

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

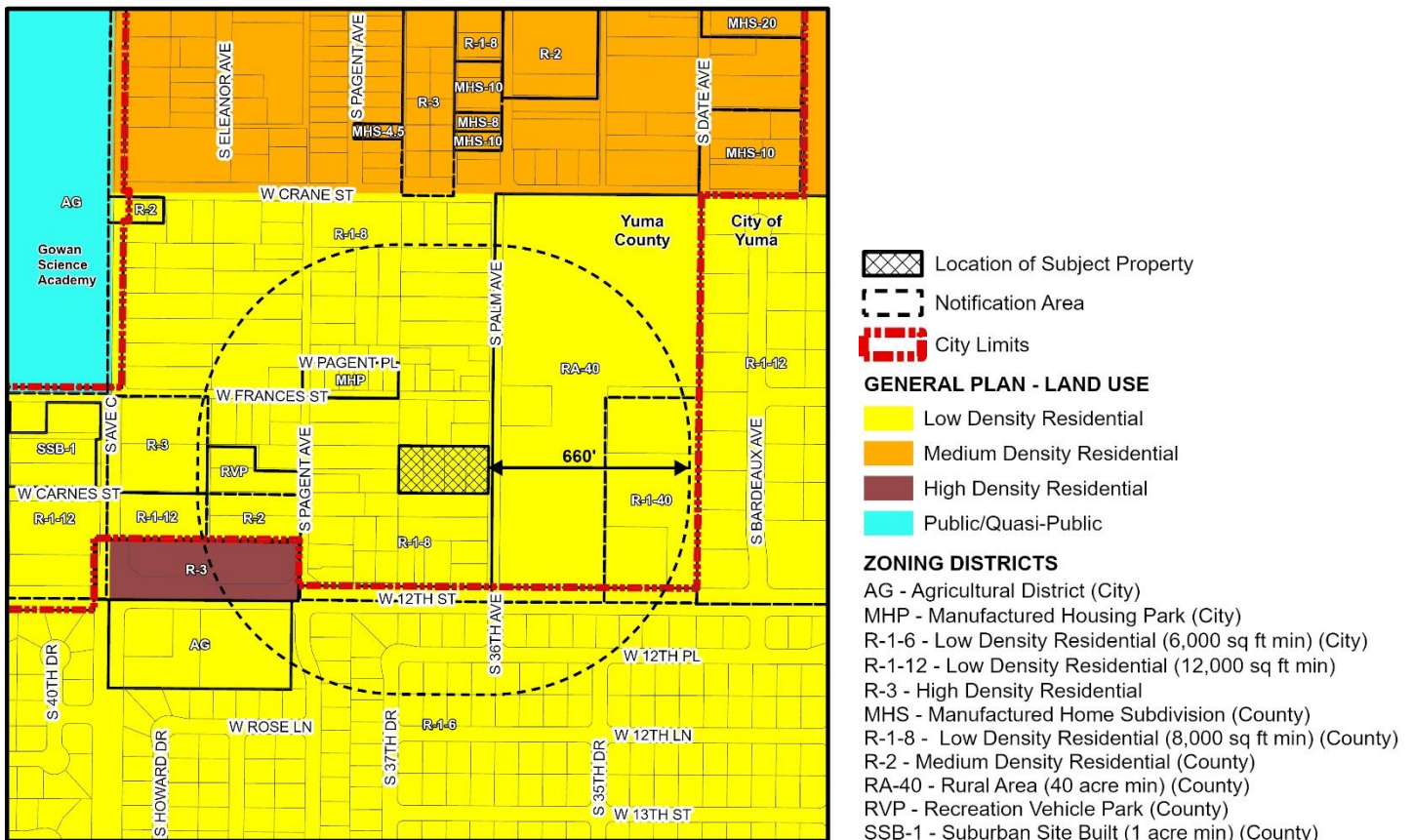
Hearing Date: January 8, 2024

Case Number: GP-41820-2023

Project Description/Location: This is a General Plan Amendment request by Dahl, Robins, and Associates, Inc. on behalf of Javier & Angela Cruz and John & Lilia Cruz, to change the land use designation from Low Density Residential to High Density Residential for approximately 1.04 acres, for the properties located approximately 305 feet north of the northwest corner of W. 12th Street and Palm Avenue.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	County Low Density Residential (R-1-8)	Undeveloped	Low Density Residential
North	County Low Density Residential (R-1-8)	Single Family Residences	Low Density Residential
South	County Low Density Residential (R-1-8)	Oasis Apartments	Low Density Residential
East	County Low Density Residential (RA-40)	Single Family Residence	Low Density Residential
West	County Low Density Residential (R-1-12)	Mobile Home Park	Low Density Residential

Location Map



Prior site actions: Predevelopment Meeting: 41724-2023 held on August 10, 2023.

Staff Recommendation: Staff recommends the Planning and Zoning Commission APPROVE the request to change the land use designation for 1.04 acres to High Density Residential

Suggested Motion: Move to APPROVE the request to change the land use designation for 1.04 Acres to High Density Residential located at approximately 305 feet north of the northwest corner of 12th Street and Palm Avenue.

Staff Analysis: This is a General Plan Amendment request by Dahl, Robins, and Associates, Inc. on behalf of Javier & Angela Cruz and John & Lilia Cruz, to change the land use designation from Low Density Residential to High Density Residential for approximately 1.04 acres, for the properties located approximately 305 feet north of the northwest corner of W. 12th Street and Palm Avenue, 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 High Density Residential land use designation supports the following types of zoning: High Density Family Residential (R-3), Residence-Manufactured Housing (R-MH), Recreation Vehicle Subdivision (RVS), and Manufactured Housing Park (MHP) districts.

The applicant's intent in changing the land use designation is to pursue a rezoning of the site to High Density Residential (R-3) in Yuma County. The proposed land use designation would allow the applicant to develop a multi-family residential development.

The proposed High Density Residential land use designation will provide additional new City water and sewer infrastructure to this multi-family residential development and allow the property owner to enter into a Pre-Annexation Agreement with the City to provide water and sewer connections.

Density

The current land use designation of Low Density Residential would allow the development of single-family homes.

The proposed High Density Residential land use designation would allow from 13 to 30 dwelling units to be constructed within a multi-family development on 1.04 acres. The applicant intends to pursue a rezoning that would support a future 20-unit, multi-family residential development.

Population

Information from the 2018-2022 American Community Survey provides data on population by housing unit type. The information shows an average household size of 2.71 persons per low density type dwelling and 1.6 persons per high density type dwelling in the City of Yuma.

Comparing the densities allowed within the General Plan, the potential persons expected are:

- Low Density Residential:
 - Minimum 1 homes – Expected population: 3
 - Maximum 5 homes – Expected population: 14
- High Density Residential:
 - Minimum 13 homes – Expected population: 21
 - Maximum 30 homes – Expected population: 48

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: 3 – School Age: 1
 - Maximum expected population: 14 – School Age: 3
- High Density Residential:
 - Minimum expected population: 21 – School Age: 4
 - Maximum expected population: 48 – School Age: 10

Transportation

The property is located along Palm Avenue. Access to the property will be from Palm Avenue. There is an existing bus stop at Avenue C and 8th Street, for bus route Purple Route 6A and an existing bike lane on 12th Street.

According to the City of Yuma Transportation Master Plan, 12th 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 2022 as 4,337 vehicles on West 12th Street near the Avenue C intersection. Palm Avenue is currently a 2-lane roadway and is identified in the Transportation Master Plan as a local roadway.

Housing

The Housing Element of the City of Yuma 2022 General Plan addresses the need to provide safe, decent, sanitary, and affordable housing for all residents. And specifically Objective 1.3 notes providing a variety of housing types:

Objective 1.3: Encourage a variety of housing types to meet all socioeconomic segments of the population, considering both full time and seasonal residents.

An Action Item of the Housing Element is to consider rezoning land for higher density residential development to promote additional rental and lower cost ownership options.

The General Plan amendment request is to provide a housing choice other than Low Density Residential single-family homes, which is the predominant housing option in the City of Yuma.

Public Services Education

It is a requirement of State Statute for a General Plan to identify public schools and other public buildings. The City of Yuma General Plan Public Services Element identifies the location of public/charter schools within the 3 school districts in the General Plan area. The request is located within the district boundaries of the Crane Elementary School District 13 and the Yuma Union High School District.

According to the Crane Elementary School District 13 School Boundary Maps, the elementary students in the subject area are within the boundary of Salida Del Sol Elementary School located at 910 S. Avenue C and junior high school students are within the boundary of Centennial Middle School at 2650 W. 20th Street.

According to the Yuma Union High School District, the high school students are within the boundary of Cibola High School located at 4100 W. 20th Street.

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
Palm Avenue - Local	29 FT HW	30 FT HW
Median Disclosure	No	

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 This area has been designated with the Low Density Residential land use designation since the adoption of the 1983 City of Yuma General Plan on January 5, 1983, Resolution No. 2292.

Scheduled Public Hearings:

- City of Yuma Planning and Zoning Commission: January 8, 2024
- City of Yuma City Council: February 7, 2024

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

Attachments

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

Prepared By: Zenia Fiveash **Date:** 12-20-2023
 Zenia Fiveash, Assistant Planner Zenia.Fiveash@yumaaz.gov (928) 373-5000, x3040

Reviewed By: Jennifer L. Albers **Date:** 12/20/23
 Jennifer L. Albers, Assistant Director of Planning

Approved By: Alyssa Linville **Date:** 12/27/23
 Alyssa Linville, Director, Planning and Neighborhood Services

**ATTACHMENT A
PUBLIC COMMENTS**


Name:	Pamela Walsma			Contact Information:	pwalsma@hotmail.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>Comment: I am a property owner at 3644 W 12th Lane. Ear the proposed project. I strenuously object to the change to the General Plan Amendment.</p> <p>This area is single family homes. It is not suitable for multi-family housing. It will be a significant change to the area. The zoning should not be changed.</p> <p>This area of 12th Street already has high traffic and speeding vehicles. Multi-family housing on 12th will only cause more traffic. We have not even experienced the traffic resulting from the huge multi-family development on Avenue B. It will be horrific and detrimental to all the homes and neighborhoods off 12 Street. This will make it even worse.</p> <p>Please do not change the General Plan. Keep this area single family homes.</p> <p>Thank you, Pamela Walsma</p>										

**ATTACHMENT B
AGENCY COMMENTS**

DATE:	10-18-23	NAME:	Kayla Franklin	TITLE:	Fire Marshall
AGENCY:	Yuma Fire Department			PHONE:	928-373-4865
<i>Enter comments below:</i>					
Provide adequate primary and secondary fire department access and site flow. Please show on site plan how the proposed access meets the fire code requirements.					

DATE:	11-20-23	NAME:	Andrew McGarvie	TITLE:	Development Engineering Manager
AGENCY:	City of Yuma			PHONE:	928-373-500 ext. 3044
<i>Enter comments below:</i>					
<p>Right-of-way: The Cruz/Fair Acres Lot Split recorded in FEE # 2007-20854 indicates that 30 feet of right-of-way exists on the west side of Palm Avenue, thus no additional right-of-way is required for a local street.</p> <p>Water: There is an existing 2 inch service on Palm Avenue that services the area. Based on the 20 unit apartment request for fire service will require the developer to extend an 8 inch water main from the existing 10 inch waterline on 12th Street to their north property frontage along Palm Ave.</p> <p>Sewer: There is no sewer service on Palm Avenue north of 12th Street to 8th Street. The developer will have to extend an 8 inch minimum sewer line from the existing stub-out on 12th Street north across their Property frontage along Palm Ave. The City may request a larger line based on depth and grade requirements to serve a larger area at the ultimate buildout. A 15 year sewer payback maybe available for the sewer line extension.</p>					

**ATTACHMENT C
STAFF WORKSHEET**

	<p>STAFF RESEARCH – GENERAL PLAN AMENDMENT</p> <p>CASE #: GP-41820-2023 CASE PLANNER: ZENIA FIVEASH</p>
---	--

I. PROJECT DATA

Project Location:		Northwest corner Palm Ave and 12 th Street							
Parcel Number(s):		664-09-071, 664-09-072, 664-090-073 & 664-09-074							
Parcel Size(s):		45,483 SF							
Total Acreage:		1.04							
Proposed Dwelling Units:		Maximum: 30		Minimum: 13					
Address:									
Applicant:		Javier & Angela Cruz and John & Lilia Cruz							
Applicant's Agent:		Christopher Robins, 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	County Low Density Residential (R-1-8)		Undeveloped			Low Density Residential			
North	County Low Density Residential (R-1-8)		Single Family Residences			Low Density Residential			
South	County Low Density Residential (R-1-8)		Oasis Apartments			Low Density Residential			
East	County Low Density Residential (RA-40)		Single Family Residence			Low Density Residential			
West	County Low Density Residential (R-1-12)		Mobile Home Park			Low Density Residential			
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	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	X	No	Date: 8/10/2023 PDM-41724-2023					
Enforcement Actions	Yes	No	N/A						
Land Division Status:	Legal lots of record								
Irrigation District:	YCWUA								
Adjacent Irrigation Canals & Drains:	Thacker Canal								
Water Conversion: (5.83 ac ft/acre)	5.85 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
Palm Avenue - Local		29 FT HW	30 FT HW				
12 th Street - 2 Lane Collector		40 FT HW	40 FT HW				
Bicycle Facilities Master Plan	12 th Street – Bike Lane						
YCAT Transit System	Avenue C and 8 th Street – Purple Route 6A						
Issues:							

Parks, Recreation and Open Space Element:

Parks and Recreation Facility Plan		
Neighborhood Park:	Existing: Winsor Rotary Park	Future: Winsor Rotary 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:	N/A			
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:

<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>Multi-Family</i>						
	Maximum	Per Unit		Officers	GPD	AF	GPD
	30	1.60	48	0.09	9,936	11.1	3,360
Minimum							
	13	1.60	21	0.04	4,306	4.8	1,456
Fire Facilities Plan:	Existing: Fire Station No. 4			Future: Fire Station No. 10 Northwest Valley			
Water Facility Plan:	Source:	City	X	Private	Connection:	Palm Avenue - 2" AC	
Sewer Facility Plan:	Treatment:	City	X	Septic	Private	Connection: 21" on 12 th Street	
Issues: Utility extensions required to site.							

Safety Element:

Flood Plain Designation:	500 Year Flood	Liquefaction Hazard Area:	Yes	X	No
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			

NOTIFICATION

- Legal Ad Published: The Sun (12/16/23)
- Display Ad Published: (12/16/23)
- 660' Vicinity Mailing: (12/11/23)
- 54 Commenting/Reviewing Agencies noticed: (12/09/23)

- Site Posted: (11/03/23)
- Neighborhood Meeting: (11/06/23)
- Hearing Dates: (1/08/24 & 2/07/24)
- Comments Due: (12/09/23)

External List	Response Received	Date Received	"No Comment"	Written Comments
Yuma Metropolitan Planning Organization	NR			
<small>(ARS)</small>				
Yuma County Engineering	NR			
Yuma County Flood Control District	NR			
Yuma County Planning & Zoning <small>(ARS)</small>	NR			
Yuma County Public Works	10-25-23		X	
Yuma County Airport Authority	10-19-23		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>	10-23-23		X	
Bureau of Land Management <small>(ARS)</small>	NR			
US Border Patrol	NR			
US Postal Service	NR			
Quechan Tribal Office	NR			
Cocopah Indian Tribe	NR			
Yuma County Water Users' Association	10-19-23		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	10-18-23		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	11-20-23			X
Kayla Franklin, Fire – Prevention	10-18-23			X
Randall Crist, Building Safety	NR			
Jeremy McCall, Utilities	NR			
Joel Olea, Public Works	NR			
NR=None Received	NR			

Neighborhood Meeting	Comments Available
11/06/23	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: 8/7/23

Location: On-site

Attendees:

Neighbors: Howard Walker, Arnie Martinez, Donnie Fairchild, Mike Fairchild, Margaret Thompson, Arturo Casas & Tim McNeel

Applicant and Agent: Jose Salazar & Christopher Thompson

Staff: Zenia Fiveash

SUMMARY OF ATTENDEE'S COMMENTS RELATED TO THE PROJECT:

- The Agent noted that the project could have up to 20 units
- The Agent noted that they would have an Apartment Management Company managing units.
- The Neighbors noted the following concerns:
 - - 12th Street already carries heavy, speeding traffic and again more traffic could make that worse.
 - - The neighbors have no issues with the current land use designation of Low Density but would prefer to see a single family home project
 - - The neighbors have issues with sewer odors. Would like to see that resolved.
 - - The neighbors understand the need for more housing but do not want to see more density and traffic in their neighborhood.

**ATTACHMENT E
NEIGHBOR NOTIFICATION LIST**

A & I BUILDERS LLC	1057 S PAGENT AVE	YUMA	AZ	85364
A & I BUILDERS LLC	1057 S PAGENT AVE	YUMA	AZ	85364
ADAMSON EUGENE B & ALLENE G	402 W BROADWAY STE 400	SAN DIEGO	CA	92101
ALLEN FREDDIE L & CHRISTINA JT	1110 S PAGENT AVE	YUMA	AZ	85364
ANDERSON FRANKIE M	451 S 1ST AVE	YUMA	AZ	85364
ARANDA ADRIAN & LIZET V	3593 W 12TH PL	YUMA	AZ	85364
ARIZONA PUBLIC SERVICE COMPANY		PHOENIX	AZ	85072-3940
ATCHLEY MARY F 1/4 &	1111 S PALM AVE	YUMA	AZ	85364
ATCHLEY MARY FRANCES TRUST	1111 S PALM AVE	YUMA	AZ	85364
ATCHLEY TRACY N & NANCY J	PO BOX 4462	YUMA	AZ	85366
AVENDANO EVERARDO J	9365 STETSON ST	YUMA	AZ	85365
AVENDANO EVERARDO J	9365 STETSON ST	YUMA	AZ	85365
AVILA JESUS & MARIA DEL LOS ANGELES JT	1104 S PALM AVE	YUMA	AZ	85364
BELTRAN MERCADO CRUZ	3678 W PAGEANT PL	YUMA	AZ	85364
BENAVIDES JULIO C	3705 W PAGENT PL	YUMA	AZ	85364
BERNAL RODOLFO & ELVA G LIVING TRUST 12-7-2007	224 S 17TH AVE	YUMA	AZ	85365
BOYLAN JOHN J & JOANN JT	1074 S PALM AVE	YUMA	AZ	85364
BUENROSTRO JOSE L & SILVIA	1239 S PAGENT AVE	YUMA	AZ	85364
BURGOS ANDRES T & MARSHA M CPWROS	3794 W 27TH LN	YUMA	AZ	85364
CALZADA AUGUSTINE REY	3752 W 12TH ST	YUMA	AZ	85364
CAMINO OTERO REAL ESTATE INVESTMENTS LLC	2603 S 4TH AVE	YUMA	AZ	85364
CARDENAS ALEJANDRO	1147 S PAGEANT AVE	YUMA	AZ	85364
CARRILLO JOSE H & ANGELA J JT	1054 S PALM AVE	YUMA	AZ	85364
CASAS ARTURO &	1050 S PAGENT AVE	YUMA	AZ	85364
CASTILLO JOSE J	1057 S PAGENT AVE	YUMA	AZ	85364
COIL JAMES F & MADELEINE R JT	3528 W 12TH PL	YUMA	AZ	85364
COLQUITT J C JR	1058 S PAGENT AVE	YUMA	AZ	85364
CRUZ JAVIER & ANGELA M JT	2179 W 22ND LN	YUMA	AZ	85364
CRUZ JOHN A JR & LILIA JT	118 3RD BEACH RD	MIDLETOWN	RI	02842
CRUZ JOHN A JR & LILIA JT	118 3RD BEACH RD	MIDLETOWN	RI	02842
CRUZ TRUST 5-27-2022	2179 W 22ND LN	YUMA	AZ	85364
DE JESUS PEARLITA C	1236 S 37TH DR	YUMA	AZ	85364
DEL TORO CESAR HEGLEN PEREZ	3536 W 12TH PL	YUMA	AZ	85364
DURKIN MICHAEL THOMAS & ELVA ESCAMILLA JOSE L & MARTHA RODRIGUEZ JT	1227 S PAGENT AVE	YUMA	AZ	85364
RODRIGUEZ JT	125 VALENCIA ST	SALINAS	CA	93905
FAULKNER DAVID M & PATRICIA TR 12-13-05	3420 W 12TH ST	YUMA	AZ	85364
FAULKNER GEORGE A TRUST 6-12- 97	3400 W 12TH ST	YUMA	AZ	85364
FLORES ADAN & IRMA	838 S 2ND AVE	YUMA	AZ	85364
FLORES ADAN & IRMA	838 S 2ND AVE	YUMA	AZ	85364
FLORES ADAN & IRMA	1057 S PAGENT AVE	YUMA	AZ	85364
GARCIA HORACIO JR & CHARLENE	1114 S PALM AVE	YUMA	AZ	85364

GOBER GLADYS L	37 AIRLANE DR	CLEARFIELD	UT	84015
GONZALEZ MARIA D	1084 S PALM AVE	YUMA	AZ	85364
GRIGGS JOHN ANDREW	3578 W 12TH PL	YUMA	AZ	85364
GUTIERREZ MAURICIO & MARIA M JT	3710 W PAGENT PL	YUMA	AZ	85364
HILL MADRICK H & GINGER R	2450 W 11TH ST	YUMA	AZ	85364
HOFFMEYER FRED W & CAROLYN ANN TRUST	3606 W 12TH PL	YUMA	AZ	85364
HULBERT RODGER D & JENNIFER N	3508 W 12TH PL	YUMA	AZ	85364
JIMENEZ ANATOTLO & MARIA ROSARIO*	3681 W PAGENT AVE	YUMA	AZ	85364
JOHANNIG DANIEL L	3566 W 12TH PL	YUMA	AZ	85364
KENNEDY JAMES R	3610 W FRANCIS ST	YUMA	AZ	85364
KRAJNIK CLARA E	2617 S ELM ST	TEMPE	AZ	85282
LAWRENCE BRADFORD & BARBARA TRUST 1-5-2017	1052 S PAGENT AVE	YUMA	AZ	85364
LOPEZ DANIEL R	3821 W FRANCIS ST	YUMA	AZ	85364
LUNA JORGE G & GLORIA JT	1080 S PALM AVE	YUMA	AZ	85364
MANNING PATRICK F S/S	3579 W 12TH PL	YUMA	AZ	85364
MARTINEZ ARNULFO & MARTINEZ RAFAELA*	1177 S PAGEANT AVE	YUMA	AZ	85364
MARTINEZ RHICARDO J	8375 S YAVAPAI LN	YUMA	AZ	85364
MC NEEL TIM A	1024 S PALM AVE	YUMA	AZ	85364
MEDRANO ANTONIO	1098 S PALM AVE	YUMA	AZ	85364
MENDIVIL SECUNDINO LEON & NATALIA J JT	1324 W 20TH ST	YUMA	AZ	85364
MORALES ALEJANDRO & ROSALEZ HORTENCIA TRUST 10-28-2014	3689 W PAGENT PL	YUMA	AZ	85364
MORENO MARIA LUISA	3632 W 12TH PL	YUMA	AZ	85364
MORENO MELANIE R & DOMINGO D JT	3612 W FRANCIS ST	YUMA	AZ	85364
MOSSO JORGE I MUNOZ	1246 S 37TH DR	YUMA	AZ	85364
MOTA OSCAR H	3758 W 12TH ST	YUMA	AZ	85365
MOTA OSCAR H & NANCY JT	1507 W. EMMA AVENUE	SPRINGDALE	AR	72764
MUNROE GARY W JR TRUST 7-30- 09	1507 W. EMMA AVENUE	SPRINGDALE	AR	72764
NAVARRETE MARIA GUADALUPE MORALES	6214 GOPHER CT	WALDORF	MD	20603
NAVARRO JOSE LUIS	3697 W PAGEANT PL	YUMA	AZ	85364
NAVARRO JOSE LUIS	4188 W 5TH LN	YUMA	AZ	85364
NAVARRO JOSE LUIS	1047 S PAGEANT AVE	YUMA	AZ	85364
PACO ABEL O & LORENA	3611 W FRANCIS ST	YUMA	AZ	85364
PADRON GEORGE	PO BOX 1913	YUMA	AZ	85366
PEDROZA MARIA C & ALVARO CHAVEZ CPWROS	1077 S PAGENT AVE	YUMA	AZ	85364
PEREZ GILBERTO PADILLA &	1075 S PAGENT AVE	YUMA	AZ	85364
PEREZ MARK ANTHONY	2341 MEADOWVALE AVE 2920 BRIARWOOD RD UNIT J15	LOS ANGELES	CA	90031
PHILLIPS NEWTON A & NINA E JT		BONITA	CA	91902
PLYMALE LINDA JO	PO BOX 5296	YUMA	AZ	85366
PLYMALE LINDA JO	PO BOX 5296	YUMA	AZ	85366
POCOCK GARY & DIANA FAMILY TRUST 9-1-10	PO BOX 6481	YUMA	AZ	85365

PURPLE ORCHID HOLDINGS LLC	2030 W BASELINE RD SUITE 182 740	PHOENIX	AZ	85041
QUIJADA JACK ADAM	1834 E JACKSON ST	PHOENIX	AZ	85034
QUIJADA MANUEL & CATALINA	1107 S PAGEANT AVE	YUMA	AZ	85364
REESE JEFFREY O & MELISSA A	1215 S PAGEANT AVE	YUMA	AZ	85364
ROBLES ARNULFO & NORMA A GARCIA DE CPWROS	3553 W 12TH PLACE	YUMA	AZ	85364
ROBLES FRANCISCO J & MARIA JT	3608 W FRANCIS ST	YUMA	AZ	85364
RODRIGUEZ BENJAMIN	PO BOX 4843	YUMA	AZ	85366
ROMERO JUDITH S	3692 W 12TH PL	YUMA	AZ	85364
SAENZ ELGA	1098 S PAGENT AVE	YUMA	AZ	85364
SANCHEZ REVOCBLE TRUST 7-14- 99	3624 W 12TH LN	YUMA	AZ	85364
SEVERO GIRLIE G & ALEXANDER BASILIO	3641 W CRANE ST	YUMA	AZ	85364
SEWARD & SONS LLC	10763 S PEARL AVE	YUMA	AZ	85365
SHORT RODNEY C & MELISSA TOLER JT	3641 W 12TH PL	YUMA	AZ	85364
STARCORD AZ LLC	3818 E DOWNING CIR	MESA	AZ	85205
STOFFREGEN BRIAN P & LINDA A JT	3605 W 12TH PL	YUMA	AZ	85364
SWANSON LOUIS C & PAMELA L	16925 W SETTERS RD	WORLEY	ID	83876
SWARTZENDRUBER TYLER	1205 S PAGENT AVE	YUMA	AZ	85364
T3AZ LLC	5840 E 27TH PL	YUMA	AZ	85365
THOMPSON MARGARET F TRUST 6-26-97	3450 W 12TH ST	YUMA	AZ	85364
TORTOLANO ELIZABETH S TR 3-20- 09	3664 W 12TH LN	YUMA	AZ	85364
TULLER DANIEL O	3750 W 12TH ST	YUMA	AZ	85364
VALENZUELA RUBEN CASTANEDA JR	1127 S PAGENT AVE	YUMA	AZ	85364
VALLENI-MOERKE TRUST 12-8-2017	3590 W 12TH LN	YUMA	AZ	85364
VAN DYN HAVEN PATRICK L & KRISTIE A JT	3631 W 12TH PL	YUMA	AZ	85364
VASQUEZ GABRIEL PALAFOX & VIDALES ANNA JUDITH JT	2786 S 17TH AVE	YUMA	AZ	85364
WALKER HOWARD & BARBARA JT	1157 S PAGENT AVE	YUMA	AZ	85364
WALSMA PAMELA TRUST 11-4-04	3644 W 12TH LN	YUMA	AZ	85364
WARD STEVEN M & KATHLEEN M JT	3620 W 12TH PL	YUMA	AZ	85364
WARNER ANTONIA F	3800 W FRANCIS ST	YUMA	AZ	85364
WARNER ANTONIA F	3800 W FRANCIS ST	YUMA	AZ	85364
WARNER ANTONIA F	3800 W FRANCIS ST	YUMA	AZ	85364
WARNER ANTONIA F	3800 W FRANCIS ST	YUMA	AZ	85364
YOUNG FAYE H	1167 S PAGENT AVE	YUMA	AZ	85364
YUMA CITY OF	ONE CITY PLAZA	YUMA	AZ	85364
ZAMORA MAXIMO & LETICIA TRUST 4-1-2009	513 S 16TH AVE	YUMA	AZ	85364
ZAMORA MAXIMO AND LETICIA JT	513 S 16TH AVE	YUMA	AZ	85364

ATTACHMENT F
AERIAL PHOTO

