - b. Landscaping in retention basin, amenity area (Tract B), midblock walking path (Tract C), and Tract D to be installed prior to the closing of the first residence.
  - c. 5-foot walking path in Tract C connecting to amenity area (Tract B).
8. Front yard irrigation, artificial grass, a 15-gallon tree, and 4 shrubs for each unit shall be installed as a phased installation project, not to exceed 10 completed units.
9. Each of the conditions listed above shall be completed within two (2) years of the effective date of the rezoning ordinance or prior to the issuance of a Building Permit, Certificate of Occupancy

or City of Yuma Business License for this site, whichever occurs first. If the conditions of approval are not completed within the above timeframe then the rezone shall be subject to ARS § 9-462.01.

**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

**LA VIDA TOWNHOMES**  
 A SUBDIVISION OF LOT 1A 24/7 GET FIT LOTTE / LOT SPLIT No. 3, AS RECORDED IN BK 36 OF PLATS, PG 62, YUMA COUNTY RECORDS;  
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 22 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA  
 DATE OF PREPARATION: NOVEMBER 2024 NUMBER OF LOTS: 60 ACREAGE: 97,382 ACRES



**OWNER**  
 TRACTA  
 TRACT B  
 TRACT C  
 TRACT D

**CURRENT ZONING**  
 BASIS OF BEARINGS

**FLOOD ZONE DESIGNATION**  
 RESTRICTIVE COVENANTS

**SURVEYORS NOTE**

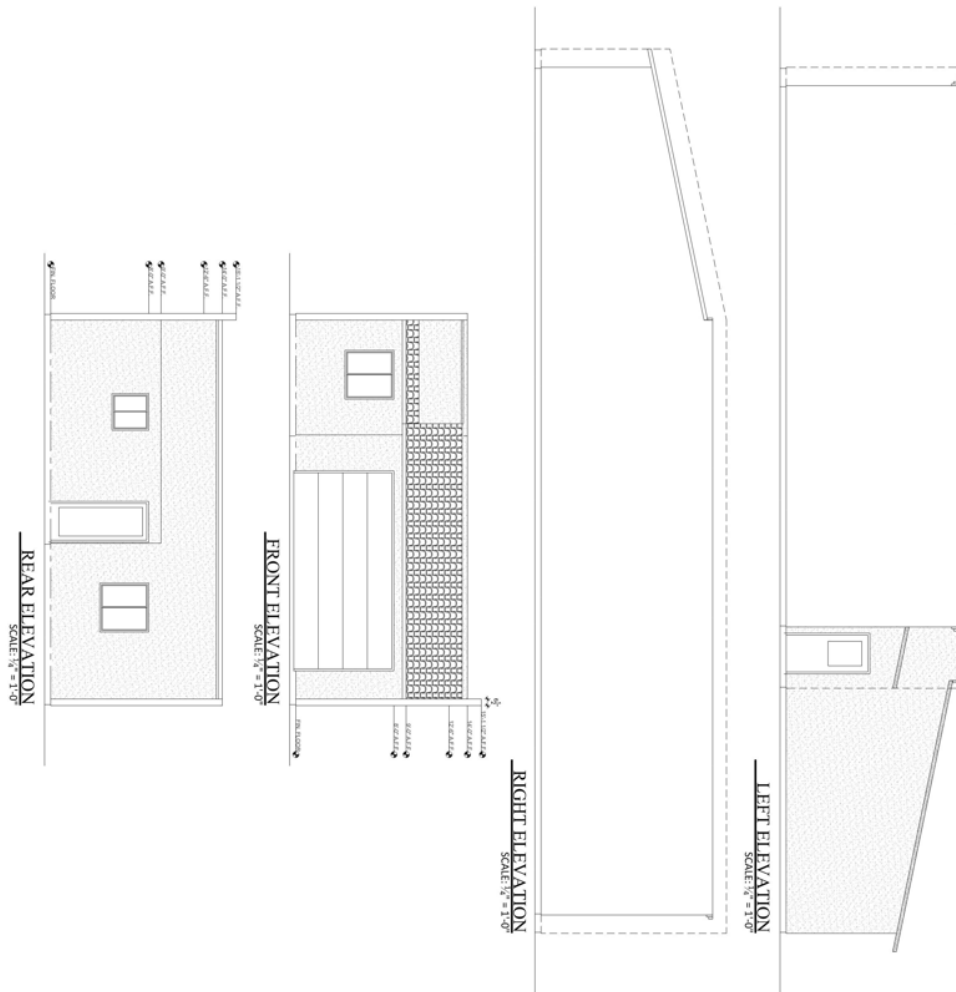
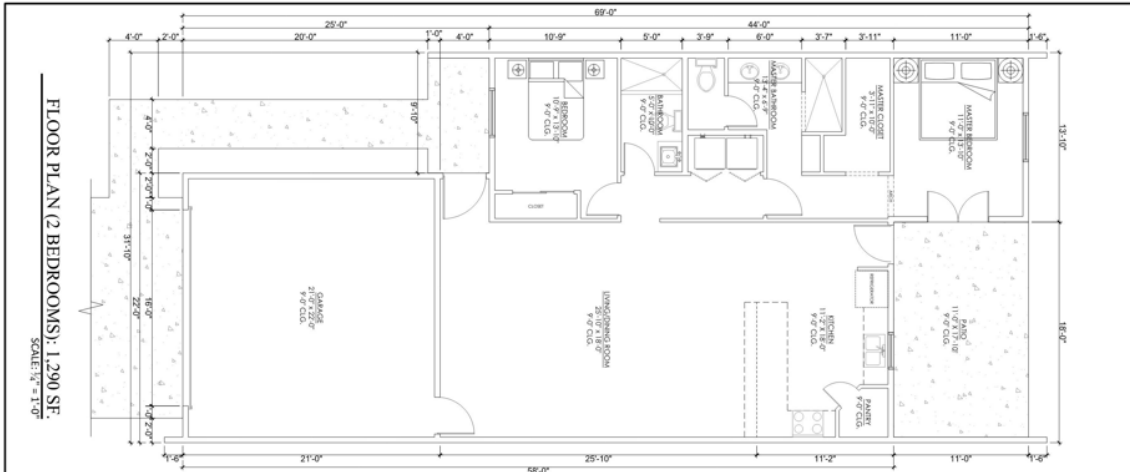
**ACKNOWLEDGMENT**  
 APPROVED

**DEDICATION**

**LAND SURVEYOR'S CERTIFICATE**  
 DANIEL ROBBINS & ASSOCIATES, INC.

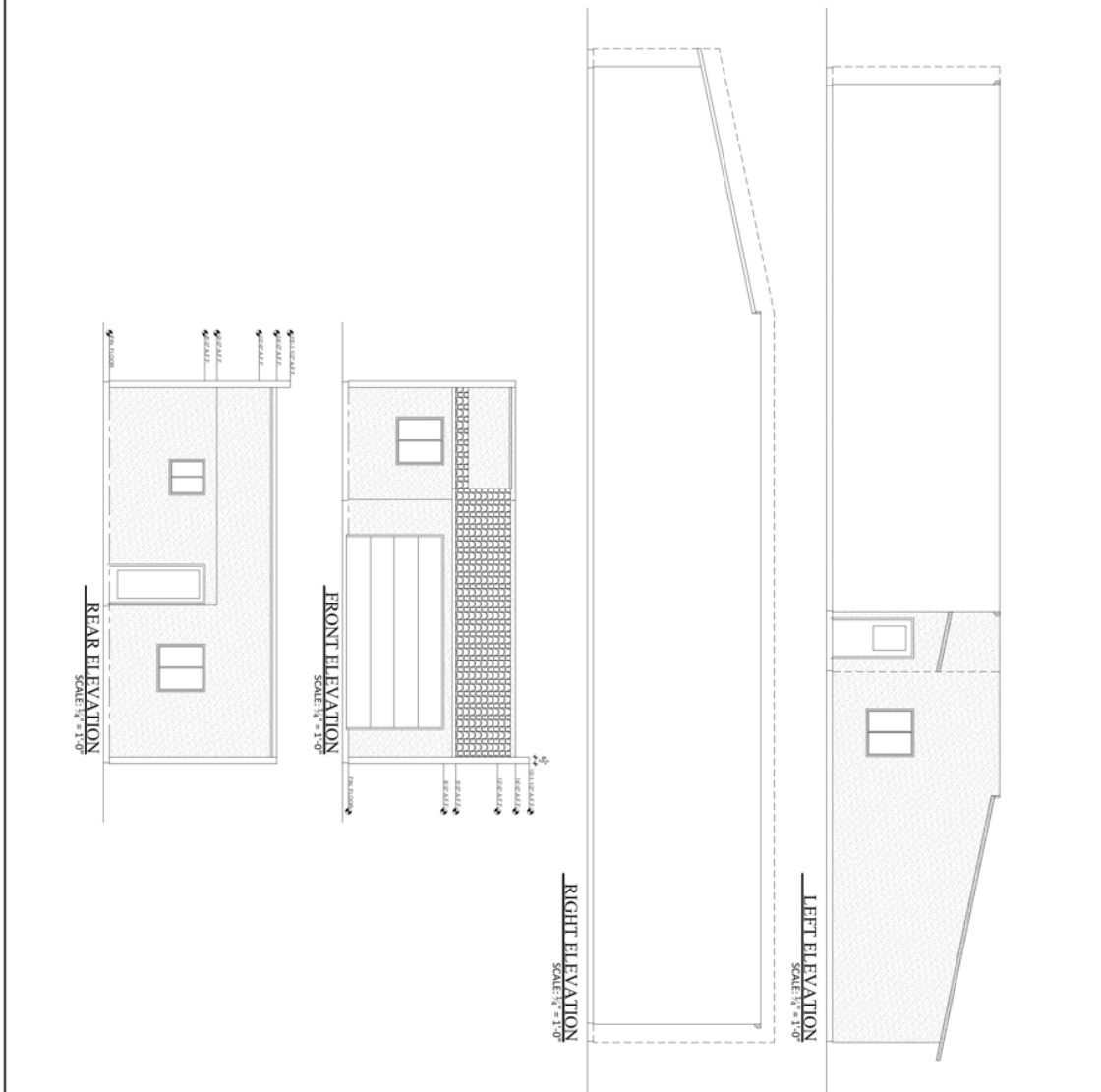
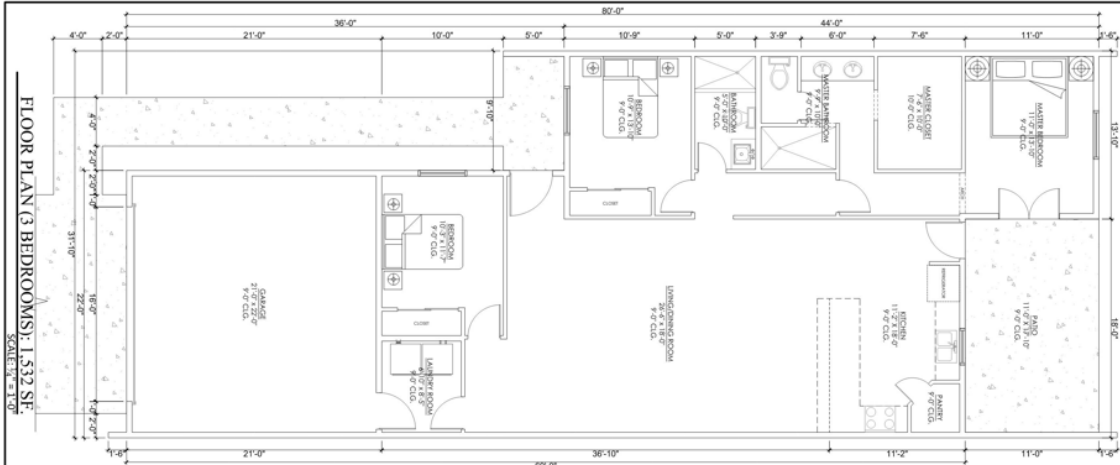


# ATTACHMENT C ELEVATIONS



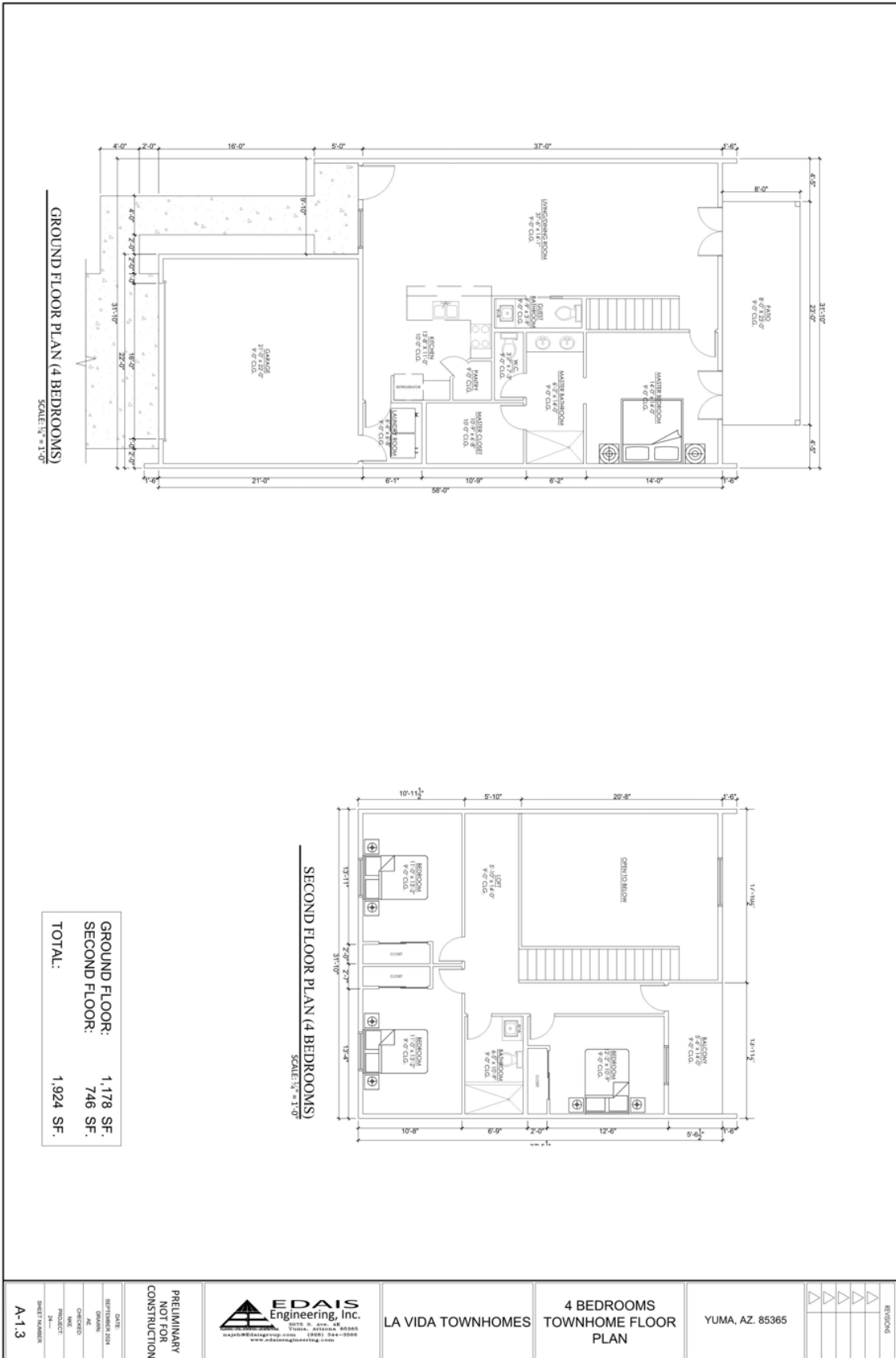
<p><b>EDAIS</b> Engineering, Inc.</p> <p>2005 N. 4th Ave. #8 Yuma, AZ 85365 (908) 944-8888 www.edaisengineering.com</p>	<p>2 BEDROOMS TOWNHOME FLOOR PLAN &amp; ELEVATIONS</p>	<p>YUMA, AZ. 85365</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 5%;"> </td><td style="width: 15%;"> </td><td style="width: 15%;"> </td><td style="width: 15%;"> </td><td style="width: 15%;"> </td><td style="width: 15%;"> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </table>																														
<p>DATE: 07/20/2024 DESIGNED BY: AE CHECKED BY: [blank] PROJECT: [blank] SHEET NUMBER: A-1.1</p>	<p>LA VIDA TOWNHOMES</p> <p>PRELIMINARY NOT FOR CONSTRUCTION</p>																																


# ATTACHMENT C ELEVATIONS



<p>DATE: SEPTEMBER 2024 DRAWN BY: [REDACTED] CHECKED BY: [REDACTED] PROJECT: [REDACTED] SHEET NUMBER: A-1.2</p>	<p><b>EDAIS</b> Engineering, Inc. 0025 S. AZ. 28 TUCSON, ARIZONA 85706 tucson@edaishomegroup.com    (520) 344-3566 www.edaishomegroup.com</p>	<p><b>LA VIDA TOWNHOMES</b></p> <p><b>3 BEDROOMS TOWNHOME FLOOR PLAN &amp; ELEVATIONS</b></p>	<p>YUMA, AZ. 85365</p>	<p>ROOMS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table>					

# ATTACHMENT C ELEVATIONS



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# ATTACHMENT C ELEVATIONS

**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

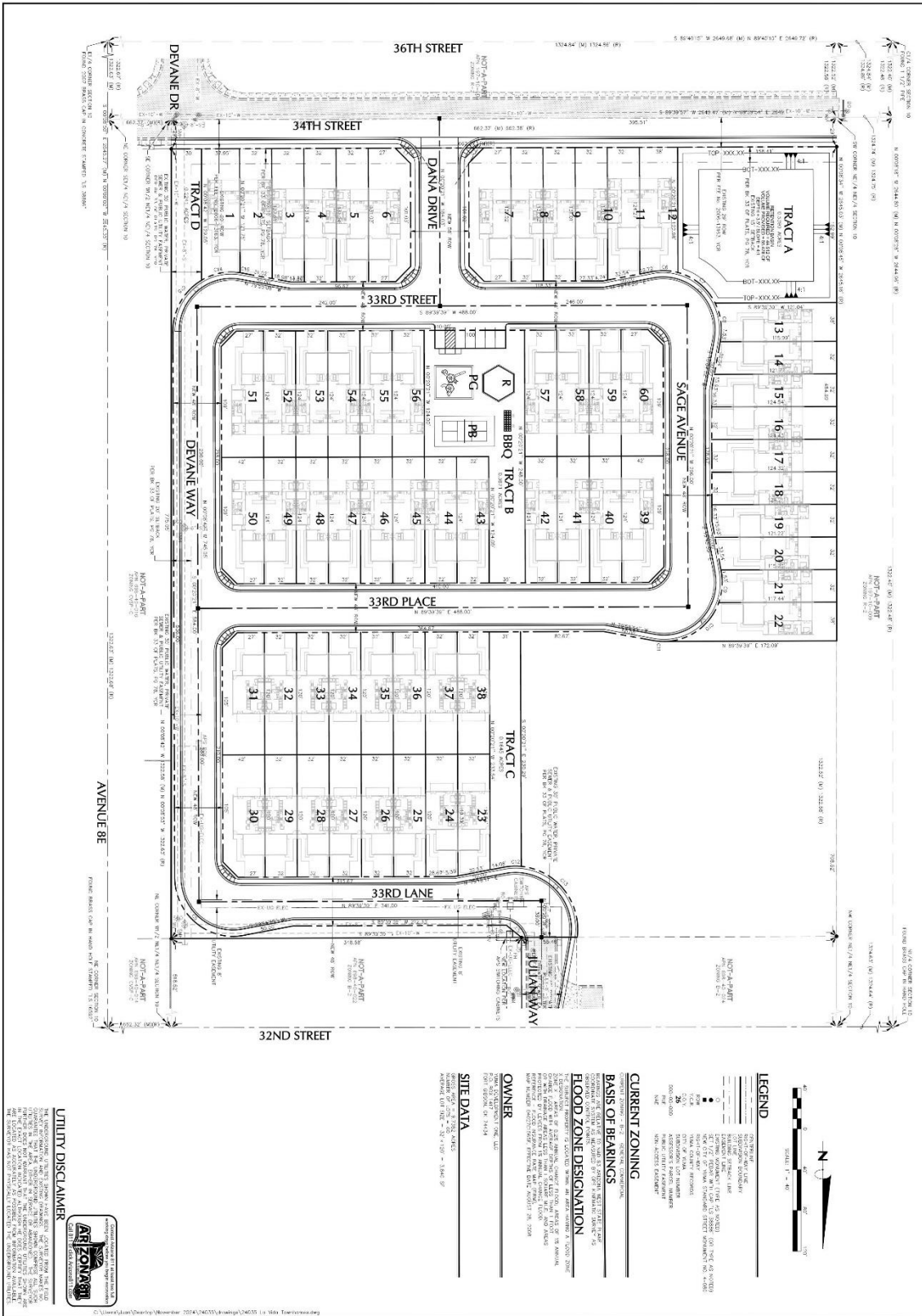
**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"

**LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"

<p>DATE: SEPTEMBER 2024 DRAWN: [Name] CHECKED: [Name] PROJECT: [Name] SHEET NUMBER: A-14</p>	<p>PRELIMINARY NOT FOR CONSTRUCTION</p>	 <p>EDAIS Engineering, Inc. 1076 S. GILBERT PHOENIX, ARIZONA 85008 (602) 544-5088 www.edaisengineering.com</p>	<p>LA VIDA TOWNHOMES</p>	<p>4 BEDROOMS TOWNHOME ELEVATIONS</p>	<p>YUMA, AZ. 85365</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 5%;"> </td><td style="width: 5%;"> </td><td style="width: 5%;"> </td><td style="width: 5%;"> </td><td style="width: 5%;"> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </table>																									

# ATTACHMENT D MASSING PLAN



**LEGEND**

- EXISTING LOT LINES
- PROPOSED LOT LINES
- EXISTING TRACT LINES
- PROPOSED TRACT LINES
- EXISTING BUILDINGS
- PROPOSED BUILDINGS
- EXISTING DRIVEWAYS
- PROPOSED DRIVEWAYS
- EXISTING SIDEWALKS
- PROPOSED SIDEWALKS
- EXISTING CURBS
- PROPOSED CURBS
- EXISTING UTILITIES
- PROPOSED UTILITIES
- EXISTING TREES
- PROPOSED TREES
- EXISTING LANDSCAPE
- PROPOSED LANDSCAPE
- EXISTING FENCES
- PROPOSED FENCES
- EXISTING SIGNAGE
- PROPOSED SIGNAGE

**CURRENT ZONING**

**BASIS OF BEARINGS**

**FLOOD ZONE DESIGNATION**

**OWNER**

**SITE DATA**

**UTILITY DISCLAIMER**

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<p>LA VIDA TOWNHOMES NORTHWEST CORNER 34TH STREET AND DEVANE DRIVE YUMA, ARIZONA</p> <p>MASSING PLAN</p>	<p><b>DRH</b> DAHL, ROBBINS &amp; ASSOCIATES, INC.</p> <p>1562 S. 5th Avenue Yuma, AZ 85304 Phone: (928) 818-0825 Fax: (928) 818-0826 www.dahlrobbins.com</p>	<p>DATE: _____</p> <p>DRAWINGS ISSUED RECORDED</p>
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**ATTACHMENT E  
AGENCY NOTIFICATIONS**

- **Legal Ad Published:** The Sun 11/15/2024
- **300' Vicinity Mailing:** 10/21/2024
- **34 Commenting/Reviewing Agencies noticed:** 10/24/2024
- **Site Posted on:** 12/2/2024
- **Neighborhood Meeting:** N/A
- **Hearing Date:** 12/9/2024
- **Comments due:** 11/4/2024

<b>External List (Comments)</b>	<b>Response Received</b>	<b>Date Received</b>	<b>"No Comment"</b>	<b>Written Comments</b>	<b>Comments Attached</b>
Yuma County Airport Authority	YES	10/24/2024	X		
Yuma County Engineering	NR				
Yuma County Public Works	YES	10/24/2024	X		
Yuma County Water Users' Assoc.	YES	10/25/2024	X		
Yuma County Planning & Zoning	YES	10/31/2024	X		
Yuma County Assessor	NR				
Arizona Public Service	NR				
Time Warner Cable	NR				
Southwest Gas	NR				
Qwest Communications	NR				
Bureau of Land Management	NR				
YUHS District #70	NR				
Yuma Elem. School District #1	NR				
Crane School District #13	NR				
A.D.O.T.	NR				
Yuma Irrigation District	NR				
Arizona 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	10/28/2024	X		
Ft. Yuma Quechan Indian Tribe	YES	10/24/2024	X		
<b>City of Yuma Internal List (Conditions)</b>	<b>Response Received</b>	<b>Date Received</b>	<b>"No Conditions"</b>	<b>Written Conditions</b>	<b>Comments Attached</b>
Police	NR				
Parks & Recreation	NR				
Development Engineer	YES	11/7/2024			X
Fire	YES	10/28/2024			X
Building Safety	NR				
City Engineer	YES				
Traffic Engineer	NR				
MCAS / C P & L Office	YES	11/5/2024		X	
Utilities	NR				
Public Works	NR				
Streets	NR				

**ATTACHMENT F  
AGENCY COMMENTS**

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: **Comment only: Adequate fire department access has been addressed during the lot split plat.**

DATE: 10/28/24                      NAME: Kayla Franklin                      TITLE: Fire Marshal  
CITY DEPT: Fire  
PHONE: 928-373-4865  
RETURN TO: Erika Peterson  
Erika.Peterson@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 698-40-021) is located approximately 2.8 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: 5 Nov 2024                      NAME: Antonio Martinez                      TITLE: Community Liaison Specialist  
CITY DEPT: MCAS Yuma                      *A. Mantz*  
PHONE: 928-269-2103  
RETURN TO: Erika Peterson  
Erika.Peterson@YumaAZ.gov

**From:** Andrew McGarvie <[Andrew.McGarvie@yumaaz.gov](mailto:Andrew.McGarvie@yumaaz.gov)>  
**Sent:** Thursday, November 7, 2024 3:20 PM  
**To:** Erika Peterson <[Erika.Peterson@YumaAz.Gov](mailto:Erika.Peterson@YumaAz.Gov)>  
**Cc:** David Wostenberg <[David.Wostenberg@yumaaz.gov](mailto:David.Wostenberg@yumaaz.gov)>  
**Subject:** Zone-43328-2024

Commentary:

The proposed driveway/street entrance from 34<sup>th</sup> Street appears too wide based on City street construction standards. Moving the driveway/street entrance to the east and utilizing the water and sewer easement area could provide one or more additional pads?

Speed bumps along S DeVane Drive alignment maybe needed to discourage cut through traffic from the subdivisions south of and west of 34<sup>th</sup> Street utilizing this subdivision as a short cut route on the way home from 32<sup>nd</sup> Street.

**ATTACHMENT G  
NEIGHBOR NOTIFICATION LIST**

<b>Property Owner</b>	<b>Mailing Address</b>	<b>City/State/Zip Code</b>		
CIELO VERDE APARTMENTS LLC	1334 S 5TH AVE	YUMA	AZ	85364
CORONADO ALDO	7815 E 34TH PL	YUMA	AZ	85365
DHG LLC	PO BOX 2986	SOMERTON	AZ	85350
DHG LLC	1670 W MAIN ST	SOMERTON	AZ	85350
DPL LLC	300 W 22ND PL	YUMA	AZ	85364
FLECK KELLY LYNN	7827 E 34TH PL	YUMA	AZ	85365
GONZALEZ PEDRO & KARINA	7804 E 34TH PL	YUMA	AZ	85365
GUTIERREZ PAUL & ITZEL	3418 S SAGE AVE	YUMA	AZ	85365
HERNANDEZ YUNKIN YUMIKO	7899 E 34TH PL	YUMA	AZ	85365
HEWITT RICHARD SCOTT & WILLIAM FRANCIS II	2569 E COUNTY 15TH ST	YUMA	AZ	85365
JACOBSON COMPANIES INC AZ CORP	1334 S 5TH AVE	YUMA	AZ	85364
KNAM & D CONSTRUCTION LLC	PO BOX 2865	SAN LUIS	AZ	85349
LA VIDA SECA LLC	4575 W COVERED WAGON WAY	YUMA	AZ	85364
MARICHI MARIA ANTONIETA	7887 E 34TH PL	YUMA	AZ	85365
RIOS OMAR JOEL & NANCY A	7913 E 34TH PL	YUMA	AZ	85365
RODRIGUEZ ANTONIO	1971 S 45TH DR	YUMA	AZ	85364
SANTANA 142 RE HOLDINGS AZ LLC	340 PALLADIO PKWY STE 521	FOLSOM	CA	95630
TROPIC ENTERPRISES LLC	3208 S AVE 8E	YUMA	AZ	85365
UGARTE ONELIA AVILA	7893 E 34TH PL	YUMA	AZ	85365
VALENCIA MARTIN & SYLVIA	7907 E 34TH PL	YUMA	AZ	85365
YUMA DEVELOPMENT ONE AZ LLC	PO BOX 1417	FORT GIBSON	OK	74434



**ATTACHMENT H  
NEIGHBOR MAILING**

This is a request by Dahl, Robins & Associates, Inc. on behalf of Yuma Development One, LLC to rezone approximately 9.74 acres from the General Commercial (B-2) District to the Medium Density/Planned Unit Development (R-2/PUD) District, for the property located at the northwest corner of 34<sup>th</sup> Street and DeVane Drive, Yuma, AZ.

**MEETING DATE,  
TIME & LOCATION  
FOR CASE #  
ZONE-43328-2024**

**PUBLIC HEARING**  
12/09/2024 @ 4:30pm  
City Hall Council Chambers  
One City Plaza, Yuma, AZ



Because you are a neighbor within 300' of the northwest corner of 34th Street & DeVane Drive, you are invited to attend the public hearing to voice your comments. If you have questions or wish to submit written comments, please contact Erika Peterson by phone at (928) 373-5000 ext. 3071 or by email at [Erika.Peterson@YumaAz.gov](mailto:Erika.Peterson@YumaAz.gov)

ATTACHMENT I  
AERIAL PHOTO

