



ATTACHMENT A
STAFF RESEARCH – ANNEXATION
CASE #: ANEX-43789-2025
CASE PLANNER: ERIKA PETERSON

I. PROJECT DATA

Project Location:		NEC of W. 27 th Street and S. 21 st Drive							
Parcel Number(s):		694-14-006, 394-14-005, 694-14-004, 694-14-003							
Parcel Size(s):		2.4 and .43 and .40 and .35 acres							
Total Acreage:		4.46							
Proposed Dwelling Units:		Maximum: 22		Minimum: 4					
Address:									
Applicant:		Vision Assets, LLC and City of Yuma on behalf Cynthia Ann Ray Sub-Trust, Ignacio R. Covarrubias and Adrian Covarrubias							
Applicant's Agent:		Dahl Robins and Associates, Inc.							
Land Use Conformity Matrix:		Current Zoning District Conforms:		Yes	X	No			
Zoning Overlay:	Public	AO	Auto	B&B	Historic	Infill	None	X	
Airport	Noise Contours	65-70	70-75	X	75+	APZ1	APZ2	CLEAR ZONE	

	Existing Zoning	Current Use	General Plan Designation
Site	County Manufactured Home Subdivision (MHS-20)	Undeveloped and single-family homes	Low Density Residential
North	County Manufactured Home Subdivision and Suburban Ranch (MHS-20/SR-1)	Single-family home and storage	Low Density Residential and Mixed Use
South	City Low Density Residential (R-1-6)	Yuma Catholic High School	Public/Quasi Public
East	County Manufactured Home Subdivision (MHS-4.5/MHS-10/MHS-20)	Mobile home park and single-family homes	Low Density Residential
West	City Agriculture (AG)	Retention basin and offices	Public/Quasi Public

Prior Cases or Related Actions:				
Type	Conforms			Cases, Actions or Agreements
Pre-Annexation Agreement	Yes	X	No	R2001-050 adopted 7/18/2021 and R2006-02 adopted 1/4/2006
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		No	Date: 11/14/2024 PDM-43408-2024
Enforcement Actions	Yes		No	N/A
Land Division Status:	Legal lots of record			
Irrigation District:	Yuma County Water Users			
Adjacent Irrigation Canals & Drains:	East Main Canal			
Water Conversion: (5.83 ac ft/acre)	26.00 Acre Feet a Year			
Water Conversion Agreement Required	Yes	X	No	

II. CITY OF YUMA GENERAL PLAN

Land Use Element:															
Land Use Designation:			Low Density Residential												
Issues:															
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		
27 th Street – Local Street			29' HW		Varies										
21 st Drive – 2 Lane Collector			40' HW		Varies										
Bicycle Facilities Master Plan			27 th Street - Bike Route												
YCAT Transit System			21 st Drive- Purple & Yellow Routes												
Issues:															
Parks, Recreation and Open Space Element:															
Parks and Recreation Facility Plan															
Neighborhood Park:		Existing: Ponderosa Park					Future: Ponderosa Park								
Community Park:		Existing: Yuma Valley Park					Future: Yuma Valley Park								
Linear Park:		Existing: East Main Canal Linear Park					Future: East Main Canal Linear Park								
Issues:															
Housing Element:															
Special Need Household:			N/A												
Issues:															
Redevelopment Element:															
Planned Redevelopment Area:															
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 2016-2020 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 <i>Single Family</i>		Projected Population		Police Impact		Water Consumption		Wastewater Generation				
			Maximum	Per Unit		Officers	GPD	AF	GPD						
			22	3.0	66	0.12	13,662	15.3	4,620						
			Minimum												
			4	3.0	12	0.02	2,484	2.8	840						
Fire Facilities Plan:			Existing: Fire Station No. 6					Future: Fire Station No. 6							
Water Facility Plan:			Source:		City		X		Private		Connection:		6" PVC on 20 th Ave & 8" PVC on 27 th St		
Sewer Facility Plan:			Treatment:		City		X		Septic		Private		Connection: Manhole & stubout on 27 th St. between 20 th Ave & 19 th Ave		
Issues:															
Safety Element:															
Flood Plain Designation:			500 Year Flood				Liquefaction Hazard Area:			Yes		No		X	
Issues:															

Growth Area Element:

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

AERIAL

