

STAFF REPORT TO THE HEARING OFFICER
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING DIVISION
CASE TYPE – VARIANCE
Case Planner: Amelia Domy

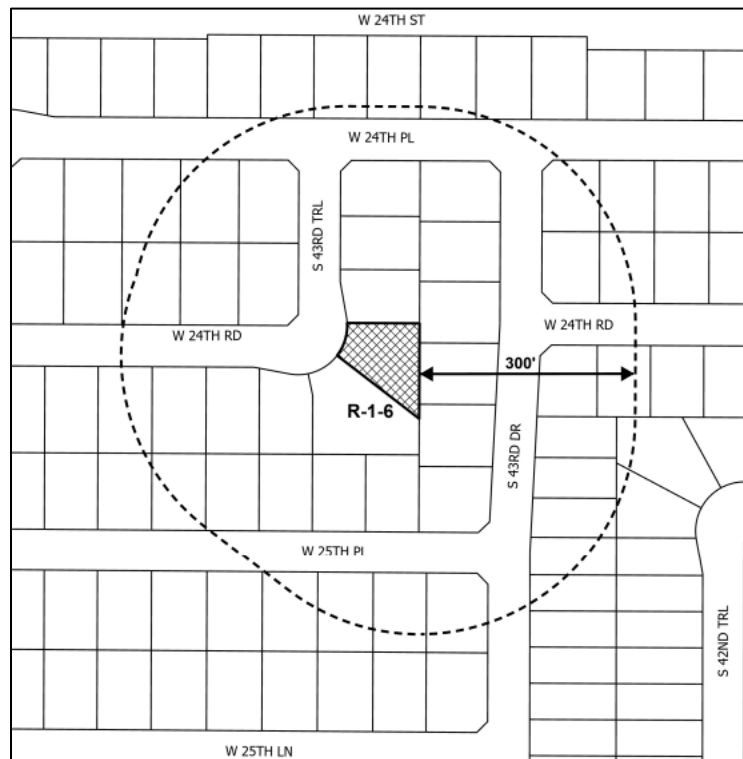
Hearing Date: August 10, 2023

Case Number: VAR-41582-2023

Project Description/Location: This is a request by Wilson C. Okwuobu, for a Variance to reduce the required distance between Residential Care Facilities from 1,320 feet to approximately 67 feet in the Low Density Residential (R-1-6) District, for the property located at 2475 S. 43rd Trail, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Low Density Residential (R-1-6)	Single-Family Residence	Low Density Residential
North	Low Density Residential (R-1-6)	Single-Family Residence	Low Density Residential
South	Low Density Residential (R-1-6)	Single-Family Residence	Low Density Residential
East	Low Density Residential (R-1-6)	Single-Family Residence	Low Density Residential
West	Low Density Residential (R-1-6)	Single-Family Residence	Low Density Residential

Location Map:



Prior site actions: Annexation: Ordinance O2013-30 (June 14, 2013); Subdivision: Park West Unit No. 3 (February 2, 2017); Pre-development Meeting: June 13, 2023

Staff recommendation: Staff recommends **DISAPPROVAL** of the request to reduce the required distance between Residential Care Facilities from 1,320 feet to approximately 67 feet in the Low Density Residential (R-1-6) District, for the property located at 2475 S. 43rd Trail, Yuma, AZ, because it does not meet the criteria of §154-03.04 in the Yuma City Code. Although Staff is not recommending approval of the request, if a variance is granted Staff recommends that the variance be conditioned to include those conditions listed in Attachment A.

Have there been any other variance requests of a similar nature in the vicinity and zoning district?	No.
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Staff Analysis: The subject property, located within the Park West Unit No. 3 Subdivision, is located along 43rd Trail. The Park West Unit No. 3 Subdivision was subdivided on February 2, 2017. Currently, the property features an approximately 2,278 square foot single-family residence, which was constructed in 2017. The parcel is approximately 9,680 square feet in size. In addition, the subject property is zoned Low Density Residential (R-1-6) District.

The applicant is requesting a variance to reduce the minimum distance requirement between residential care facilities from 1,320 feet to approximately 67 feet. This facility is intended to provide care for up to ten (10) residents. The City Code allows Residential Care Facilities (small) within the Low Density Residential (R-1-6) District; however, the City Code requires a 1,320 linear foot separation between facilities. This minimum distance requirement is measured from lot line to lot line. The purpose of this distance requirement is to avoid a concentration of such facilities in a residential neighborhood and to maintain the residential character of neighborhoods.

From §154-01.07: Residential Care Facility, Small:

Establishments primarily engaged in the provision of residential social and personal care for ten or fewer persons with some limits on ability for self-care, such as children, the elderly, but where medical care is not a major element. Included are establishments providing 24-hour year-round care for children. These facilities shall not include any persons whose occupancy would constitute a direct threat to the health or safety of other individuals or would result in substantial physical damage to the property of others. Establishments of this type located within any residential districts shall not be located within 1,320 feet of a child day care services (large), a nursing care facility, large or small, or a residential care facility, large or small that are also located within any residential district.

A neighborhood meeting was held on July 19, 2023, in which four neighbors were in attendance. The main concerns associated with this request were the potential impacts to the residential neighborhood, security, and privacy concerns. In addition, staff received several emails in opposition to this request.

1. Does the proposed variance meet the criteria of §154-03.04(D)(1) of the Yuma City Code?

A) “There is a special circumstance(s) or condition(s) that applies to the property, building, or use referred to in the application, that does not apply to most other properties in the district.”

Is this statement correct for this application?

Yes No

Applicant Response: “The property possesses special circumstances due to its strategic placement, and existing infrastructure, and situated in a quiet neighborhood with low traffic volume, this property offers a serene and therapeutic atmosphere, crucial for the treatment and recovery of individuals with behavioral health needs. Moreover, the property's remarkable attributes include its substantial lot size of 9,681 sqft and its positioning as a corner lot. This generous space allows for the establishment of a 10-bed facility, promoting enhanced privacy and providing residents with a spacious environment.”

Staff Analysis: After analyzing the subject property, it has been determined that a special circumstance does not apply to the property that does not apply to most other properties within the district and surrounding residential development. The City of Yuma zoning code allows residential care facilities within residential neighborhoods, however, there is a minimum 1,320 foot separation requirement between facilities. The intent of this distance requirement is to maintain a residential character of neighborhoods and to avoid a concentration of such facilities in a residential neighborhood. This proposal is located within 67 feet of another facility within the same residential neighborhood. According to the applicant, this property has the space for a 10-bed facility; however, the applicant can relocate the proposed facility to a property that meets the separation requirement of the City of Yuma zoning code.

B) “The special circumstance was not created or caused by the property owner or applicant.”

Is this statement correct for this application?

Yes No

Applicant Response: “Importantly, it is crucial to note that these special circumstances were not brought about by the current property owner or the applicant. The property's large lot size and corner location are inherent features predating the involvement of the applicant, demonstrating that the need for a variance is unrelated to any actions taken by them. Rather, the demand for a Behavioral Health Residential Facility stems from recognized societal needs and the scarcity of suitable facilities within the community.”

Staff Analysis: After analyzing the subject property, it has been determined that a special circumstance does not apply to the property that does not apply to most other properties within the district and surrounding residential development. According to the Yuma County Assessor records, this property was purchased on April 17, 2023. At the time of the purchase, there was an existing facility located approximately 67 feet from the subject property.

C) “The granting of the variance is necessary for the preservation of substantial property rights enjoyed by other property owners in the vicinity, under identical zoning designations.”

Is this statement correct for this application?

Yes

No

Applicant Response: *“Granting the requested variance is essential to preserve the rights enjoyed by other property owners in the vicinity who share identical zoning designations. Simultaneously, it will benefit the community as a whole by addressing mental health needs and contributing to the overall well-being of residents. Furthermore, significant improvements are planned for the property, including the upgrading of the backyard, which will increase its value and positively impact comparable neighboring properties. By introducing a purpose-built facility, we will enhance the desirability of the neighborhood while preserving and appreciating property values.”*

Staff Analysis: The granting of the variance is not necessary for the preservation of substantial property rights enjoyed by other property owners in the vicinity, under identical zoning designations. Property owners located within the vicinity and the same residential district are required to comply with the 1,320 foot separation between residential care facilities.

D) “The granting of the variance will not be materially detrimental to any person residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public health, safety, and general welfare.”

Is this statement correct for this application?

Yes

No

Applicant Response: *“It is crucial to emphasize that granting the variance will not result in any material detriment to individuals residing or working in the vicinity, adjacent properties, the neighborhood, or the public health, safety, and general welfare. The proposed Behavioral Health Residential Facility will diligently implement various measures to ensure seamless integration within the neighborhood dynamics. This includes the installation of 24/7 surveillance cameras that will not only enhance the safety of the facility but also monitor and provide additional security for neighboring properties within the camera’s range. This commitment to security and community welfare ensures that the facility will be a responsible and valued addition to the neighborhood.”*

Staff Analysis: The granting of the variance will not be materially detrimental to any person(s) residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public heal, safety, and general welfare. The granting of this variance will allow a residential care facility within an established residential neighborhood.

2. Are any of the adjacent property owners opposed to this request? Yes.

Public Comments Received: See Attachment E

External Agency Comments: None Received.

Neighborhood Meeting Comments: See Attachment D

Proposed conditions delivered to applicant on: 7/27/2023

Final staff report delivered to applicant on: August 3, 2023

- Applicant agreed with all of the conditions of approval on:
- Applicant did not agree with the following conditions of approval: (list #'s)
- (If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact.) Emailed applicant conditions of approval. Waiting for response.

Attachments

A	B	C	D	E
Conditions of Approval	Site Plan	Agency Notifications	Neighborhood Meeting Comments	Public Comments
F	G	H	I	J
Site Photo	Distance to Existing Facility	Neighbor Notification List	Neighbor Postcard	Aerial Photo

Prepared By: Amelia Domby **Date:** August 1, 2023
 Amelia Domby
 Senior Planner Amelia.Domby@yumaaz.gov (928) 373-5000, x1234

Approved By: *Jennifer L. Albers* **Date:** 8/2/23
 Jennifer L. Albers
 Assistant Director of Planning

ATTACHMENT A
CONDITIONS OF APPROVAL

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

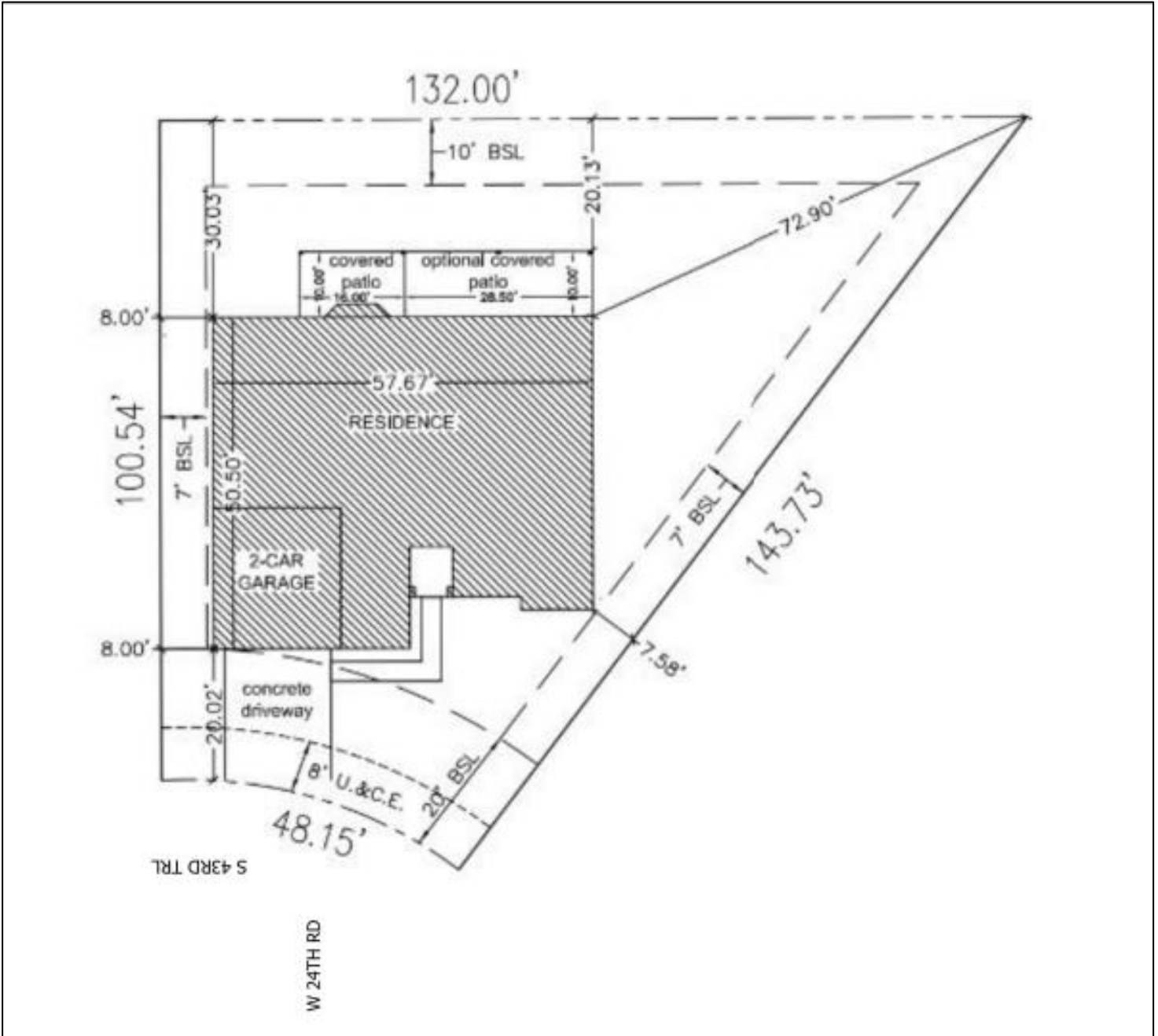
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.

Community Planning: Amelia Domby, Senior Planner, (928) 373-5000 x3034

3. The conditions listed above shall be completed within one (1) year of the effective date of the approval of the Variance or prior to the issuance of a Building Permit, Certificate of Occupancy or City of Yuma Business License for the property. In the event that the conditions are not completed within this time frame, the Variance shall be null and void.
4. In any case where a Variance has not been used within one year after the granting thereof, it shall be null and void.
5. Prior to the expiration date of the Variance, the applicant has the option to file for a one-year time extension.

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
SITE PLAN



**ATTACHMENT C
AGENCY NOTIFICATIONS**

- Legal Ad Published: The Sun (07/21/23)
- 300' Vicinity Mailing: (07/12/23)
- Site Posted on: (07/12/23)
- 34 Commenting/Reviewing Agencies Noticed: (07/12/23)
- Neighborhood Meeting Date: (07/19/23)
- Hearing Date: (08/10/23)
- Comments Due: (07/24/23)

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	YES	7/11/23	X		
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	YES	7/20/23	X		
Yuma County Planning & Zoning	NR				
Yuma County Assessor	NR				
Arizona Public Service	NR				
Time Warner Cable	NR				
Southwest Gas	NR				
Qwest Communications	NR				
Bureau of Land Management	NR				
YUHS District #70	NR				
Yuma Elem. School District #1	NR				
Crane School District #13	NR				
A.D.O.T.	NR				
Yuma Irrigation District	NR				
Arizona Game and Fish	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
El Paso Natural Gas Co.	NR				
Western Area Power Administration	YES	7/10/32	X		
City of Yuma Internal List (Conditions)	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Police	NR				
Parks & Recreation	NR				
Development Engineering	NR				
Fire	YES	7/11/23	X		
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	YES	7/21/23	X		
Utilities	NR				
Public Works	NR				
Streets	NR				

ATTACHMENT D
NEIGHBORHOOD MEETING COMMENTS

Date Held: July 19, 2023

Location: On-site, 5pm

Attendees: Applicant: Katie Sass, Staff: Amelia Domy; and four neighbors in attendance: Ernesto Silva, Miguel Santiago, Brisa Santiago, Elba Silva

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

- THE APPLICANT PROVIDED AN INTRODUCTION AND EXPLAINED THAT THIS FACILITY WILL PROVIDE RESIDENTIAL CARE FOR UP TO 10 (TEN) RESIDENTS. THERE WILL BE ONE STAFF MEMBER IN THE RESIDENCE THAT CHECKS THE MAIL REGULARLY. VEHICLES WILL BE PARKED INSIDE THE GARAGE. IN ADDITION, THERE WILL BE QUIET SPACE FOR COUNSELING. THE RESIDENTS PARTICIPATE IN ACTIVITIES SUCH AS EXERCISE, YOGA, AND ATTEND CHURCH ON SUNDAY'S. RESIDENTS AT THIS PROPERTY STAY FOR APPROXIMATELY 6 MONTHS. THERE IS A 8 P.M. CURFEW FOR THE RESIDENTS AND LIGHTS ARE OFF BY 10 P.M.
- NEIGHBORS EXPRESSED PRIVACY CONCERNS DUE TO THEIR JOB SUCH AS WORKING FOR BORDER PATROL OR CUSTOMS AND BORDER PROTECTION.
- NEIGHBORS WERE ALSO CONCERNED WITH THE CLOSE PROXIMITY TO THE EXISTING RESIDENCE. THE NEIGHBORS NOTED THAT IF THIS ONE IS APPROVED, MORE RESIDENTIAL CARE FACILITIES WILL HAVE THE ABILITY TO LOCATE ANYWHERE WITHIN THE SAME RESIDENTIAL NEIGHBORHOOD. NEIGHBORS ADDED THAT THEY DID NOT WANT TO BE SURROUNDED BY RESIDENTIAL CARE FACILITIES.
- THE APPLICANT EXPLAINED THAT THEY HAVE EXISTING RESIDENCES IN PHOENIX AND NORTH SCOTTSDALE AND THEY HAVE NOT RECEIVED ANY COMPLAINTS. THE COMPANY WILL MAINTAIN THE PROPERTY AND MAKE IT LOOK NICE. IN ADDITION, SECURITY CAMERAS ARE INSTALLED TO MONITOR THE RESIDENCE. SECURITY CAMERAS ARE NOT DIRECTED TOWARDS THE NEIGHBORS.
- THE APPLICANT ALSO ADDED THAT THEY WILL KEEP THE RESIDENTIAL CHARACTERISTIC OF THE RESIDENCE BY DECORATING FOR THE HOLIDAYS. THE FACILITY HAS STRICT AND HIGH STANDARDS. CLIENTS ARE REQUIRED TO GO THROUGH A BACKGROUND CHECK.
- NEIGHBORS QUESTIONED THE OWNERSHIP OF THE RESIDENCE.
- THE APPLICANT EXPLAINED THAT THE OWNER OF THE RESIDENCE IS THE CEO OF THE COMPANY.

**ATTACHMENT E
PUBLIC COMMENTS**

Name:	Erika Lemus			Contact Information: (928) 446-8269						
Method of Contact:	Phone	<input checked="" type="checkbox"/>	FAX	<input type="checkbox"/>	Email	<input type="checkbox"/>	Letter	<input type="checkbox"/>	Other	<input type="checkbox"/>
July 18, 2023 - Is not in support of this request – there are three large trees on their property and previous neighbors did not have any issues. Never had issues with the neighbors and would not like to have issues with the new neighbors.										
Name:	Miguel Santiago			Contact Information: miguelsantiagopr@yahoo.com						
Method of Contact:	Phone	<input type="checkbox"/>	FAX	<input type="checkbox"/>	Email	<input checked="" type="checkbox"/>	Letter	<input type="checkbox"/>	Other	<input type="checkbox"/>
<p>July 15, 2023 Good afternoon, This are my comments about the case # VAR-41582-2023, I oppose to this request. My concern is about safety and value of the properties on the Park West Subdivision. From 1320' to 67' still a bit g number in a low density Residential area (R-1-6). If we let this person do the facility with only 67' from the other, I'm afraid that another property owner in the neighborhood request the same in the future. The occupancy is a maximum of 10 people and that is not including personnel and/or visitor/guest, increasing the traffic of vehicle in this area. The area where the property is located has low traffic, where children play outdoor most of the time and is a very family oriented community. Thank you for your time and consideration. Respectfully Miguel Santiago</p>										
Name:	Sergio Flores			Contact Information: sergio123flores456@gmail.com						
Method of Contact:	Phone	<input type="checkbox"/>	FAX	<input type="checkbox"/>	Email	<input type="checkbox"/>	Letter	<input type="checkbox"/>	Other	<input type="checkbox"/>
<p>July 27, 2023 Hello, I am a resident in Park West Yuma, AZ and I am emailing you in regards to the Legacy Healthcare Addiction Program. I don't understand how a company can buy houses and shelter addicts especially in Park West. This is outrageous and shouldn't be allowed here in our neighborhood. I along with many neighbors plan to protest this. As our representative I hope you can do something about this. Thank you</p>										

From: Amelia Domby
Sent: Wednesday, July 26, 2023 2:50 PM
To: 'Ron Pendleton'
Subject: RE: Case # VAR-41582-2023

Good afternoon Ron,

The property owner is requesting a Variance to reduce the minimum distance between two residential care facilities. The zoning code requires a minimum of 1,320 feet between facilities and there is currently another facility located approximately 67' from this property. A Variance request goes through the public hearing process and public comments are encouraged. There is one public hearing with a Hearing Officer. Any input provided by the neighbors and/or other residents will be included in the staff report that is provided to the Hearing Officer.

The public hearing for this request is scheduled for August 10, 2023 at the City Hall Council Chambers at 9:30am.

Please let me know if you have any additional questions.

Thank you,



Amelia Domby
Senior Planner | Planning and Neighborhood Services
Office: (928) 373-5000 ext. 3034
Amelia.Domby@YumaAz.Gov | www.YumaAZ.gov



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From: Ron Pendleton <rpendleton616@gmail.com>
Sent: Tuesday, July 25, 2023 8:36 PM
To: Amelia Domby <Amelia.Domby@yumaaz.gov>
Subject: Case # VAR-41582-2023

You don't often get email from rpendleton616@gmail.com. [Learn why this is important](#)

 **CAUTION:** External Email

Hello!

I live in the neighborhood with a house, 2475 S 43rd Trl, Yuma, AZ 85364, that appears to be bought by a company, Legacy Behavioral Health Services, who are seeking to reduce the minimum distance requirement for two facilities.

I'm hoping to understand more about this change, if it's already going to happen and this is all pure information or if there's any input being taken and considered by residential owners before this change is approved.

Any and all information you can provide would be greatly appreciated!

From: Amelia Domby
Sent: Wednesday, July 26, 2023 3:13 PM
To: 'Marilyn Pendleton'
Subject: RE: Case # VAR-41582-2023

Good afternoon Marilyn,

This is a Variance request to reduce the minimum distance requirement between residential care facilities. The Variance request goes through the Public Hearing Process and public comments are encouraged. Any comments provided prior to the hearing will be included in the staff report that goes to the Hearing Officer. The hearing officer reviews the staff analysis, public comments received, and approves or denies the request. The Hearing Officer will make the decision on August 10 at 9:30am. This meeting will be held at the City Hall Council Chambers. During this meeting, public comments can also be heard.

In regard to staffing, I will forward your email to the applicant to answer specific questions about the proposed use on-site.

Please let me know if you have any further questions.

Thank you,



Amelia Domby
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From: Marilyn Pendleton <marilyn.pendleton24@gmail.com>
Sent: Wednesday, July 26, 2023 8:00 AM
To: Amelia Domby <Amelia.Domby@yumaaz.gov>
Subject: Case # VAR-41582-2023

You don't often get email from marilyn.pendleton24@gmail.com. [Learn why this is important](#)

⚠ CAUTION: External Email

Good morning,

I live on S 43rd TRL. I was told Phoenix company Legacy Behavioral Health Services, who has only been in business for 2 years, has purchased 2475 S. 43rd Trl, Yuma, AZ 85364, but the property is under the CEO's name instead of the company's name.

I understand the property is meant to provide behavioral health for up to 10 people. I'm concerned about increased traffic, and am curious about Legacy Behavioral Health Service's ability to prevent incidents. Do you have any information on how staffing will work at the property? Is staff on site at all times? What other properties the company has purchased? Has this already been approved or is the meeting on 8/10 looking for community input?

Thank you!
Marilyn Pendleton

ATTACHMENT F
SITE PHOTO



ATTACHMENT G
DISTANCE TO EXISTING FACILITY



**ATTACHMENT H
NEIGHBOR NOTIFICATION LIST**

Property Owner	Mailing Address	City	State	Zip Code
ADAME THERESA G TRUST 8-16-2018	2521 S 43RD DR	YUMA	AZ	85364
ARCEO MIGUEL S	PO BOX 13553	SAN LUIS	AZ	85349
ARELLANO LETICIA	2442 S 43RD DR	YUMA	AZ	85364
BARBEAU ROBERT EDMUND	4360 W 25TH PL	YUMA	AZ	85364
BECERRA ALVARO	2485 S 43RD DR	YUMA	AZ	85364
CANEDO CLAUDIO B JR & IMELDA CPWROS	1865 S 9TH AVE	YUMA	AZ	85364
CARDENAS FRANCISCO & EVA JT	4374 W 25TH PL	YUMA	AZ	85364
CASTRO RAYMOND JR	2454 S 43RD DR	YUMA	AZ	85364
CHAPMAN SHANE EDWARD	4388 W 24TH RD	YUMA	AZ	85364
CHURCH KIPP O & JODELL O	4389 W 24TH RD	YUMA	AZ	85364
ELIAS RACHELLE	4340 W 24TH PL	YUMA	AZ	85364
GALAVIZ GONZALO & JENNIFER JT	4373 W 24TH RD	YUMA	AZ	85364
GARCIA MARIA J	2443 S 43RD TRAIL	YUMA	AZ	85364
GOMEZ EDUARDO	4546 W 18TH PL	YUMA	AZ	85364
GONZALEZ MIGUEL & MONICA	PO BOX 5146	YUMA	AZ	85365
GONZALEZ MIGUEL A SANTIAGO	4359 W 24TH RD	YUMA	CA	85364
GONZALEZ TAURINO ARNOLDO & JESSICA	4348 W 25TH PL	YUMA	AZ	85364
GUTIERREZ RAUL ANTONIO	4426 W 25TH PL	YUMA	AZ	85364
HAYES NICOLE	4313 W 24TH PL	YUMA	AZ	85364
HERNANDEZ EMY CECILIA & SALVADOR ALEJANDRO	4346 W 24TH PL	YUMA	AZ	85364
JENSEN ERIC N & CASSANDRA	4370 W 24TH PL	YUMA	AZ	85364
LAVIGNE GENE & ANNA TRUST 5-11-2002	1271 ALPINE HEIGHTS RD	ALPINE	AZ	91901
LOPEZ JOSE ALBERTO	4329 W 24TH PL	YUMA	AZ	85364
MARQUEZ LUIS	4331 W 25TH PL	YUMA	AZ	85364
MARTINEZ JOANNA & JAIME L	4423 W 24TH PL	YUMA	AZ	85364
MELLENDEZ RAMON & REYNA	4349 W 25TH PL	YUMA	AZ	85364
MORENO MAURICE O & FAVIOLA	4302 W 24TH RD	YUMA	AZ	85364
MUELA MAURO & FRANCISCA	2515 S 43RD DR	YUMA	AZ	85364
MUNOZ GONZALO JR & MELINDA	2514 S 42ND TRAIL	YUMA	AZ	85364
MURO ANDRES & KRISTEN JT	4387 W 24TH PL	YUMA	AZ	85364
NUNEZ ERNEST JR	4371 W 24TH PL	YUMA	AZ	85364
OCHOA ORLANDO FELIX & GISELA	4361 W 25TH PL	YUMA	AZ	85364
OKWUOBU WILSON C.	7208 JEMATELL LN	SCOTTSDALE	AZ	85266
ORTON CARMEN & JOEL	2529 S 43RD DR	YUMA	CA	85364
PARK STEPHANIE MARIE	PO BOX 5331	YUMA	AZ	85366

PENDLETON RONALD & MARILYN LEE C CPWROS	2455 S 43RD TRAIL	YUMA	AZ	85364
PETTITT DONNA R	2508 S 42ND TRL	YUMA	AZ	85364
POWERS MICHAEL J	4410 W 25TH PL	YUMA	AZ	85364
RODRIGUEZ ROBERTO & ERENDIRA SALGADO SERGIO ANTONIO FLORES	4390 W 25TH PL 1782 NISSON ROAD #5	YUMA TUSTIN	AZ	85364 92780
SANDOVAL JOSE	235 E 25TH ST	YUMA	AZ	85364
SILVA ALDO LEMUS	2474 S 43RD DR	YUMA	AZ	85364
SILVA ERNESTO JR	4372 W 24TH RD	YUMA	AZ	85364
SLATON HOWARD & CLAUDIA	2462 S 43RD DR	YUMA	AZ	85364
THURBER MATTHEW J	4334 W 24TH PL	YUMA	AZ	85364
ULLRICH MELANIE BELLE	4409 W 24TH RD	YUMA	AZ	85364
UMMI LLC	12424 S AVENUE C	YUMA	AZ	85365
URCIAGA ROMUALDO	2497 S 43RD DR	YUMA	AZ	85364
VELEZ RAMON ORTEGA	2498 S 43RD DR	YUMA	AZ	85364

ATTACHMENT J
AERIAL PHOTO

