

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: January 13, 2025

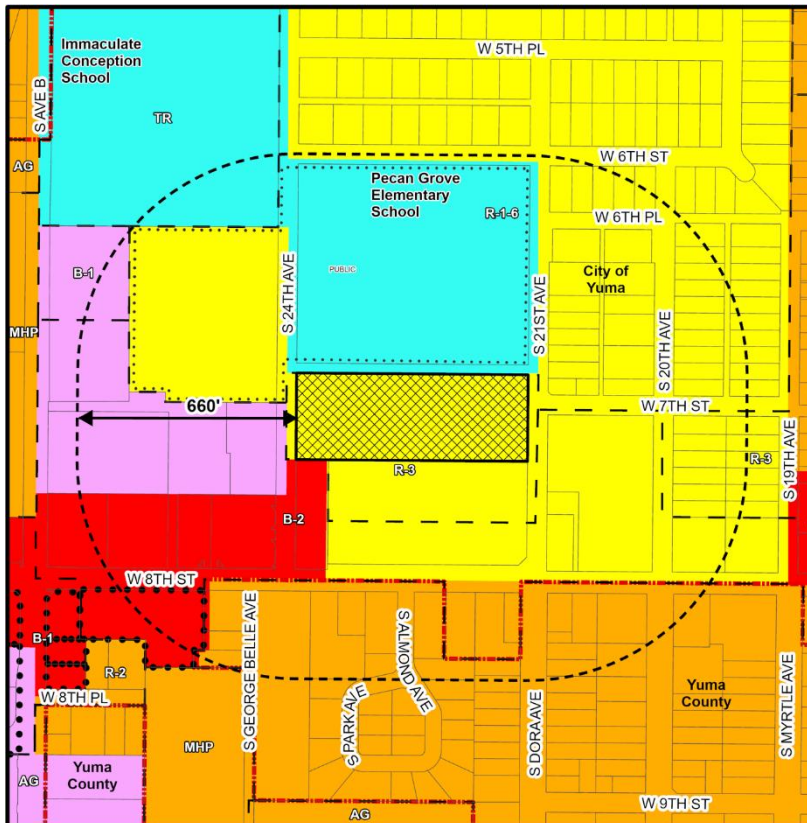
Case Number: GP-43222-2024

Project Description/ Location:

This is a Major General Plan Amendment request by Bob Woodman, on behalf of Café Main Street Properties, to change the land use designation from Low Density Residential to Commercial for approximately 4.18 acres, for the property located west of the W. 7th Street and S. 21st Avenue intersection, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	High Density Residential (R-3)	Undeveloped	Low Density Residential
North	Low Density Residential (R-1-6)	Elementary School	Public/Quasi Public
South	High Density Residential and General Commercial (R-3/B-2)	Company Housing	Low Density Residential
East	Low Density Residential and General Commercial (R-1-6/B-2)	Single-family homes Desert Palms MH & RV Park	Low Density Residential
West	Low Density Residential and General Commercial (R-1-6/B-2)	Single-family residence and COY retention basin	Low Density Residential/Mixed Use

Location Map



GENERAL PLAN - LAND USE

- Low Density Residential
- Medium Density Residential
- Mixed Use
- Commercial
- Public/Quasi-Public

ZONING DISTRICTS

- AG - Agricultural District
- B-1 - Limited Commercial
- B-2 - General Commercial
- MHP - Manufactured Housing Park
- TR - Transitional
- R-1-6 - Low Density Residential (6,000 sq ft min)
- R-2 - Medium Density Residential
- R-3 - High Density Residential
- Public Overlay District (P)
- Aesthetic Overlay District (AO)

Prior site actions: Annexation Ord. 605, February 2, 1954; Rezone Ordinance 02015-036 (R-3/PUD to R-3); Subdivision Pecan Grove Garden Estates Subdivision Lot Tie, Fee No. 2015-21970; Pre-Development Meeting: September 26, 2024

Staff Recommendation: Staff recommends the Planning and Zoning APPROVE the request to change the land use designation for approximately 4.18 acres from Low Density Residential to Commercial.

Suggested Motion: Move to APPROVE the request to change the land use designation for approximately 4.18 acres from Low Density Residential to Commercial.

Staff Analysis: This is a Major General Plan Amendment request by Bob Woodman, on behalf of Café Main Street Properties, to change the land use designation from Low Density Residential to Commercial for approximately 4.18 acres, for the property located west of the W. 7th Street and S. 21st Avenue intersection, Yuma, AZ.

The existing Low Density Residential land use designation supports the following types of zoning: Suburban Ranch (SR-1), Residential Estate (RE-12, RE-18, RE-35), Low Density Single-Family Residential (R-1-5), Low Density Residential (R-1-6, R-1-8, R-1-12, R-1-20, R-1-40), and Residence-Manufactured Housing (R-MH) districts.

The proposed Commercial land use designation supports the following types of zoning: Transitional (TR), 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) for the development of company housing.

Within the General Commercial (B-2) district company housing (large) is a permitted use. Company housing (large) is defined by the zoning code as housing provided to employees by a commercial entity, labor contractor or employer. Occupancy for a large complex shall be determined by the Property Maintenance Code. The applicant is proposing to develop the site with 6 apartment buildings with 16 apartments per building. The number of occupants can vary depending on the size of the bedrooms and the total square footage of the living and dining areas. Company housing developments can be occupied year-round with the largest group occupying the units during the busiest season, between November through March. During the remaining months, the development is occupied at less than half capacity.

Density

The current land use designation of Low Density Residential would allow from 4 to 20 dwelling units to be constructed on 4.18 acres.

The proposed Commercial land use designation would allow the construction of a commercial development.

The proposed land use designation would allow the applicant to pursue a rezoning that would support the future development of company housing.

Population

Information from the 2018-2022 American Community Survey provides data on population by housing unit type. The information results in an average household size for single-family homes of 2.9 persons per dwelling in the City of Yuma. Comparing the densities allowed within the General Plan, the potential persons expected are:

- Low Density Residential:
Minimum 4 homes – Expected population: 12
Maximum 20 homes – Expected population: 59
- Commercial:
Zero homes - Expected population: 0

The 2020 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:

- Low Density Residential:
Minimum expected population: 12 – School Age: 2
Maximum expected population: 59 – School Age: 12
- Commercial:
Zero homes – School Age: 0

Transportation

The property is located west of the W. 7th Street and S. 21st Avenue intersection. Access to the property will be from the nearest roadway, 21st Avenue, a Local Road, with a connection to 8th Street, a Minor Arterial Road. There are existing bus stops at 8th Street and Avenue B and 8th Street and Magnolia Avenue, both Purple Route- 6A and a proposed bike lane on 8th Street and a proposed bike route on 21st Avenue.

According to the City of Yuma Transportation Master Plan, 8th Street 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 2023 as 20,122 vehicles on 8th Street between 21st Avenue and 24th Avenue. 8th Street is a 4-lane roadway identified in the Transportation Master Plan as a Minor Arterial and 21st Avenue is identified as a Local roadway.

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
21 st Avenue-Local Road 2 Lanes	29 FT HW	30 FT HW
8 th Street- Minor Arterial 4 Lanes	50 FT HW	40 FT HW
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 facility plans.

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

Yes. The 2022 City of Yuma General Plan land use designation for this area is Low Density Residential.

Scheduled Public Hearings:

- City of Yuma Planning and Zoning Commission: December 9, 2024
- City of Yuma Planning and Zoning Commission: January 13, 2025
- City of Yuma City Council: February 19, 2025

Public Comments Received: See Attachment A
Agency Comments: None Received
Neighborhood Meeting Comments: None received at neighborhood meeting

Final staff report delivered to applicant on:

- Applicant agreed with staff's recommendation:
- Applicant did not agree with staff's recommendation:
- Final report has been emailed to applicant on 12/16/2024 and awaiting response.

Attachments

A	B	C	D
Public Comments	Staff Worksheet	Neighbor Notification List	Aerial Photo

Prepared By: *Erika Peterson* **Date:** 12/16/2024
 Erika Peterson
 Senior Planner
Erika.Peterson@YumaAZ.gov (928) 373-5000, x3071

Reviewed By: *Jennifer L. Albers* **Date:** 12/18/24
 Jennifer L. Albers,
 Assistant Director of Planning

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

**ATTACHMENT A
PUBLIC COMMENTS**

Name:	Maria A. Cardiel			Contact Information:	(928) 459-0778						
Method of Contact:	Phone	<input type="checkbox"/>	FAX	<input type="checkbox"/>	Email	<input type="checkbox"/>	Letter	<input type="checkbox"/>	Other	<input checked="" type="checkbox"/>	In person
<p>Comment:</p> <p>Mrs. Cardiel received the first notification in the mail and wanted to know about the request and why she received the letter. Staff explained the request and the process for general plan amendments and Mrs. Cardiel did not have any additional questions.</p> <p>Address: 2004 W. 7th Street but lives at 495 W. 20th Street</p>											

**ATTACHMENT B
STAFF WORKSHEET**



STAFF RESEARCH – GENERAL PLAN AMENDMENT

CASE #: 43222-2024
CASE PLANNER: ERIKA PETERSON

I. PROJECT DATA

Project Location:		West of W. 7 th Street and S. 21 st Avenue intersection													
Parcel Number(s):		632-61-361													
Parcel Size(s):		4.18 acres													
Total Acreage:		4.18													
Proposed Dwelling Units:		Maximum:		0		Minimum:		0							
Address:															
Applicant:		Café Main Street Properties													
Applicant's Agent:		Bob Woodman													
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	High Density Residential (R-3)				Undeveloped				Low Density Residential						
North	Low Density Residential (R-1-6)				Elementary School				Public/Quasi Public						
South	High Density Residential and General Commercial (R-3/B-2)				Company Housing				Low Density Residential						
East	Low Density Residential and General Commercial (R-1-6/B-2)				Single-family homes, Desert Palms MH & RV Park				Low Density Residential						
West	Low Density Residential and General Commercial (R-1-6/B-2)				Single-family residence and COY retention basin				Low Density Residential/ Mixed Use						
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: 2/2/1954, Ord. 605									
General Plan Amendment		Yes		No		N/A									
Development Agreement		Yes		No		N/A									
Rezone		Yes	X	No		Z-1979-32: O2015-036 (R-3/PUD to R-3)									
Subdivision		Yes	X	No		Pecan Garden Estates Lot Tie (Fee No. 2015-21970)									
Conditional Use Permit		Yes		No		N/A									
Pre-Development Meeting		Yes		No		Date: N/A									
Enforcement Actions		Yes		No		N/A									
Land Division Status:		Legal lot of record													
Irrigation District:		Yuma County Water Users													
Adjacent Irrigation Canals & Drains:		None													
Water Conversion: (5.83 ac ft/acre)		24.37 Acre Feet a Year													
Water Conversion Agreement Required		Yes		No	X										

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
21 st Avenue-Local Road 2 Lanes	29 FT HW	30 FT HW				
8 th Street- Minor Arterial 4 Lanes	50 FT HW	40 FT HW		X		X
Bicycle Facilities Master Plan	8 th Street- Proposed bike lane; 21 st Avenue- Proposed bike route					
YCAT Transit System	8 th Street at Avenue B and 8 th Street at Magnolia- Purple Route 6A					
Issues:						

Parks, Recreation and Open Space Element:

Parks and Recreation Facility Plan		
Neighborhood Park:	Existing: Kiwanis Park	Future: Kiwanis Park
Community Park:	Existing: Carver Park Complex	Future: Carver Park Complex
Linear Park:	Existing: West Main Canal Linear Park	Future: Thacker Lateral 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"/>
Renewable Energy Source	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Issues:		

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	Dwellings & Type		Projected Population	Police Impact	Water Consumption		Wastewater Generation
	<i>Non-residential</i>						
	Maximum	Per Unit		Officers	GPD	AF	GPD
	0	0	0	0.00	0	0.0	0
	Minimum						
0	0	0	0.00	0	0.0	0	
Fire Services Plan:	Existing: Fire Station No. 4		Future: Northwest Valley				
Water Facility Plan:	Source:	City <input checked="" type="checkbox"/> Private <input type="checkbox"/>	Connection:	6" AC on S. 21 st Avenue			
Sewer Facility Plan:	Treatment:	City <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Private <input type="checkbox"/>	Connection:	8" line through parcel			
Issues:							

Safety Element:

Flood Plain Designation:	500 Year Flood	Liquefaction Hazard Area:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	X <input checked="" type="checkbox"/>
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 11/22/24
- Display Ad Published: 11/22/24
- 660' Vicinity Mailing: 9/24/24
- 54 Commenting/Reviewing Agencies noticed: 9/17/24
- Site Posted: 10/7/24
- Neighborhood Meeting: 10/15/2024
- Hearing Dates: 12/9/24, 1/13/25 & 2/19/2024
- Comments Due: 11/16/24

<i>External List</i>	<i>Response Received</i>	<i>Date Received</i>	<i>“No Comment”</i>	<i>Written Comments</i>
Yuma Metropolitan Planning Organization <small>(ARS)</small>	NR			
Yuma County Engineering	NR			
Yuma County Flood Control District	NR			
Yuma County Planning & Zoning <small>(ARS)</small>	NR			
Yuma County Public Works	YES			
Yuma County Airport Authority	NR	9/24/2024	X	
Yuma County Chamber of Commerce	NR			
Yuma County Assessor	NR			
Greater Yuma Econ. Development Corp.	NR			
Yuma County School Superintendent	NR			
YUHS District #70 <small>(ARS)</small>	NR			
Yuma Elementary School District #1 <small>(ARS)</small>	NR			
Crane School District #13 <small>(ARS)</small>	NR			
City of San Luis <small>(ARS)</small>	NR			
City of Somerton <small>(ARS)</small>	NR			
Imperial County, California <small>(ARS)</small>	NR			
Qwest Communications <small>(ARS)</small>	NR			
Arizona Public Service <small>(ARS)</small>	NR			
Time Warner Cable <small>(ARS)</small>	NR			
Southwest Gas <small>(ARS)</small>	NR			
Arizona Department of Transportation	NR			
Arizona Game & Fish Dept.	NR			
Arizona Department of Commerce <small>(ARS)</small>	NR			
Arizona State Attorney General <small>(ARS)</small>	NR			
Arizona Dept. of Water Resources <small>(ARS)</small>	NR			
Arizona State Land Department <small>(ARS)</small>	NR			
MCAS / C P & L Office <small>(ARS)</small>	YES	9/30/2024	X	
Bureau of Land Management <small>(ARS)</small>	NR			
US Border Patrol	NR			
US Postal Service	NR			
Quechan Tribal Office	YES	10/3/2024	X	
Cocopah Indian Tribe	NR			
Yuma County Water Users' Association	YES	9/25/2024	X	
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	YES	9/24/2024	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 – Admin	NR			
David Wostenberg, City Engineer	NR			
Scott Nodes, Traffic Engineer	NR			
Andrew McGarvie, Engineering	NR			
Kayla Franklin, Fire – Prevention	YES	9/24/2024	X	
Randall Crist, Building Safety	NR			
Jeremy McCall, Utilities	NR			
Joel Olea, Public Works	NR			
NR=None Received	NR			

Neighborhood Meeting	Comments Available
October 15, 2024	None received.
Prop. 207 Waiver	
Received by Owner's signature on the application for this land use action request.	

**ATTACHMENT C
NEIGHBOR NOTIFICATION LIST**

Owner	Address	City	State	Zip Code
AGREE CENTRAL LLC	32301 WOODWARD AVE	ROYAL OAK	MI	48073
ALCALA JOSE FIDEL & MARIA ESTHER JT	731 S 20TH AVE	YUMA	AZ	85364
ALCOSER ANTONIO & EVANGELINA JT	641 S 20TH	YUMA	AZ	85364
ARCE FRANCISCO & MARTHA E SANCHEZ	1979 W 7TH ST	YUMA	AZ	85364
BALBIN ALEJANDRINA	687 S 21ST AVE	YUMA	AZ	85364
BARAJAS GONZALEZ ALFREDO & ELVIRA	626 S 20TH AVE	YUMA	AZ	85364
BLUE MOUNTAIN ENTERPRISES LLC	1041 N 400 W	BLANDING	UT	84511
CABRERA OLGARIO PEREZ	666 S 20TH AVE	YUMA	AZ	85364
CAFE MAIN STREET PROPERTIES LLC	PO BOX 2613	SALINAS	CA	93902
CALLE OCHO PROPERTIES LLC	1582 MOFFETT ST STE G	SALINAS	CA	93905
CAMACHO MARGARITA	3690 W 13TH ST	YUMA	AZ	85364
CANIZALES ALEXANDER	3606 W 20TH PL	YUMA	AZ	85364
CARDENAS ALMA DELIA	715 S 20TH AVE	YUMA	AZ	85364
CARDENAS ROSA	1773 W 27TH DR	YUMA	AZ	85364
CARDIEL MARIA R	495 W 20TH ST	YUMA	AZ	85364
CARO JUAN M & CARMEN ISABEL JT	720 S 19TH AVE	YUMA	AZ	85364
CHAPARRO CARLOS A	652 S 19TH AVE	YUMA	AZ	85364
CHERNEK FRANCIS STEVEN & KATHLEEN JT	2554 W 16TH ST PMB 225	YUMA	AZ	85364
COVEY DONALD & JACQUELINE JT	1913 W 6TH ST	YUMA	AZ	85364
DAISY BLAIR RV PARK	534 E LAUREN ASHLEY PL	ORO VALLEY	AZ	85737
DE LA CRUZ JUAN & JESSICA BLANCO FAMILY TRUST 3-2-2023	9805 MANDALE ST	BELLFLOWER	CA	90706
DELPINO DELORES C B	1933 W 6TH ST	YUMA	AZ	85364
DRAPER JEFFERY L & LYNDA S	4166 CARNES	YUMA	AZ	85364
ESKEW ELDON E & KAREN E TRUST 7-20-00	680 S 20TH AVE	YUMA	AZ	85364
FRYE ELVA I	683 S 21ST AVE	YUMA	AZ	85364
GARRIDO ANSELMO DIAZ & GEORGINA LOPEZ CPWROS	2007 W 8TH ST	YUMA	AZ	85364
GUERRA NORMA	723 S 20TH AVE	YUMA	AZ	85364
GUTIERREZ FRANCISCO MARTIN	681 S 20TH AVE	YUMA	AZ	85364
HAROS JOSE J & LINA A TRUST 6-20-01	1140 N MEADOWS DR	CHANDLER	AZ	85224
HERNANDEZ GABRIELA	611 S 20TH AVE	YUMA	AZ	85364
HERNANDEZ JESUS &	603 S 20TH AVE	YUMA	AZ	85364
HERNANDEZ JESUS & EVELIA	621 S 20TH AVE	YUMA	AZ	85364
HERRERA CANDELARIO SOLIS	712 S 19TH AVE	YUMA	AZ	85364
HUNT KEVIN M & ELIZABETH CPROS	1902 W 6TH ST	YUMA	AZ	85364
IMMACULATE CONCEPTION ROMAN CATHOLIC	PO BOX 31	TUCSON	AZ	85702
JACOBSON DEV CO	1334 S 5TH AVE	YUMA	AZ	85364
JACOBSON DEVELOPMENT CO AZ CORP	1334 S 5TH AVE	YUMA	AZ	85364
JOO JOON H	18446 N 75TH AVE	GLENDALE	AZ	85308
JOZA PROPERTIES LLC	1744 S 36TH DR	YUMA	AZ	85364
LA FAMILIA HOLDINGS LLC	711 W 3RD ST	YUMA	AZ	85364
LEON YOANA	672 S 19TH AVE	YUMA	AZ	85364
LERMA PAUL	685 S 21ST AVE	YUMA	AZ	85364
LIVELY BEVERLY J	676 S 20TH AVE	YUMA	AZ	85364

LLOYD PATRICIA A &	1917 W 6TH ST	YUMA	AZ	85364
MARTIN DANIEL M III TRUST 11-17-2021	11760 AVENIDA ANACAPA	EL CAJON	CA	92019
MARTINEZ LUIS A	692 S 19TH AVE	YUMA	AZ	85364
MCCLELLAND MARIA R	PO BOX 280	PINE VALLEY	CA	91962
MEDINA ALBERT III	3815 COLLEGE AVE	CULVER CITY	CA	90232
MTMM LLC	1700 S 1ST AVE STE 200	YUMA	AZ	85364
MURATALLA ANA CRISTINA	739 S 20TH ST	YUMA	AZ	85364
NORIEGA DIANA OCHOA	1141 S 3RD AVE	YUMA	AZ	85364
NUNYO BIZ LLC	1358 W 18TH PLACE	YUMA	AZ	85364
OLSON WADE ALEXANDER	824 S GEORGE BELLE AVE	YUMA	AZ	85364
PIMENTAL MARTIN A & HORTENCIA JT	828 S PARK AVE	YUMA	AZ	85364
PULIDO FLORENCIO & JOVITA JT	728 S 19TH AVE	YUMA	AZ	85364
QUINTANA TRUST 8-8-2022	10320 S 17TH DR	PHOENIX	AZ	85041
QUINTERO ANDRES &	681 S 21ST AVE APT A	YUMA	AZ	85364
QUINTERO ROSIE M	661 S 20TH AVE	YUMA	AZ	85364
REALTYNET AZ LLC	PO BOX 1017	CHARLOTTE	NC	28201
REYES MANUEL & CONCEPCION G	671 S 20TH AVE	YUMA	AZ	85364
RIOS ROSA	688 S 20TH AVE	YUMA	AZ	85364
ROCHA ASSETS LLC	2718 S 4TH AVE	YUMA	AZ	85364
RODRIGUEZ JOSE MARTINEZ & MARIA MARTINEZ CPROS	829 ALMOND AVE	YUMA	AZ	85364
RODRIGUEZ RACHEL	662 S 19TH AVE	YUMA	AZ	85364
RODRIGUEZ ROBERT A & CONNIE J JT	622 S 19TH AVE	YUMA	AZ	85364
ROSKO HOLDINGS AZ LLC	13169 S AVE 4 1/2 E	YUMA	AZ	85365
ROSKO HOLDINGS LLC	13169 S AVE 4 1/2 E	YUMA	AZ	85365
RUIZ DANIEL AGUIRRE & ESTELA SANTOS DE	2256 W 22ND LN	YUMA	AZ	85364
RUIZ MARK A	807 S DORA AVE	YUMA	AZ	85364
SACO FUEL 2 LLC	2301 S 4TH AVE	YUMA	AZ	85364
SADIK FAMILY TRUST 4-18-2024	1744 S 36TH DR	YUMA	AZ	85364
SANTOS ROMERO AGRIPINO & MARIA S ACOSTA JT	806 S DORA AVE	YUMA	AZ	85364
SCARBOROUGH ROBERT T & ZUNELDA M TRUST 5-10-2011	3325 S 14TH AVE	YUMA	AZ	85365
SHADLE RICHARD MACFARLANE JR & ISABEL P JT	1929 W 6TH ST	YUMA	AZ	85364
SHARPENSTEEN AMANDA J & CLAUDE K	740 S 24TH AVE	YUMA	AZ	85364
SHAY OIL CO INC	PO BOX 1249	YUMA	AZ	85366
SIEMIENOWSKI JOSEPH V & IRINA G TRUST 11-19-2008	10561 SAND CRAB PL	SAN DIEGO	CA	92130
SILVA ROMAN O	697 S 21ST AVE	YUMA	AZ	85364
SIMALA FAMILY TRUST 6-7-2017	841 S 20TH AVE	YUMA	AZ	85364
SUNSET COMMUNITY HEALTH CENTER INC	2060 W 24TH ST	YUMA	AZ	85364
SUNSET COMMUNITY HEALTH CENTER INC	2060 W 24TH ST	YUMA	AZ	85364
TORRES ABELARDO L & VERONICA JT	682 S 19TH AVE	YUMA	AZ	85364
VALDIVIA JESUS J & ANGELICA M JT	1925 W 6TH ST	YUMA	AZ	85364
VALLEY CHURCH OF CHRIST	897 W 35TH PL	YUMA	AZ	85365
VELASQUEZ MARTHA ARACELI	651 S 20TH AVE	YUMA	AZ	85364
VENEGAS JORGE	805 DORA AVE	YUMA	AZ	85364
VILLALOBOS SALVADOR SOLORIO & LUCIA M	3057 W 5TH ST	YUMA	AZ	85364
VILLEGAS CANDELARIA	6224 E 41ST PLACE	YUMA	AZ	85365
YOUNG AVELINA	689 S 21ST AVENUE	YUMA	AZ	85364
YOUSIF MARIA	1888 S 39TH DR	YUMA	AZ	85364

YUMA ELEMENTARY SCHOOL DISTRICT #1	450 W 6TH ST	YUMA	AZ	85364
ZAZUETA ADRIAN MARTINEZ	806 S GEORGE BELLE AVE	YUMA	AZ	85364
ZENDEJAS MARIA	2073 E 25TH ST	YUMA	AZ	85365
ZERMENO LINDA R &	818 S ALMOND AVE	YUMA	AZ	85364

ATTACHMENT E
AERIAL PHOTO

