

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

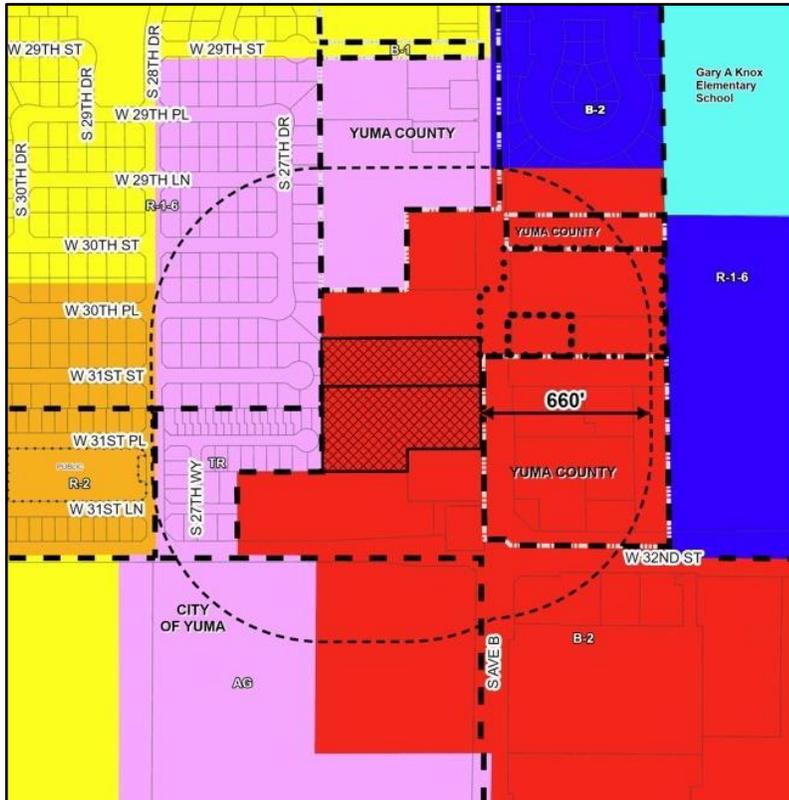
Hearing Date: May 12, 2025

Case Number: GP-43670-2025

Project Description/Location: This is a Minor General Plan Amendment request by Dahl, Robins & Associates, on behalf of Territorial Real Estate AZ LLC, to change the land use designation from Commercial to High Density Residential for approximately 6.65 acres located at 3064 and 3116 S. Avenue B, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	General Commercial (B-2)	Office and Yuma Lumber Company	Commercial
North	General Commercial (B-2)	Houston's Yuma Furniture	Commercial
South	General Commercial (B-2)	Frank's Tire Shop, Vacant	Commercial
East	General Commercial (B-2), County Rural Acre-40 acre minimum (RA-40), County Light Industrial (LI)	Sonic, Gym, Office, Tire Shop	Commercial
West	Low Density Residential (R-1-6), Transitional (TR)	Single-family homes, Town homes	Mixed Use

Location Map



LOCATION OF SUBJECT PROPERTY

NOTIFICATION AREA

GENERAL PLAN - LAND USE

- Low Density Residential
- Medium Density Residential
- Mixed Use
- Commercial
- Business Park
- Public/Quasi-Public

ZONING DISTRICTS

- AG - Agricultural District
- B-1 - Limited Commercial
- B-2 - General Commercial
- R-1-6 - Low Density Residential (6,000 sq ft min)
- R-2 - Medium Density Residential
- TR - Transitional
- Public (P) Overlay
- Aesthetic Overlay District (AO)

Prior site actions: Annexation, Ordinance O95-070, effective November 18, 1995; Rezoning (AG to B-2), Ordinance O96-47, adopted May 1, 1996; Variance, BA96-025, approved October 17, 1996; Yuma Lumber Lot Split (Fee # 1998-13533), recorded May 21, 1998; Yuma Lumber Lot Split No. 2 (Fee # 1999-02715), recorded January 29, 1999

Staff Recommendation: Staff recommends the Planning and Zoning Commission APPROVE the request to change the land use designation for approximately 6.65 acres from Commercial to High Density Residential.

Suggested Motion: Move to APPROVE the request to change the land use designation for approximately 6.65 acres from Commercial to High Density Residential.

Staff Analysis: This is a Minor General Plan Amendment request by Dahl, Robins & Associates, on behalf of Territorial Real Estate AZ LLC, to change the land use designation from Commercial to High Density Residential for approximately 6.65 acres located at 3064 and 3116 S. Avenue B, Yuma, AZ.

The existing Commercial land use designation supports the following types of zoning: Transitional (TR), Planned Shopping Center (PSC), Limited Commercial (B-1), and General Commercial (B-2) 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), Recreational Vehicle Subdivision (RVS) and Manufactured Housing Park (MHP) districts.

The applicant's intent in changing the land use designation is to pursue a rezoning of the site to allow the development of multi-family units.

Density

The current land use designation of Commercial would allow commercial development.

The proposed land use designation of High Density Residential would allow between 86 and 200 dwelling units.

Population

Information from the 2018-2022 American Community Survey provides data on population by housing unit type. The information results in an average household size of 1.9 persons per dwelling in the City of Yuma. Comparing the densities allowed within the General Plan, the potential persons expected are:

- Commercial:
Zero homes – Expected population: 0
- High Density Residential:
Minimum 86 homes – Expected population: 163
Maximum 200 homes – Expected population: 380

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:

- Commercial:
Expected population: 0 – School age: 0
- High Density Residential:
Minimum expected population: 163 – School age: 33
Minimum expected population: 380 – School age: 76

Transportation

The properties are located along Avenue B. Vehicle access to the properties will be from Avenue B, which is identified as a 4-lane Minor Arterial in the City of Yuma Transportation Master Plan.

There is a proposed bike lane along Avenue B and a proposed bike path along 32nd Street. There is an existing bus stop at 32nd Street at Avenue B that serves Yellow Route 95 and Purple Route 6A.

According to the City of Yuma Transportation Master Plan, Avenue B 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 at Avenue B between 32nd Street and 28th Street as 16,951 in 2024.

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 requested land use designation change will increase the maximum number of dwelling units allowed per acre.

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 properties are within the boundaries of the Crane Elementary School District and Yuma Union High School District. According to the Crane Elementary School District Boundary Map, the elementary students in the subject area are within the boundary of Gary A. Knox Elementary School at 2926 S. 21st Drive. Junior high school students are within the boundary of Crane Middle School located at 4450 W. 32nd Street. According to the Yuma Union High School District, the high school students are within the boundary of Cibola High School located at 4100 W. 20th Street.

Growth Areas - Avenue B and 32nd Street

The Growth Areas chapter identifies those parts of the Planning Area ideal for a concentration of a variety of land uses, including higher densities and intensities or uses. Equally essential is the need for growth to occur close to existing or planned public facilities and services.

The General Plan request is located within the Avenue B and 32nd Street Growth Area. This is an emerging development area with large expanses of undeveloped land surrounding commercial corridors.

An increase in residents in this area would enhance and strengthen the existing commercial development and transportation network. The General Plan states “very little High Density Residential is designated in the General Plan in this Growth Area and more should be encouraged.”

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
Ave B - Minor Arterial 4 Lanes	50 FT HW	45 FT HW
32 nd St - Principal Arterial 6 Lanes	62 FT HW	Varies
28 th St - Collector 2 Lanes	40 FT HW	Varies
Median Disclosure	Raised Median Covenant (Fee # 1998-13534) recorded May 21, 1998	

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:

- City of Yuma Planning and Zoning Commission: May 12, 2025
- City of Yuma City Council: June 4, 2025

Public Comments Received: None Received

Agency Comments: See Attachment A

Neighborhood Meeting Comments: See Attachment C

Final staff report delivered to applicant on: 04/24/25

- Applicant agreed with staff’s recommendation:
- Applicant did not agree with staff’s recommendation:
- Final report was emailed to applicant and awaiting response.

Attachments

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

Prepared By: Meredith Rojas **Date:** 04/21/2025

Meredith Rojas
Associate Planner
Meredith.Rojas@yumaaz.gov

(928) 373-5000, x3047

Reviewed By: Jennifer L. Albers
Jennifer L. Albers,
Assistant Director of Planning

Date: 4/21/25

Approved By: Alyssa Linville
Alyssa Linville,
Director, Planning and Neighborhood Services

Date: 04/24/25

**ATTACHMENT A
AGENCY COMMENTS**

DATE:	02/28/2025	NAME:	Antonio Martinez	TITLE:	Community Liaison Specialist
AGENCY:	MCAS Yuma			PHONE:	928-269-2103
<i>Enter comments below:</i>					
<p>Subject parcel is located adjacent (outside) to MCAS Yuma Runway 8 Accident Potential Zone 2 (APZ-2). Although this APZ is not recognized by the City of Yuma, still present and will have high aviation operations. It is requested an Avigation Disclosure statement 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, 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.</p>					

**ATTACHMENT B
STAFF WORKSHEET**

	<p>Staff Research – General Plan Amendment</p> <p>CASE #: GP-43670-2025 CASE PLANNER: MEREDITH ROJAS</p>
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I. PROJECT DATA

Project Location:	3064 S Avenue B, 3116 S Avenue B							
Parcel Number(s):	694-28-151, 694-28-152							
Parcel Size(s):	2.55 acres, 4.1 acres							
Total Acreage:	6.65							
Proposed Dwelling Units:	Maximum:	200	Minimum:	86				
Address:	3064 S Avenue B and 3116 S Avenue B							
Applicant:	Territorial Real Estate AZ LLC							
Applicant's Agent:	Kevin Dahl - Dahl, Robins and Associates, Inc.							
Land Use Conformity Matrix:	Current Zoning District Conforms:	Yes	X	No				
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
Site	General Commercial (B-2)	Office and Yuma Lumber Company	Commercial
North	General Commercial (B-2)	Houston's Yuma Furniture	Commercial
South	General Commercial (B-2)	Frank's Tire Shop, Vacant	Commercial
East	General Commercial (B-2), County Rural Acre-40 acre minimum (RA-40), County Light Industrial (LI)	Sonic, Gym, Office, Tire Shop	Commercial
West	Low Density Residential (R-1-6), Transitional (TR)	Single-family homes, Town homes	Mixed Use

Prior Cases or Related Actions:				
<u>Type</u>	<u>Conforms</u>			<u>Cases, Actions or Agreements</u>
Pre-Annexation Agreement	Yes		No	N/A
Annexation	Yes	X	No	Adopted 10/18/1995: Ord. O95-070
General Plan Amendment	Yes		No	N/A
Development Agreement	Yes		No	N/A
Rezone	Yes	X	No	Z96-008
Subdivision	Yes	X	No	Yuma Lumber Lot Split & Lot Split No. 2 (694-28-151)
Conditional Use Permit	Yes		No	N/A
Pre-Development Meeting	Yes		No	N/A
Enforcement Actions	Yes		No	N/A

Land Division Status:	Legal lot of record
Irrigation District:	Yuma County Water Users' Association
Adjacent Irrigation Canals & Drains:	N/A
Water Conversion: (5.83 ac ft/acre)	38.77 Acre Feet a Year
Water Conversion Agreement Required	Yes X No

II. CITY OF YUMA GENERAL PLAN

Land Use Element:															
Land Use Designation:				Commercial											
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	
Ave B - Minor Arterial 4 Lanes				50 FT HW		45 FT HW		X						X	
32 nd St – Principal Arterial 6 Lanes				62 FT HW		Varies		X						X	
28 th St - Collector 2 Lanes				40 FT HW		Varies									
Bicycle Facilities Master Plan				Avenue B - Proposed bike lane, 32 nd Street - Proposed bike path											
YCAT Transit System				32 nd Street at Avenue B- Yellow Route 95 and Purple Route 6A											
Issues:															
Parks, Recreation and Open Space Element:															
Parks and Recreation Facility Plan															
Neighborhood Park:		Existing: Las Casitas Park				Future: Las Casitas 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:		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		Police		Water		Wastewater			
				<i>Single Family</i>		Population		Impact		Consumption		Generation			
				Maximum	Per Unit			Officers		GPD	AF	GPD			
				200	2.9	580		1.09		120,060	134.5	40,600			
Minimum															
86	2.9	249		0.47		51,626	57.8	17,458							
Fire Facilities Plan:		Existing: Fire Station No. 6				Future: Fire Station No. 6									
Water Facility Plan:		Source:		City		X		Private		Connection:		8" PVC line on Avenue B			
Sewer Facility Plan:		Treatment:		City		X		Septic		Private		Gravity line in Las Casitas subdivision			
Issues:				No sewer line on Avenue B											
Safety Element:															
Flood Plain Designation:		500 Year Flood				Liquefaction Hazard Area:		Yes		X		No			
Issues:															

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

NOTIFICATION

- **Legal Ad Published: The Sun** 04/19/25
 - **Display Ad Published:** 04/19/25
 - **660' Vicinity Mailing:** 02/18/25
 - **54 Commenting/Reviewing Agencies noticed:** 02/11/25
- **Site Posted:** 02/28/25
 - **Neighborhood Meeting:** 03/06/25
 - **Hearing Dates:** 05/12/25 & 06/04/25
 - **Comments Due:** 04/12/25

External List	Response Received	Date Received	“No Comment”	Written Comments
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>	YES	02/12/25	X	
Yuma County Public Works	YES	02/18/25	X	
Yuma County Airport Authority	NR			
Yuma County Chamber of Commerce	NR			
Yuma County Assessor	NR			
Greater Yuma Econ. Development Corp.	NR			
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	02/28/25		X
Bureau of Land Management <small>(ARS)</small>	NR			
US Border Patrol	NR			
US Postal Service	NR			
Quechan Tribal Office	YES	02/11/25	X	
Cocopah Indian Tribe	NR			
Yuma County Water Users' Association	YES	02/11/25	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	02/13/25	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	NR			
David Wostenberg, City Engineer	NR			
Jerry Anaya, Traffic Engineer	NR			
Andrew McGarvie, Engineering	NR			
Kayla Franklin, Fire – Prevention	YES	02/11/25	X	
Randall Crist, Building Safety	NR			
Jeremy McCall, Utilities	NR			
Joel Olea, Public Works	NR			
NR=None Received	NR			

Neighborhood Meeting	Comments Available
N/A	N/A
Prop. 207 Waiver	
Received by Owner’s signature on the application for this land use action request.	

ATTACHMENT C
NEIGHBORHOOD MEETING COMMENTS

Date Held: 03/06/25

Location: 3064 S. Avenue B

Attendees: Staff: Meredith Burns; Applicants: Kevin Dahl; Brett Hall, Will Katz

One neighbor in attendance: Mike Thompson

Summary of Attendees' Comments Related to the Project:

- Staff explained the request to change the land use designation from Commercial to High Density Residential.
- Applicants discussed their intent to build apartments on the properties following a General Plan amendment and rezoning.
- Neighbor asked about the timeline for development and how many units would be on the properties. Applicants said they have not yet determined a timeline for development or the number of units.
- Neighbor said he supports changing the land use designation and future development of apartments.

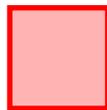
**ATTACHMENT D
NEIGHBOR NOTIFICATION LIST**

Property Owner	Mailing Address	City/State/Zip Code
ALANIS GLORIA E	603 9TH AVE	KIRKLAND, WA, 98033
ARMIENTA RUDIBERTO & TANIA	2789 W 31ST LN	YUMA, AZ, 85364
AVENUE B BUILDING LLC	4573 W LA QUINTA LOOP	YUMA, AZ, 85364
AVENUE B LLC	1655 S COUNTRY CLUB DR	MESA, AZ, 85210
BAIG ADIL M SOLE & SEPARATE TRUST 2-24-2023	3074 S HORSESHOE BEND AVE	YUMA, AZ, 85364
BARNES ANDREW R & KIMBERLY L	2817 W 31ST LN	YUMA, AZ, 85364
BARNETT BARBARA MARIE	2767 W 31ST PL	YUMA, AZ, 85364
BASERA HOLDINGS LLC	2591 S AVENUE 2 1/2E STE 1	YUMA, AZ, 85365
BERNAL ISMAEL	2817 W 29TH LN	YUMA, AZ, 85364
BES RENTALS LLC	2022 E MALIBU DR	TEMPE, AZ, 85282
BEST SOUTHWEST SVCS INC	2147 S COPPER VIEW WAY	YUMA, AZ, 85365
BINGHAM INVESTMENT COMPANY	1655 S COUNTRY CLUB DR	MESA, AZ, 85210
BRACK JASON A & JOANNA JT	2787 W 30TH PL	YUMA, AZ, 85364
CARRERAS MIGUEL	2482 S 34TH AVE	YUMA, AZ, 85364
CEBALLOS GERARDO	2786 W 31ST LN	YUMA, AZ, 85364
CHAVEZ OSCAR F JR	3156 S 27TH WAY	YUMA, AZ, 85364
CHIQUETE JESUS	2779 W 31ST PL	YUMA, AZ, 85364
CHOMINA ELOISA	2828 W 31ST ST	YUMA, AZ, 85364
CORRALES RAMON E & CINDY C JT	2764 W 31ST ST	YUMA, AZ, 85364
COVARRUBIAS MARTIN A	3746 W 18TH ST	YUMA, AZ, 85364
CRAIG JAMES & MARIE JT	2760 W 30TH ST	YUMA, AZ, 85364
EHC INVESTMENTS LLC	3093 S AVENUE B	YUMA, AZ, 85364
EZROJ JOENA	21192 E. ASPEN VALLEY DRIVE	QUEEN CREEK, AZ, 85142
FIRST ASSEMBLY OF GOD AN ARIZONA CORP	3000 S AVENUE B	YUMA, AZ, 85364
GARATE EDGAR E & LILIANA	3057 S 27TH DR	YUMA, AZ, 85364
GRACELAND AZ LLC	10 ANTHURIUM CT	DANVILLE, CA, 94506
GUDINA HECTOR	2835 W 30TH PL	YUMA, AZ, 85364
GULBRANSON TRUST 5-29-2015	2835 W 29TH LN	YUMA, AZ, 85364
GUTIERREZ ERICA	4728 W 29TH LN	YUMA, AZ, 85364
GUTIERREZ JULIAN	2785 W 30TH ST	YUMA, AZ, 85364
HADDAD & SWEIDAN REAL ESTATE LLC	3550 W BRANDI LN	YUMA, AZ, 85364
HARRINGTON FAMILY LLP	PO BOX 5346	YUMA, AZ, 85366
HEINRICH JASON J	2826 W 30TH PL	YUMA, AZ, 85364
HOWARD ANDREW L AND CONNIE S	16268 S AVENUE 2E	YUMA, AZ, 85365
JACKSON LAWRENCE P & ELIZABETH S JT	2715 W 31ST PL	YUMA, AZ, 85364
JASSO RICARDO PRIETO	2753 W 31ST PL	YUMA, AZ, 85364
KHAN MOHAMMAD M & FARKHANDA M TRUST	1115 S BARDEAUX AVE	YUMA, AZ, 85364
KLEPPE STEPHEN D & SHIRLEY R TRUST 5-11-07 &	420 W ROOSEVELT ST	PHOENIX, AZ, 85003
LONG ALLEN D SR & AVALONA M JT	2836 W 31ST ST	YUMA, AZ, 85364
LOPEZ DANIELA A & RICARDO ROCHIN JT	2749 W 31ST ST	YUMA, AZ, 85364

MARTINEZ SAMUEL	8364 S COCONINO LN	YUMA, AZ, 85364
MELLON SHELLEY	3609 W COUNTY 12 1/2 ST	YUMA, AZ, 85365
MEZA JESUS JR	2829 W 31ST ST	YUMA, AZ, 85364
MILLAN RAFAEL J	7036 BALCOM AVE	RESEDA, CA, 91335
MISIAC PROPERTIES LLC	3746 W 18TH ST	YUMA, AZ, 85364
MONTE BRIAN A & CAROLINA P	2845 W 31ST LN	YUMA, AZ, 85364
MORAN JUAN ALCALA & SANDRA MARTINEZ	2805 W 31ST ST	YUMA, AZ, 85364
NAVARRO FRANCISCO	3174 S AVENUE B	YUMA, AZ, 85364
NIEVES MARCO A & CLAUDIA A JT	2717 W 31ST ST	YUMA, AZ, 85364
OLAIZ ANTONIO M	3029 S 27TH DR	YUMA, AZ, 85364
ORTEGA MIGUEL	2837 W 31ST ST	YUMA, AZ, 85364
PASQUE PARTNERS AZ LP	2144 W 24TH ST STE 1	YUMA, AZ, 85364
PEREZ ANDREA M	2800 W 30TH ST	YUMA, AZ, 85364
PHILLIPS NORMAN E	2816 W 31ST LN	YUMA, AZ, 85364
QUINTERO ELENA	2983 S 27TH DR	YUMA, AZ, 85364
RAMIREZ EMMA LETICIA	2793 W 31ST PL	YUMA, AZ, 85364
RAMIREZ HERMELINDA	2784 W 30TH ST	YUMA, AZ, 85364
RAVA JERRY J II TRUST 8-19-1994	700 AIRPORT DR	KING CITY, CA, 93930
RENERIA CYNTHIA & MOISES C	2747 W 30TH PL	YUMA, AZ, 85364
ROBLES CONSUELO	2763 W 30TH PL	YUMA, AZ, 85364
RODRIGUEZ ALAN GEOVANY & ITZAYANA JALYNN	3164 S 27TH WAY	YUMA, AZ, 85364
RODRIGUEZ EDUARDO	2811 W 31ST ST	YUMA, AZ, 85364
RODRIGUEZ RODOLFO D	2788 W 31ST ST	YUMA, AZ, 85364
RUBIO PEDRO & YOLANDA JT	3071 S 27TH DR	YUMA, AZ, 85364
RUIZ ISMAEL AMAYA & RUBIA ORELLANA JT	2809 W 30TH PL	YUMA, AZ, 85364
RUIZ JOSE E	2804 W 31ST ST	YUMA, AZ, 85364
RUIZ VERONICA & MARIO A JR JT	2701 W 31ST PL	YUMA, AZ, 85364
RUVALCABA JORDAN & DANITZA A CPWROS	2815 W 31ST PL	YUMA, AZ, 85364
SAGASTUME ROSI B	PO BOX 790	SAN LUIS, AZ, 85349
SALDANA JUAN & REGINA	2662 S MESA AVE	YUMA, AZ, 85364
SANCHEZ ARTURO &	8791 S AVENUE D	YUMA, AZ, 85364
SANCHEZ RAMIRO	22 OREGON ST	SALINAS, CA, 93905
SANCHEZ TERESA TRUST 11-29-12	2716 W 31ST ST	YUMA, AZ, 85364
SANCHEZ VANESSA ELENA	2808 W 30TH PL	YUMA, AZ, 85364
SCHEFTIC MARTHA & WILLIAM D	2741 W 31ST PL	YUMA, AZ, 85364
SEIS PROPERTIES LLC	720 E 22ND ST STE A	YUMA, AZ, 85364
SHAY OIL CO AZ CORP	PO BOX 1249	YUMA, AZ, 85366
TERRITORIAL REAL ESTATE AZ LLC	3064 S AVENUE B	YUMA, AZ, 85364
THE VILLAGE ON 19TH LLC	3155 S AVE B	YUMA, AZ, 85364
TOMAS CORNELIO S JR & RAQUEL JOY V JT	2761 W 30TH ST	YUMA, AZ, 85364
TUTELL TRUST 7-29-2022	2211 W BROOK ST	YUMA, AZ, 85364
VALDEZ MARICELA	2802 W 30TH PL	YUMA, AZ, 85364
VALLE GERARDO	2759 W 29TH LANE	YUMA, AZ, 85364
WARD MARIBEL	11768 SCRIPPS CAPE VISTA POINTE	SAN DIEGO, CA, 92131

WARD WILLIAM J TRUST	11768 SCRIPPS CAPE VISTA POINTE	SAN DIEGO, CA, 92131
YUMA CITY OF	ONE CITY PLAZA	YUMA, AZ, 85364
ZUNIGA EDUARDO & VERONICA JT	2806 W 30TH ST	YUMA, AZ, 85364
ZUNIGA JESUS A	3638 W 3RD PL	YUMA, AZ, 85364

ATTACHMENT E
AERIAL PHOTO



Subject Properties