

STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE TYPE – REZONE
CASE PLANNER: MEREDITH ROJAS

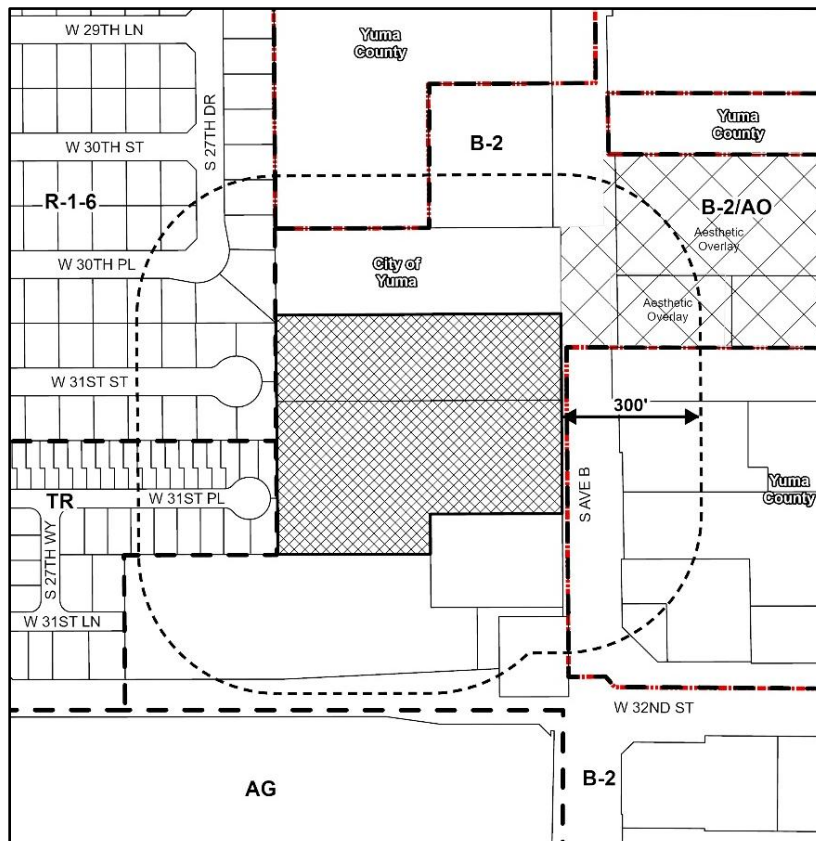
Hearing Date: October 13, 2025

Case Number: ZONE-44333-2025

Project Description/Location: This is a request by Dahl, Robins & Associates, on behalf of Territorial Real Estate AZ LLC, to rezone approximately 6.65 acres from the General Commercial (B-2) District to the High Density Residential (R-3) District for the property located at 3064 and 3116 S. Avenue B, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	General Commercial (B-2)	Office and Yuma Lumber Company	High Density Residential
North	General Commercial (B-2)	Houston's Yuma Furniture	Commercial
South	General Commercial (B-2)	Frank's Tire Shop, Vacant	Commercial
East	General Commercial/Aesthetic Overlay (B-2/AO), County Rural Acre-40 acre minimum (RA-40), County Light Industrial (LI)	Sonic, Gym, Office, Tire Shop	Commercial
West	Low Density Residential (R-1-6), Transitional (TR)	Single-family homes, Town homes	Mixed Use

Location Map



Prior site actions: Annexation, Ordinance O95-070, effective November 18, 1995; Rezoning (AG to B-2), Ordinance O96-47, adopted May 1, 1996; Variance, BA96-025, approved October 17, 1996; Yuma Lumber Lot Split (Fee # 1998-13533), recorded May 21, 1998; Yuma Lumber Lot Split No. 2 (Fee # 1999-02715), recorded January 29, 1999

Staff Recommendation: Staff recommends APPROVAL of the rezoning from the General Commercial (B-2) District to the High Density Residential/Aesthetic Overlay (R-3/AO) District, subject to the conditions shown in Attachment A.

Suggested Motion: Move to **APPROVE** rezone ZONE-44333-2025 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 rezone, the Planning and Zoning Commission is recommending approval to City Council to rezone approximately 6.65 acres from the General Commercial (B-2) District to the High Density Residential/Aesthetic Overlay (R-3/AO) District for the property located at 3064 and 3116 S. Avenue B, subject to the conditions outlined in Attachment A, and affirmatively finds that the request is in conformance with the City of Yuma General Plan.

Staff Analysis: The subject properties are located at 3064 and 3116 S. Avenue B and are currently the site of an office building and the Yuma Lumber Company. The properties were annexed into the City in 1995, and the following year were rezoned from the Agriculture (AG) District to the General Commercial (B-2) District. In 2025, the properties were the subject of a General Plan Amendment that changed the land use designation from Commercial to High Density Residential.

With this request, the applicant is seeking to rezone the property from the General Commercial (B-2) District to the High Density Residential (R-3) District for multi-family development. The applicant has not provided a conceptual site plan or an estimated number of units at the time of this rezone request. The R-3 District permits single-family, two-family, and multi-family dwellings. All new development will be required to meet City of Yuma development standards.

Staff supports the applicant's request to rezone the properties to the R-3 District. Additionally, staff recommends including the properties within the Aesthetic Overlay (AO) District because they are located on a Gateway Route identified in the City of Yuma 2022 General Plan (Map 3-6). The purpose of the AO District is to enhance the community's image and attractiveness by creating inviting entryways to the city and providing community focal points that enhance the community's appearance. Proposed developments within the AO District are reviewed using the City's Aesthetic Overlay District Design Guidelines, which provide guidance on site layout, building materials, signage, utility screening, exterior lighting, landscaping, and other elements of high-quality design. The AO District is an overlay district that does not modify permitted uses or remove the minimum development standards of the underlying zoning district.

Rezoning the property from the General Commercial (B-2) District to the High Density Residential/Aesthetic Overlay (R-3/AO) District conforms with the General Plan.

This case was continued from the Planning and Zoning Commission meeting of September 8, 2025. City staff met with the applicant on September 18, 2025, and the applicant is in agreement with the revised conditions listed in Attachment A.

1. Does the proposed zoning district conform to the Land Use Element? Yes.

Land Use Element:																	
Land Use Designation:				High Density Residential													
Issues:				None													
Historic District:		Brinley Avenue				Century Heights				Main Street				None		X	
Historic Buildings on Site:				Yes				No		X							

2. Are there any dedications or property easements identified by the Transportation Element?

No.

FACILITY PLANS

Transportation Master Plan	Planned	Existing	Gateway	Scenic	Hazard	Truck
Ave B – Minor Arterial 4 Lanes	50 FT HW	45 FT HW	X			X
32 nd St – Principal Arterial 6 Lanes	62 FT HW	Varies	X			X
28 th St – Collector 2 lanes	40 FT HW	Varies				
Bicycle Facilities Master Plan	Avenue B – Proposed bike lane, 32 nd Street – Proposed bike path					
YCAT Transit System	32 nd Street at Avenue B – Yellow Route 95 and Purple Route 6A					
Issues:	See Attachment A, Condition 3 for right-of-way request					

3. Does the proposed rezoning of the property conform to the remaining elements of the general plan? Yes.

Parks, Recreation and Open Space Element:

Parks and Recreation Facility Plan		
Neighborhood Park:	Existing: Las Casitas Park	Future: Las Casitas 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:	None	

Housing Element:

Special Need Household:	N/A
Issues:	None

Redevelopment Element:

Planned Redevelopment Area:	N/A								
Adopted Redevelopment Plan:	North End:			Carver Park:			None:	X	
Conforms:	Yes		No		N/A				

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 2023 5-year 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
		200	1.8	360	0.68	74,520	83.5	25,200
		Minimum						
		86	1.8	155	0.29	32,044	35.9	10,836
Fire Facilities Plan:		Existing: Fire Station No. 6			Future: Fire Station No. 6			
Water Facility Plan:		Source:	City	X	Private	Connection:	8" PVC line on Avenue B	
Sewer Facility Plan:		Treatment:	City	X	Septic	Private	Connection: Gravity line in Las Casitas subdivision	
Issues:		No sewer line on Avenue B						
Safety Element:								
Flood Plain Designation:		500 Year Flood			Liquefaction Hazard Area:		Yes	X
Issues:		None						
Growth Area Element:								
Growth Area:	Araby Rd & Interstate 8			Arizona Ave & 16 th St			Avenue B & 32 nd St.	X
	North End		Pacific Ave & 8 th St			Estancia	None	
Issues:		None						

4. Does the proposed rezoning conform to the adopted facilities plan?
 Yes.

5. Does the proposed rezoning conform to Council’s prior approval of rezonings, development agreements or subdivisions for this site?
 Yes. A General Plan Amendment was approved on June 4, 2025, changing the land use designation from Commercial to High Density Residential.

Public Comments Received: See Attachment E

External Agency Comments: See Attachment C

Neighborhood Meeting Comments: See Attachment D

Proposed conditions delivered to applicant on: 09/18/25

Final staff report delivered to applicant on: 09/25/25

- ☒ Applicant agreed with all of the conditions of approval on: 9/18/25
- ☐ Applicant did not agree with the following conditions of approval:
- ☐ Planner emailed applicant conditions and is awaiting response.

Attachments

A	B	C	D	E	F	G	H
Conditions of Approval	Agency Notifications	Agency Comments	Neighborhood Meeting Comments	Public Comments	Neighbor Notification List	Neighbor Postcard	Aerial Photo

Prepared By: *Meredith Rojas*

Date: 09/22/2025

Meredith Rojas
Associate Planner

Meredith.Rojas@YumaAZ.gov

(928) 373-5000 x 3047

Reviewed By: *Jennifer L. Albers*

Date: 9/22/25

Jennifer L. Albers
Assistant Director of Planning

Approved By: *Alyssa Linville*

Date: 09/25/25

Alyssa Linville
Director, Community Development

ATTACHMENT A
CONDITIONS OF APPROVAL

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the proposed rezone for the site:

Department of Community Development Comments: Alyssa Linville, Director (928) 373-5000 x 3037

1. The conditions listed below 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.

Department of Engineering, Andrew McGarvie, Engineering Manager, (928) 373-5000 x 3044

3. The Owner/Developer shall dedicate to City of Yuma by warranty deed, the right-of-way shown along the Avenue B frontage in the Yuma Lumber Lot Split, Fee # 1998-13533, and the Yuma Lumber Lot Split No. 2, Fee # 1999-02715. The County of Yuma Assessors Map, and County of Yuma's GIS system does not appear to show the true half width of the listed dedications.
4. The Owner/Developer shall dedicate a 1' foot non access easement along the west edge of the Avenue B right-of-way, except for approved driveway locations.

Community Planning, Meredith Rojas, Associate Planner, (928) 373-5000 x 3047

5. Each of the conditions listed above shall be completed within two (2) years of the effective date of the rezoning ordinance or prior to the issuance of a Building Permit, Certificate of Occupancy or City of Yuma Business License for this site, whichever occurs first. If the conditions of approval are not completed within the above timeframe then the rezone shall be subject to ARS § 9-462.01.

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 AGENCY NOTIFICATIONS

- **Legal Ad Published: The Sun** 08/15/25
- **300' Vicinity Mailing:** 07/21/25
- **34 Commenting/Reviewing Agencies noticed:** 07/23/25
- **Site Posted on:** 07/24/25
- **Neighborhood Meeting:** 07/30/25
- **Hearing Date:** 09/08/25
- **Comments due:** 08/04/25

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	YES	07/23/25	X		
Yuma County Engineering	YES	07/28/25		X	X
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	YES	07/23/25	X		
Yuma County Planning & Zoning	YES	07/29/25	X		
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 Fish and Game	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	07/28/25	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	07/23/25	X		
Building Safety	NR				
City Engineer	YES	08/06/25		X	
Traffic Engineer	NR				
MCAS / C P & L Office	YES	07/28/25		X	X
Utilities	NR				
Public Works	NR				
Streets	NR				

ATTACHMENT C
AGENCY COMMENTS

DATE:	07/23/2025	NAME:	Frank Sanchez	TITLE:	County Engineer
AGENCY:	Yuma County Department of Engineering			PHONE:	928-817-5120
Enter comments below:					
We request that the City of Yuma annex the roadway in front of this development. The properties surrounding Avenue B between 24th Street and 32nd Street have pretty much been annexed by the City while leaving the roadway within County jurisdiction. This piecemealing of the roadway makes is difficult for the county to maintain its portions of the roadway. Also, the owner will have to submit plans for review and apply for an encroachment permit from Yuma County.					

DATE:	07/28/2025	NAME:	Antonio Martinez	TITLE:	Community Liaison Specialist
AGENCY:	MCAS Yuma			PHONE:	928-269-2103
<i>Enter comments below:</i>					
Subject parcel is located adjacent (outside) to Runway 8 - Accident Potential Zone 2 (APZ-2), which is currently not recognized by the City of Yuma, but it is an active operational runway. It is requested an Avigation Disclosure statement 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, and its associated flight paths. Please send a copy of the recorded easement to MCASYUMA_CPLO@usmc.mil. Thank you for the opportunity to review and comment.					

ATTACHMENT D
NEIGHBORHOOD MEETING COMMENTS

Date Held: 07/30/2025

Location: Room 190, One City Plaza, Yuma

Attendees: Staff: Meredith Rojas, Jennifer Albers; Applicant: Brett Hall

One (1) neighbor in attendance: Teresa Sanchez

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

- Staff explained the applicant's request to rezone the property from Commercial (B-2) to High Density Residential (R-3) to develop apartments.
- The neighbor said she would like the wall between her property and the subject property repaired. She said the wall provides security, which will become more important once apartments are built. The applicant said the wall will be repaired.
- The neighbor asked what the apartments will look like and when they are planning to build. The applicant said they are planning to build market-rate apartments, but they haven't started specific plans for the site. Staff said future building plans will need to comply with the City's development standards for setbacks, parking, and landscaping. The R-3 zoning district limits the height of apartments to one-story within 40 feet of residential properties.

**ATTACHMENT E
PUBLIC COMMENTS**

Name:	Francisco Navarro				Contact Information: 928-336-0550					
Method of Contact:	Phone	X	FAX		Email		Letter		Other	
Staff spoke with Mr. Navarro by phone on 7/28/2025. Mr. Navarro asked how his property's zoning would be affected. Staff explained the request and confirmed his property at 3174 S. Avenue B was not included in the rezone request or the recent General Plan amendment. His property will remain in the General Commercial (B-2) District with a Commercial land use designation.										

Name:	Teresa Sanchez				Contact Information: tere0908@yahoo.com					
Method of Contact:	Phone		FAX		Email	X	Letter		Other	
<i>Received 8/12/2025</i> Dear Community Development Director and City Officials, I am writing to formally express my objection to the proposed new residential development project currently under consideration within the City of Yuma. This is the project by Dahl, Robins, and Associates, from behalf of Territorial Real Estate AZ LLC, to rezone the General Commercial (B-2) District to the High Density Residential (R-3) District for the property located at 3064 and 3116 S. Avenue B, Yuma, AZ. While I understand the need for responsible growth and housing expansion, I have serious concerns regarding the potential impacts this development may have on our community. These concerns include. • Infrastructure Strain: The proposed development may place undue stress on existing infrastructure, including roads, water supply, sewage systems, and public services such as police, fire, and emergency response. • Traffic and Safety: Increased residential density will likely result in higher traffic volumes, leading to congestion and potential safety hazards in nearby neighborhoods, school zones, and an already busy Avenue B. • Community Character: The scale and design of the proposed development does not align with the existing character of the surrounding community and could alter the aesthetic and cultural identity of the area. It would look off putting to have a two-story apartment complex at the end of the road of a one-story cul-de-sac. I also have my personal reasons for not wanting this new residential development to happen. My neighborhood would be directly behind this new development. I am at the end of the cul-de-sac so my house would share the fence with this new development. I have a an issue with the current business in this lot for the past several years. In this email I have attached images of the wall the separates my house from where this new development would be. There is a hole in this wall that has been forming for years. Once I first noticed the wall caving in on my side, I alerted the owners of the lot, and they did nothing about it. I contacted the city, and they told me there was nothing they could do because it was private property. The wall only continued to cave in and instead of fixing the wall the owners of the lot got rid of the tree that seemed to be forcing the wall in the first place. It seems there is nothing more I could do for the wall, but my concern with this new development is that they won't fix the wall when building. It is a very large hole and there are already cats that I find coming in and out, there no doubt that a person could also use the hole. I have a family and young										

children who are here often and that hole has been a hazard. I don't want to imagine what could happen if someone from this new development were to come onto my property through that hole. I respectfully request that the City of Yuma conduct a thorough public review process, including additional opportunities for community input, environmental assessments, and a transparent analysis of long-term impacts. Growth must be managed responsibly, and with careful consideration of how it affects current residents and the sustainability of our city.

Thank you for your attention to this matter. I trust that you will take these concerns seriously and act in the best interest of the community.

Sincerely,
Teresa Sanchez RNC-OB, MSN
Email : tere0908@yahoo.com
Phone : 928-210-2583



Name:	Marco and Claudia Nieves			Contact Information: claudia7mendez@yahoo.com						
Method of Contact:	Phone		FAX		Email	X	Letter		Other	
<i>Received 9/3/2025</i> Dear Community Development and City of Yuma Representatives, Subject: Objection to Development Project with the City of Yuma. Project by Dahl, Robins, and Associates, from behalf of Territorial Real Estate AZ LLC, to rezone the General Commercial (B-2) District to the High Density Residential (R-3) District for the property located at 3064 and 3116 S. Avenue B, Yuma, AZ We are the Nieves Family, residing at 2717 W. 31st Street, Yuma, Arizona 85364. Our family has lived at this property since 2006. The main reason we bought this property was due to the peaceful area and to the privacy we would obtain by being at the end of a street on a cul-de-sac and away from many neighbors. Today I am writing to formally express my objection to the above-mentioned planning application. I have many concerns in regards to this project planning. While our family understands that Yuma is growing and many developments are taking place around town, and that more housing is needed I do have many concerns about this development.										

Our number one concern is losing our privacy and our peace. We would be sharing the brick wall with this new development. If the properties the company builds next door are two story building, not only our privacy will be compromised but our safety will also be a big concern. If the construction is for two story apartments, and the apartments will be for rent, there will always be new tenants coming and going and that brings an issue of safety to my family and our neighborhood. I want to feel safe at home, I want my children to feel safe at home. I do not want to be worried about having new neighbors all the time. This type of development will negatively impact property values in our neighborhood as well due to noise pollution and decreased privacy. Excessive noise can be a great concern, you are welcome to come and visit our neighborhood at different times of the day to see how quiet it is around the properties that are directly involved with this issue. The commercial buildings that are now in place are not a big concern with noise level and they are only open certain hours of the day. The concerns we have experienced with the commercial building right next to our house is the trees that are by our brick wall. They have caved in and our brick wall looks dented and the branches hang on our side. Even after we have spoken to the business we have had to pay someone to cut off the branches of the trees that hang to our side to avoid the wall from caving in even more.

We also think the visual amenity to the area will negatively impact the neighborhood's character and the aesthetic vision at the end of our street will not be the same, it will not match at all. Also a building's height and proximity to my house and neighborhood properties will significantly reduce the privacy and sunlight if it is a two story property. This will have a detrimental impact to our family and our neighbors. I feel that our property will feel like if it is boxed in.

We urge the planning authority to deny this application in its current form or to require significant modifications to mitigate the negative impacts outlined above. Hopefully a solution that is more compatible with our neighborhood is found. We hope your office finds the best alternative for our neighborhood.

Sincerely,
 Marco and Claudia Nieves
 2717 W. 31st Street
 Yuma, Arizona 85364
 928-246-8048
 claudia7mendez@yahoo.com

Name:		Teresa Sanchez			Contact Information: tere0908@yahoo.com						
Method of Contact:		Phone		FAX		Email	X	Letter		Other	
<i>Received 9/8/2025</i> Good afternoon Meredith I am sending you new pictures. I will be at the meeting this afternoon, as you can see, they have not fix the wall is getting worse. Thank you Teresa Sanchez											

Name:	Cynthia Renteria			Contact Information: cirenteria@onvidahealth.org						
Method of Contact:	Phone		FAX		Email	X	Letter		Other	

Received 9/8/2025
Cynthia Renteria
 2747 W. 30th Place
 Yuma, AZ 85364
 CRenteria913@msn.com
 8/31/2025

Subject: Opposition to Proposed Rental Apartment Development

Dear Community Development Director and City Officials,

I am writing as a resident of Las Casitas neighborhood to respectfully express my opposition to the proposed construction of rental apartment units by Dahl, Robins, and Associates, from behalf of Territorial Real Estate AZ LLC, to rezone the General Commercial (B-2) District to the High Density Residential (R-3) District for the property located at 3064 and 3116 S. Avenue B, Yuma, AZ. While I understand the need for thoughtful development in our community, I believe this project raises significant concerns that would negatively impact both current residents and the long-term character of our neighborhood.

- 1. Increased Traffic and Safety Risks**
 The addition of apartment units will inevitably bring a substantial rise in traffic volume along Avenue B, which is already heavily congested. This could pose safety risks for pedestrians, cyclists, and schoolchildren who regularly use these routes.
- 2. Strain on Infrastructure and Services**
 Our existing infrastructure—including roads, water supply, and public services—was not designed to accommodate such an increase in density. Local schools and emergency services are already stretched thin, and this development would further burden them.
- 3. Impact on Community Character**
 Las Casitas neighborhood is primarily single-family residential/low-density, and the introduction of large rental complexes would alter its established character. Many residents chose to live here for its quiet, family-oriented environment, which this development could undermine.
- 4. Property Value Concerns**
 Studies have shown that large multi-unit rental developments may reduce surrounding property values. This is a serious concern for homeowners who have invested their savings into maintaining their homes and community.

I respectfully urge the board to consider these issues and deny approval for the proposed rental apartment project. While growth is important, it should be managed in a way that preserves the safety, infrastructure capacity, and unique character of our community.

Thank you for your time and consideration.

Sincerely,
Cynthia Renteria

ATTACHMENT F
NEIGHBOR NOTIFICATION LIST

Property Owner	Mailing Address	City/State/Zip Code
ALANIS GLORIA E	603 9TH AVE	KIRKLAND, WA, 98033
AVENUE B BUILDING LLC	4573 W LA QUINTA LOOP	YUMA, AZ, 85364
AVENUE B LLC	1655 S COUNTRY CLUB DR	MESA, AZ, 85210
BARNETT BARBARA MARIE	2767 W 31ST PL	YUMA, AZ, 85364
BASERA HOLDINGS LLC	2591 S AVENUE 2 1/2E STE 1	YUMA, AZ, 85365
BES RENTALS LLC	2022 E MALIBU DR	TEMPE, AZ, 85282
BEST SOUTHWEST SVCS INC	2147 S COPPER VIEW WAY	YUMA, AZ, 85365
BINGHAM INVESTMENT COMPANY	1655 S COUNTRY CLUB DR	MESA, AZ, 85210
BRACK JASON A & JOANNA JT	2787 W 30TH PL	YUMA, AZ, 85364
CARRERAS MIGUEL	2482 S 34TH AVE	YUMA, AZ, 85364
CORRALES RAMON E & CINDY C JT	2764 W 31ST ST	YUMA, AZ, 85364
COVARRUBIAS MARTIN A	3746 W 18TH ST	YUMA, AZ, 85364
EHC INVESTMENTS LLC	3093 S AVENUE B	YUMA, AZ, 85364
FIRST ASSEMBLY OF GOD AN ARIZONA CORP	3000 S AVENUE B	YUMA, AZ, 85364
GARATE EDGAR E & LILIANA	3057 S 27TH DR	YUMA, AZ, 85364
JACKSON LAWRENCE P & ELIZABETH S JT	2715 W 31ST PL	YUMA, AZ, 85364
JASSO RICARDO PRIETO	2753 W 31ST PL	YUMA, AZ, 85364
KLEPPE STEPHEN D & SHIRLEY R TRUST 5-11-07 &	420 W ROOSEVELT ST	PHOENIX, AZ, 85003
LOPEZ DANIELA A & RICARDO ROCHIN JT	2749 W 31ST ST	YUMA, AZ, 85364
MARTINEZ SAMUEL	8364 S COCONINO LN	YUMA, AZ, 85364
MILLAN RAFAEL J	7036 BALCOM AVE	RESEDA, CA, 91335
NAVARRO FRANCISCO	3174 S AVENUE B	YUMA, AZ, 85364
NIEVES MARCO A & CLAUDIA A JT	2717 W 31ST ST	YUMA, AZ, 85364
OLAIZ ANTONIO M	3029 S 27TH DR	YUMA, AZ, 85364
RENTERIA CYNTHIA & MOISES C	2747 W 30TH PL	YUMA, AZ, 85364
ROBLES CONSUELO	2763 W 30TH PL	YUMA, AZ, 85364
RODRIGUEZ RODOLFO D	2788 W 31ST ST	YUMA, AZ, 85364
RUBIO PEDRO & YOLANDA JT	3071 S 27TH DR	YUMA, AZ, 85364
RUIZ VERONICA & MARIO A JR JT	2701 W 31ST PL	YUMA, AZ, 85364
SANCHEZ TERESA TRUST 11-29-12	2716 W 31ST ST	YUMA, AZ, 85364
SCHEFTIC MARTHA & WILLIAM D	2741 W 31ST PL	YUMA, AZ, 85364
SEIS PROPERTIES LLC	720 E 22ND ST STE A	YUMA, AZ, 85364
TERRITORIAL REAL ESTATE AZ LLC	3064 S AVENUE B	YUMA, AZ, 85364
THE VILLAGE ON 19TH LLC	3155 S AVE B	YUMA, AZ, 85364
TOMAS CORNELIO S JR & RAQUEL JOY V JT	2761 W 30TH ST	YUMA, AZ, 85364
TUTELL TRUST 7-29-2022	2211 W BROOK ST	YUMA, AZ, 85364
WARD MARIBEL	11768 SCRIPPS CAPE VISTA POINTE	SAN DIEGO, CA, 92131
YUMA CITY OF	ONE CITY PLAZA	YUMA, AZ, 85364

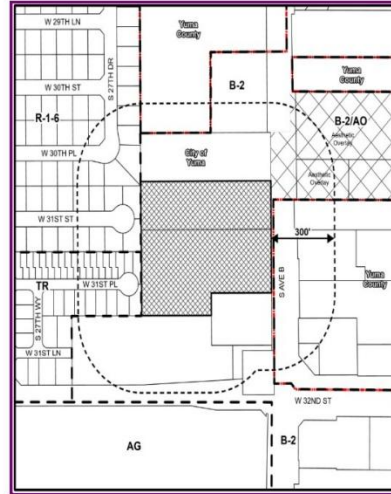
ATTACHMENT G NEIGHBOR MAILING

This is a request by Dahl, Robins & Associates, on behalf of Territorial Real Estate AZ LLC, to rezone approximately 6.65 acres from the General Commercial (B-2) District to the High Density Residential (R-3) District for the property located at 3064 and 3116 S. Avenue B, Yuma, AZ.

**MEETING DATE,
TIME & LOCATION
FOR CASE #
ZONE-44333-2025**

NEIGHBORHOOD MEETING
07/30/2025 @ 5PM
Yuma City Hall, One City Plaza,
Yuma, AZ, Room #190

PUBLIC HEARING
09/08/2025 @ 4:30pm
City Hall Council Chambers
One City Plaza, Yuma, AZ.



Because you are a neighbor within 300' of northwest corner of 3064 and 3116 S. Avenue B, Yuma, AZ, you are invited to attend these public meetings to voice your comments. If you have questions or wish to submit written comments, please contact Meredith Rojas by phone at (928) 373-5000 ext. 3047 or by email at Meredith.Rojas@YumaAz.gov. All written comments must be submitted by 12:00 pm (**the day of the hearing**) to be included in the public record for consideration during the hearing.

ATTACHMENT H
AERIAL PHOTO



Subject Properties