



**STAFF REPORT TO THE PLANNING AND ZONING COMMISSION  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
COMMUNITY PLANNING DIVISION  
CASE TYPE – REZONE  
CASE PLANNER: JOSHUA DARROW**

**Hearing Date:** March 9, 2026

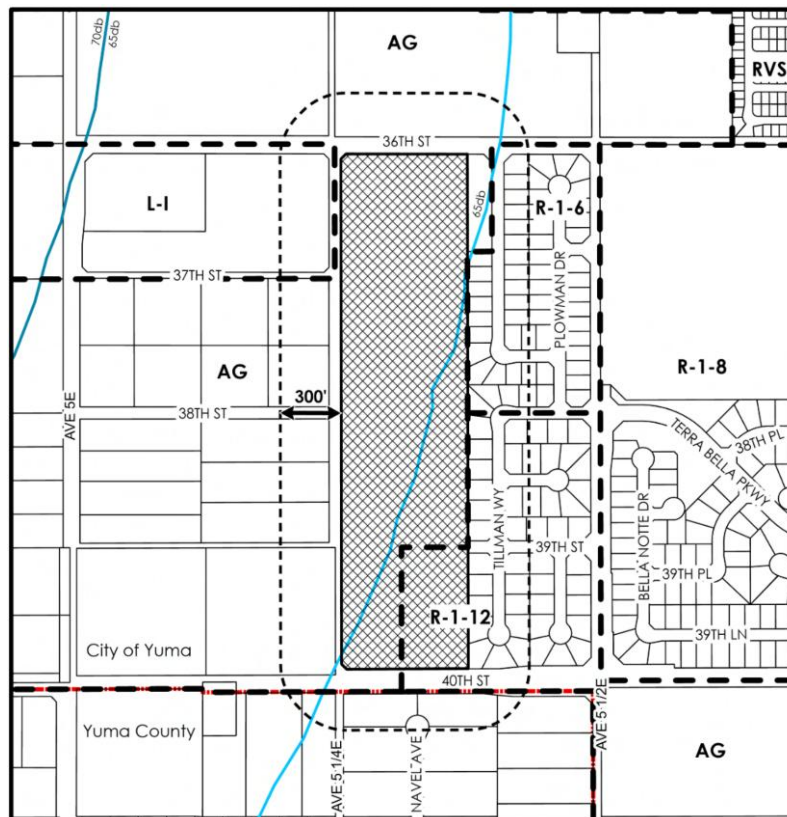
**Case Number:** ZONE-44874-2026

**Project Description/Location:**

This is a request by Bob Woodman, on behalf of Woodman Family Citrus LP, to rezone approximately 36.24 acres from the Agriculture/Airport Overlay (AG/AD) District to the Suburban Ranch/Airport Overlay (SR-1/AD) District and the Low Density Residential/Airport Overlay (R-1-12/AD) District for the property located at the northeast corner of 40th Street and 5¼E, Yuma, AZ.

	<b>Existing Zoning</b>	<b>Use(s) on-site</b>	<b>General Plan Designation</b>
<b>Site</b>	Agriculture (AG) and Low Density Residential (R-1-12)	Agriculture	Industrial/Suburban Density Residential/Low Density Residential
<b>North</b>	Agriculture (AG)	Agriculture	Industrial
<b>South</b>	County Suburban Ranch (SR-2)	Single-family dwellings	Rural Density Residential
<b>East</b>	Low Density Residential (R-1-6 and R-1-2)	Single-family dwellings	Industrial/Suburban Density Residential/Low Density Residential
<b>West</b>	Agriculture (AG) and Light Industrial (L-I)	Single-family dwellings/ agriculture/undeveloped	Industrial

**Location Map**



**Prior site actions:** Annexation - Ordinance No. 099-81, effective 8/7/1999; Rezone - O2001-56, from Agriculture (AG) to Low Density Residential (R-1-12) District; General Plan Amendment - R2026-009 (GP-44489-2025) approved 2/18/2026.

**Staff Recommendation:** Staff recommends **APPROVAL** of the rezoning from the Agriculture/Airport Overlay (AG/AD) District to the Suburban Ranch/Airport Overlay (SR-1/AD) District and the Low Density Residential/Airport Overlay (R-1-12/AD) District, subject to the conditions shown in Attachment A.

**Suggested Motion:** Move to **APPROVE** Rezone ZONE-44874-2025 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 rezone, the Planning and Zoning Commission is recommending approval to City Council for the request to rezone approximately 36.24 acres from the Agriculture/Airport Overlay (AG/AD) District to the Suburban Ranch/Airport Overlay (SR-1/AD) District and the Low Density Residential/Airport Overlay (R-1-12/AD) District for the property located at the northeast corner of 40th Street and 5¼E, Yuma, AZ, subject to the conditions outlined in Attachment A, and affirmatively finds that the request is in conformance with the City of Yuma General Plan.

**Staff Analysis:** The property is located at the northeast corner of 40th Street and 5¼E and is approximately 36.24 acres in size. The property was annexed into the City of Yuma on August 7, 1999, and was recently subject to a General Plan Amendment to change the land use designation from Industrial, Suburban Density Residential and Low Density Residential to Suburban Density Residential and Low Density Residential.

The applicant is seeking to rezone the north portion of the property (approximately 29.8 acres) from the Agriculture/Airport Overlay (AG/AD) District to the Suburban Ranch/Airport Overlay (SR-1/AD) District and south portion of the property (approximately 8.4 acres) to the Low Density Residential/Airport Overlay (R-1-12/AD) District. The applicant intends to subdivide the north portion of the property into 8 lots and the south portion of the property into 24 lots for a total of 32 single-family parcels.

Approximately two-thirds of the subject property lies within the 65-70 dB DNL noise contour. Arizona Revised Statute (ARS) § 28-8481 and the City of Yuma zoning ordinance do not allow new residential development within the noise zones. However, residential development is permitted if the military installation and local jurisdiction mutually determine that the proposed use is compatible with ongoing aviation activities. In a Determination of Compatibility dated July 11, 2025, Marine Corps Air Station (MCAS) Yuma did not object to this proposed residential development subject to the conditions of approval for the development.

As shown in Attachment B, the proposed subdivision design includes large lots (1.9 to 5 acres) for the homes within the noise contours, directly reflecting the established low-density character of neighboring parcels. No further subdivision of lots within this development will be permitted. In addition, one single-family residence will be allowed per lot, and accessory dwelling units will not be permitted for the residential lots located within the noise contours.

All residential development will be required to meet the City of Yuma development standards for the Suburban Ranch (SR-1) and Low Density Residential (R-1-12), Districts.

The request to rezone the property from the Agriculture (AG) District to the Suburban Ranch (SR-1) and Low Density Residential (R-1-12) District is in conformance with the Land Use Element of the General Plan.

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

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

**2. Are there any dedications or property easements identified by the Transportation Element? No**

FACILITY PLANS						
Transportation Master Plan	Planned	Existing	Gateway	Scenic	Hazard	Truck
40 <sup>th</sup> St. – 4-Lane Minor Arterial	50 FT H/W	61 FT H/W				
Ave 5 ¼ E – Local Road	29 FT H/W	30 FT H/W				
Ave 5 ½ E – Local Road	29 FT H/W	49 FT H/W				
Bicycle Facilities Master Plan	Proposed bike lane on 40th Street					
YCAT Transit System	None					
Issues:	Access to public transit					

**3. Does the proposed rezoning of the property conform to the remaining elements of the general plan? Yes**

Parks, Recreation and Open Space Element:		
Parks and Recreation Facility Plan		
Neighborhood Park:	Existing: Ocotillo Park	Future: Ocotillo Park
Community Park:	Existing: Kennedy Park	Future: East Mesa Community Park
Linear Park:	Existing: None	Future: B Canal Linear Park
Issues:	None	

Housing Element:	
Special Need Household:	N/A
Issues:	None

Redevelopment Element:						
Planned Redevelopment Area:	N/A					
Adopted Redevelopment Plan:	North End:		Carver Park:		None:	X
Conforms:	Yes	X	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 2023 5-year American Community Survey Police Impact Standard: 1 officer for every 530 citizens; 2020 Conservation Plan Water demand: 207 gallons/day/person; Wastewater generation: 70 gallons per day per person	Dwellings & Type		Projected Population	Police Impact	Water Consumption		Wastewater Generation
	<i>Single Family</i>				Maximum	Per Unit	
	125	2.8	350	0.66			72,450
	Minimum						
23	2.8	64	0.12	13,331	14.9	4,508	
Fire Facilities Plan:	Existing: Yuma Fire Station No. 5			Future: East Mesa Fire Station No. 9			
Water Facility Plan:	Source:	City	X	Private	Connection:	E. 39th St. 8" PVC	
Sewer Facility Plan:	Treatment:	City	X	Septic	Private	Connection: E. 39th St.	
Issues:	None						
Safety Element:							
Flood Plain Designation:	500 Year Flood		Liquefaction Hazard Area:		Yes	No	X
Issues:	None						
Growth Area Element:							
Growth Area:	Araby Rd & Interstate 8		Arizona Ave & 16 <sup>th</sup> St		Avenue B & 32 <sup>nd</sup> St.		
	North End	Pacific Ave & 8 <sup>th</sup> St		Estancia	None	X	
Issues:	None						

**4. Does the proposed rezoning conform to the adopted facilities plan?**

Yes

**5. Does the proposed rezoning conform to Council's prior approval of rezonings, development agreements or subdivisions for this site?**

Yes

**External Agency Comments:** None Received

**Neighborhood Meeting Comments:** See Attachment E

**Proposed conditions delivered to applicant on:** 2/12/26

**Final staff report delivered to applicant on:** 3/3/26

- Applicant agreed with all of the conditions of approval on: 3/2/26
- Applicant did not agree with the following conditions of approval:
- If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact.

**Attachments**

A	B	C	D	E	F	G	H	I
Conditions of Approval	Conceptual Site Plan	Agency Notifications	Approved MCAS DOC	Neighborhood Meeting Comments	Public Comments	Neighbor Notification List	Neighbor Postcard	Aerial Photo

**Prepared By:** Joshua Darrow  
Joshua Darrow  
Assistant Planner  
Joshua.Darrow@YumaAz.gov

**Date:** 2/23/26  
  
(928) 373-5000, x3039

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

**Date:** 2/23/26

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

**Date:** 03/02/2026

**ATTACHMENT A  
CONDITIONS OF APPROVAL**

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the proposed rezone for the site:

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

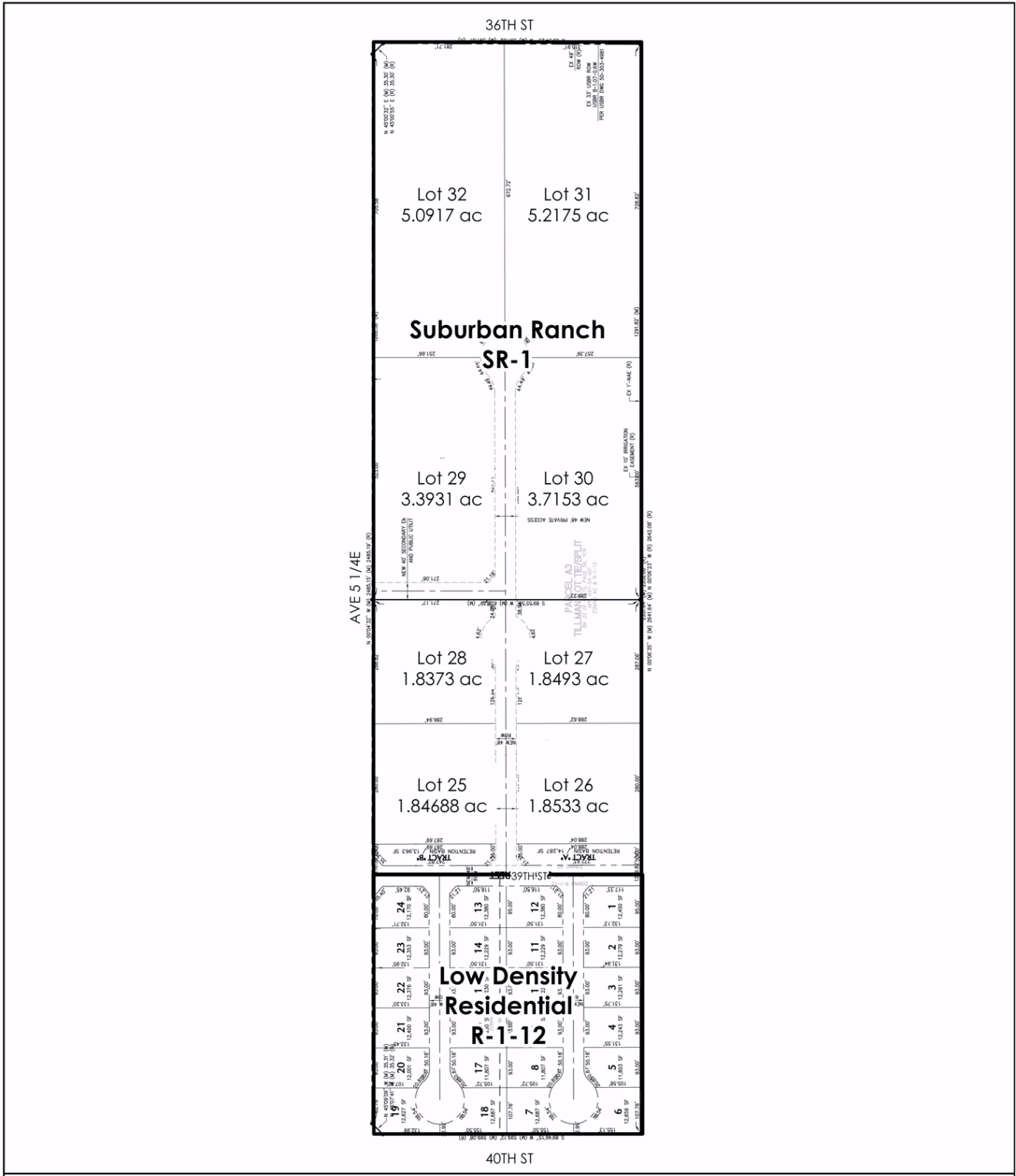
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.

**Community Planning, Joshua Darrow, Assistant Planner (928) 373-5000, x 3039:**

3. Owner acknowledges the following conditions to be completed in accordance with the approved Determination of Compatibility
  - Avigation Easement
  - Noise Mitigation Standards
  - Disclosure Requirements
  - Parcel Restrictions
4. Each of the conditions listed above shall be completed within two (2) years of the effective date of the rezoning ordinance or prior to the issuance of a Building Permit, Certificate of Occupancy or City of Yuma Business License for this site, whichever occurs first. If the conditions of approval are not completed within the above timeframe, then the rezone shall be subject to ARS § 9-462.01.

**Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.**

# ATTACHMENT B CONCEPTUAL SITE PLAN



Prepared by:  
DG  
Date:  
2/18/2026

ZONE-44874-2026  
APN 697-54-001  
  
Site Plan

Plan/Case:  
  
**44874**



**ATTACHMENT C  
AGENCY NOTIFICATIONS**

- **Legal Ad Published: The Sun** 02/09/26
- **300' Vicinity Mailing:** 01/21/26
- **34 Commenting/Reviewing Agencies noticed:** 01/22/26
- **Site Posted on:** 01/26/26
- **Neighborhood Meeting:** 02/02/26
- **Hearing Date:** 03/09/26
- **Comments due:** 02/02/26

<b>External List (Comments)</b>	<b>Response Received</b>	<b>Date Received</b>	<b>"No Comment"</b>	<b>Written Comments</b>	<b>Comments Attached</b>
Yuma County Airport Authority	NR				
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	Yes	01/23/26	X		
Yuma County Planning & Zoning	NR				
Yuma County Assessor	NR				
Arizona Public Service	NR				
Charter Cable	NR				
Southwest Gas	NR				
CenturyLink Communications	NR				
Quechan Tribe	NR				
Bureau of Reclamation (USBR)	NR				
Bureau Land Management (BLM)	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				
Yuma Mesa Irrigation (YMIDD)	NR				
Unit B Irrigation District	NR				
Arizona Game and Fish	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
Yuma Proving Ground	NR				
El Paso Natural Gas Co.	NR				
Western Area Power (WAPA)	Yes	01/22/26	X		
<b>City of Yuma Internal List (Conditions)</b>	<b>Response Received</b>	<b>Date Received</b>	<b>"No Conditions"</b>	<b>Written Conditions</b>	<b>Comments Attached</b>
Police	NR				
Parks & Recreation	NR				
Development Engineer	NR				
Fire	Yes	01/22/26	X		
Building Safety	NR				
City Engineer	Yes	2/11/26		X	
Traffic Engineer	NR				
MCAS / C P & L Office	NR				
Utilities	NR				
Public Works	NR				
Streets	NR				

**ATTACHMENT D  
APPROVED MCAS DOC**



**UNITED STATES MARINE CORPS**  
MARINE CORPS AIR STATION YUMA  
BOX 99100  
YUMA AZ 85369-9100

5726  
CP&L  
DC25-06  
July 11, 2025

Ms. Alyssa Linville  
City of Yuma Community Development  
One City Plaza  
PO Box 13013  
Yuma, AZ 85365

Dear Ms. Linville:

We have received the Request for a Determination of Compatibility (DOC) for Assessor's Parcel Number (APN) 697-54-001, located at the northeast corner of 40th Street and Avenue 5¼ E, Yuma, Arizona. The Tillman Estates Unit No. 4 residential subdivision is proposed to be developed on a 39.65 acre parcel designated in the General Plan as Industrial. The project consist of 32 single-family lots, 15 of those will be within the 65-70 decibel noise zone, and two will be adjacent – outside – to Runway 26 Accident Potential Zone 2.

Arizona Revised Statute (ARS) 28-8481 and the local Zoning Ordinance do not allow new residential development within the noise zones. Particular exemptions exist, which allows residential development if the military installation and local jurisdiction mutually determine that the proposed use is compatible with ongoing aviation activities.

Marine Corps Air Station (MCAS) Yuma does not object to this request and offer the following conditions; Measures to achieve an outdoor to indoor noise reduction level of 25 decibels must be incorporated into the design and construction of the new residences. The City of Yuma states that single family homes would be appropriate for this parcel as long as the four conditions listed on the request are followed, MCAS Yuma strongly agrees with those four conditions of approval. It is our intent to strongly object to any new residential development within the noise zones, which are designed to protect public health/safety and reduce incompatible development that may hinder military operations. However, on this case, MCAS Yuma will not object due to the unique context and mitigating characteristics of the land development.

Thank you for the opportunity to review and provide MCAS Yuma's determination of compatibility. MCAS Yuma point of contact is Antonio Martinez at (928) 269-2103 or MCASYUMA\_CPLO@usmc.mil. Thank you for the opportunity to comment.

Sincerely,

A handwritten signature in black ink, appearing to read "M. E. Finch", is written over the typed name.

M. E. FINCH  
By direction

**ATTACHMENT E**  
**NEIGHBORHOOD MEETING COMMENTS**

**Date Held:** 02/02/2026

**Location:** NE corner of 40th Street and 5 ¼ E

**Attendees:** Staff: Joshua Darrow; Applicant: Bob Woodman; Neighbors in attendance: Bernando Marquez, Fernando Hernandez, Ramiro Camarillo, Albert Aguilar, Jorge Juarez


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

- Staff and Applicant explained the request
- Neighbors asked if there had been any changes from original General Plan Amendment
  - Applicant explained that this was the second meeting required for the plan originally proposed in the General Plan Amendment.

**ATTACHMENT F  
PUBLIC COMMENTS**

Name:	Jill Caporelli			Contact Information:	eyedoccap@gmail.com					
Method of Contact:	Phone		FAX		Email	X	Letter		Other	
Questions about the proposed use.										

**From:** J Cap <[eyedoccap@gmail.com](mailto:eyedoccap@gmail.com)>  
**Sent:** Friday, February 20, 2026 11:27 AM  
**To:** Erika Peterson <[Erika.Peterson@YumaAz.Gov](mailto:Erika.Peterson@YumaAz.Gov)>  
**Subject:** Re: Tillman Rezone Information

 **CAUTION:** External Email

Hello Erika,

It was great to see you at the meeting Wednesday evening!  
 Thank you for the info you have forwarded.

My concern involves planning ahead to avoid additional traffic fatalities. Since the Woodman's sold their property that the Amazon warehouse has been built on, we have a much greater increase in traffic on both 40th St. and 5E. Their Lemon Grove business at 4E and 40th St. has also greatly increased traffic. Very dangerous situation with overflow parking happening on the south side of 40th St. Certain days traffic gets impeded from the vast number of people randomly crossing. Biggest concern is stray toddlers. Once these homes go in, the increased traffic will delay ppl headed to work in the mornings as well as children heading to school. Already, currently, even at 2PM in the afternoon, it is obvious that a left turn arrow is needed on the traffic light at 5E and 32nd St. The light changed 3 times before I was able to get through on 02/18. A traffic light will be greatly needed at 40th St. and 6E. The 4 way stop at 40th St and 5E is already congested on the way to work and the times ppl get off of work.

Will planning and zoning address the needs that will be placed upon the city from the developer's venture? If so, is the public allowed to attend meetings that would involve this planned development. If the public has legitimate input, do I need to continually watch the city's website for the P & Z agendas of each meeting to know when I may attend? The large park going in, adjacent to the Veteran's assisted living home will bring additional loads of traffic onto 6E, off of 32nd St. Too much going on in a concentrated area, at one time.

Thank you in advance for your assistance.

Sincerely,  
 Jill Caporelli

**ATTACHMENT G  
NEIGHBOR NOTIFICATION LIST**

<b>PROPERTY OWNER</b>	<b>MAILING ADDRESS</b>	<b>CITY, STATE, ZIP</b>
AGUILAR ALBERT	3923 S TILLMAN WAY	YUMA, AZ, 85365
ALAMEDA MELANIE	5411 E 37TH PL	YUMA, AZ, 85365
ALVARADO NOBERTO NOEL	5414 E 38TH PL	YUMA, AZ, 85365
AMBROSE AARON & KYNA	3737 S TILLMAN WAY	YUMA, AZ, 85365
ANGEL SANTOS RANGEL	523 ORCHID ST	SOMERTON, AZ, 85350
ARCHAMBAULT LAWRENCE E	3994 S TILLMAN WAY	YUMA, AZ, 85365
AVALOS REBECCA LEE	3800 S TILLMAN WY	YUMA, AZ, 85365
AYCOCK JULIE A & MATTHEW B	3856 S TILLMAN WAY	YUMA, AZ, 85365
BATALLA RAUL	3754 S TILLMAN WAY	YUMA, AZ, 85365
BINUYA JEFFREY L	3901 S TILLMAN WAY	YUMA, AZ, 85365
BONILLA SAMMY THEODORE & FEBE CPWROS	3922 S TILLMAN WAY	YUMA, AZ, 85365
BRADLEY JASON R & ESTRADA ADRIAN J TRUST 12-22-2017	3951 S TILLMAN WAY	YUMA, AZ, 85365
BROWN CHRISTOPHER J	3975 S TILLMAN WAY	YUMA, AZ, 85365
CAMARILLO RAMIRO	5435 E 38TH PL	YUMA, AZ, 85365
CHAMPION CHRISTIAN CHURCH AZ NP CORP	3625 S AVENUE 5E	YUMA, AZ, 85365
COX ORD J D & CLAUDIA LIV TRS 11-06-95	5511 E 32ND ST	YUMA, AZ, 85365
CURRY CHAD W & ALEXANDREA H	3725 S TILLMAN WAY	YUMA, AZ, 85365
DAUM MARK AND BLANCA LIVING TRUST 7-1-2021	3900 S TILLMAN WAY	YUMA, AZ, 85365
DAVIS RACHEL & JAMES	3950 S TILLMAN WAY	YUMA, AZ, 85365
DELGADO JOHN N	3995 S TILLMAN WAY	YUMA, AZ, 85365
DYSON WADE E & JOYCE A TRUST 4-8-2014	4026 S NAVEL AVE	YUMA, AZ, 85365
EHK FAMILY TRUST 5-25-2022	5401 E 37TH PL	YUMA, AZ, 85365
FAYSSOUX RICHARD & PEN YING TRUST 6-8-2015	5413 E 38TH ST	YUMA, AZ, 85365
FUENTES JAIRO J & FRANCIA A	3713 S TILLMAN WAY	YUMA, AZ, 85365
GARRITY THOMAS J & OLGA M	3974 S TILLMAN WY	YUMA, AZ, 85365
HAGGARD VINNI & MARIVIC CPWROS	3742 TILLMAN WAY	YUMA, AZ, 85365
HAN BYOUNG JU	5422 E 39TH ST	YUMA, AZ, 85365
HERNANDEZ FERNANDO & LORENZA JT	3882 S AVENUE 5 1/4 E	YUMA, AZ, 85365
HUDSON TODD R & BROOKE E	3868 S TILLMAN WAY	YUMA, AZ, 85365
HURTADO ERICK N	5422 E 37TH PL	YUMA, AZ, 85365
JUAREZ-JIMENEZ JORGE C &	3896 S AVENUE 5 1/4E	YUMA, AZ, 85365
LAROSE WARREN C & NINETTE M JT	4063 S NAVEL AVE	YUMA, AZ, 85365
LEON-GUERRERO TRUST 3-25-2021	3643 S TILLMAN WAY	YUMA, AZ, 85365
LUNA WENDY FAJARDO & LUNA GEORGE JR JT	3830 S TILLMAN WAY	YUMA, AZ, 85365
MACADAM ROBERT J & HELENE DOROTHY	3882 S TILLMAN WAY	YUMA, AZ, 85365
MARQUEZ BERNARDO & EDITH JT	3589 W 27TH ST	YUMA, AZ, 85364

MARTINEZ CARLOS A & MARGARET G TRUST	3992 S TILLMAN WAY	YUMA, AZ, 85365
MAYES EDWARD & TAMARA	5432 E 38TH ST	YUMA, AZ, 85365
MENVIELLE JC FAMILY TRUST 4-17-2015	5346 E VIEW PARKWAY	YUMA, AZ, 85365
MW FARMS LLC	3939 E HERMOSA VISTA	MESA, AZ, 85215
NAVARRETE JULIO & VICTORIA	3611 S TILLMAN WAY	YUMA, AZ, 85365
NORONHA BOSCO M & RITA TRUST 10-14-2014	4062 S NAVEL AVE	YUMA, AZ, 85365
PIERSON JACOB WARREN	3696 S TILLMAN WAY	YUMA, AZ, 85365
PLATERO VICTOR STEVEN	3675 S TILLMAN WAY	YUMA, AZ, 85365
POELS ANGELA KAMERINE REVOCABLE LIVING TRUST 4-19-2023	4027 S NAVEL AVE	YUMA, AZ, 85365
QUIROZ MICHELLE A	5266 E COUNTY 38TH ST	YUMA, AZ, 85365
RAMIREZ JOE ALBERT & MICHELLE T	3766 S TILLMAN WAY	YUMA, AZ, 85365
RAMIREZ NICOLAS REYES & ROSA	3743 S TILLMAN WY	YUMA, AZ, 85365
RAMIREZ RODOLFO J & ROSAURA L TR 6-29-99	3724 TILLMAN WAY	YUMA, AZ, 85364
REYES JOHN PAUL & KERRY	3627 S TILLMAN WAY	YUMA, AZ, 85365
SANCHEZ AIDA	5423 E 37TH PL	YUMA, AZ, 85365
SANDERS XAVIER A	3901 S TILLMAN WAY	YUMA, AZ, 85365
SANDPOINT EAST PROPERTY LLC	6024 E 32ND ST	YUMA, AZ, 85365
SANDPOINT LEMON ORCHARD LLC	6024 E 32ND ST	YUMA, AZ, 85365
SLAYTON ERIKA	5430 E 37TH PL	YUMA, AZ, 85365
SMITH JIMMY L & JOHANNA R	5434 E 38TH PL	YUMA, AZ, 85365
SMOCK JOHN PAUL & MARITES	4024 S AVENUE 5 1/2 E	YUMA, AZ, 85365
SONGCO DAVID B	3736 S TILLMAN WAY	YUMA, AZ, 85365
SORRELLS BRANDON L & ANNGIE	3816 S TILLMAN WAY	YUMA, AZ, 85365
SULLINS DOUG & TRACY CPWROS	5265 E 37TH ST	YUMA, AZ, 85365
TWIGGER IBARRA TRUST 6-14-2018	3683 S TILLMAN WAY	YUMA, AZ, 85365
URBIETA JORGE A & ELIZABETH T CPWROS	3651 S TILLMAN WAY	YUMA, AZ, 85365
WAPLER GARY D & MARGARET JT	5412 E 38TH ST	YUMA, AZ, 85365
WEBB MICHAEL R & CHARLEE K CPWROS	5402 E 38TH ST	YUMA, AZ, 85365
WHITMER JAMES & DAKIN	5415 E 38TH PL	YUMA, AZ, 85365
WILSON SAMUEL DAVID O'DONOGHUE	3712 S TILLMAN WAY	YUMA, AZ, 85365
WOJEWODZKI ANTHONY & CHERYL CPWROS	5433 E 38TH ST	YUMA, AZ, 85365
WOODMAN FAMILY CITRUS LP	13388 S AVENUE 5E	YUMA, AZ, 85365
YUMA CITY OF	ONE CITY PLAZA	YUMA, AZ, 85364
YUMA R V PROPERTIES LTD UTAH PARTNERS	3547 S AVENUE 5 E	YUMA, AZ, 85365
ZAMORA ARTURO & DAENA CPWROS	3898 S TILLMAN WAY	YUMA, AZ, 85365

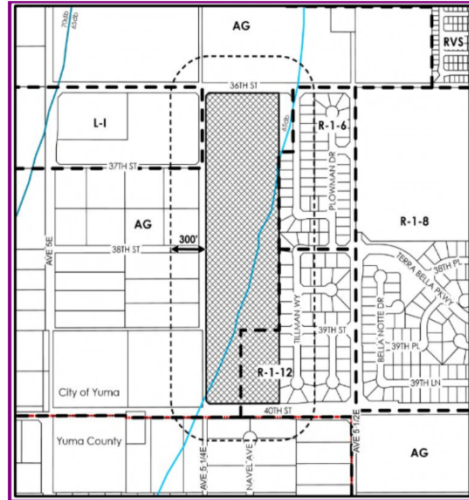
## ATTACHMENT H NEIGHBOR MAILING

This is a request by Bob Woodman, on behalf of Woodman Family Citrus LP, to rezone approximately 36.24 acres from the Agriculture/Airport Overlay (AG/AD) District to the Suburban Ranch/Airport Overlay (SR-1/AD) District and the Low Density Residential/Airport Overlay (R-1-12/AD) District for the property located at the northeast corner of 40th Street and 5½E, Yuma, AZ.

**MEETING DATE,  
TIME & LOCATION  
FOR CASE #  
ZONE-44874-2026**

**NEIGHBORHOOD MEETING**  
02/02/2026 @ 5:00pm  
On-site

**PUBLIC HEARING**  
03/09/2026 @ 4:30pm  
Yuma Police Department, 1500 S.  
1<sup>st</sup> Avenue Room A, Yuma, AZ



Because you are a neighbor within 300' of northeast corner of 40th Street and 5½E Yuma, AZ, you are invited to attend these public meetings to voice your comments. If you have questions or wish to submit written comments, please contact Joshua Darrow by phone at (928) 373-5000 ext. 3039 or by email at [Joshua.Darrow@YumaAz.gov](mailto:Joshua.Darrow@YumaAz.gov). All written comments must be submitted by 12:00 pm (**the day of the hearing**) to be included in the public record for consideration during the hearing.

