

STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE TYPE – GENERAL PLAN AMENDMENT
Case Planner: Guillermo Moreno-nunez

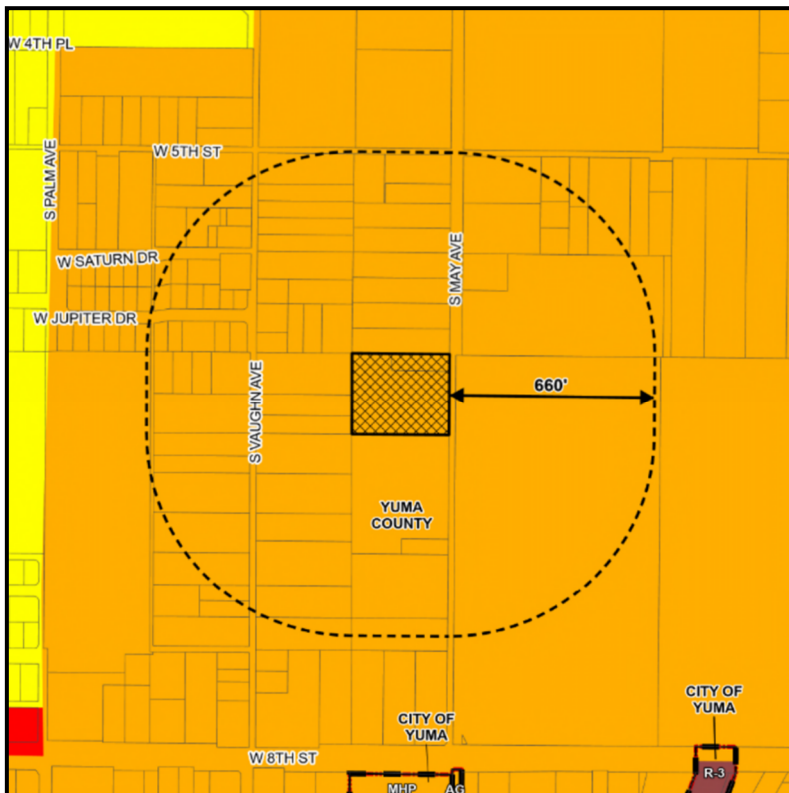
Hearing Date: February 10th, 2025



Case Number: GP-43371-2024

Project Description/Location: This is a General Plan Amendment request by Dahl, Robins & Associates, Inc., on behalf of Yuma Investments Partners, LLC., to change the land use designation from Medium Density Residential to High Density Residential for approximately 1.84 acres, for the properties located at 594 S. May Avenue, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	County - Recreational Vehicle Park (RVP)	Single Family Home and RV Storage	Medium Density Residential
North	County - Low Density Residential (R-1-20)	Single Family Homes	Medium Density Residential
South	County - Low Density Residential (R-1-20)	RV Park	Medium Density Residential
East	County - Medium Density Residential (R-2)	Farmland	Medium Density Residential
West	County - Manufactured Home Park (MHP) and Low Density Residential (R-1-20)	Single Family Homes and Vacant Land	Medium Density Residential

Location Map



-  LOCATION OF SUBJECT PROPERTY
-  NOTIFICATION AREA

GENERAL PLAN - LAND USE

-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Commercial

ZONING DISTRICTS

- AG - Agricultural District
- MHP - Manufactured Housing Park
- R-3 - High Density Residential

Prior site actions: None.

Staff Recommendation: Staff recommends the Planning and Zoning Commission **APPROVE** the request to change the land use designation for 1.84 acres from Medium Density Residential to High Density Residential.

Suggested Motion: Move to **APPROVE** the request to change the land use designation for 1.84 acres from Medium Density Residential to High Density Residential located at 594 S. May Avenue.

Staff Analysis: This is a General Plan Amendment request by Dahl, Robins & Associates, Inc., on behalf of Yuma Investments Partners, LLC, to change the land and use designation from Medium Density Residential to High Density Residential for approximately 1.84 acres, for the properties located at 594 S. May Avenue.

The existing Medium Density Residential land use designation supports the following types of zoning: Medium Density Residential (R-2), Medium Density Single-Family Residential (R-2-5), Recreational Vehicle Subdivision (RVS), Manufactured Housing Subdivision (MHS), and Manufactured Housing Park (MHP) 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 develop a multi-family residential development under the High Density Residential (R-3) zoning district through Yuma County. If successful with the General Plan amendment the applicant will be requesting a Pre-annexation agreement with the City of Yuma in order to connect to additional utility services to support the proposed multi-family development. Annexation of the property is not possible at this time.

Density

The current land use designation of Medium Density Residential would allow from 9 to 24 dwelling units to be constructed on the subject 1.84 acres.

The proposed High Density Residential land use designation would allow from 24 to 55 dwelling units to be constructed in a multi-family residential development.

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 for multi-family homes of 1.9 persons per dwelling in the City of Yuma. Comparing the densities allowed within the General Plan, the potential persons expected are:

- Medium Density Residential:
 - Minimum 9 homes – Expected population: 17
 - Maximum 24 homes – Expected population: 46
- High Density Residential:
 - Minimum 24 homes – Expected population: 46
 - Maximum 55 homes – Expected population: 105

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 population is estimated at:

- Medium Density Residential:
 - Minimum expected population: 17 – School Age: 3
 - Maximum expected population: 46 – School Age: 9

- High Density Residential:
 - Minimum expected population: 46 – School Age: 9
 - Maximum expected population: 105 – School Age: 21

Transportation

This property is located northwest of the 8th Street and May Avenue intersection. Roadways to and from the site are existing and fully developed. The property can be accessed from May Avenue, a local street, with connections to 8th Street, a 4-lane minor arterial road to the south and 5th Street, a local street to the north. There is a proposed bike route along May Avenue and a proposed bike lane along 8th Street. Purple Route 6A is the nearest bus stop to the subject property, located on the corner of 8th Street and May Avenue.

Currently, access to the property is through a single entrance and it may be a concern once the property is developed as a multi-family residential development. According to the City of Yuma Transportation Master Plan, 8th Street operates at a Level of Service (LOS) of C or above, meaning that there are stable conditions with movements somewhat restricted due to higher volumes but not objectionable to motorists. The Yuma Metropolitan Planning Organization identifies average annual daily traffic counts for 2023 as 9,400 vehicles on 8th Street between May Avenue and Clifford Avenue. 8th Street is currently a 4-lane roadway and is identified in the Transportation Master Plan as a minor arterial.

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

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 request is located within the district boundaries of the Crane School District and the Yuma Union High School District.

According to the Crane School District Boundary Map, the elementary students in the subject area are within the boundary of Salida del Sol School located at 910 S. Avenue

C, and Junior high school students are within the boundary of Centennial Middle School at 2650 W. 20th Street.

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.

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
May Avenue- Local Street	29 FT HW	20 FT HW
5 th Street- Local Street	29 FT HW	10 FT HW
8 th Street-4 Lane Minor Arterial	50 FT HW	33 FT HW
Median Disclosure	Required	

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

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

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

No No prior Council actions have occurred for this site.

Scheduled Public Hearings:

- City of Yuma Planning and Zoning Commission: February 10, 2025
- City of Yuma City Council: March 5, 2025

Final staff report delivered to applicant on:

- Applicant agreed with staff’s recommendation:
- Applicant did not agree with staff’s recommendation:
- If the Planner is unable to make contact with the applicant – Staff emailed applicant on 1/27/2025, asking if in agreement with recommendation, however no response was received.

Public Comments Received: None Received
Agency Comments: See Attachment A
Neighborhood Meeting Comments: See Attachment C

Attachments

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

Prepared By: Guillermo Moreno-nunez **Date:** 01/21/2025
 Guillermo Moreno-nunez
 Associate Planner (928) 373-5000, x3038
 Guillermo.Moreno-nunez@YumaAZ.gov

Reviewed By: Jennifer L. Albers **Date:** 1/21/25

Jennifer L. Albers,
Assistant Director of Planning

Approved By: Alyssa Linville

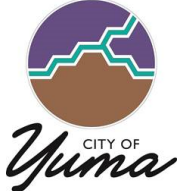
Date: 01/27/2025

Alyssa Linville,
Director, Planning and Neighborhood Services

**ATTACHMENT A
AGENCY COMMENTS**

DATE:	11/18/2024	NAME:	Santos Guerrero	TITLE:	Deputy Director
AGENCY:	Yuma County Public Works			PHONE:	(928)341-2500
<i>Enter comments below:</i>					
Will there be any improvements required to the existing May Ave roadway?					

**ATTACHMENT B
STAFF WORKSHEET**

	<p>Staff Research – General Plan Amendment</p> <p>CASE #: GP-43371-2024</p> <p>CASE PLANNER: GUILLERMO MORENO-NUNEZ</p>
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I. PROJECT DATA

Project Location:		594 S. May Avenue					
Parcel Number(s):		632-58-128 & 632-58-129					
Parcel Size(s):		.23 acres and 1.6 acres					
Total Acreage:		1.84					
Proposed Dwelling Units:		Maximum: 55		Minimum: 24			
Address:		594 S. May Avenue					
Applicant:		Dahl Robins and Associates, Inc.					
Applicant's Agent:		Christopher Robins - Dahl, Robins and Associates, Inc.					
Land Use Conformity Matrix:		Current Zoning District Conforms:				Yes	No X
Zoning Overlay:	Public	AO	Auto	B&B	Historic	Infill	None X

	Airport	Noise Contours	65-70	70-75	75+	APZ1	APZ2	CLEAR ZONE
	Existing Zoning			Current Use		General Plan Designation		
Site	County Recreational Vehicle Park (RVP)			Single Family Home and RV Storage		Medium Density Residential		
North	County Low Density Residential (R-1-20)			Single Family Homes		Medium Density Residential		
South	County Low Density Residential (R-1-20)			RV Park		Medium Density Residential		
East	County Medium Density Residential (R-2)			Farmland		Medium Density Residential		
West	County Manufactured Home Park (MHP) and Low Density Residential (R-1-20)			Single Family Homes and Vacant Land		Medium Density Residential		

Prior Cases or Related Actions:				
Type	Conforms		Cases, Actions or Agreements	
Pre-Annexation Agreement	Yes	No	N/A	
Annexation	Yes	No	N/A	
General Plan Amendment	Yes	No	N/A	
Development Agreement	Yes	No	N/A	
Rezone	Yes	No	N/A	
Subdivision	Yes	No	N/A	
Conditional Use Permit	Yes	No	N/A	
Pre-Development Meeting	Yes	X No	Date: 10/17/2024, PDM-43332-2024	
Enforcement Actions	Yes	No	N/A	

Land Division Status:	Legal lot of record
Irrigation District:	Yuma County Water Users
Adjacent Irrigation Canals & Drains:	None
Water Conversion: (5.83 ac ft/acre)	10.72 Acre Feet a Year

Water Conversion Agreement Required	Yes	X	No		
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II. CITY OF YUMA GENERAL PLAN

Land Use Element:

Land Use Designation:	Medium 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
May Avenue- Local Street	29 FT HW	20 FT HW				
5 th Street- Local Street	29 FT HW	10 FT HW				
8 th Street- 4 Lane Minor Arterial	50 FT HW	33FT HW		X		X
Bicycle Facilities Master Plan	May Avenue and 5 th Street- Proposed bike route and 8 th Street- Proposed bike lane					
YCAT Transit System	8 th Street at May Avenue- Purple Route 6A					
Issues:	N/A					

Parks, Recreation and Open Space Element:

Parks and Recreation Facility Plan		
Neighborhood Park:	Existing: Kiwanis Park	Future: Kiwanis Park
Community Park:	Existing: Joe Henry Memorial Park	Future: Joe Henry Memorial Park
Linear Park:	Existing: East Main Canal Linear Park	Future: Thacker Lateral
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	Police	Water		Wastewater
	<i>Multi-Family</i>		Population	Impact	Consumption		Generation
	Maximum	Per Unit		Officers	GPD	AF	GPD
	55	1.9	105	0.20	21,632	24.2	7,315
	Minimum						
24	1.9	46	0.09	9,439	10.6	3,192	
Fire Facilities Plan:	Existing: Fire Station No. 4			Future: Fire Station No. 10			
Water Facility Plan:	Source:	City	X	Private	Connection:	10" PVC on S. May Avenue	
Sewer Facility Plan:	Treatment:	City	X	Septic	Private	Connection: 8" PVC on S. May Avenue	
Issues:							

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.				
	North End	Pacific Ave & 8 th St	Estancia	None	X		
Issues:							

NOTIFICATION

- **Legal Ad Published: The Sun** 1/13/25
- **Display Ad Published:** 1/13/25
- **660' Vicinity Mailing:** 11/19/24
- **54 Commenting/Reviewing Agencies noticed:** 11/12/24
- **Site Posted:** 12/4/24
- **Neighborhood Meeting:** 12/13/24
- **Hearing Dates:** 2/10/25 & 3/5/25
- **Comments Due:** 1/11/25

External List	Response Received	Date Received	"No Comment"	Written Comments
Yuma Metropolitan Planning Organization	NR			
<small>(ARS)</small>				
Yuma County Engineering	NR			
Yuma County Flood Control District	NR			
Yuma County Planning & Zoning <small>(ARS)</small>	Yes	11/20/2024	X	
Yuma County Public Works	Yes	11/18/2024		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	11/13/2024	X	
Bureau of Land Management <small>(ARS)</small>	NR			
US Border Patrol	NR			
US Postal Service	NR			
Quechan Tribal Office	Yes	11/14/2024	X	
Cocopah Indian Tribe	NR			
Yuma County Water Users' Association	Yes	11/13/2024	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	11/12/2024	X	

<i>City of Yuma Internal List</i>	<i>Response Received</i>	<i>Date Received</i>	<i>"No Comment"</i>	<i>Written Comments</i>
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	11/13/2024	X	
Randall Crist, Building Safety	NR			
Jeremy McCall, Utilities	NR			
Joel Olea, Public Works	NR			
NR=None Received	NR			

<i>Neighborhood Meeting</i>	<i>Comments Available</i>
12/13/2024	See Attachment C
Prop. 207 Waiver	
Received by Owner's signature on the application for this land use action request.	

ATTACHMENT C
NEIGHBORHOOD MEETING COMMENTS

Date Held: December 13, 2024

Location: 594 S. May Avenue

Attendees: Guillermo Moreno-nunez, Staff

Christopher Robins, Agent

Alfredo Dinunzio, Owner

Robert Hutcheson, Neighbor

SUMMARY OF ATTENDEE'S COMMENTS RELATED TO THE PROJECT:

- HUTCHESON: ASKED ABOUT TRAFFIC IMPACT WITH THE PROPOSED PROJECT, ASKED IF A TRAFFIC STUDY WAS GOING TO BE COMPLETED.
- ROBINS: EXPLAINED THE FUTURE PROJECT AND TIMEFRAMES, AND A TRAFFIC STUDY AND ANALYSIS.
- HUTCHESON: MENTIONED HE IS NOT OPPOSED TO THE PROPOSAL BUT JUST CONCERNED WITH NEW TRAFFIC COMING IN.

**ATTACHMENT D
NEIGHBOR NOTIFICATION LIST**

Property Owner	Mailing Address	City/State/Zip Code		
ACUNA FERNANDO & ROSIE A JT	3437 W JUPITER DR	YUMA	AZ	85364
ALEMAN OLGA	1397 W 1ST STREET	YUMA	AZ	85364
ALIA RENZO GRAE & DENNICE MARIE ALIA	624 S VAUGHN AVE	YUMA	AZ	85364
ANAYA CRISTIAN	553 S VAUGHN AVE	YUMA	AZ	85364
ANDRADE JACINTO PACHECO	507 S VAUGHN AVE	YUMA	AZ	85364
ARZOLA JULIAN & MARIA ESTRADA CPWROS	215 S 15TH AVE SPC 1	YUMA	AZ	85364
AVILA JESUS AND MARIA AND	3605 W 8TH ST	YUMA	AZ	85364
BARAJAS FROYLAN & MARIA R	544 S VAUGHN AVE	YUMA	AZ	85364
BRAVO MARIA G MORALES	665 S 19TH AVE	YUMA	AZ	85364
BUCKEYES TRAILS LLC	10100 TWIN RIVERS RD, APT 451	COLUMBIA	MD	21044
BUSTAMANTE MARY	693 S VAUGHN AVE	YUMA	AZ	85364
CANIZALES JOSE J	3485 W JUPITER DR	YUMA	AZ	85364
CASTILLO CLAUDIO & CHAVIRA FRANCISCO	557 S VAUGHN AVE PO BOX 5923	YUMA	AZ	85366
COOPER GRACE LORA	1651 S NAPLES AVE	YUMA	AZ	85364
CORONA SANTIAGO CASTILLO	534 S MAY AVE	YUMA	AZ	85364
COZART WAYNE & BESSIE	3436 SATURN DR	YUMA	AZ	85364
COZART WAYNE & BESSIE	3436 SATURN DR	YUMA	AZ	85364
COZART WAYNE & BESSIE JT	3436 SATURN DR	YUMA	AZ	85364
CUELLAR FELIX & REYNALDA JT	9875 S AVENUE 9 E	YUMA	AZ	85365
CURIEL JOSE M & NANCY E JT	3469 W JUPITER DR	YUMA	AZ	85364
CURIEL SILVESTRE	3436 W JUPITER DR	YUMA	AZ	85364
CURIEL SILVESTRE	3436 W JUPITER DR	YUMA	AZ	85364
DUONG AN DUY	616 S VAUGHN AVE	YUMA	AZ	85364
DWR INVESTMENTS LLC	3266 S PINTO WAY	YUMA	AZ	85365
ERICKSON FAMILY TRUST 04-15-98	692 S VAUGHN AVE	YUMA	AZ	85364
ERICKSON FAMILY TRUST 04-15-98	692 S VAUGHN AVE	YUMA	AZ	85364
ESTRADA JOSEPH ANTHONY & JESSICA DAWN	3081 W 5TH ST	YUMA	AZ	85364
FCR PROPERTIES LLC	1996 W 13TH LN	YUMA	AZ	85364
FIGUEROA MARGARITO ZAZUETA	1079 S AVENUE B SPC 57	YUMA	AZ	85364
GODOY MARIA ISABEL	1031 W 34TH PL	YUMA	AZ	85365
GONZALEZ ADELAIDO R	517 S VAUGHN AVE	YUMA	AZ	85364
GONZALEZ REYNALDO & GUERRERO MOISES A BARCENAS	577 S VAUGHN AVE 600 S VAUGHN AVE	YUMA	AZ	85364
HAYNES INC AZ CORP	11483 E VIA SALIDA	YUMA	AZ	85367
HAYNES INC AZ CORP	11483 E VIA SALIDA	YUMA	AZ	85367
HUTCHESON ROBERT & MARY J JT	744 S MAY AVE	YUMA	AZ	85364
LARSON LOUIS A & MARVA J JT	758 GLOVER AVE	CHULA VISTA	CA	91910
LARSON PAUL	712 S VAUGHN AVE	YUMA	AZ	85364
LARSON PAUL W	2603 S 4TH AVE	YUMA	AZ	85364
LEYVA JOSE S	523 S VAUGHN AVE	YUMA	AZ	85364
LINDBERG PAUL	732 S VAUGHN AVE	YUMA	AZ	85364
LOPEZ BRAULIA L	514 S MAY AVE	YUMA	AZ	85364
MEDRANO DAGOBERTO & BEATRIZ JT	3103 W 5TH ST	YUMA	AZ	85364
MONZON ANTONIO & MARIA E JT	758 GLOVER AVE	CHULA VISTA	CA	91910
MONZON ANTONIO & MARIA JT	758 GLOVER AVE	CHULA VISTA	CA	91910
ORDORICA JUAN & MARIA L	PO BOX 6199	SAN LUIS	AZ	85349

OROZCO LUIS R & MARIA CYNTHIA OROZCO	PO BOX 1712	HOLLISTER	CA	95024
PEREZ JOCELYN	571 S VAUGHN AVE	YUMA	AZ	85364
PIEDRAS VERDES PROPERTIES CA LLC	424 MAGNOLIA AVE	INGLEWOOD	CA	90301
POLAND VALLEE B	1493 S 35TH DR	YUMA	AZ	85364
QUINTERO CESAR & GLORIA A	608 S VAUGHN AVE	YUMA	AZ	85364
RABAGO MARIO & MANUELA JT	3404 W JUPITER DR	YUMA	AZ	85364
REYES MARTIN & DELFINA JT	3483 W SATURN DR	YUMA	AZ	85364
RICHARDSON STEVEN W	3467 W SATURN DR	YUMA	AZ	85364
RICHARDSON STEVEN W	3467 W SATURN DR	YUMA	AZ	85364
RODRIGUEZ ISRAEL	533 S VAUGHN AVE	YUMA	AZ	85364
RODRIGUEZ MARIA	623 S VAUGHN AVE	YUMA	AZ	85364
RODRIGUEZ SERGIO AVILA	3285 E 32ND ST SP 23	YUMA	AZ	85365
SALAZAR RICARDO G	3484 W JUPITER DR	YUMA	AZ	85364
SALDANA ROBERTO	3420 W JUPITER DR	YUMA	AZ	85364
SAMANIEGO ESTEBAN & SOLEDAD CPWROS	575 S VAUGHN AVE	YUMA	AZ	85364
SANCHEZ MARGARITA	574 S MAY AVE	YUMA	AZ	85364
SANCHEZ MARIO A	564 S MAY AVE	YUMA	AZ	85364
SANCHEZ ROSITA DOLORES	PO BOX 2994	MESA	AZ	85214
SANDOVAL JOSE ALONSO & MARIA INES JT	3468 W JUPITER DR	YUMA	AZ	85364
SANDOVAL OBED	3105 W 5TH ST	YUMA	AZ	85364
SANDOVAL SALVADOR JR & CONCEPCION C JT	652 S VAUGHN AVE	YUMA	AZ	85364
SCHAAF DOUGLAS J & COSETTE M JT	554 S MAY AVE	YUMA	AZ	85364
SCHAAF DOUGLAS J & COSETTE M JT	554 S MAY AVE	YUMA	AZ	85364
SERRANO GLADIS	524 S MAY AVE	YUMA	AZ	85364
SOLORIO JOSE MIGUEL REYES	3405 W JUPITER DR	YUMA	AZ	85364
SPRING GARDEN MH LLC	PO BOX 1742	MINDEN	NV	89423
TAPIA JACKELYN PEREZ	573 S VAUGHN AVE	YUMA	AZ	85364
VALENCIA EVELYN	PO BOX 133	WINTERHAVEN	CA	92283
VALENCIA EVELYN	PO BOX 133	WINTERHAVEN	CA	92283
VAN HORN JR VICTOR L	3191 W 5TH ST	YUMA	AZ	85364
VENEGAS ANGELINE	323 S 45TH AVENUE	YUMA	AZ	85364
VIGIL RAFAEL CUEVAS	PO BOX 1652	SOMERTON	AZ	85350
VILLA RAYMOND JR	683 S VAUGHN AVE	YUMA	AZ	85364
YUMA INVESTMENTS PARTNERS LLC	PO BOX 131253	CARLSBAD	CA	92013
YUMA INVESTMENTS PARTNERS LLC	PO BOX 131253	CARLSBAD	CA	92013
ZAMORA MAXIMO R AND LETICIA TRUST 4- 1-09	513 S 16TH AVE	YUMA	AZ	85364
ZAMORA ROBERTO & MANUELA JT	3507 W JUPITER DR	YUMA	AZ	85364
ZENDEJAS CARMEN	3421 W JUPITER	YUMA	AZ	85364

ATTACHMENT E
AERIAL PHOTO

