

STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING DIVISION
CASE TYPE – PRELIMINARY SUBDIVISION
CASE PLANNER: BOB BLEVINS

Hearing Date: September 9, 2024

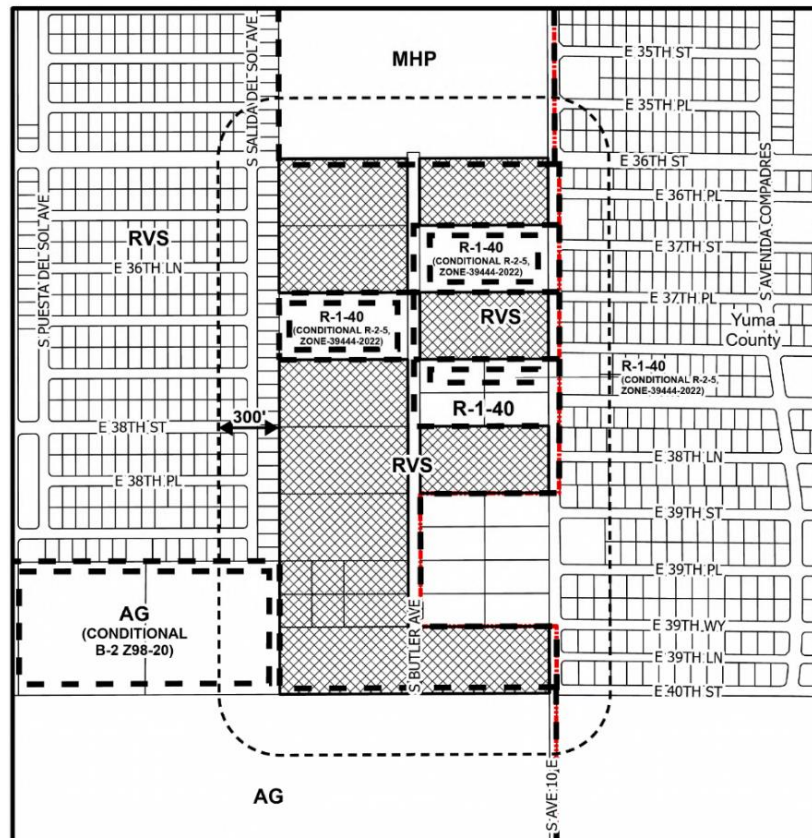
Case Number: SUBD-42965-2024

Project Description/
Location:

This is a request by Colvin Engineering, Inc., on behalf of Hardknocks AZ LTD Partnership, for approval of the preliminary plat for the Butler Estates Units 1, 3, and 4 Subdivision. This subdivision contains approximately 53.93 acres and is proposed to be divided into 203 residential lots, ranging in size from approximately 6,003 sq. ft. to 11,735 sq. ft., for the properties located at the southwest corner of E. 36th Street and S. Avenue 10E, Yuma, AZ.

	Existing Zoning	Existing Land Use	Designated Land Use
Site	Recreational Vehicle Subdivision (RVS)	Vacant	Medium Density Residential
North	Manufactured Home Park (MHP)	Westwind RV Resort	High Density Residential
South	Agriculture (AG)	Vacant	Low Density Residential
East	County Recreational Vehicle Subdivision (RVS)	Via Chaparral Subdivision	Medium Density Residential
West	Recreational Vehicle Subdivision (RVS)	Vista Del Sol Subdivision	Medium Density Residential/ Low Density Residential

Location Map



Prior site actions: Annexation: ANEX-7505-2014 (03/18/2015).

Staff Recommendation: Staff recommends **APPROVAL** of the preliminary plat for the Butler Estates Units 1, 3, and 4 Subdivision, subject to the conditions outlined in Attachment A.

Suggested Motion: Move to **APPROVE** Preliminary Plat SUBD-42965-2024 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 preliminary plat, the Planning and Zoning Commission is acknowledging the street and lot layout of Butler Estates Units 1, 3, and 4 Subdivision which includes 203 lots ranging in size from 6,003 square feet to 11,735 square feet for the property located at the southwest corner of E. 36th Street and S. Avenue 10E, Yuma, AZ., subject to the conditions of the rezoning and the conditions outlined in Attachment A, and affirmatively finds that the request is in conformance with the City of Yuma Subdivision Code and General Plan and is compatible with surrounding land uses.

Staff Analysis: The proposed Units 1, 3, and 4 have been planned to be aligned with Unit 2 (which is under separate ownership). The developers of Unit 1, 3, and 4 are working with the owner of Unit 2 to ensure a seamless, cohesive residential neighborhood. There will be deed restrictions on all units to affirm the principal use as site-built residences only.

The original application for Units 1, 3 and 4 identified a total number of 200 lots. Upon initial review of the submitted plat, City Engineering requested revisions to combine several retention basins, and neighboring property owners encouraged the basins to be placed to help establish a buffer from existing homes. In a slight redesign of several cul-de-sacs, a more efficient layout of retention basins enabled the buffer and the creation of three additional lots for a total of 203 lots.

The subject properties and the adjacent properties to the north and south were part of Ranchos el Toreo, a residential subdivision of 28 lots, each lot was approximately 4.8 acres in size. This subdivision was recorded in 1965. The northern portion, which extended all the way to Highway 80 (now Interstate 8), is the location of Westwind RV and Golf Resort (formerly Roger's).

The southern half of Ranchos el Toreo has remained undeveloped aside for the construction of six homes with access to Avenue 10E, a paved roadway. There are no other paved roads in or adjacent to this subdivision. Of the original lots, all have been annexed, except lots 24 and 25 which remain outside of the City of Yuma limits. Lots 24 and 25 were split into a total of 8 lots, and are the location of 5 of the 6 homes built in Ranchos el Toreo.

Upon annexation in 2015, the lots in Ranchos el Toreo retained the same zoning as they had in the County. A mixture of Recreational Vehicle Subdivision (RVS) and Low Density Residential (R-1-40). No additional annexations are anticipated.

To the east is Via Chaparral Subdivision, zoned RVS in the County, which features site-built homes on lots measuring approximately 6,500 square feet. To the north is the aforementioned RV resort zoned Manufactured Home Park (MHP) in the City. To the west is Vista del Sol Subdivision, zoned RVS in the City with a mixture of dwelling types. To the south of 40th Street is vacant desert in the City zoned Agriculture (AG).

Standard	Subdivision						Conforms				
Lot Size	Minimum:	6,003 SF			Maximum:	11,735 SF		Yes	X	No	
Lot Depth	Minimum:	80.65 FT			Maximum:	140.29 FT		Yes	X	No	
Lot Width/Frontage	Minimum:	60.00 FT			Maximum:	69.51 FT		Yes	X	No	
Setbacks	Front:	20 FT	Rear:	10 FT		Side:	5	Yes	X	No	
District Size	53.93	Acres						Yes	X	No	
Density	3.76	Dwelling units per acre						Yes	X	No	
Issues: Density below 5 units per acre. Zoning predates General Plan requirements. Annexed as RVS.											

1. Does the subdivision comply with the zoning code and the zoning district development standards?

Yes.

2. Does the subdivision comply with the subdivision code requirements? Yes.

Requirements	Conforms					
General Principles	Yes	X	No		N/A	
Streets	Conforms					
Circulation	Yes	X	No		N/A	
Arterial Streets	Yes	X	No		N/A	
Existing Streets	Yes	X	No		N/A	
Cul-de-sacs	Yes	X	No		N/A	
Half Streets	Yes	X	No		N/A	
Stub Streets	Yes		No		N/A	X
Intersections	Yes	X	No		N/A	
Easements	Yes	X	No		N/A	
Dimensional Standards	Yes	X	No		N/A	
Issues: None						
Blocks	Conforms					
Length	Yes	X	No		N/A	
Irregular Shape	Yes	X	No		N/A	
Orientation to Arterials	Yes	X	No		N/A	
Business or Industrial	Yes		No		N/A	X
Issues: None						
Lots	Conforms					
Minimum Width	Yes	X	No		N/A	
Length and Width Ratio	Yes	X	No		N/A	
Fronting on Arterials	Yes		No		N/A	X
Double Frontage	Yes		No		N/A	X
Side Lot Lines	Yes	X	No		N/A	
Corner Lots	Yes	X	No		N/A	
Building Sites	Yes	X	No		N/A	
Street Frontage	Yes	X	No		N/A	
Issues: None						

3. Does the subdivision comply with the elements, plans and policies of the General Plan?

Yes.

Land Use Element:									
Land Use Designation:				Medium Density Residential					
Issues:				Density below 5 units per acre. RVS Zoning predates General Plan.					
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		
Avenue 10E- 4 Lane Minor Arterial	50 FT H/W ROW	50 FT H/W ROW						
40 th Street - 4 Lane Minor Arterial	50 FT H/W ROW	17-50 FT H/W ROW				X		
Bicycle Facilities Master Plan	Avenue 10E- Proposed Bike Lane.							
YCAT Transit System	S. Frontage Road- Gold Route.							
Issues:	None							
Parks, Recreation and Open Space Element:								
Parks and Recreation Facility Plan								
Neighborhood Park:	Existing: Saguaro Park			Future: None				
Community Park:	Existing: None			Future: Agua Viva Urban Lake Park				
Linear Park:	Existing: None			Future: Gila Main Canal Linear Park				
Issues:	None							
Housing Element:								
Special Need Household:	N/A							
Issues:	None							
Redevelopment Element:								
Planned Redevelopment Area:	None							
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:								
Population Impacts 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	<i>Single Family</i>		Population	Impact	Consumption		Generation	
	Proposed	Per Unit		Officers	GPD	AF	GPD	
	203	2.71	550	1.04	113,877	127.6	38,509	
Fire Facilities Plan:	Existing: Fire Station #5			Future: Fire Station #7				
Water Facility Plan:	Source:	City	X	Private	Connection	10" PVC on Stetson Street		
Sewer Facility Plan:	Treatment:	City		Septic	Private	X	Foothills Utilities	
Issues:	None							
Safety Element:								
Flood Plain Designation:	Zone X		Liquefaction Hazard Area:		Yes		No	X
Issues:	None							
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:	None							

Public Comments Received:

Name:	Sheila Ickes	Contact Information:	928-941-8827			
Method of Contact:	Phone	X	FAX	Email	Letter	Other
Worried about row of new houses to the west. They will be extremely close to west side of Avenue 10E.						

Name:	Phone call- did not leave name.	Contact Information:				
Method of Contact:	Phone	X	FAX	Email	Letter	Other
She requested the meeting be moved to January since "50% affected are snowbirds and did not get notice. It takes a month or two to forward mail and it is iffy."						
<i>Response for the developer:</i> "Our timing has nothing to do with winter visitors being gone. We are trying to work with the adjacent Lines project which already has a tentative plat approval. They are very anxious to start their development and we are trying to help with infrastructure, since our first phase coincides with their development." "Our project will be built in 3 phases and not all phases will be built at the same time. The project will most likely be spread over 3-10 years, allowing for 40th Street and other traffic improvements to be done by the city in that timeframe."						

Name:	Ron Hewitt	Contact Information:	rjhewitt@live.com			
Method of Contact:	Phone		FAX	Email	Letter	Other
<p>"There is a great deal of development going on in this neighborhood. What I do not see is improvements to infrastructure to support this development. Traffic is my main concern. A lot more vehicles will be using the existing roads. They need to be improved on. There needs to be a light at 10E and the South Frontage road at a minimum. That is a horrible and poorly designed intersection. There is no visibility if turning left onto the Frontage from 10E. I've witnessed several severe accidents at his intersection. A friend spent 6 months in hospital as a result of an accident at that corner. If you've never done it then I invite you to head on over here, drive north on 10E to the Frontage and see for yourself that which I speak of. Then imagine it's January and thousands more cars are here. Paving 40E west for 10E would relieve a lot of pressure from the Frontage. The Frontage road needs widening. They did it on the north side. Time to do the south side.</p> <p>"The water pressure here is outrageous. I measured 140psi at my house when a line broke in the night causing extensive damage. A representative of Foothills Utilities explained to me that some of their water lines laid down many years ago are very narrow. In order to get a minimum pressure to these older homes through the narrow pipes the pressure needs to be high. A fix needs to be put in place.</p> <p>"How many Sheriff Deputies will be hired with the increased revenue? With all these new houses and businesses being built I'm sure the County's tax intake has increased. What is this money being spent on? It needs to be spent improving the infrastructure. I'm firmly against any new development until these or similar improvements are made. I've communicated my thoughts to my elected official as well.</p> <p><i>Response from the developer: "The water is supplied by the City of Yuma and already has an assured water agreement with the ADWR. It is my understanding that the City is working on plans to extend 40th Street to Avenue 10E to relieve traffic congestion in this area."</i></p>						

Name:	Larry Dixon				Contact Information: shelad06@gmail.com >					
Method of Contact:	Phone		FAX		Email	X	Letter		Other	

Not that Yuma nor the builders care about our desert, just where is the water going to come from after these 200 lots are completed? In my honest opinion, no. There should be no more housing in this area. Just look at the housing going in behind the Walmart. Nobody has answered the question about where the water for that will come from. I can't sit back, watch the builders build, and then worry about the consequences later. Not to mention the sewer smells we live with that still hasn't been resolved. Whats 200 more lots gonna do. And traffic. What are the plans for all the traffic? Just lower the speed limit again? No, we don't need more housing. The city can't plan for and take care of whats here already. So what I am hearing is the city has assured a water agreement even if there is a shortage of water. And why wouldn't the city ensure that the traffic situation is taken care of prior to building. There are accidents at 10E and 32nd all the time. Even fatalities. So dumping 200 more families in the area is a good idea? Lets do the math. 200 families. At average, 2 cars per family. 400 more cars. And so far all that's been done is lower the speed limit from 45 mph to 40 mph. And the winter visitors are not even here yet. Now my understanding is out here, 40th street is county. And the 22 years I have lived here, the city could not extend 40th because of that. These problems need to be fixed first.

Response from the developer:

"The water is supplied by the City of Yuma and already has an assured water agreement with the ADWR.

"It is my understanding that the City is working on plans to extend 40th Street to Avenue 10E to relieve traffic congestion in this area. I'm not sure I can elaborate more about the City's assured water supply. I am unaware of any water shortage. It would probably be best if the City responded to the water supply and any proposed improvements to address traffic issues at Avenue 10E & the South Frontage Road, as well as the timing of improvements to 40th Street going west."

External Agency

See Attachment C.

Comments:

Neighborhood Meeting

See Attachment E.

Comments:

Proposed conditions delivered to applicant on: 08/07/24

Final staff report delivered to applicant on: 08/26/24

<input checked="" type="checkbox"/>	Applicant agreed with all of the conditions of approval on: 08/14/24
<input type="checkbox"/>	Applicant did not agree with the following conditions of approval: (list #'s)
<input type="checkbox"/>	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
Preliminary Plat Conditions of Approval	Preliminary Plat Map	Agency Notifications	Agency Comments	Neighborhood Meeting Comments	Neighbor Notification List	Neighbor Postcard	Aerial Photo

Prepared By: *Robert M. Blevins* **Date:** 08/13/24
Robert M. Blevins
Principal Planner Robert.Blevins@yumaaz.gov (928) 373-5189

Approved By: *Jennifer L. Albers* **Date:** 8/15/24
Jennifer L. Albers,
Assistant Director of Planning

**ATTACHMENT A
PRELIMINARY PLAT
CONDITIONS OF APPROVAL**

The following conditions of approval have been determined to have a reasonable nexus to the requested subdivision application and are roughly proportionate to the impacts associated with the subdivision and expected development on the property.

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

1. The conditions 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.

City Attorney Comments: (928) 373-5058:

3. The rights-of-way must be dedicated free and clear to the City, and all easements in the right-of-way must be vacated unless the easement is specifically presented to the City, and the City specifically approves its acceptance. Approval of the plat is not approval of an easement in the right-of-way.
4. Any easements on other property in the subdivision must be vacated to the extent that they would require a utility, licensed cable operator, or other licensed or franchised communications system (collectively, the "utilities") to:
 - a) pay to cross the easement to reach any structure on the lot;
 - b) prevent the utilities from providing service to any structure on a lot; or
 - c) effectively prevent any entity authorized to place facilities in a utility easement from using the easements or accessing potential customers passed by the easement.
5. Approval of the plat does not authorize the maintenance or installation of any facility in the rights of way, whether or not contemplated by the plat, without a license, franchise, or similar authorization issued by the City.

Engineering Comments: Andrew McGarvie, Engineering Manager (928) 373-5000, x 3044:

6. Owner/Developer shall provide a traffic study per City of Yuma construction standard 2-040, with recommendations for onsite and offsite improvements. Please contact the City traffic engineer for the boundaries of the traffic study.
7. Owner/Developer shall provide on and offsite mitigation or payment in lieu of, for portions of the offsite improvements listed in the traffic study, if City is agreeable.
8. Owner/Developer shall design and construct the east half of Butler Avenue between 38th Lane and 39th Lane, except for the sidewalk adjacent to any undeveloped County lot.
9. Owner/Developer shall dedicate right-of-way to the City of Yuma at the northwest corner of Avenue 10E & 40th Steet for a southbound to west bound right turn lane.

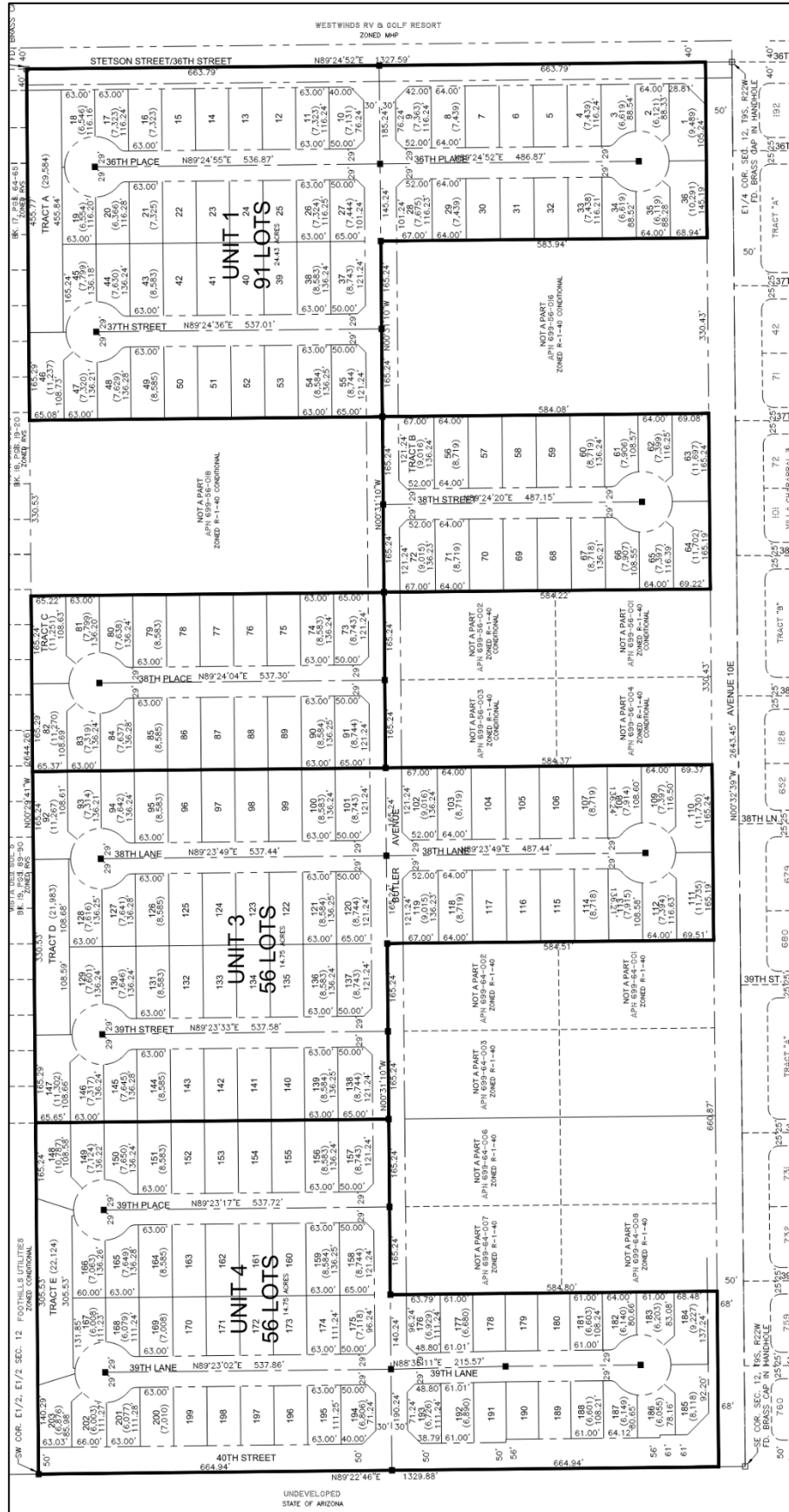
10. Owner/Developer shall dedicate a corner triangle at the Northwest corner of 40th Street & Avenue 10E with 40-foot legs.
11. Owner/Developer shall dedicate a corner triangle at the southwest corner of 36th Street (Stetson Street) & Avenue 10E with 40-foot legs.
12. Owner/Developer shall arrange the small Tracts D, E, G, H, and I such that they back up to each other where possible.
13. Owner/Developer shall design Butler Avenue with the sidewalk setback 3 feet from the edge of curb, such that future expansion of Butler Avenue can occur if needed to a residential collector street in the future.
14. Owner/Developer shall layout and construct no parking signs along Butler Avenue per the Manual of Uniform Traffic Control Devices (MUTDC).
15. Owner/Developer shall construct a 20 foot wide emergency access road per City of Yuma construction standard 2-045, along 40th Street and Butler Avenue connecting with Unit 2 between 39th Street and 39th Place, in the event that 40th Street has not been constructed, when development of Unit 2 goes forward. If 40th Street has been constructed, then only the leg along Butler Avenue would be required to provide secondary emergency access.
16. Owner/Developer shall provide a 1' non-access easement along the east property line of properties adjoining Avenue 10E, the south property lines of properties adjoining 40th Street, and the north property lines of properties adjoining 36th Street/Stetson Street.
17. Owner/Developer shall design and construct a 6 foot tall concrete masonry unit block wall as measured from the highest adjacent grade around the subdivision perimeter per City of Yuma construction standard 1-015. An alternative wall design can be proposed with appropriate structural engineering calculations.
18. All exterior subdivision fencing shall be constructed of masonry. Access gates, whether vehicular or pedestrian, shall not be permitted along the exterior masonry fencing for the subdivision, including fencing along E. 36th Street (Stetson Street), 40th Street, Butler Avenue, and Avenue 10E. Such fencing can be removed during the construction of pools, in order to access utility or drainage easements, or during other residential construction; however, such masonry fencing and adjacent landscaping will need to be replaced accordingly.

Community Planning, Robert M. Blevins, Principal Planner (928) 373-5189:

19. The Owner shall submit a final plat within three (3) year of Preliminary Plat approval. Should a Final Plat not be submitted within three (3) year of the effective date of approval of the Preliminary Plat, the approval of this Preliminary Plat shall be null and void, unless the conditions are contained in an executed Pre-development Agreement.

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 PRELIMINARY PLAT MAP



ATTACHMENT C **AGENCY NOTIFICATIONS**

- **Legal Ad Published: The Sun** 08/16/24
- **300' Vicinity Mailing:** 07/22/24
- **34 Commenting/Reviewing Agencies noticed:** 07/25/24
- **Site Posted on:** 07/30/24
- **Neighborhood Meeting:** 08/06/24
- **Hearing Date:** 09/09/24
- **Comments due:** 08/05/24

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	YES	07/29/24	X		
Yuma County Engineering	YES	07/26/24		X	X
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	YES	07/26/24	X		
Yuma County Planning & Zoning	NR				
Yuma County Assessor	NR				
Arizona Public Service	NR				
Time Warner Cable	NR				
Southwest Gas	NR				
Qwest Communications	NR				
Bureau of Land Management	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				
Arizona Game and Fish	NR				
USDA – NRCS	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
El Paso Natural Gas Co.	NR				
Western Area Power Administration	YES	07/29/24	X		
City of Yuma Internal List (Conditions)	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Police	NR				
Parks & Recreation	NR				
Development Engineer	NR				
Fire	YES	07/29/24		X	X
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	YES	07/30/24		X	X
Utilities	NR				
Public Works	NR				
Streets	NR				

ATTACHMENT D
AGENCY COMMENTS

☒ COMMENT ☐ NO COMMENT

Enter comments below:

Will the City of Yuma be annexing those portions of 10E?

DATE: 7/26/24 NAME: Santos Guerrero TITLE: Deputy Director
AGENCY: Yuma County
PHONE: (928) 341-2500
RETURN TO: Robert.Blevins@YumaAZ.gov

☒ Condition(s) ☐ No Condition(s) ☐ Comment

Enter conditions here: Provide paved primary and secondary fire department access0 (40th St. from Butler Ave to Ave 10E, and 36th St. in either direction).

DATE: 7/29/24 NAME: Kayla Franklin TITLE: Fire Marshal
CITY DEPT: Fire
PHONE: 928-373-4865
RETURN TO: Robert Blevins
Robert.Blevins@YumaAZ.gov

☒ Condition(s) ☐ No Condition(s) ☐ Comment

Enter conditions here: The subject parcel is located approximately 2 miles from the Barry M. Goldwater Range West (BMGR-W) northern boundary. It is requested that Avigation easement and Range Disclosure Statements be recorded to recognize the noise, interference, or vibrations due to aviation operations that may occur at the nearby Marine Corps Air Station Yuma, Yuma International Airport Aviation Complex, BMGR, and its associated flight paths. Please send a copy of the recorded easements to MCASYUMA_CPLO@usmc.mil. Thank you for the opportunity to review and comment.

DATE: 30 July 2024 NAME: Antonio Martinez TITLE: Community Liaison Specialist
CITY DEPT: MCAS Yuma
PHONE: 928-269-2103

ATTACHMENT E
NEIGHBORHOOD MEETING COMMENTS

Date Held: 08/06/24

Location: The west side of Ave.10E at 36th St.

Attendees:

Applicant/Agent: Nathan and Lane Heida

City Staff: Bob Blevins

Eleven neighbors in attendance: Norm Olsen, Cheryl Hendricksen, Sheila Ickes, Gary Albert, Jennifer Matthews, Lester Favish, Emert & Laura Knaresboro, Chris Marche, Liz Lara, Virginia Mendoza, Marissa Gomez.

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

Neighbor (N); Developer (D)

- (N) This is RVS so no high-rise? (D) Correct, 100% one story houses.
- (N) Traffic is an issue.
- (D) 209 [200] houses in this subdivision.
- (N) Will 37th Street be open to Vista del Sol? (D) Yes.
- (N) Problem is sewer.
- (D) Foothills Utilities confirms capacity is available. New lift station and new building/roof improvements.
- (N) When was this annexed? (D) 20 years ago. [actually in 2015]
- (N) This is RVS. When did it change? Snowbirds won't like this. They are already moving away.
- (D) RVS gives option to park an RV & CCRs limit construction to site-built homes.
- (N) Someone needs to contact the school district. They are over-crowded. All schools are over-capacity.
- (N) Do you know about the protected species? Burrowing owl and horned lizard.
- (D) Fish and Game is notified. We get a Public Report. It also confirms water and sewer.
- (D) We would like to start construction in about a year. Will be in phases for a few years. We are trying to work with the adjacent project which already has plat approval. They want to start their development and we are coordinating with them, since our first phase coincides with their development.
- (N) Hopefully a stop light at the Frontage Road? City won't do a thing.
- (N) Existing 10E subdivision [built by this developer] looks like a housing project.
- (N) We were not notified of the outcome of the prior subdivision public hearing. We will do a class action suit.
- (N) Cannot handle this new subdivision. Fry's is crowded and the shelves are empty.
- (N) Need a new Walmart and new grocery store.
- (D) Sprouts is coming. (N) This is not a Sprouts type of crowd.
- (N) There will be 5 backyards behind me. You should put retention basin as a buffer.
- (N) There is a water flow issue.
- (N) Takes 20 minutes to get on the Frontage Road.
- (N) 40th Street needs to be paved. (D) Maybe in 2 years.
- (D) Fire department reviews access.
- (N) This will overload schools, and grocery stores.

ATTACHMENT F

NEIGHBOR NOTIFICATION LIST

Property Owner	Mailing Address	City/State/Zip Code		
4W AZ LLC	2851 S AVE B SUITE 18	YUMA	AZ	85364
AGUILERA & COLINA FAMILY TRUST 5-18-2023	1493 LA CHICA DR	CHULA VISTA	CA	91911
ANAYA ALONSO FRANCO	9728 E 36TH ST	YUMA	AZ	85364
ARGUELLES ELIZABETH	PO BOX 4933	YUMA	AZ	85366
ARY MORGAN B & MONICA C	11832 S AVENUE 10 E	YUMA	AZ	85365
BAILEY CARL & BETTY TRUST 12-19-2017	9723 E 36TH LN	YUMA	AZ	85367
BAILEY CARL A JR & CARRIE E	3240 FAIRLAND DR	RENO	NV	89523
BANUELOS GRISELDA J	10441 E 36TH PL	YUMA	AZ	85365
BARREIRO SHERRY REVOCABLE TRUST 2-15-2022	11274 S FORTUNA RD STE D2	YUMA	AZ	85367
BECERRA RODOLFO	9742 E 38TH ST	YUMA	AZ	85365
BERMUDEZ CRISPIN R	3099 W 31ST ST	YUMA	AZ	85364
BILLMAN JOE ETAL JT	10123 E 38TH PL	YUMA	AZ	85365
BOCKUS ROBERT N & JANET C	3849 S SALIDA DEL SOL	YUMA	AZ	85365
BONIFACIUS ROBERT L & BETTY J TRUST 3-23-07	9745 E 38TH PL	YUMA	AZ	85365
BOWEN FAMILY TRUST 12-30-2008	3781 S SALIDA DEL SOL AVE	YUMA	AZ	85365
BROWN DWIGHT E JR & LINDA HONG	10129 E 39TH PL	YUMA	AZ	85365
CAGLE BRENDA M	9737 E 36TH ST	YUMA	AZ	85365
CAMARENA KRISTOPHER J	3676 W 36TH ST	YUMA	AZ	85365
CAMARILLO ANTONIO FELIX	10133 E 38TH PL	YUMA	AZ	85367
CASEY JEFFREY & LISA	PO BOX 55353	NORTH POLE	AK	99705
CASTELLANOS ALEJANDRO	10122 E 36TH ST	YUMA	AZ	85365
CHASE S	3801 S SALIDA DEL SOL	YUMA	AZ	85365
CHRISTENSEN FORREST H & BARBARA A JT	BOX 92	BARNWELL	AB	T0K 0B0
CROTTS DENNIS E & GAYLA A TRUST 8-10-2010	662 QUAIL LN	LE ROY	KS	66857
DAVIS RONALD L & PATRICIA E REVOCABLE LIVING TRUST	PO BOX 1555	CLATSKANIE	OR	97016
DE LA CRUZ JACQUELINE	10136 E 37TH ST	YUMA	AZ	85365
DE LA TORRE JUAN & YOLANDA JT	4617 S BLOSSER RD	SANTA MARIA	CA	93455
DELGADILLO GUADALUPE	9727 E 37TH PL	YUMA	AZ	85365
DESERT VIEW HOMES INC AZ CORP	8671 S FRONTAGE RD	YUMA	AZ	85365
DIEZ FAMILIA AZ LLC	2851 S AVE B SUITE 18	YUMA	AZ	85364
DIEZ FAMILIA AZ LLC	2851 S AVE B SUITE 18	YUMA	AZ	85364
DIXON LARRY A & SHEILA M JT	3671 S SALIDA DEL SOL AVE	YUMA	AZ	85365
EMERY THOMAS JERRY & DEBRA ANN	148 BLUE LAKES BLVD N #181	TWIN FALLS	ID	83301
ESCH PHILIP J TRUST 1-31-214	4830 GETTEL RD	SEBEWAING	MI	48759
EZELL TYLOR MARIE	10113 E 37TH ST	YUMA	AZ	85365
FARMER MAURICE G & SHARON	6152 W WHISTLE STOP RD	SOUTH JORDAN	UT	84009
FAVISH SHELLEY M	10123 E 37TH ST	YUMA	AZ	85365
FIETEN WILLY	9746 E 38TH LN	YUMA	AZ	85367
FOOTHILLS WATER & SEWER LLC	250 SW TAYLOR ST	PORTLAND	OR	97204
FUERST WILMA J	9722 E 36TH LANE	YUMA	AZ	85365
GARCIA FAUSTO	10126 E 38TH LN	YUMA	AZ	85365
GILLAM SHARON	9694 E 36TH LN	YUMA	AZ	85365
GOHL RICHARD L & CYNTHIA A JT	9728 E 38TH ST	YUMA	AZ	85365
GOMEZ-ABUNDIZ ELUTERIO	3861 S SALIDA DEL SOL AVE	YUMA	AZ	85365
GONZALEZ RENEE SANDOVAL	9729 E 38TH ST	YUMA	AZ	85365
GONZALEZ VICENTE H & MARIA D JT	3645 S SALIDA DEL SOL AVE	YUMA	AZ	85365
GOWAN ROBERT W SR & LUZ M REVOCABLE LIVING TRUST	9695 E 36TH LN	YUMA	AZ	85365
GRANGER JOSHUA C	10145 E 37TH PL	YUMA	AZ	85365
GREEN LOLITA Y	11115 WESTONHILL DR	SAN DIEGO	CA	92126
GREENE ROBERT MICHAEL & ELIZABETH	10139 E 38TH LN	YUMA	AZ	85365
GRIESEMER MICHAEL J & JUDY N JT	10127 E 38TH LN	YUMA	AZ	85365
GUERRERO MIGUEL A ET AL	10121 E 35TH PL	YUMA	AZ	85365
GUTIERREZ MANUEL FRANCISCO	6219 E 44TH ST	YUMA	AZ	85365
GUZMAN FRANCISCO & SANDRA	5640 LONDON ST SE	SALEM	OR	97306
HARDKNOCKS AZ LP	190 S MADISON AVE STE 2	YUMA	AZ	85364
HARDKNOCKS LLLP	190 S MADISON AVE STE 2	YUMA	AZ	85364
HARDKNOCKS LLLP	190 S MADISON AVE STE 2	YUMA	AZ	85364
HARDKNOCKS LLLP	190 S MADISON AVE STE 2	YUMA	AZ	85364
HARDKNOCKS LLLP	190 S MADISON AVE STE 2	YUMA	AZ	85364
HARDKNOCKS LLLP	190 S MADISON AVE STE 2	YUMA	AZ	85364
HARDKNOCKS LLLP	190 S MADISON AVE STE 2	YUMA	AZ	85364
HARDKNOCKS LLLP	190 S MADISON AVE STE 2	YUMA	AZ	85364
HARDKNOCKS LTD PART	190 S MADISON AVE STE 2	YUMA	AZ	85365
HARDKNOCKS LTD PART	190 S MADISON AVE STE 2	YUMA	AZ	85364
HARDKNOCKS LTD PART	190 S MADISON AVE STE 2	YUMA	AZ	85365
HARDNOCKS AZ LTD PARTNERSHIP	242 S 1ST AVE	YUMA	AZ	85364
HARDNOCKS AZ LTD PARTNERSHIP	242 S 1ST AVE	YUMA	AZ	85364
HARDNOCKS AZ LTD PARTNERSHIP	242 S 1ST AVE	YUMA	AZ	85364
HARDNOCKS AZ LTD PARTNERSHIP	242 S 1ST AVE	YUMA	AZ	85364

HARDNOCKS AZ LTD PARTNERSHIP	242 S 1ST AVE	YUMA	AZ	85364
HARR MICHAEL J & CONNIE KAYE JT	11788 S AVENUE 10 E	YUMA	AZ	85365
HERNANDEZ GREGORY ROMERO	3837 S SALIDA DEL SOL	YUMA	AZ	85365
HERNANDEZ SINDY MARISOL BRAVO	9703 E 38TH PL	YUMA	AZ	85365
HEWITT RONALD J & MARY E CPWROS	10152 EAST 39TH STREET	YUMA	AZ	85367
HIMES RICHARD & JANICE JT	1602 3RD ST	TILLAMOOK	OR	97141
HIMES RICHARD L & JANICE M TRUST 6-4-1998	1602 3RD ST	TILLAMOOK	OR	97141
HOOKLAND CHRIS & XIAOYING	9705 E 38TH LN	YUMA	AZ	85364
HOWEY KENNETH & DONNA JT	105 1339 MCGIL RD	KAMLOOPS	BC	V2C 6K7
HURTADO JESUS M & MARIA D	9699 E 37TH PL	YUMA	AZ	85365
HUTMACHER JESSE	10133 E 37TH ST	YUMA	AZ	85365
IBARRA JOSE ALBERTO & MARIA LOURDES JT	10124 E 37TH PL	YUMA	AZ	85365
ICKES TRUST 6-6-2019	9743 E 38TH ST	YUMA	AZ	85365
JOHNSTON LOYD D & LINDA R JT	20597 COUNTY RD 306	BUENA VISTA	CO	81211
JOHNSTON LYMAN & SHARON TRUST 4-15-1993	8297 S 4340 ROAD	WELCH	OK	74369
JOHNSTON LYMAN E & SHARON K TRUST 4-15-1993	8297 S 4340 ROAD	WELCH	OK	74369
KAMMERZELL TERRY & ROSALIE	3825 S SALIDA DEL SOL AVE	YUMA	AZ	85365
KAMPE ELIZABETH ANNE TRUST	14889 E 47TH LN	YUMA	AZ	85367
KELLY FAMILY TRUST 4-5-1993	2232 LA CRESTA RD	EL CAJON	CA	92021
KNARESBORO EMERT & LAURA TRUST 12-30-2022	10131 E 39TH WAY	YUMA	AZ	85367
KOTTKE MATTHEW R	10145 E 36TH PL	YUMA	AZ	85365
KRAUTER DONNA MAE E	9700 E 38TH ST	YUMA	AZ	85365
KUHN DAVID JOHN & DEBBRA EARLINE	70132 LAKEWOOD RD	NORTH BEND	OR	97459
LEINBACH DARCI ANN & JASON C JT	10136 E 38TH ST	YUMA	AZ	85365
LEONHART STEVEN THOMAS	3551 S SALIDA DEL SOL	YUMA	AZ	85365
LOPEZ SILVIA	9729 E 36TH ST	YUMA	AZ	85365
MACLEAN A&T TRUST 1-31-2023	10135 E 36TH PL	YUMA	AZ	85365
MALDONADO MIGUEL MIRANDA	9733 E 38TH LN	YUMA	AZ	85365
MARMOLEJO DAVID C II & MARY E	10144 E 37TH PL	YUMA	AZ	85365
MARTINEZ ANTONIO	10114 E 38TH LN	YUMA	AZ	85365
MARTINSON FAMILY TRUST 11-16-08	21801 NE 266TH ST	BATTLE GROUND	WA	98604
MATTHEWS WAYNE & JENNIFER A JT	9290 E 22ND PL	YUMA	AZ	85365
MCCLARAN KEVIN D	10116 E 38TH ST	YUMA	AZ	85365
MENDEZ SAUL & AIDEE	10142 E 36TH ST	YUMA	AZ	85365
MENDOZA ROMAN & VIRGINIA CEBREROS	9304 E SADDLE DR	YUMA	AZ	85365
MILLER JAMES P & VERONE K TRUST 3-24-2005	3657 S SALIDA DEL SOL AVE	YUMA	AZ	85365
MIRANDA JACQUELINE NIKOLE	10128 E 39TH STREET	YUMA	AZ	85365
MIRANTE TRUST 11-7-2022	9732 E 38TH LN	YUMA	AZ	85365
MITCHELL DIRK R	9704 E 38TH LN	YUMA	AZ	85365
MURAVEZ DENNIS L & JEANIE K TRUST 10-27-2006	104 CANYON GREENS CT	LEWISTON	ID	83501
NARDOZZA FAMILY TRUST 11-7-2007	709 PONSETTIA PARK SOUTH	ENCINITAS	CA	92024
NEWBIGGING WILLIAM R & JACQUELINE C JT	11521 S EBY RD	CANBY	OR	97013
OLSEN NORMAN C	3635 S SALIDA DEL SOL AVE	YUMA	AZ	85365
ORTIZ MARCO A & CARMEN M TRUST 11-15-01	PO BOX 4787	YUMA	AZ	85366
OSCAR INVESTMENTS LLC	14551 E 42ND PL	YUMA	AZ	85367
PALMER CHAD G	8066 COMMERCE DR	CASPER	WY	82604
PANEK DEANE M	3885 S SALIDA DEL SOL AVE	YUMA	AZ	85365
PAVLICK-HICKS TRUST 8-15-05	1650 LA MESA AVE	SPRING VALLEY	CA	91977
PEGNUM FAMILY LIVING TRUST 12-6-2010	10141 E 38TH ST	YUMA	AZ	85365
PEREZ MONICA	3639 S SALIDA DEL SOL AVE	YUMA	AZ	85365
POWLUSKO LARRY & KAREN JT	79 BURROUGHS PL NE	CALGARY	AB	T1Y 6K5
PROCELL ROBERT PATRICK & PAMELA SUE TRUST 2-9-2018	14766 E 52ND ST	YUMA	AZ	85367
QUINTERO FERNANDO L & MARIA F	10141 E 39TH PL	YUMA	AZ	85365
QUINTERO TIMOTHY & SHANA CPWROS	10143 E 39TH ST	YUMA	AZ	85365
R AND R RENTAL PROPERTIES DE LLC	3426 HEATHERWOOD DR	EL CAJON	CA	92019
RAMIREZ ARAN D	10119 E 39TH WY	YUMA	AZ	85366
RICHARDS WILLIAM JR & KYLEE SIERRAH	3848 S AVE 10E	YUMA	AZ	85365
RICO TRENT & DARIAN	9411 E WAGON WHEEL DR	YUMA	AZ	85365
RIES FAMILY TRUST 10-16-2023	3821 S BRIGHTON LN	SPOKANE	WA	99223
RJN LIVING TRUST JUNE 1, 2022	102 E MAIN ST	EL CENTRO	CA	92243
ROMERO JOSE A	3813 S SALIDA DEL SOL AVE	YUMA	AZ	85365
ROSALES MARIA	10144 E 39TH LN	YUMA	AZ	85365
ROSJON REAL ESTATE & INVESTMENTS AZ LLC	2851 S AVE B SUITE 18	YUMA	AZ	85364
RUBY TRUST	10143 E 39TH WAY	YUMA	AZ	85365
SALISBURY CHARLES B & DEBRA D	PO BOX 405	EL SINORE	UT	84724
SEGOVIA MARTIN	PO BOX 2980	SOMERTON	AZ	85350

SHERMAN DAVID K & TAMMY S JT	10115 E 38TH LANE	YUMA	AZ	85365
SILVA ADRIAN & ANNETTE	10118 E 39TH WAY	YUMA	AZ	85365
SIMS BEVERLY	10114 E 36TH PL	YUMA	AZ	85365
SITZMANN TYFFANY NIDEY & PAUL ROMAN	10143 E 38TH PL	YUMA	AZ	85365
SKIPPING ROBERT J & RAYLENE JT	9702 E 38TH PL	YUMA	AZ	85365
SLATER PAUL & JENNY K CPWROS	3587 S SALIDA DEL SOL AVE	YUMA	AZ	85365
SMITH JASON N	10134 E 36TH PLACE	YUMA	AZ	85365
SOTO ALAN R & BETH A MONTES CPWROS	10140 E 39TH ST	YUMA	AZ	85365
SP TRUST 4-5-2021	14303 E 51ST ST	YUMA	AZ	85367
SP TRUST 4-5-2021	14303 E 51ST ST	YUMA	AZ	85367
ST CLAIR SAMUEL DOUGLAS & JUSTINE AUTUMN	10125 E 37TH PL	YUMA	AZ	85365
STAMATIS LUKE MILTON KING & KATIE ANNE	10117 E 39TH PL	YUMA	AZ	85365
STANLEY SIEGLINDE R	3873 S SALIDA DEL SOL AVE	YUMA	AZ	85365
STATE OF ARIZONA	1110 W WASHINGTON ST	PHOENIX	AZ	85007
STATE OF ARIZONA	1110 W WASHINGTON ST	PHOENIX	AZ	85007
STATZER WILLIAM H & CONNIE G JT	3683 S SALIDA DEL SOL AVE	YUMA	AZ	85365
STEELE LIVING TRUST 2-2-2020	10151 E 38TH LN	YUMA	AZ	85365
THOMAS GREGORY L & SAMRIENG	10150 E 38TH LN	YUMA	AZ	85365
TOBIAS ALFONSO JR & GLORIA JT	9735 E 36TH PL	YUMA	AZ	85365
TOLAN VICKIE LYNN	10144 E 36TH PL	YUMA	AZ	85365
TORRES EDUARDO	10116 E 39TH ST	YUMA	AZ	85365
TRIPLE A CONSTRUCTION LLC	4600 E PURPLE MOUNTAIN ST	YUMA	AZ	85365
URIARTE HECTOR J & ROSA	11268 S BUTLER AVE	YUMA	AZ	85365
VALENZUELA LIZBETH	10143 E 37TH ST	YUMA	AZ	85365
VALLE RODRIGO JR	9737 E 36TH LN	YUMA	AZ	85365
VAN MATRE CHAD LEE	10141 E 35TH PL	YUMA	AZ	85367
VANDERPUTTEN MICHAEL ANTHONY	9738 E 37TH ST	YUMA	AZ	85365
VILLA BEVERLY A	9697 E 37TH ST	YUMA	AZ	85365
VILLASENOR FERNANDO C JR	10114 E 37TH PL	YUMA	AZ	85365
WALLACE BRUCE H & SUSAN J TRUST 12-8-2005	13377 S AVENUE 4 1/4 E	YUMA	AZ	85365
WAMMACK JENNIFER L	10131 E 35TH PL	YUMA	AZ	85365
WEINRICH TYLER J	10112 E 36TH ST	YUMA	AZ	85365
WEISS ROBERT HAROLD & FREIDA TRUST 5-19-1992	PO BOX 26209	YUMA	AZ	85367
WEISS ROBERT HAROLD & FREIDA TRUST 5-19-1992	PO BOX 26209	YUMA	AZ	85367
WEISS ROBERT HAROLD & FREIDA TRUST 5-19-1992	PO BOX 26209	YUMA	AZ	85367
WEISS ROBERT HAROLD & FREIDA TRUST 5-19-1992	PO BOX 26209	YUMA	AZ	85367
WESTWIND R V & GOLF RESORT AZ LLC	9797 E 32ND ST	YUMA	AZ	85365
WHEELER MATTHEW RICHARD & JACKELYN BAILEN JT	9744 E 38TH PL	YUMA	AZ	85365
WHEELER WILLIAM J	9696 E 36TH ST	YUMA	AZ	85365
WHITE NICOLE E	11810 S AVENUE 10 E	YUMA	AZ	85365
WHITEHEAD TIMOTHY EDWARD	10130 E 39TH WAY	YUMA	AZ	85365
WINGER CHRISTOPHER	10135 E 37TH PL	YUMA	AZ	85365
YOUNESS JOHN D & RACHEL CPWROS	3565 S SALIDA DEL SOL AVE	YUMA	AZ	85365
YUMA COUNTY OF	198 S MAIN ST	YUMA	AZ	85364
YUMA COUNTY OF	198 S MAIN ST	YUMA	AZ	85364
YUMA COUNTY OF	198 S MAIN ST	YUMA	AZ	85364
ZIELKE SIDNEY C & BARBARA A	617 E LAUREL RD	BELLINGHAM	WA	98226
ZIELKE SIDNEY C & BARBARA A CPWROS	617 E LAUREL RD	BELLINGHAM	WA	98226
ZUBIETA PETER A & KAREN JT	2495 LARK LN	EMMETT	ID	83617

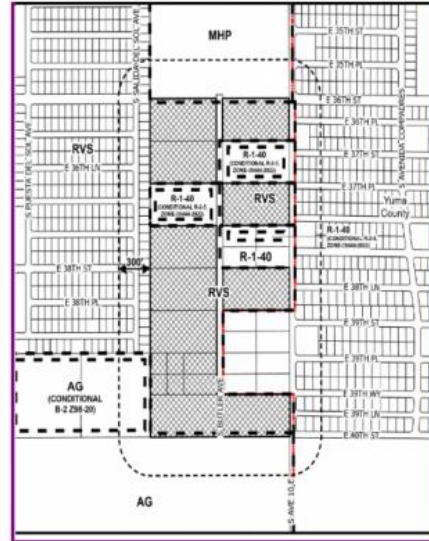
ATTACHMENT G NEIGHBOR POSTCARD

This is a request by Colvin Engineering, Inc., on behalf of Hardknocks AZ LTD Partnership, for approval of the preliminary plat for the Butler Estates Units 1, 3, and 4 Subdivision. This subdivision contains approximately 53.93 acres and is proposed to be divided into 200 residential lots, ranging in size from approximately 6,022 sq. ft. to 9,069 sq. ft., for the properties located at the southwest corner of E. 36th Street and S. Avenue 10E, Yuma, AZ.

**MEETING DATE,
TIME & LOCATION
FOR CASE #
SUBD-42965-2024**

**NEIGHBORHOOD MEETING
08/6/2024 @ 5PM WEST SIDE OF
AVENUE 10E & 37TH PLACE**

**PUBLIC HEARING
9/9/2024 @ 4:30 PM
City Hall Council Chambers
One City Plaza, Yuma, AZ**



Because you are a neighbor within 300' of the SWC of E.36th Street and S. Avenue 10E, Yuma, AZ., you are invited to attend the meetings to voice your comments. If you have questions or wish to submit written comments, please contact Robert Blevins by phone at (928) 373-5189 or by email at Robert.Blevins@YumaAz.gov

ATTACHMENT H
AERIAL PHOTO

