



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

Hearing Date:

May 12, 2025

Case Number:

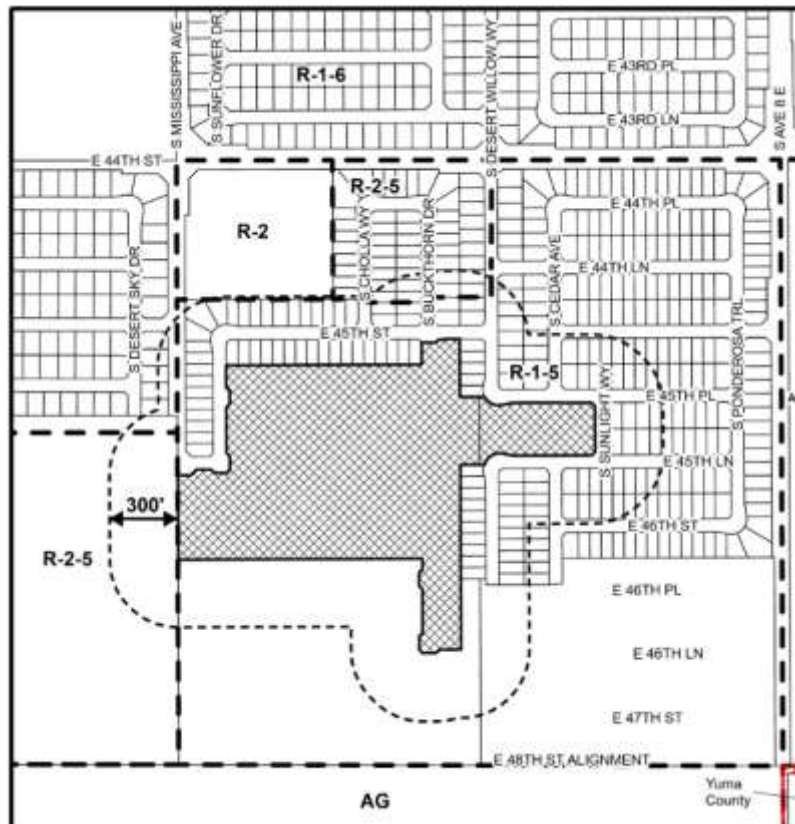
SUBD-43815-2025

Project Description/ Location:

This is a request by Dahl, Robins & Associates, Inc., on behalf of Brian L. Hall Living Trust, for approval of the preliminary plat for Desert Sands Unit No. 5. This subdivision will contain approximately 27.40 acres and is proposed to be divided into 112 single-family residential lots, ranging in size from approximately 5,079 square feet to 14,841 square feet for the property located south of Desert Sands Unit 2 at 45th Street and Buckthorn Drive, Yuma, AZ.

	Existing Zoning	Existing Land Use	Designated Land Use
Site	Low Density Single-Family Residential (R-1-5) District	Undeveloped	Low Density Residential
North	Low Density Single-Family Residential (R-1-5) District	Single-family homes	Low Density Residential
South	Agriculture (AG) District	Undeveloped	Rural Density Residential
East	Low Density Single-Family Residential (R-1-5) District	Single-family homes	Low Density Residential
West	Low Density Residential (R-1-6) District and Medium Density Single-Family Residential (R-2-5) District	Single-family homes and undeveloped	Low Density Residential and Medium Density Residential

Location Map



Prior site actions: Annexation: Effective 1/2/1998 O97-81; General Plan Amendment: Resolution R2004-008 (December 13, 2004; Suburban Density Residential to Low Density Residential); Rezone: Ordinance O2019-014 (March 6, 2019; Agriculture to Low Density Single-Family Residential); Lot Tie/Lot Split- Recorded 8/25/2020 Desert View Villas Lot Split

Staff Recommendation: Staff recommends **APPROVAL** of the preliminary plat for the Desert Sands Unit No. 5, subject to the conditions outlined in Attachment A.

Suggested Motion: Move to **APPROVE** Preliminary Plat SUBD-43815-2025 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 preliminary plat, the Planning and Zoning Commission is acknowledging the street and lot layout of Desert Sands Unit No. 5 which includes 112 lots ranging in size from 5,079 square feet to 14,841 square feet for the property located south of Desert Sands Unit 2 at 45th Street and Buckthorn Drive, subject to the conditions of the rezoning and the conditions outlined in Attachment A, and affirmatively finds that the request is in conformance with the City of Yuma Subdivision Code and General Plan and is compatible with surrounding land uses.

Staff Analysis: The subject property was annexed into the City of Yuma on January 2, 1998, and in 2004 a General Plan Amendment was approved changing the land use designation from Suburban Density Residential to Low Density Residential. Subsequently, in 2019 it was rezoned from the Agriculture (AG) District to the Low Density Single-Family Residential (R-1-5) District. The subject property is currently undeveloped and is intended to be the fifth phase of the Desert Sands Subdivision.

Encompassing approximately 27.40 acres, the site is located south of Desert Sands Unit 2, near 45th Street and Buckthorn Drive. The proposed development includes 112 single-family residential lots, with lot sizes ranging from 5,079 to 14,841 square feet, all in compliance with the R-1-5 zoning requirements. Additionally, Unit 5 will include a retention basin serving the entire Desert Sands community, enhanced with landscaping and a walking path.

Further specified in §154-05.05, the following are some of the development standards required of a development with the Low Density Single-Family Residential (R-1-5) District:

1. The maximum density in the Low Density Single-Family Residential (R-1-5) District shall be one unit per 5,000 square feet of land (meeting the density as identified in the General Plan);
2. The maximum lot coverage in the Low Density Single-Family Residential (R- 1-5) District shall not exceed 50% of the lot area;
3. A minimum front yard setback of 20 feet;
4. A minimum side yard setback of 5 feet;
5. A minimum street side yard setback of 10 feet;
6. A minimum rear yard setback of 10 feet;
7. The side and rear yards shall have six-foot solid block walls on the property lines;
8. A maximum building height of 40 feet; and
9. A requirement for each lot to provide 2 off-street parking spaces, appropriately located.

With this development, a Municipal Improvement District (MID) has been established for the long-term maintenance of required subdivision landscaping. The MID for Desert Sands Units 4, 5, and 6 was approved on May 7th by City Council.

The Recordation of an Avigation Easement has been satisfied with the signing of the application.

1. Does the subdivision comply with the zoning code and the zoning district development standards?

Yes. The preliminary plat meets dimensional standards and development standards for the Low Density Single-Family Residential (R-1-5) District.

2. Does the subdivision comply with the subdivision code requirements?

Yes.

Standard	Subdivision						Conforms						
Lot Size	Minimum:	5,079 sq ft			Maximum:	14,841 sq ft		Yes	X	No			
Lot Depth	Minimum:	102.33'			Maximum:	115'		Yes	X	No			
Lot Width/Frontage	Minimum:	50'			Maximum:	60'		Yes	X	No			
Setbacks	Front:	20'		Rear:	10'		Side:	5'		Yes	X	No	
District Size	27.40		Acres						Yes	X	No		
Density	4.9		Dwelling units per acre						Yes	X	No		
Issues:													

Requirements	Conforms					
General Principles	Yes	X	No		N/A	
Streets	Conforms					
Circulation	Yes	X	No		N/A	
Arterial Streets	Yes		No		N/A	X
Existing Streets	Yes	X	No		N/A	
Cul-de-sacs	Yes		No		N/A	X
Half Streets	Yes		No		N/A	X
Stub Streets	Yes	X	No		N/A	
Intersections	Yes	X	No		N/A	
Easements	Yes	X	No		N/A	
Dimensional Standards	Yes	X	No		N/A	
Issues:						

Blocks	Conforms					
Length	Yes	X	No		N/A	
Irregular Shape	Yes		No		N/A	X
Orientation to Arterials	Yes		No		N/A	X
Business or Industrial	Yes		No		N/A	X
Issues:						

Lots	Conforms					
Minimum Width	Yes	X	No		N/A	
Length and Width Ratio	Yes	X	No		N/A	
Fronting on Arterials	Yes		No		N/A	X
Double Frontage	Yes		No		N/A	X
Side Lot Lines	Yes	X	No		N/A	
Corner Lots	Yes	X	No		N/A	
Building Sites	Yes	X	No		N/A	
Street Frontage	Yes	X	No		N/A	

Issues:

3. Does the subdivision comply with the elements, plans and policies of the General Plan?

Yes.

Land Use Element:

Land Use Designation:		Low Density Residential					
Issues:		None					
Historic District:	Brinley Avenue		Century Heights		Main Street	None	X
Historic Buildings on Site:		Yes	No	X			

Transportation Element:

FACILITY PLANS

TRANSPORTATION MASTER PLAN	Planned	Existing	Gateway	Scenic	Hazard	Truck
Avenue 7½E (Mississippi Avenue) - 2-Lane Collector	40 FT H/W	Varies				
48 th Street- 2-Lane Minor Arterial	40 FT H/W	Varies				
Avenue 8 E- 2-Lane Collector	40 FT H/W	40 FT H/W				
Bicycle Facilities Master Plan	Proposed bike lanes on 48 th Street and Avenue 8 E.					
YCAT Transit System	Gold Route 8- 32 nd Street at Avenue 8 E					
Issues:	Minimal access to nearby facilities.					

Parks, Recreation and Open Space Element:

Parks and Recreation Facility Plan		
Neighborhood Park:	Existing: Saguaro Park	Future: Saguaro Park
Community Park:	Existing: None	Future: East Mesa Community Park
Linear Park:	Existing: East Main Canal Linear Park	Future: A Canal Linear Park
Issues:	Minimal access to nearby facilities.	

Housing Element:

Special Need Household:	N/A
Issues:	None

Redevelopment Element:

Planned Redevelopment Area:	None					
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:	None			

Public Services Element:

<u>Population Impacts</u> 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	<i>Single Family</i>		Population	Impact	Consumption		Generation
	Proposed	Per Unit		Officers	GPD	AF	GPD
	112	2.71	304	0.57	62,829	70.4	21,246
Fire Facilities Plan:	Existing: Fire Station No. 7			Future: Fire Station No. 7			

Water Facility Plan:	Source:	City	X	Private		Connection	6" & 12" PVC on Buckthorn Dr. 6" PVC on Sunflower Dr. 8" PVC 46 th Ln.		
Sewer Facility Plan:	Treatment:	City	X	Septic		Private	8" PVC on Sunflower Dr. 12" OVC on 46 th Ln.		
Issues:									
Safety Element:									
Flood Plain Designation:		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							

Public Comments Received: None Received.

External Agency Comments: See Attachment D

Neighborhood Meeting Comments: See Attachment E

Proposed conditions delivered to applicant on: 4/16/2025

Final staff report delivered to applicant on: 4/28/2025

- ☐ Applicant agreed with all of the conditions of approval on: (enter date)
- ☐ Applicant did not agree with the following conditions of approval: (list #'s)
- ☒ Conditions of Approval were emailed to applicant and a reply has not been received.

Attachments

A	B	C	D	E	F	G	H
Preliminary Plat Conditions of Approval	Preliminary Plat Map	Agency Notifications	Agency Comments	Neighborhood Meeting Comments	Neighbor Notification List	Neighbor Postcard	Aerial Photo

Prepared By:

Erika Peterson

Date: April 16, 2025

Erika Peterson
Senior Planner

Erika.Peterson@YumaAZ.Gov (928)373-5000, x3071

Approved By: *Jennifer L. Albers*
Jennifer L. Albers,
Assistant Director of Planning

Date: 4/21/25

**ATTACHMENT A
PRELIMINARY PLAT
CONDITIONS OF APPROVAL**

The following conditions of approval have been determined to have a reasonable nexus to the requested subdivision application and are roughly proportionate to the impacts associated with the subdivision and expected development on the property.

Department of Planning and Neighborhood Services Comments: Alyssa Linville, Director (928) 373-5000, x 3037:

1. The conditions 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.

City Attorney Comments: (928) 373-5058:

3. The rights-of-way must be dedicated free and clear to the City, and all easements in the right-of-way must be vacated unless the easement is specifically presented to the City, and the City specifically approves its acceptance. Approval of the plat is not approval of an easement in the right-of-way.
4. Any easements on other property in the subdivision must be vacated to the extent that they would require a utility, licensed cable operator, or other licensed or franchised communications system (collectively, the "utilities") to:
 - a. pay to cross the easement to reach any structure on the lot;
 - b. prevent the utilities from providing service to any structure on a lot; or
 - c. effectively prevent any entity authorized to place facilities in a utility easement from using the easements or accessing potential customers passed by the easement.
5. Approval of the plat does not authorize the maintenance or installation of any facility in the rights of way, whether or not contemplated by the plat, without a license, franchise, or similar authorization issued by the City.

Engineering Comments: Andrew McGarvie, Engineering Manager (928)373-5000, x 3044:

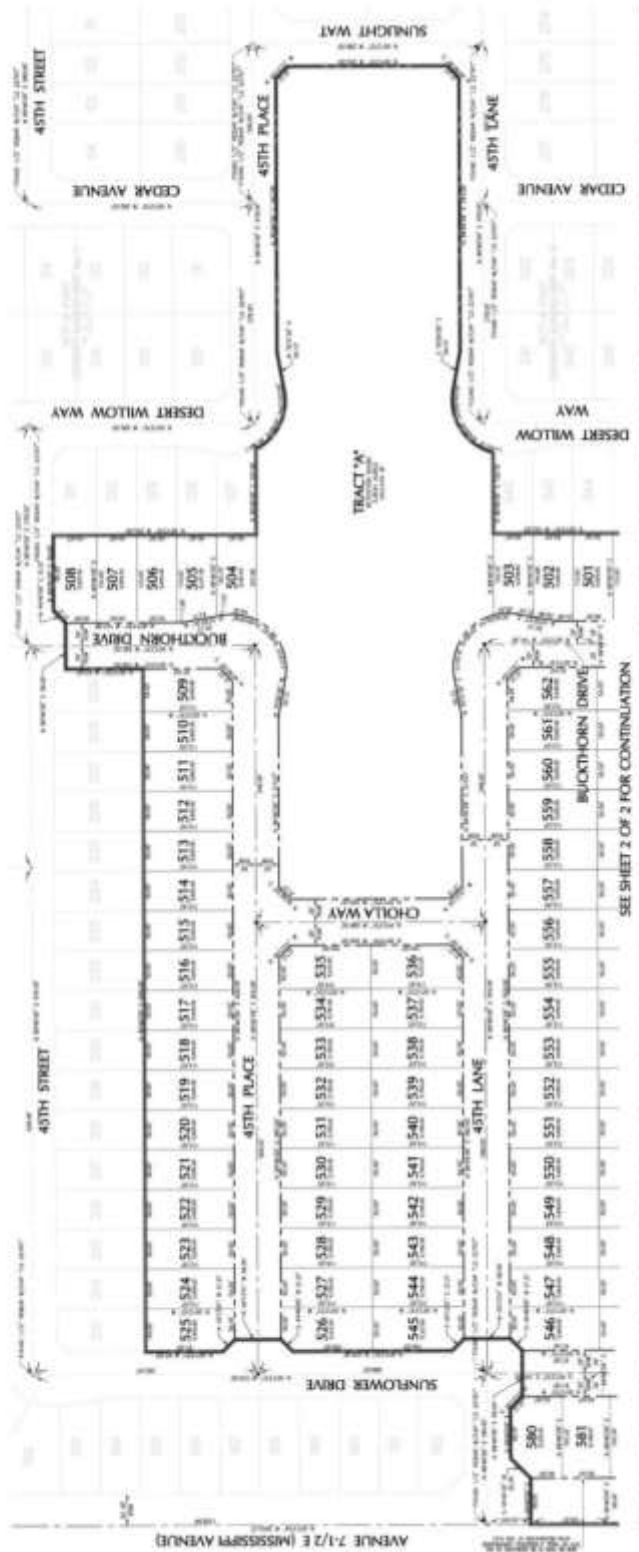
6. All exterior subdivision fencing shall be constructed of masonry. Access gates, whether vehicular or pedestrian, shall not be permitted along the exterior masonry fencing for the subdivision phase, including fencing along Avenue 7 ½ E (Mississippi Avenue). Such fencing can be removed during the construction of pools, in order to access utility or drainage easements, or during other residential construction; however, such masonry fencing and adjacent landscaping will need to be replaced accordingly.

Community Planning Conditions: Erika Peterson, Senior Planner, (928) 373-5000, 3071

7. The Owner shall submit a final plat within three (3) year of Preliminary Plat approval. Should a Final Plat not be submitted within three (3) year of the effective date of approval of the Preliminary Plat, the approval of this Preliminary Plat shall be null and void, unless the conditions are contained in an executed Pre-development Agreement.

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 PRELIMINARY PLAT MAP



Plan/Case:

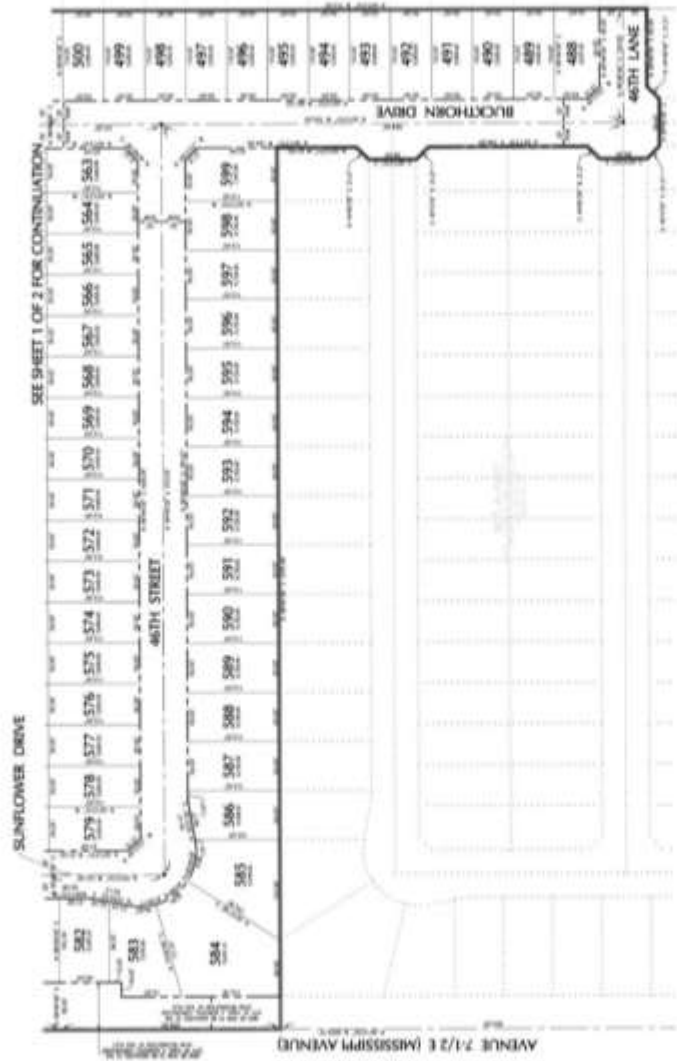
43815

SUBD-43815-2025
Preliminary Plat
Desert Sands Unit No. 5
Site Plan (North)

Prepared by:
DG

Date:
4/14/2025





Plan/Case:
43815

SUBD-43815-2025
Preliminary Plat
Desert Sands Unit No. 5
Site Plan (South)

Prepared by:
DG
Date:
4/14/2025



ATTACHMENT C
AGENCY NOTIFICATIONS

- **Legal Ad Published: The Sun** 04/18/2025
- **300' Vicinity Mailing:** 03/24/2025
- **34 Commenting/Reviewing Agencies noticed:** 3/27/25
- **Site Posted on:** 3/25/2025
- **Neighborhood Meeting:** 04/2/2025
- **Hearing Date:** 05/12/2025
- **Comments due:** 04/07/2025

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	YES	3/27/2025	X		
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	YES	4/1/2025	X		
Yuma County Planning & Zoning	YES	4/1/2025	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 Game and Fish	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	3/28/2025	X		
City of Yuma Internal List (Conditions)	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Police	NR				
Parks & Recreation	NR				
Development Engineer	YES	3/31/2025	X		
Fire	YES	3/27/2025	X		
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	YES	3/31/2025		X	
Utilities	NR				
Public Works	NR				
Streets	NR				

ATTACHMENT D
AGENCY COMMENTS

☒ Condition(s)	☐ No Condition(s)	☐ Comment
Enter conditions here: The subject parcel (APN 197-15-009) is located approximately 1.1 mile from the Barry M. Goldwater Range West (BMGR-W) northern boundary. It is requested, if not already in place, that Aviation 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:	31 Mar 2025	NAME: Antonio Martinez
CITY DEPT:	MCAS Yuma	
PHONE:	928-269-2103	
RETURN TO:	Erika Peterson	
	Erika.Peterson@YumaAZ.gov	

ATTACHMENT E
NEIGHBORHOOD MEETING COMMENTS

Date Held: April 2, 2025

Location: Desert Sands Unit 5, South of 45th
Street and Buckthorn Drive intersection

Attendees: Applicant/Agent: Adrian Vega- Dahl, Robins and Associates, Inc.

Staff: Erika Peterson

Neighbors: Alexis and Lee Dioses, Christian Hurtado, Emmanuel Lazaro

SUMMARY OF ATTENDEE(S') COMMENTS RELATED TO THE PROJECT:

- Questions about what the project entails.
Vega and Peterson explained the proposed development.
- Questions about the timeline of the development.
Vega explained the proposed construction to be completed by end of 2025.
- Questions about the proposed basin area.
Vega explained the basin will be landscaped and used for open space, will be completed during this phase, Unit 5.
- Comment on piles of trash left by construction workers during construction of each site, trash/construction materials blow into neighboring residents' yards.
Vega said he would bring it up to the developer but also suggested the property owner contact the developer themselves to let them know of the trash issue.
- Question if Sunflower Drive will continue south and if more homes are proposed along Sunflower Drive.
Vega explained that Sunflower will continue south and will have homes built on it.
- Question if during construction will there be any practice in place to protect from dust.
Adrian explained Best Management Practices (BMP) used during construction to help with dust control.

ATTACHMENT F
NEIGHBOR NOTIFICATION LIST

Property Owner	Mailing Address	City/State/Zip Code		
3850 BUILDING AZ LLC	4825 E 47TH STREET	YUMA	AZ	85365
ADAME MIROSLAVA	7639 E 45TH ST	YUMA	AZ	85365
ALCAIDE CRYSTAL	4576 S CEDAR AVE	YUMA	AZ	85365
ANDRADE JNAI	4522 S CEDAR AVE	YUMA	AZ	85365
ARCENAS AISHA C	4513 S DESERT WILLOW WY	YUMA	AZ	85365
BAD HOMBRE INVESTMENTS LLC	3064 S AVE B	YUMA	AZ	85364
BAXTER CHRISTOPHER ANTHONY & ANNA ISABEL	7860 E 46TH ST	YUMA	AZ	85365
BHR HOLDINGS LLC	3064 S AVE B	YUMA	AZ	85364
BHR HOLDINGS LLC	3064 S AVE B	YUMA	AZ	85364
BHR HOLDINGS LLC	3064 S AVE B	YUMA	AZ	85364
BHR HOLDINGS LLC	3064 S AVE B	YUMA	AZ	85364
BHR HOLDINGS LLC	3064 S AVE B	YUMA	AZ	85364
BINGGELI ASHLEY RAE	7532 E 45TH ST	YUMA	AZ	85365
BOATMAN JAMES & ASHLEY	3909 RECHE RD SP 86	FALLBROOK	CA	92028
BRAVO JOSE MANUEL VERA	7552 E 45TH ST	YUMA	AZ	85365
CAMACHO AMANDA NICOLE DELGADO	7893 E 45TH PL	YUMA	AZ	85365
CAMACHO NEFTALI & FRANCISCA	7512 E 45TH ST	YUMA	AZ	85365
CANCHOLA GUSTAVO	7867 E 45TH ST	YUMA	AZ	85365
CANTILLO LORENA	4487 S BUCKTHORN DR	YUMA	AZ	85365
CARO MAYRA	4621 S DESERT WILLOW WAY	YUMA	AZ	85365
CARROLL WILLIAM & TINA	7822 E 46TH ST	YUMA	AZ	85365
CARTER JAMES	4591 S DESERT WILLOW WAY	YUMA	AZ	85365
CASSIO ALEXA VERONICA	4520 S SUNFLOWER DR	YUMA	AZ	85365
CASTANEDA DAVID & NAYELI GUERRA	7848 E 46TH ST	YUMA	AZ	85365
CASTELLANOS KARLA LOZANO	4555 S DESERT SKY DR	YUMA	AZ	85365
CASTILLO ALEXANDER PUGA	7831 E 45TH ST	YUMA	AZ	85365
CATTERTON MATTHEW GRAYSON & MADDISON	4629 DESERT WILLOW WAY	YUMA	AZ	85365
CONDE CARLOS A & ARIAN C	4596 DESERT VILLOW WAY	YUMA	AZ	85365
CONNOR GRACE ANN	4464 S BUCKTHORN DR	YUMA	AZ	85365
COPELAND CHRISTIAN & GENEVIEVE	4550 S SUNFLOWER DR	YUMA	AZ	85365
CORONA CARLOS	7855 E 45TH ST	YUMA	AZ	85365
CORONEL MANUEL ALEJANDRO IRIARTE	4473 S DESERT WILLOW WY	YUMA	AZ	85365
CULLINAN SEAN	PO BOX 19132	SAN DIEGO	CA	92159
CULLINAN SEAN	PO BOX 19132	SAN DIEGO	CA	92159
CULLINAN SEAN	PO BOX 19132	SAN DIEGO	CA	92159
DIAZ MANUEL & ARACELY MARTINEZ	4506 S CEDAR AVE	YUMA	AZ	85365
DIOSES LEE ERIK & ALEXIS	4526 S SUNFLOWER DR	YUMA	AZ	85365
DN DEVELOPMENT YUMA LLC	3064 S AVE B	YUMA	AZ	85364

DN DEVELOPMENT YUMA LLC	4493 S CHOLLA WY	YUMA	AZ	85365
DN DEVELOPMENT YUMA LLC	3064 S AVE B	YUMA	AZ	85364
DN DEVELOPMENT YUMA LLC	3064 S AVE B	YUMA	AZ	85364
DN DEVELOPMENT YUMA LLC	3064 S AVE B	YUMA	AZ	85364
DN DEVELOPMENT YUMA LLC	3064 S AVE B	YUMA	AZ	85364
DN DEVELOPMENT YUMA LLC	3064 S AVE B	YUMA	AZ	85364
DN DEVELOPMENT YUMA LLC	3064 S AVE B	YUMA	AZ	85364
DN SALES YUMA LLC	7533 E 45TH ST	YUMA	AZ	85365
DN SALES YUMA LLC	4486 S BUCKTHORN DR	YUMA	AZ	85365
DN SALES YUMA LLC	7504 E 45TH ST	YUMA	AZ	85365
DUKES LUIS & AILEMA	7643 E 45TH ST	YUMA	AZ	85365
DUNCAN ANDREW M & CANDY J	850 BOLSA WAY	LAGUNA BEACH	CA	92651
ESPINOZA PRISCILLA	4566 DESERT WILLOW WAY	YUMA	AZ	85365
ESPITIA ALEJANDRO SANCHEZ	4497 S DESERT WILLOW WY	YUMA	AZ	85365
ESTRADA MARGARITA & JULIAN	4605 S DESERT WILLOW WY	YUMA	AZ	85365
FOOTHILLS PLAZA PROPERTIES LLC	3064 S AVE B	YUMA	AZ	85364
FOSTER MICHAEL GLENN	7810 E 46TH ST	YUMA	AZ	85365
GALANTE JOSE	7856 E 45TH PL	YUMA	AZ	85365
GAM TRUST 5-24-2023	7580 E 45TH ST	YUMA	AZ	85365
GAMBOA JOSE RICARDO & CARISSA J	4478 S BUCKTHORN DR	YUMA	AZ	85365
GARCIA OCIEL	7817 E 45TH ST	YUMA	AZ	85365
GARCIA SANTOS GOPAR & BLANCA E RAMIREZ	7884 E 46TH ST	YUMA	AZ	85365
GASTELUM GUADALUPE ESPARZA	4638 S CEDAR AVE	YUMA	AZ	85365
GOMEZ LUIS YSIDRO	7847 E 45TH LN	YUMA	AZ	85365
GOMEZ MIGUEL ANGEL PINEDA	7881 E 45TH PL	YUMA	AZ	85365
GONZALES ANGEL MANUEL	4479 S BUCKTHORN DR	YUMA	AZ	85365
GONZALEZ ANDRES	7891 E 45TH ST	YUMA	AZ	85365
GOODRICH JACOB GREGORY JAMES	7858 E 45TH LN	YUMA	AZ	85365
GREER ERIC & JORDYN	4476 S CHOLLA WAY	YUMA	AZ	85365
GROOME DANIEL JAMES & COURTNEY FAYE	4470 S BUCKTHORN DR	YUMA	AZ	85365
GUERRERO AIDE FRANCISCA	7859 E 45TH LN	YUMA	AZ	85365
GUZMAN MIGUEL & GRACIELA	4636 DESERT WILLOW WAY	YUMA	AZ	85365
HALL BRIAN L TRUST 12-1-2005	3064 S AVENUE B	YUMA	AZ	85364
HALL BRIAN L TRUST 12-1-2005	3064 S AVENUE B	YUMA	AZ	85364
HALLDORADO LLC	3064 S AVE B	YUMA	AZ	85364
HALLDORADO LLC	3064 S AVE B	YUMA	AZ	85364
HAMPSON EDWARD VALENCIA & CARLA LETICIA	7908 E 45TH PL	YUMA	AZ	85365
HARO JOSE LUIS CARDENAS	4575 DESERT WILLOW WAY	YUMA	AZ	85365
HARRIS ISRAEL	7843 E 45TH ST	YUMA	AZ	85365
HOLLANDER SCOTT RIDLEY & CHELSEA ROSE	7584 E 45TH ST	YUMA	AZ	85365
HOWARD JOLYNNE	4612 S DESERT WILLOW WAY	YUMA	AZ	85365
HUERTA MARTIN ERNESTO	7892 E 45TH PL	YUMA	AZ	85365
HURTADO CHRISTIAN	4477 S CHOLLA WY	YUMA	AZ	85365

KELLEY WARREN MARQUIS	4620 S DESERT WILLOW WY	YUMA	AZ	85365
KISSELL SARINA	4502 S SUNFLOWER DR	YUMA	AZ	85365
KLOSTREICH JORDAN T	7594 E 45TH ST	YUMA	AZ	85365
LAZARO EMMANUEL LABINPUNO & CARMENCITA SAMSON	4604 S DESERT WILLOW WY	YUMA	AZ	85365
LEON JANET & BACLLIO	4567 DESERT WILLO WY	YUMA	AZ	85365
LEON KEVIN ALFONSO	4622 S CEDAR AVE	YUMA	AZ	85365
LEOS JUAN ALBERTO & KARINA	7868 E 45TH PL	YUMA	AZ	85365
LERMA LUIS DAVID	4489 S DESERT WILLOW WAY	YUMA	AZ	85365
LLAMAS NOHEMI QUEZADA	4465 S BUCKTHORN DR	YUMA	AZ	85365
LOERA VICTOR ALFONSO & LUDIVINA	7882 E 45TH ST	YUMA	AZ	85365
LOPEZ ARTURO	7879 E 45TH ST	YUMA	AZ	85365
MANRIQUEZ RAUL LEMUS	7835 E 45TH LN	YUMA	AZ	85365
MARTIN LUIS ANGEL GALLO	7895 E 45TH LN	YUMA	AZ	85365
MARTINEZ FRANK J & ELIZABETH S	4598 S CEDAR AVE	YUMA	AZ	85365
MARTINEZ JENNIFER LYNN & KIMBERLYKORINE	7836 E 46TH ST	YUMA	AZ	85365
MARTINEZ ROBERTO	7805 E 45TH ST	YUMA	AZ	85365
MASON BROCK K	4582 S DESERT WILLOW WY	YUMA	AZ	85365
MATHEWSON DAVID L & JADIE	4613 S DESERT WILLOW WY	YUMA	AZ	85365
MENDOZA-PENA CLAUDIA	7585 E 45TH ST	YUMA	AZ	85365
MEZA ROMAN E CARRILLO	4480 S DESERT WILLOW WAY	YUMA	AZ	85365
MOILANEN REINO & SARAKA	7619 E 45TH ST	YUMA	AZ	85365
MONDRY HUNTER & ALODIE	4574 DESERT WILLOW WY	YUMA	AZ	85365
MONTANO JUAN ANGEL GONZALEZ	7821 E 45TH LN	YUMA	AZ	85365
MOORE LINDSEY NICOLE & SEAN JR	4544 S SUNFLOWER DR	YUMA	AZ	85365
MORALES FERNANDO	7818 E 45TH PL	YUMA	AZ	85365
MUNOZ GABRIEL M JR	7909 E 45TH PL	YUMA	AZ	85365
MURPHY MICHAEL & JORDAN	4516 S SUNFLOWER DR	YUMA	AZ	85365
MURPHY MICHELLE MAUREEN	7880 E 45TH PL	YUMA	AZ	85365
NAPOLES LUI HECTOR & LEILA	4556 S SUNFLOWER DR	YUMA	AZ	85365
NEVARES THOMAS EDWARD	16444 CORONADO TERRACE DR	ALPINE	CA	91901
NEVARES THOMAS EDWARD	4628 S DESERT WILLOW WAY	YUMA	AZ	85365
O'NEAL STEVEN WAYNE & CHENELLE LATRICE	7910 E 45TH LN	YUMA	AZ	85365
ODELL ANA MARIA	7870 E 45TH LN	YUMA	AZ	85365
PENDLETON FAMILY TRUST 11-5-2005	13880 SAGE MOUNTAIN LN	JAMUL	CA	91935
PENDLETON FAMILY TRUST 11-5-2005	13880 SAGE MOUNTAIN LN	JAMUL	CA	91935
PEREZ JESUS	4416 S DESERT WILLOW WAY	YUMA	AZ	85365
PEREZ VICTOR M PACHECO	7605 E 45TH ST	YUMA	AZ	85365
PERULLES MIGUEL ANTONIO MENDEZ	4584 S CEDAR AVE	YUMA	AZ	85365

PINA JOSEPH & FABIANA	7832 E 45TH PL	YUMA	AZ	85365
PRIETO FRANCISCO GONZALEZ	4498 S CEDAR AVE	YUMA	AZ	85365
QUEZADA ROLANDO	7521 E 45TH ST	YUMA	AZ	85365
QUINTERO EMILY KAY & ERIC ALEXANDER	4536 S SUNFLOWER DR	YUMA	AZ	85365
RAMIREZ JUAN CARLOS	4481 S DESERT WILLOW WAY	YUMA	AZ	85365
RAMIREZ OSCAR RICARDO	7553 E 45th st	YUMA	AZ	85365
REGALADO LUPITA AVILA	7631 E 45TH ST	YUMA	AZ	85365
RENDON JOSE FLORES	4583 S DESERT WILLOW WY	YUMA	AZ	85365
REYES ERNESTO JR	7651 E 45TH ST	YUMA	AZ	85365
RICE MICHAEL	4540 S SUNFLOWER DR	YUMA	AZ	85365
RODRIGUEZ EMMA	4490 S CEDAR AVE	YUMA	AZ	85365
RODRIGUEZ GABRIELA	7544 E 45TH ST	YUMA	AZ	85365
ROSALES ERVIN A	4514 S CEDAR AVE	YUMA	AZ	85365
RUAN ISAAC RONALDO	4463 CHOLLA WAY	YUMA	AZ	85365
RUIZ JASON RAYMOND	4566 DESERT WILLOW WAY	YUMA	AZ	85365
SANTIAGO ANTONIO	7911 E 45TH LN	YUMA	AZ	85365
SD DEVELOPMENT YUMA LLC	3064 S AVENUE B	YUMA	AZ	85364
SD DEVELOPMENT YUMA LLC	3064 S AVENUE B	YUMA	AZ	85364
SD DEVELOPMENT YUMA LLC	3064 S AVENUE B	YUMA	AZ	85364
SD DEVELOPMENT YUMA LLC	3064 S AVENUE B	YUMA	AZ	85364
SEPOULVEDA NELSON A	4505 S DESERT WILLOW WAY	YUMA	AZ	85365
SHANGRAW BENJAMIN & ALICIA ANN	7869 E 45TH PL	YUMA	AZ	85365
STEPHENS-EDMONDS RANCH LLC	1223 POPLAR ST	RAMONA	CA	92065
TAPIA LUIS & JENNA L	7520 E 45TH ST	YUMA	AZ	85365
TERAN JESUS	7894 E 45TH LN	YUMA	AZ	85365
THAXTON CLAYTON EDWARD & SUZANA LOVE	7588 E 45TH ST	YUMA	AZ	85365
TORRES CHRISTIAN EDUARDO	7871 E 45TH LN	YUMA	AZ	85365
URIBE JUAN & RAQUEL J	4495 S BUCKTHORN DR	YUMA	AZ	85365
VALENCIA MARIA DEL SOCORRO ORTEGA	4637 DESERT WILLOW WAY	YUMA	AZ	85365
VALERIO XAVIER ALVAREZ	4494 S BUCKTHORN DR	YUMA	AZ	85365
VARELA FABIAN A COSIO	4469 S CHOLLA WAY	YUMA	AZ	85365
VARELAS PAULA	7513 E 45TH ST	YUMA	AZ	85365
VAZQUEZ RICARDO JR	7844 E 45TH PL	YUMA	AZ	85365
VELASQUEZ STEPHANIE RIOS	7806 E 45TH PL	YUMA	AZ	85365
VERDUZCO RUTH MARIA	7574 E 45TH ST	YUMA	AZ	85365
VIZCARRA ASHLEY	7545 E 45TH ST	YUMA	AZ	85365
WILLIAMS GRANT	4529 S DESERT WILLOW WAY	YUMA	AZ	85365
WOLFF NICOLE F	7896 E 46TH ST	YUMA	AZ	85365
YUCCA LAND COMPANY AZ LLC	3064 S AVENUE B	YUMA	AZ	85364
YUCCA LAND COMPANY AZ LLC	3064 S AVENUE B	YUMA	AZ	85364
YUMA CAPITAL INVESTMENTS LLC	3064 S AVENUE B	YUMA	AZ	85364
YUMA CAPITAL INVESTMENTS LLC	3064 S AVENUE B	YUMA	AZ	85364
YUMA DESERT SANDS SALES LLC	4530 S CEDAR AVE	YUMA	AZ	85365
ZAVALA LAURA CRISTINA & JOSE ESTEBAN	7857 E 45TH LN	YUMA	AZ	85365

**ATTACHMENT G
NEIGHBOR MAILING**

This is a request by Dahl, Robins & Associates, Inc., on behalf of Brian L. Hall Living Trust, for approval of the preliminary plat for Desert Sands Unit No. 5. This subdivision will contain approximately 27.40 acres and is proposed to be divided into 112 single-family residential lots, ranging in size from approximately 5,079 square feet to 14,841 square feet for the property located south Desert Sands Unit 2 at 45th Street and Buckthorn Drive, Yuma, AZ.

**MEETING DATE,
TIME & LOCATION
FOR CASE #
ZONE-43815-2025**

NEIGHBORHOOD MEETING
4/2/2025 @ 5PM
**SOUTH OF 45TH STREET AND BUCKTHORN
DRIVE INTERSECTION**

PUBLIC HEARING
5/12/2025 @ 4:30pm
City Hall Council Chambers
One City Plaza, Yuma, AZ



Because you are a neighbor within 300' of the property located south of Desert Sands Unit 2 at 45th Street and Buckthorn Drive, 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 Erika Peterson phone at (928) 373-5000 ext. 3071 or by email at Erika.Peterson@YumaAz.gov

ATTACHMENT H
AERIAL PHOTO

