

**STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE TYPE – GENERAL PLAN AMENDMENT
Case Planner: Erika Peterson**

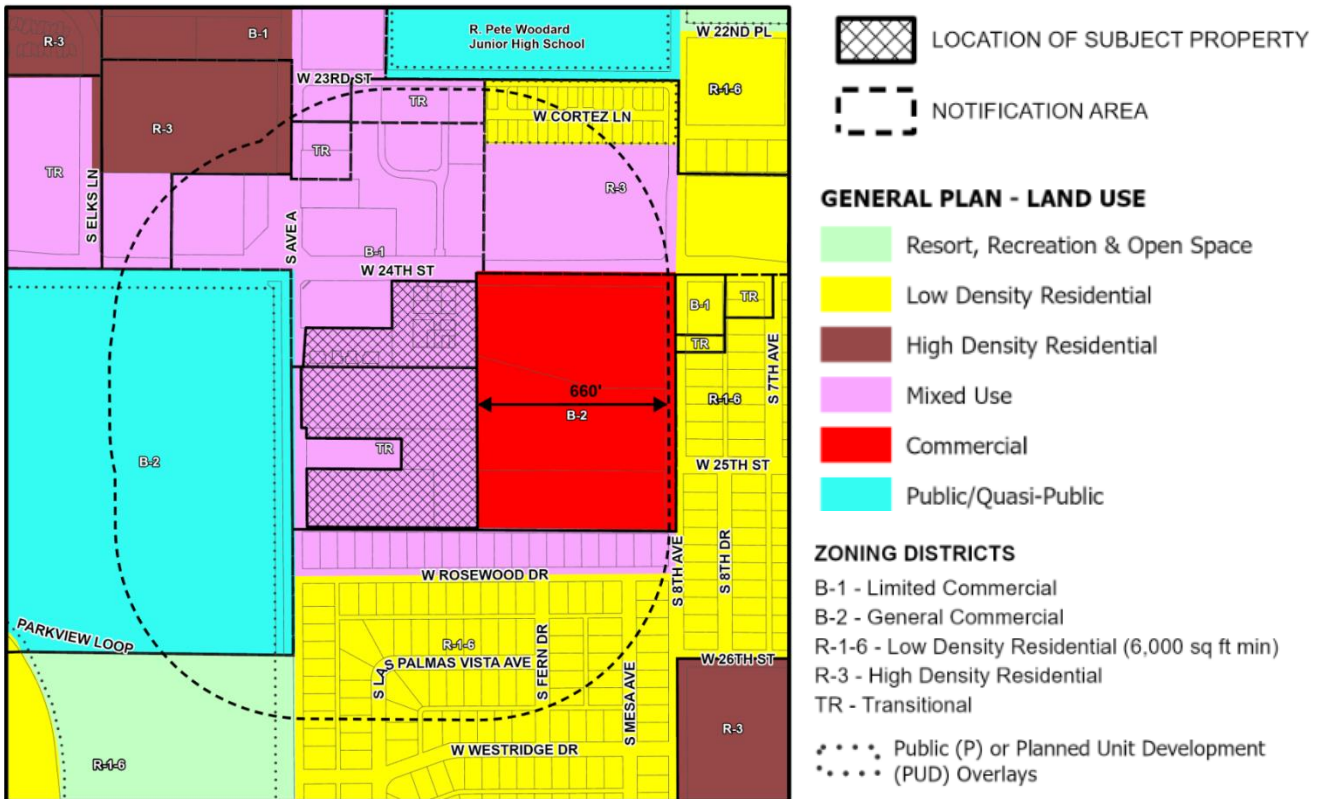
Hearing Date: October 9, 2023

Case Number: GP-41613-2023

Project Description/Location: This is a Minor General Plan Amendment request by Dahl, Robins & Associates, Inc., on behalf of Yuma Regional Medical Center, to change the land use designation from Mixed Use to Commercial for approximately 9.40 acres, for the properties located at the southeast corner of 24th Street and Avenue A, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Limited Commercial/Transitional (B-1/TR)	Medical Offices	Mixed Use
North	Limited Commercial (B-1)	Medical Offices	Mixed Use
South	Low Density Residential (R-1-6)	Single-family homes	Mixed Use
East	General Commercial (B-2)	Yuma Rehabilitation Hospital/Undeveloped/Medical Offices	Commercial
West	General Commercial (B-2)	Medical Offices/YRMC	Public/Quasi-Public

Location Map



Prior site actions: Pre-Development Meeting: May 4, 2023; Annexation Ordinance No. 672, July 21, 1956

Staff Recommendation: Staff recommends the Planning and Zoning Commission APPROVE the request to change the land use designation for approximately 9.40 acres from Mixed Use to Commercial.

Suggested Motion: Move to APPROVE the request to change the land use designation for 9.40 acres from Mixed Use to Commercial.

Staff Analysis: This is a Minor General Plan Amendment request by Dahl, Robins & Associates, Inc., on behalf of Yuma Regional Medical Center, to change the land use designation from Mixed Use to Commercial for approximately 9.40 acres, for the properties located at the southeast corner of 24th Street and Avenue A, Yuma, AZ.

The existing Mixed Use land use designation supports the following types of zoning: Low Density Single-Family Residential (R-1-5, Low Density Residential (R-1-6), Medium Density Residential (R-2), Medium Density Single-Family Residential (R-2-5), Residence-Manufactured Housing (R-MH), Manufactured Housing Subdivision (MHS), Transitional (TR), Planned Shopping Center (PSC), Limited Commercial (B-1), and Industrial Park (I-P) districts.

The proposed Commercial land use designation supports the following types of zoning: Transitional (TR), Old Town (OT), Planned Shopping Center (PSC), Limited Commercial (B-1), General Commercial (B-2), and Business Park (BP) districts.

The applicant's intent in changing the land use designation is to pursue a rezoning of the site to General Commercial (B-2) to develop medical offices and related facilities similar to the adjacent properties to the east and west. In addition, the existing land use designation and subsequent zoning limit the allowable building height. Within the proposed development, a parking structure is planned to accommodate the parking required for the new medical facilities.

Land Use

The Land Use Element of the City of Yuma 2022 General Plan is a guide for the appropriate locations for residential, commercial, and industrial development. Objective 3.1 notes creating a community with an excellent quality of life:

Objective 3.1: Provide opportunities in Yuma that exemplify a great community to live, work, and play.

The proposed commercial land use change would allow for more medical development, increasing the specialized medical services available locally.

Density

The current land use designation of Mixed Use would allow from 47 to 94 dwelling units to be constructed on the subject 9.40 acres.

The proposed Commercial land use designation would allow for the development of retail, offices, hospitals, and medical office developments.

Population

Information from the 2017-2021 American Community Survey provides data on population by housing unit type. The information results in an average household size

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

- Mixed Use:
 - Minimum 47 homes – Expected population: 89
 - Maximum 94 homes – Expected population: 179
- Commercial:
 - Zero homes - Expected population: 0

The 2010 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:

- Mixed Use:
 - Minimum expected population: 89– School Age: 18
 - Maximum expected population: 179 – School Age: 36
- Commercial:
 - Zero homes – School Age: 0

Transportation

The property is located southeast of Avenue A and 24th Street. Roadways to and from the site are existing and fully developed. Access to the property will be from Avenue A, and 24th Street, both Minor Arterials, and a connection to 8th Avenue from the east.

According to the City of Yuma Transportation Master Plan, Avenue A 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 2022 as 11,352 vehicles on Avenue A between 24th Street and Rosewood Drive. Avenue A is currently a 2-lane roadway and is identified in the Transportation Master Plan as a Minor Arterial.

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
Avenue A – Minor Arterial 2 Lanes	40 FT HW	33 FT HW- varies
24 th Street- Minor Arterial 4 Lanes	50 FT HW	33 FT HW- varies
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 facilities plans.

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

No. The proposed amendment is not in conflict with Council's prior actions.

Scheduled Public Hearings:

<input checked="" type="checkbox"/>	City of Yuma Planning and Zoning Commission: October 9, 2023
<input type="checkbox"/>	City of Yuma City Council: November 1, 2023

Public Comments Received: See Attachment A
Agency Comments: See Attachment B
Neighborhood Meeting Comments: See Attachment D

Final staff report delivered to applicant on: 10/02/2023

- Applicant agreed with staff's recommendation:
- Applicant did not agree with staff's recommendation:
- Final report has been emailed to applicant and a response has not been received.

Attachments

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

Prepared By: Erika Peterson **Date:** 9/18/2023
 Erika Peterson
 Associate Planner Erika.Peterson@YumaAZ.Gov (928)373-5000, x3071

Reviewed By: Jennifer L. Albers **Date:** 9/19/23
 Jennifer L. Albers, AICP
 Assistant Director of Planning

Approved By: Alyssa Linville **Date:** 09/28/2023
 Alyssa Linville,
 Director, Planning and Neighborhood Services

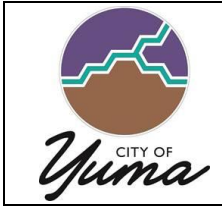
**ATTACHMENT A
PUBLIC COMMENTS**

Name:	Richard Maynard			Contact Information:	(928)279-5205			
Method of Contact:	Phone	X	FAX	Email		Letter		Other
Comment: 7/24/2023 Questions about the location of the neighborhood meeting.								
Name:	Russ Phelps			Contact Information:	(928)276-8995			
Method of Contact:	Phone	X	FAX	Email		Letter		Other
Comment: 7/24/2023 Concerned about the current traffic from medical offices on Avenue A, 8 th Avenue, and 24 th Street. Would like the development to have an access road from 8 th Avenue to Avenue A.								
Name:	Tina Schmittburney			Contact Information:	(928)271-2514			
Method of Contact:	Phone	X	FAX	Email		Letter		Other
Comment: 8/2/2023 Wanted to know about the request and was concerned that her house would be demolished for the proposed request. Once staff explained to her what the request was and the properties it involved, she was not opposed to the request.								
Name:	Ceasar Reta			Contact Information:				
Method of Contact:	Phone	X	FAX	Email		Letter		Other
Comment: 8/7/2023 Wanted to know about the request. Also, had questions about this development and if it would cause his property taxes to increase.								
Name:	Francisco Isaiz			Contact Information:	(928)920-5236			
Method of Contact:	Phone	X	FAX	Email		Letter		Other
Comment: General questions about the proposed amendment.								

**ATTACHMENT B
AGENCY COMMENTS**

DATE:	7/13/2023	NAME:	Julie Engel	TITLE:	President/CEO
AGENCY:	Greater Yuma EDC			PHONE:	(928)452-7774 x12
<i>Enter comments below:</i>					
We support this amendment.					

**ATTACHMENT C
STAFF WORKSHEET**



STAFF RESEARCH- GENERAL PLAN AMENDMENT

**CASE #: GP-41613-2023
CASE PLANNER: ERIKA PETERSON**

I. PROJECT DATA

Project Location:		Southeast corner of 24 th Street and Avenue A									
Parcel Number(s):		695-01-090, 695-01-096, 695-01-092, 695-01-093, 695-01-094, 695-01-095, 695-01-221, 695-01-038, 695-01-040, 695-01-041, 695-01-227, 695-01-221-, 695-01-228, 695-01-900, 695-01-032, 695-01-033, 695-01-034, 695-01-035, 695-01-036, 695-01-027									
Parcel Size(s):		9.40 acres									
Total Acreage:		9.40									
Proposed Dwelling Units:		Maximum:		0		Minimum:		0			
Address:		Various									
Applicant:		Yuma Regional Medical Center									
Applicant's Agent:		Kevin Dahl - 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	Limited Commercial/Transitional (B-1/TR)			Medical Offices			Mixed Use				
North	Limited Commercial (B-1)			Medical Offices			Mixed Use				
South	Low Density Residential (R-1-6)			Single-family homes			Mixed Use				
East	General Commercial (B-2)			Yuma Rehabilitation Hospital/Undeveloped/Medical Offices			Commercial				
West	General Commercial (B-2)			Medical Offices/YRMC			Public/Quasi-Public				
Prior Cases or Related Actions:											
<u>Type</u>		<u>Conforms</u>			<u>Cases, Actions or Agreements</u>						
Pre-Annexation Agreement		Yes		No	N/A						
Annexation		Yes	X	No	Adopted 7/21/1956, Ord. 672						
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: 5/4/2023						
Enforcement Actions		Yes		No	N/A						
Land Division Status:		Legal lots of record									
Irrigation District:		None									
Adjacent Irrigation Canals & Drains:		None									
Water Conversion: (5.83 ac ft/acre)		0.00 Acre Feet a Year									
Water Conversion Agreement Required		Yes		No	X						

II. CITY OF YUMA GENERAL PLAN

Land Use Element:

Land Use Designation:	Mixed Use						
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	
24 th Street- Minor Arterial 4 Lanes	50 FOOT HW	33 FOOT HW- varies				X	
Avenue A- Minor Arterial 2 Lanes	40 FOOT HW	33 FOOT HW- varies				X	
Bicycle Facilities Master Plan	Avenue A- Proposed bike lane						
YCAT Transit System	24 th Street at Avenue A- Yellow Route 95, Avenue A at Southwest Medical Center- Green Route 4						
Issues:							

Parks, Recreation and Open Space Element:

Parks and Recreation Facility Plan		
Neighborhood Park:	Existing: Sanguinetti Memorial Park	Future: Sanguinetti Memorial Park
Community Park:	Existing: Smucker Memorial Park	Future: Smucker Memorial 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:	N/A
Adopted Redevelopment Plan:	North End: <input type="checkbox"/> Carver Park: <input type="checkbox"/> None: <input checked="" type="checkbox"/>
Conforms:	Yes <input type="checkbox"/> No <input type="checkbox"/>

Conservation, Energy & Environmental Element:

Impact on Air or Water Resources	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	X <input type="checkbox"/>
Renewable Energy Source	Yes <input type="checkbox"/>	No <input type="checkbox"/>	X <input checked="" type="checkbox"/>
Issues:			

Public Services Element:

Population Impacts Population projection per 2017-2021 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>Multi-Family</i>				Officers	GPD	
	Maximum	Per Unit					
	0	1.9	0	0.00	0	0.0	0
Minimum							
0	1.9	0	0.00	0	0.0	0	
Fire Facilities Plan:	Existing: Fire Station No. 2			Future: Fire Station No. 2			
Water Facility Plan:	Source:	City <input checked="" type="checkbox"/>	Private <input type="checkbox"/>	Connection:	12" AC on Ave. A, 12" AC on 24 th St.		
Sewer Facility Plan:	Treatment:	City <input checked="" type="checkbox"/>	Septic <input type="checkbox"/>	Private <input type="checkbox"/>	Connection: 8" PVC on through site into 24 th St., 8" VCP in alley to the south		

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

NOTIFICATION

- Legal Ad Published: The Sun 9/16/2023
- Display Ad Published: 9/16/2023
- 660' Vicinity Mailing: 7/18/2023
- 54 Commenting/Reviewing Agencies noticed: 7/11/2023
- Site Posted: 7/26/2023
- Neighborhood Meeting: 8/2/2023
- Hearing Dates: 10/9/2023 & 11/1/2023
- Comments Due: 9/6/2023

External List	Response Received	Date Received	“No Comment”	Written Comments
Yuma Metropolitan Planning Organization (ARS)	NR			
Yuma County Engineering	NR			
Yuma County Flood Control District	NR			
Yuma County Planning & Zoning (ARS)	NR			
Yuma County Public Works	NR			
Yuma County Airport Authority	YES	7/13/2023	X	
Yuma County Chamber of Commerce	NR			
Yuma County Assessor	NR			
Greater Yuma Econ. Development Corp.	YES	7/13/2023		X
Yuma County School Superintendent	NR			
YUHS District #70 (ARS)	NR			
Yuma Elementary School District #1 (ARS)	NR			
Crane School District #13 (ARS)	NR			
City of San Luis (ARS)	NR			
City of Somerton (ARS)	NR			
Imperial County, California (ARS)	NR			
Qwest Communications (ARS)	NR			
Arizona Public Service (ARS)	NR			
Time Warner Cable (ARS)	NR			
Southwest Gas (ARS)	NR			
Arizona Department of Transportation	NR			
Arizona Game & Fish Dept.	NR			
Arizona Department of Commerce (ARS)	NR			
Arizona State Attorney General (ARS)	NR			
Arizona Dept. of Water Resources (ARS)	NR			
Arizona State Land Department (ARS)	NR			
MCAS / C P & L Office (ARS)	YES	7/21/2023	X	
Bureau of Land Management (ARS)	NR			
US Border Patrol	NR			
US Postal Service	NR			
Quechan Tribal Office	NR			
Cocopah Indian Tribe	NR			
Yuma County Water Users' Association	NR			
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	NR			
Yuma Proving Ground	YES	7/12/2023	X	

City of Yuma Internal List	Response Received	Date Received	“No Comment”	Written Comments
Thomas Garrity, Police	NR			
Rod Hamilton, Police	NR			
Eric Urfer, Parks and Rec	NR			
David Wostenberg, City Engineer	NR			
Scott Nodes, Traffic Engineer	NR			
Andrew McGarvie, Engineering	NR			
Kayla Franklin, Fire – Prevention	YES	7/17/2023	X	
Randall Crist, Building Safety	NR			
Jeremy McCall, Utilities	NR			
Joel Olea, Public Works	NR			
NR=None Received	NR			

Neighborhood Meeting	Comments Available
8/2/2023	See Attachment D
Prop. 207 Waiver	
Received by Owner’s signature on the application for this land use action request.	

ATTACHMENT D
NEIGHBORHOOD MEETING COMMENTS

Date Held: 8/2/2023

Location: YRMC Yuma East- Building 2461 Parking Lot

Attendees: Maria M. Gonzalez, Angie Neff, Kevin Bynum, Margarita Bynum, Debbie A. Rodriguez, Philip Romero, Edith Provazek, Consuelo Guerrero, Francisco Isaiz, Mario & Rita Ybarra, Andrea Huff, Anabelle Veatch, Loraene McTigue, Rocio Vazquez, Norma Vazquez, Carol Phelps, Richard Maynard, Rosemary Borunda, Alberto Borunda, Jesus Armenta, Miguel A. Marquez, Rick Smith

Agents: Kevin Dahl, Alex Laky

Staff: Erika Peterson

SUMMARY OF ATTENDEE'S COMMENTS RELATED TO THE PROJECT:

- Neighbors concerned about the increase in traffic on Rosewood Drive and the existing conditions within the residential development, such as, the width of street on Rosewood Drive, lack of sidewalks and parking shortage, the legal speed limit and noise that would be generated with a multi-level development
- Neighbors concerned with the speed of vehicles that cut through residential development to the south and requested speed bumps within residential development to slow speeding vehicles
- Neighbors stated that they requested an internal road from 8th Avenue to Avenue A for the medical development along 8th Avenue
- Neighbors wanted to know how the proposed development would impact their property taxes
- Neighbors had inquiries regarding the timeline of the request if approved, construction times and how many more meetings would be held for this request
- Inquiry about which roads would be closed during the construction phase
- Neighbor felt that the site is not large enough for proposed development looking into the future
- Laky- the development includes an internal road from 8th Avenue to 24th Street
- Laky & Dahl- Traffic study will be conducted and will determine if additional traffic lights or other requirements will be necessary
- Laky- Construction would begin in mid-2024 if request is approved

**ATTACHMENT E
NEIGHBOR NOTIFICATION LIST**

Property Owner	Mailing Address	City	State	Zip Code
101 REAL LLC	575 E 18TH PL	YUMA	AZ	85365
44 TRUST 1-18-2022	213 S 2ND AVE	YUMA	AZ	85364
AGUILAR RODOLFO	940 W ROSEWOOD DR	YUMA	AZ	85364
ALEMAN CRUZ III	950 W CORTEZ LN	YUMA	AZ	85364
ALFARO JAY HARMON	2616 S LAS PALMAS VISTA AVE	YUMA	AZ	85364
ALLEYNE ALFREDO J	911 W ROSEWOOD DR	YUMA	AZ	85364
ALTEA INVESTMENTS LLC	1426 S 5TH AVE	YUMA	AZ	85364
AMADOR ZACHERY ROBERT	2604 S LAS PALMAS VISTA AVE	YUMA	AZ	85364
AMSPACHER DANIEL N	13534 MT OLIVET	STEWART STOWN	PA	17363
ASKARI HASSAN	2640 S BARKEY RANCH AVE	YUMA	AZ	85364
B & GS FAMILY LTD PARTNERSHIP	1030 W 24TH ST	YUMA	AZ	85364
BACLE LETICIA	2649 S LAS PALMAS VISTA AVE	YUMA	AZ	85364
BCH LLC AZ	4222 E THOMAS RD STE 360	PHOENIX	AZ	85018
BENJAMIN ALIX	2644 S LAS PALMAS VISTA AVE	YUMA	AZ	85364
BERNAL BRIAN	2601 S AVENUE A	YUMA	AZ	85364
BOOKAMER MATTHEW W & SHERRI L JT	2642 S MESA AVE	YUMA	AZ	85364
BORUNDA ALBERTO V & ROSEMARY L JT	3436 E CUERVO LN	YUMA	AZ	85365
BURRELL PRESTON THOMAS	2652 S MESA AVE	YUMA	AZ	85364
BYNUM KEVIN W & MARGARITA Z JT	861 W ROSEWOOD DR	YUMA	AZ	85364
CAMINO OTERO REAL ESTATE INVESTMENTS LLC	340 W 32ND ST #504	YUMA	AZ	85364
CARRILLO JANET	905 W CORTEZ LN	YUMA	AZ	85364
CARTIER CHRISTIAN ISRAEL	1041 W ROSEWOOD DR	YUMA	AZ	85364
CURRIER CORINNA	PO BOX 6659	YUMA	AZ	85366
DIGESTIVE DISEASES CENTER AZ LLC	1030 W 24TH ST STE H	YUMA	AZ	85364
DODDS ALEXANDER M & DIANE L TR 7-19-97	679 ALTO DR	SANTA BARBARA	CA	93110
DONATO SALVADOR & ANTONIA JT	1010 W ROSEWOOD DR	YUMA	AZ	85364
DUARTE ARSCENIO & GLORIA	16510 S AVENUE 3 3/4 E	YUMA	AZ	85365
E & C NEGRONI LLC	2616 N OAKMONT DR	FLAGSTAF F	AZ	86004
ESCALANTE VIRGINIA ET AL	970 W ROSEWOOD DR	YUMA	AZ	85364
FAMILY HEALTHCARE ASSOCIATES LLC	PO BOX 2789	SOMERTO N	AZ	85350
FERGUSON ROSE TRUST 1-15-2016	889 W CORTEZ LN	YUMA	AZ	85364
FINDLY MARIA M	1011 W ROSEWOOD DR	YUMA	AZ	85364
GOLDSBORO ROBERT GEORGE & LIALA &	2360 AVENUE A	YUMA	AZ	85364
GONZALES LORENZO AUGUSTINE & DOLORES JT	2648 S LAS PALMAS VISTA AVE	YUMA	AZ	85364

GONZALEZ MARIA M	1040 W ROSEWOOD DR	YUMA	AZ	85364
GUERRERO MARIA CONSUELO TRUST 2-4-2022	PO BOX 563	SOMERTO N	AZ	85350
HART HERBERT M	2632 S LAS PALMAS VISTA AVE	YUMA	AZ	85364
HART HERBERT M	2632 S LAS PALMAS VISTA AVE	YUMA	AZ	85364
HERNANDEZ RICHARD JR	938 W CORTEZ LN	YUMA	AZ	85364
HOFFMANN LIVING TRUST 11-1-95	2641 S LAS PALMAS VISTA AVE	YUMA	AZ	85364
I N O K PROPERTIES AZ LLC	3360 S 15TH AVE	YUMA	AZ	85365
ISAIZ FRANCISCO	1030 W ROSEWOOD DR	YUMA	AZ	85364
JOHNSON GEORGE W & NELLIE C JT	1021 W ROSEWOOD DR	YUMA	AZ	85364
JOUET AZ LLC	3150 S CATALINA DR STE 1	YUMA	AZ	85364
KAKAS NICHOLAS F & ASHLEY ANNE	850 W ROSEWOOD DR	YUMA	AZ	85364
KAPLAN JOSEPH ANTHONY	2632 S MESA AVE	YUMA	AZ	85364
KELLER CHRISTY LEI	2636 S LAS PALMAS VISTA AVE	YUMA	AZ	85364
KELLER CHRISTY LEI	2636 LAS PALMAS VISTA	YUMA	AZ	85364
KUSH STEVEN	929 W CORTEZ LN	YUMA	AZ	85364
L & L MITCHELL TRUST 5-24-2021	14190 S 182ND DR	GOODYEAR R	AZ	85338
LAGUNAS ERNESTINE O S/S	932 W WESTRIDGE DR	YUMA	AZ	85364
LARA ALAN ALFREDO DIAZ	2613 S LAS PALMAS VISTA AVE	YUMA	AZ	85364
LEMUS AREVALO OCTAVIO & VICTORIA R JT	2609 S AVENUE A	YUMA	AZ	85364
LUTHRA CHAMAN L & ADARSH TRUST 11-17-2021	2411 W 5TH ST	YUMA	AZ	85364
MACKENZIE AMANDA	2609 S LAS PALMAS VISTA AVE	YUMA	AZ	85365
MALEY SHAWNA R	2613 S MESA AVE	YUMA	AZ	85364
MARIN ROSALIO	455 DESERT GARDENS	EL CENTRO	CA	92243
MARQUEZ MIGUEL A & AMPARO N JT	1630 S 11TH AVE	YUMA	AZ	85364
MARQUEZ RAMIRO	865 W CORTEZ LN	YUMA	AZ	85364
MARTINEZ ELVA C	3002 S ELM ST	YUMA	AZ	85364
MATHIS TRUST 8-26-2022	830 W ROSEWOOD DR	YUMA	AZ	85364
MATOS HOLDINGS LLC	1030 W 24TH ST #F	YUMA	AZ	85364
MAYNARD RICHARD I TRUST 4-15-2015	PO BOX 7011	YUMA	AZ	85366
MEDICAL PROPERTIES LLC	800 W MADISON ST STE 400	CHICAGO	IL	60607
MEDPARK APARTMENTS LLC	833 NW 170TH DR	BEAVERTON	OR	97006
MONTERO HUMBERTO & IRMA JT	1881 S 4TH AVE STE B	YUMA	AZ	85365
MORALES MARTHA PATRICIA	2605 S LAS PALMAS VISTA AVE	YUMA	AZ	85364
MORALES MARTIN & MARIA D JT	851 W ROSEWOOD DR	YUMA	AZ	85364
MORENO ERIKA IRAZEMA	2628 S LAS PALMAS VISTA AVE	YUMA	AZ	85364
MUNOZ DANIELA	974 W CORTEZ LN	YUMA	AZ	85364

NAVARRO VIRDIANA	2600 W LAS PALMAS VISTA AVE	YUMA	AZ	85364
NEFF THOMAS E	2575 S 36TH DR	YUMA	AZ	85364
NEGRETE TADEO	8686 N ARCHER AVE	TUCSON	AZ	85742
ORTEGA LUIS G & CLEMENCIA S JT	920 W ROSEWOOD DR	YUMA	AZ	85364
PEARSON DAVID K & JULIE A TR 8-25-99	2213 E 27TH WAY	YUMA	AZ	85365
PEREDA HECTOR & GINA R JT	2623 S MESA AVE	YUMA	AZ	85364
PEREDA MARY A	1031 W ROSEWOOD DR	YUMA	AZ	85364
PEREZ RAFAEL & MARIA I JT	9621 S FELDSPAR AVE	YUMA	AZ	85365
PHELPS RUSSELL A & CAROL A JT	2601 S LAS PALMAS VISTA AVE	YUMA	AZ	85364
PRATHER FRANK A II	986 W CORTEZ LN	YUMA	AZ	85364
QUEVEDO ERIKA & MARCO	950 W ROSEWOOD DR	YUMA	AZ	85364
RAMIREZ AMELIA	2640 S LAS PALMAS VISTA AVE	YUMA	AZ	85364
RENZY CAROLYN	965 W CORTEZ LN	YUMA	AZ	85364
RETA TRUST 11-15-2019	6765 E TELEGRAPH ST	YUMA	AZ	85365
RISE LEGACY DEVELOPMENT UT LLC	4554 E INVERNESS AVE #216	MESA	AZ	85206
RODRIGUEZ ANTONIO I & TORRES DEBBIE A JT	PO BOX 513	YUMA	AZ	85366
RODRIGUEZ ARMANDO	PO BOX 1375	YUMA	AZ	85366
RODRIGUEZ ISAAC ANTHONY	841 W ROSEWOOD DR	YUMA	AZ	85364
RODRIGUEZ LUIS R & MARTHA H JT	941 W ROSEWOOD DR	YUMA	AZ	85364
RODRIGUEZ PEDRO M	1020 W ROSEWOOD DR	YUMA	AZ	85364
ROMERO PHILIP PATRICK	942 W WESTRIDGE DR	YUMA	AZ	85364
ROSEWOOD VILLAGE LLC	1378 S 22ND AVE	YUMA	AZ	85364
RUST ALLYSE MICHAEL	917 W CORTEZ LN	YUMA	AZ	85364
RYBERTO INVESTMENTS LLC	1803 W GLENHAVEN DR	PHOENIX	AZ	85045
SANCHEZ CHARMAINE &	870 W ROSEWOOD DR	YUMA	AZ	85364
SCHMITT BURNEY TINA	1060 W ROSEWOOD DR	YUMA	AZ	85364
SCOTT JAYLENE A	2621 S FERN DR	YUMA	AZ	85364
SHAYA RAGHEED	101 E 24TH ST	YUMA	AZ	85364
SHAYA RAGHEED N	101 E 24TH ST	YUMA	AZ	85364
SHORT FAMILY TRUST 4-20-06	8890 S 47TH AVE	YUMA	AZ	85364
SHROPE GREGORY H & JANICE CANO TRUST 3-28-2013	5804 E 27TH PL	YUMA	AZ	85364
SMITH MANDI C	922 W WESTRIDGE DR	YUMA	AZ	85364
STANHOPE TRUST 1-27-2021	2172 E 26TH WY	YUMA	AZ	85365
STRICKLAND DONALD L & LELA M TR 10- 20-00	542 S ORANGE AVE	YUMA	AZ	85364
STRICKLAND KAREN ANNE	900 COUNTRY CLUB DR SE APT E108	RIO RANCHO	NM	87124
SWENSON DONALD P & CHERYL JEAN CPWROS	PO BOX 651	RAMONA PRESCOT	CA	92065
TINKER TRUST 9-16-2016	PO BOX 26681	T VALLEY	AZ	86312
TORRES VINCENT YSLAVE &	930 W ROSEWOOD DR	YUMA	AZ	85364
TWENTY FOURTH ST PLAZA OWNERS ASSOC	1030 W 24TH ST STE C 1	YUMA	AZ	85364

VAZQUEZ LUIS ERNESTO MENDOZA & ROCIO GUADALUPE	1001 W ROSEWOOD DR	YUMA	AZ	85364
VIDAL RAFAEL S & GLORIA A JT	952 W WESTRIDGE DR	YUMA	AZ	85364
VILLA DE CORTEZ OF YUMA HOMEOWNERS ASSOC	PO BOX 2832	YUMA	AZ	85366
VISION UNLIMITED LLC	4548 W IRMA ST	YUMA	AZ	85364
WEST BLUFF MEDICAL PLAZA LLC	1230 W 24TH ST STE #1	YUMA	AZ	85364
WIDMANN GEORGE A & MARY L JT	2651 S FERN DR	YUMA	AZ	85364
WILSON INVESTMENT PROPERTIES YUMA LLC	1030 W 24TH ST STE C-1	YUMA	AZ	85364
WISDOM SARAH B	989 W CORTEZ LN 2652 S LAS PALMAS VISTA AVE	YUMA	AZ	85364
YANEZ JOSE LUIS & AMALIA DONATO	910 W ROSEWOOD DR	YUMA	AZ	85364
YBARRA RITA Y TRUST 7-31-2013	ONE CITY PLAZA	YUMA	AZ	85364
YUMA CITY OF	2400 S AVENUE A	YUMA	AZ	85364
YUMA COUNTY HOSP DIST #1	2400 S AVENUE A	YUMA	AZ	85364
YUMA REGIONAL MEDICAL CENTER	921 S ROSEWOOD DR	YUMA	AZ	85364
ZAMORA MARCELINO M	1229 S 30TH AVE	YUMA	AZ	85364
ZAYD AZ LLC				

ATTACHMENT F
AERIAL PHOTO

