

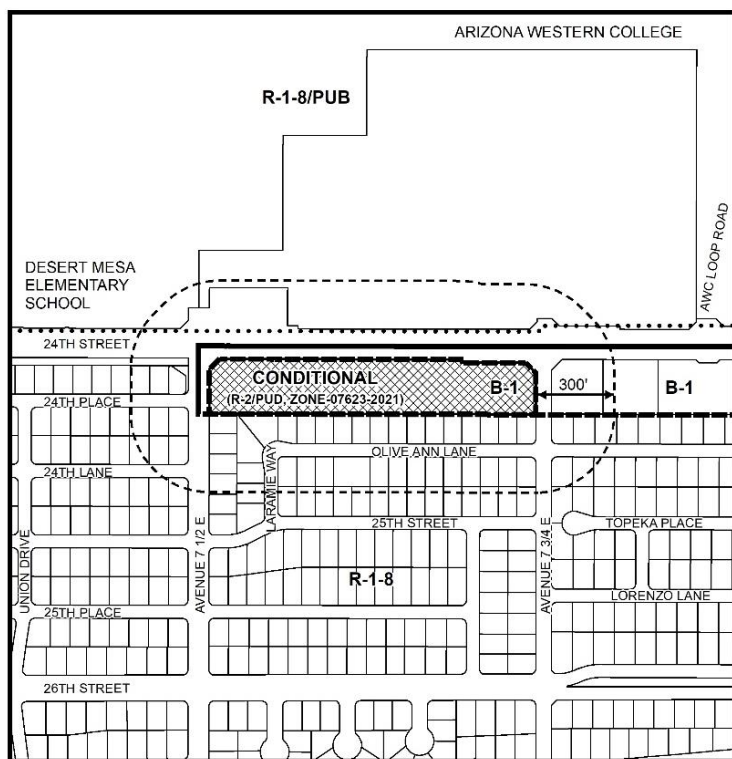
**STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING DIVISION
CASE TYPE – PRELIMINARY SUBDIVISION
CASE PLANNER: ALYSSA LINVILLE**

Hearing Date: February 27, 2023 **Case Number:** SUBD-40846-2022

Project Description/Location: This is a request by Colvin Engineering, Inc., on behalf of Hardknocks LLLP, for approval of the preliminary plat for the Desert Ridge Townhomes Subdivision. This subdivision will contain approximately 6 acres, and is proposed to be divided into 42 residential lots, ranging in size from 2,900 square feet to 4,400 square feet. The property is located at the southeast corner of Avenue 7½E and 24th Street, Yuma, AZ.

| | Existing Zoning | Existing Land Use | Designated Land Use |
|--------------|--|--------------------------|----------------------------|
| Site | Limited Commercial; Conditional Medium Density Residential/Planned Unit Development Overlay (B-1; Cond. R-2/PUD) | Undeveloped | Medium Density Residential |
| North | Low Density Residential/Public Overlay (R-1-8/P) | Undeveloped | Public/Quasi Public |
| South | Low Density Residential (R-1-8) | Single-Family Residences | Medium Density Residential |
| East | Limited Commercial (B-1) | Undeveloped | Commercial |
| West | Low Density Residential (R-1-8) | Single-Family Residences | Low Density Residential |

Location Map



Prior site actions: Annexation: Ord. O97-64 (October 1, 1997); Rezone: Ord. O97-78 (December 3, 1997; AG to B-1); Rezone: Ord. O2022-048 (October 5, 2022; B-1 to R-2/PUD)

Staff Recommendation: Staff recommends **APPROVAL** of the preliminary plat for the Desert Ridge Townhomes Subdivision, subject to the conditions outlined in Attachment A.

Suggested Motion: Move to **APPROVE** Preliminary Plat SUBD-40846-2022 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 Desert Ridge Townhomes Subdivision which includes 42 lots ranging in size from 2,900 square feet to 4,400 square feet for the property located at the southeast corner of Avenue 7½E and 24th Street, 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 subject property, located along 24th Street, between Avenue 7½E and Avenue 7¾E, was annexed into the City of Yuma in 1997 and has remained undeveloped. The applicant recently rezoned the property from commercial to residential, with the intent of developing the site with a townhome development. This proposed development will feature 42 units, each on an individually owned parcel. The current zoning for the property is Conditional Medium Density Residential/Planned Unit Development Overlay (R-2/PUD). The Planned Unit Development Overlay (PUD) District allows for certain deviations from typical development standards (increased densities, reduced setbacks, and increased lot coverage), provided however, that the development provides enhanced amenities for the residents.

The proposed subdivision will need to meet the development standards required of the zoning designation, unless otherwise specified in the approved rezoning application. The following development standards deviate from the typical zoning requirements as a result of the enhanced amenities identified during the PUD process:

- A reduced driveway length from 20 feet to 16 feet.
- A reduced interior garage space from 400 square feet to 350 square feet.
- A decrease in the minimum lot size from 4,500 square feet to 3,200 square feet.
- A reduction in side yard setbacks from 7 feet on each side to zero feet on one of the adjoining sides.
- A reduction in the front yard setback from 20 feet to 2.5 feet.
- A reduction in the rear yard setback from 10 feet to 5 feet for the construction of a 100 square foot attached rear patio.
- An increase in maximum lot coverage from 35% to 70%. The increase in lot coverage allows for the future addition of accessory structures.

Municipal Improvement District (MID) will be established for the long-term maintenance of the landscaping within the retention basin as well as for any required subdivision landscaping.

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.

| Standard | Subdivision | | | | | Conforms | | | |
|--------------------|-------------|-------------------------|----------|----------|-------|----------|-----|----|----|
| Lot Size | Minimum: | 2,900 SF | Maximum: | 4,400 SF | | Yes | X | No | |
| Lot Depth | Minimum: | 59.40 FT | Maximum: | 59.47 FT | | Yes | X | No | |
| Lot Width/Frontage | Minimum: | 43 FT | Maximum: | 61 FT | | Yes | X | No | |
| Setbacks | Front: | 2.5 FT | Rear: | 5 FT | Side: | 0-7 FT | Yes | X | No |
| District Size | 5.92 | Acres | | | | Yes | X | No | |
| Density | 7 | Dwelling units per acre | | | | Yes | X | No | |
| Issues: | | | | | | | | | |

| 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 | | No | | N/A | X |
| Half Streets | Yes | | No | | N/A | X |
| 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: The reduced roadway widths were approved during the rezoning process.

| Blocks | Conforms | | | | | |
|--------------------------|----------|---|----|--|-----|---|
| Length | Yes | X | No | | N/A | |
| Irregular Shape | Yes | | No | | N/A | X |
| 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?

| | | | | | | | | | |
|--|----------------|--|----------------------------|----------------|--|---------------|--------------|---|--|
| Land Use Element: | | | | | | | | | |
| Land Use Designation: | | | Medium 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 | | |
| 24 th Street – 4-Lane Minor Arterial | | 50 FT H/W ROW | 50 FT H/W ROW | | X | | | | |
| Avenue 7 ½ E – Local Street | | 29 FT H/W ROW | 40 FT H/W ROW | | | | | | |
| Avenue 7 ¾ E – Local Street | | 29 FT H/W ROW | 40 FT H/W ROW | | | | | | |
| Bicycle Facilities Master Plan | | 24 th Street: Existing Bike Lane | | | | | | | |
| YCAT Transit System | | 24 th Street: Orange Route 2 and Silver Route 9 | | | | | | | |
| Issues: | | None | | | | | | | |
| Parks, Recreation and Open Space Element: | | | | | | | | | |
| Parks and Recreation Facility Plan | | | | | | | | | |
| Neighborhood Park: | | Existing: Desert Ridge Park | | | Future: Desert Ridge Park | | | | |
| Community Park: | | Existing: None | | | Future: North Mesa Community Park | | | | |
| Linear Park: | | Existing: None | | | Future: South Gila Valley 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 2017-2021 American Community Survey Police Impact Standard: 1 officer for every 530 citizens; 2020 Conservation Plan Water demand: 207 gallons/day/person; Wastewater generation: 70 gallons per day per person | <i>Single Family</i> | | Population | Impact | Consumption | | Generation |
|--|----------------------|----------|------------|----------|-------------|------|------------|
| | Proposed | Per Unit | | Officers | GPD | AF | GPD |
| | 42 | 2.9 | 122 | 0.23 | 25,213 | 28.2 | 8,526 |
| | | | | | | | |
| | | | | | | | |

| | | | | | | |
|-----------------------|------------------------------|------|---|----------------------------|------------|--------------------|
| Fire Facilities Plan: | Existing: Fire Station No. 5 | | | Future: Fire Station No. 5 | | |
| Water Facility Plan: | Source: | City | X | Private | Connection | 10" and 8" PVC |
| Sewer Facility Plan: | Treatment: | City | X | Septic | Private | Connection: 8" PVC |
| Issues: | None | | | | | |

| | | | | | | | |
|--------------------------|--------------|---------------------------|--|--|-----|----|---|
| Safety Element: | | | | | | | |
| Flood Plain Designation: | Flood 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: None Received.

External Agency Comments: See Attachment (insert correct attachment letter) OR None Received. (If none received, delete the column below)

Neighborhood Meeting Comments: See Attachment (insert correct attachment letter) OR No Meeting Required. (If no meeting, delete the column below)

Proposed conditions delivered to applicant on: 02/21/2023

Final staff report delivered to applicant on: 02/22/2023

- Applicant agreed with all of the conditions of approval on: (enter date)
- Applicant did not agree with the following conditions of approval: (list #'s)
- Planner has provided conditions of approval for review and consideration.

Attachments

| A | B | C | D | E | F | G | H |
|---|----------------------|-------------------|----------------------|-----------------|----------------------------|-------------------|--------------|
| Preliminary Plat Conditions of Approval | Preliminary Plat Map | Rezone Conditions | Agency Notifications | Agency Comments | Neighbor Notification List | Neighbor Postcard | Aerial Photo |

Prepared By:*Alyssa Linville***Date: 02/22/2023**

Alyssa Linville,
Director of Planning and
Neighborhood Services

Alyssa.Linville@yumaaz.gov (928)373-5000, ext. 3037

**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 of Planning and Neighborhood Services(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 Conditions: Andrew McGarvie, Engineering Manager, (928) 373-5000, ext. 3044

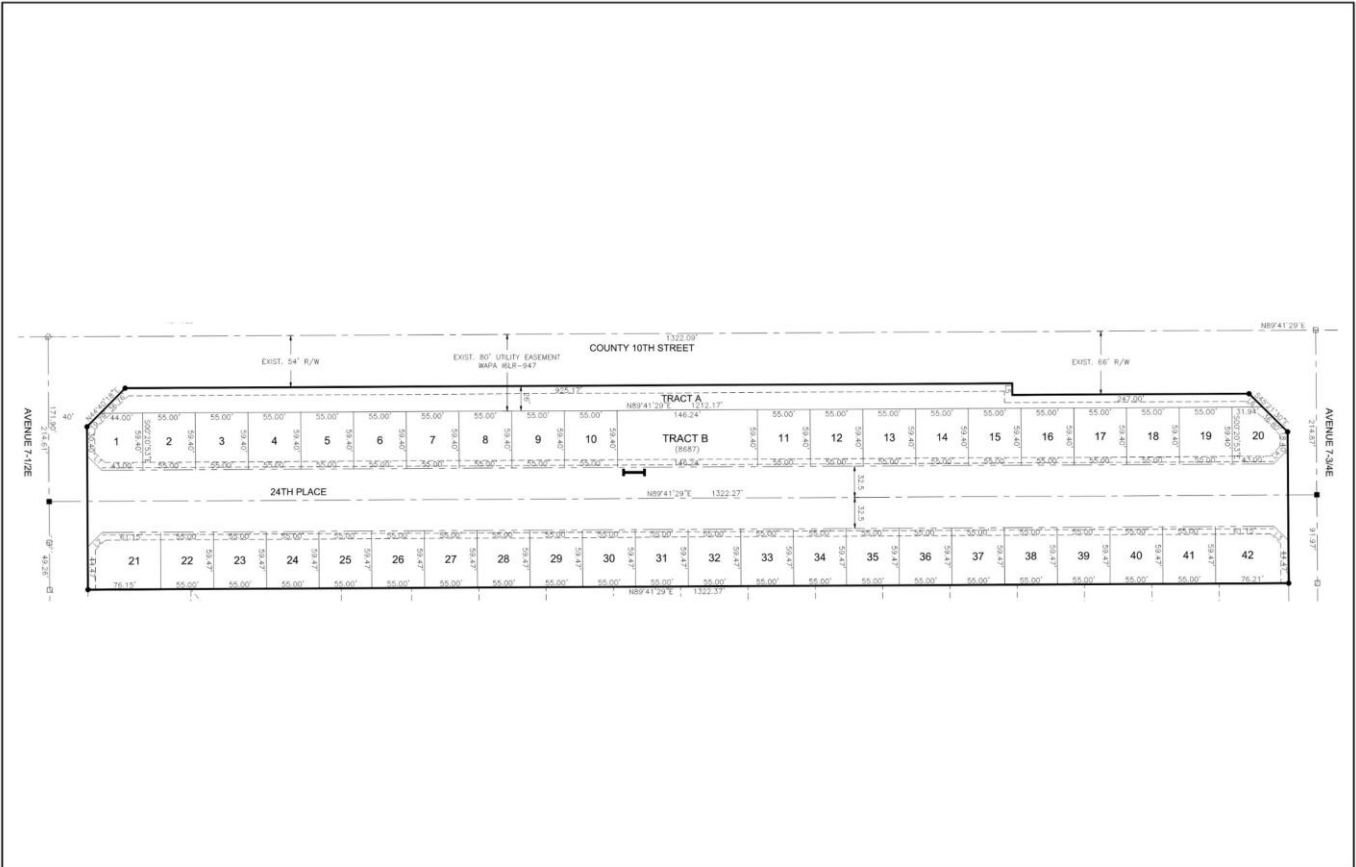
6. All exterior subdivision fencing shall be constructed of masonry. Access gates, whether vehicular or pedestrian, shall not be permitted along the exterior masonry fencing for the subdivision phase, including fencing along 24th Street, Avenue 7½E, and Avenue 7¾E. Such fencing can be removed during 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 Conditions: Alyssa Linville, Director of Planning and Neighborhood Services, (928) 373-5000, ext. 3037

7. 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



| | | | | |
|---|---|---|----------------------------|---|
|  | Prepared by: DG Date: 12/30/2022 | SUBD-040846-2022 Desert Ridge Townhomes Site Plan | Plan/Case: 40846 |  |
|---|---|---|----------------------------|---|

ATTACHMENT C
REZONE CONDITIONS

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.
3. The Owner shall submit to the City of Yuma, for recordation, a signed and notarized Avigation Easement on the property acknowledging potential noise and overflight of aircraft from both daily and special operations of the Marine Corps Air Station and the Yuma International Airport.
4. The common area/retention basin shall be design to include at a minimum, one ramada and two barbeque grills.
5. A homeowner's association shall be established to maintain the amenities within the common area/retention basin.
6. Increased exterior architectural features shall include tile roofs shiplap siding, and a front porch.
7. Xeriscape landscape design in the front yards featuring an irrigation system, a drought tolerant shade tree planted within four to eight feet of the sidewalk, and accent shrubs.
8. 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.

**ATTACHMENT D
AGENCY NOTIFICATIONS**

- **Legal Ad Published: The Sun** (02/03/23)
- **300' Vicinity Mailing:** (01/09/23)
- **34 Commenting/Reviewing Agencies noticed:** (01/12/23)
- **Site Posted on:** (02/21/23)
- **Neighborhood Meeting:** (N/A)
- **Hearing Date:** (02/27/23)
- **Comments due:** (01/23/23)

| External List (Comments) | Response Received | Date Received | "No Comment" | Written Comments | Comments Attached |
|--|--------------------------|----------------------|------------------------|---------------------------|--------------------------|
| Yuma County Airport Authority | Yes | 01/12/23 | X | | |
| Yuma County Engineering | NR | | | | |
| Yuma County Public Works | NR | | | | |
| Yuma County Water Users' Assoc. | NR | | | | |
| Yuma County Planning & Zoning | Yes | 01/18/23 | 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 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 | 01/18/23 | | X | 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 | 01/13/23 | X | | |
| Building Safety | NR | | | | |
| City Engineer | NR | | | | |
| Traffic Engineer | NR | | | | |
| MCAS / C P & L Office | Yes | 01/18/23 | X | | |
| Utilities | NR | | | | |
| Public Works | NR | | | | |
| Streets | NR | | | | |

**ATTACHMENT E
AGENCY COMMENTS**

COMMENT NO COMMENT

Enter comments below:

Western Area Power Administration (WAPA) has an easement within the proposed development, therefore WAPA requests that Colvin Engineering reach out to Dennis Patane, Realty Specialist, directly at patane@wapa.gov or 602.605.2713, to further discuss this proposed project.

DATE: 1/17/23 NAME: Leslee Beckett TITLE: Realty Technician
AGENCY: Western Area Power Adminstration, DSW Realty & Management Team
PHONE: 602.605.2846
RETURN TO: Alyssa Linville
 Alyssa.Linville@YumaAZ.gov

**ATTACHMENT F
NEIGHBOR NOTIFICATION LIST**

| Property Owner | Mailing Address | City/State/Zip Code |
|---|----------------------------|----------------------------|
| HARDKNOCKS LIMITED PARTNERSHIP | 190 S MADISON AVE STE 2 | YUMA, AZ 85364 |
| EVANS CHRISTOPHER ROBERT | PO BOX 26121 | YUMA, AZ 85367 |
| JONSON ERIC E | 7724 E OLIVE ANN LN | YUMA, AZ 85365 |
| LUQUIN ROGELIO P | 7480 E 24TH PL | YUMA, AZ 85365 |
| SCHULTZ SPENCER J | 7604 E 25TH ST | YUMA, AZ 85365 |
| BENDER CHARLES R & BRANDI L | 7594 E OLIVE ANN LN | YUMA, AZ 85365 |
| PEREZ ELLIAZ GONZALEZ & SHAUNTE A | 2458 S LARAMIE WAY | YUMA, AZ 85365 |
| MUNOZ ALFREDO | 7482 E 24TH LN | YUMA, AZ 85364 |
| BUTLER JOSHUA C & MEGAN M | 7549 E OLIVE ANN LN | YUMA, AZ 85365 |
| SMITH JUSTIN H | 7627 E OLIVE ANN LN | YUMA, AZ 85365 |
| MUNIZ JESSICA | 7626 E 25TH ST | YUMA, AZ 85365 |
| OGREN PATRICIA & BRODY | 7668 E 25TH ST | YUMA, AZ 85365 |
| WINELAND SETH A & | 7712 E OLIVE ANN LN | YUMA, AZ 85365 |
| VALDEZ TRUST 7-21-2020 | 7562 E OLIVE ANN LN | YUMA, AZ 85365 |
| TRAYLOR LYNN | 7475 E 24TH LN | YUMA, AZ 85365 |
| LOYA SYLVIA M | 9228 CATTAIL CT SW | ALBUQUERQUE, NM 87121 |
| PATANE STEPHEN M | 7585 E OLIVE ANN LN | YUMA, AZ 85365 |
| KENNEDY YVONNE M | 2468 S LARAMIE WAY | YUMA, AZ 85365 |
| VIDRIO EDWARD P & | 13585 E 55TH ST | YUMA, AZ 85365 |
| SHIPPEN EDWARD W TRUST 06-05-2007 | 7678 E OLIVE ANN LN | YUMA, AZ 85365 |
| SCHAEFFER JUSTIN | 10583 E 34TH ST | YUMA, AZ 85365 |
| 2115 ARIZONA AVENUE LP AZ LTD PART | 3497 S WOODPECKER DR | YUMA, AZ 85365 |
| LAW JOHN W | 7572 E OLIVE ANN LN | YUMA, AZ 85365 |
| GROSVENOR MARTINEZ A & DELMA A JT | 7470 E 24TH PL | YUMA, AZ 85365 |
| MYERS SCOTT A & CHRISTINE E JT | 2467 S AVENUE 7 1/2E | YUMA, AZ 85365 |
| LORONA DAVID J & ALICIA JT | 7584 E 25TH ST | YUMA, AZ 85365 |
| RENAUD EDMOND P K JR & ELIZABETH L K JT | 10179 S AVENUE 7 1/2 E | YUMA, AZ 85365 |
| RAY MONTE D & LINDA W JT | 7735 E OLIVE ANN LN | YUMA, AZ 85365 |
| MCLEMORE ROBERT & SUZANN | 13319 S AVENUE 4 1/4 E | YUMA, AZ 85365 |
| MONTES MAURICIO & SARAN JT | 7616 E 25TH ST | YUMA, AZ 85365 |
| STODDARD ANGELA | 7552 E 25TH ST | YUMA, AZ 85365 |
| BARRON CYNTHIA | 7534 E OLIVE ANN LN | YUMA, AZ 85365 |
| HOLMES JAMES R & ILIANA M TRUST 7- 26-04 | 7679 E OLIVE ANN LN | YUMA, AZ 85365 |

| | | |
|---|-----------------------|-------------------|
| SAWYER M C TRUST 4-11-2014 | 2455 S AVENUE 7 1/2E | YUMA, AZ 85365 |
| JOHNSON ELAINE E & ARIZONA WESTERN COLLEGE POLITICAL SUB | 7563 E OLIVE ANN LN | YUMA, AZ 85365 |
| KRUEGER ALEXANDRA | PO BOX 929 | YUMA, AZ 85366 |
| KLINE RACHEL | 7723 E OLIVE ANN LN | YUMA, AZ 85365 |
| YUMA COUNTY OF | 215 GENTILLY DR | KATY, TX 77450 |
| JOHNSON JEFFERY | 198 S MAIN ST | YUMA, AZ 85364 |
| BRANTLEY-STOKES VIVIAN TRUST 5-15-2018 | 7626 E OLIVE ANN LN | YUMA, AZ 85365 |
| LEON BACILIO LLAMAS & JANET | 7689 E OLIVE ANNE LN | YUMA, AZ 85365 |
| FORNOF DAVID W & ARLENE D JT | 7562 E 25TH ST | YUMA, AZ 85365 |
| HEIDNER WILLIAM J & MILDRED B JT | 7647 E OLIVE ANN LN | YUMA, AZ 85365 |
| GARCIA CASEY JO & HENRY GEORGE | 7605 E OLIVE ANN LN | YUMA, AZ 85365 |
| ARZATE TRINIDAD F & CARMEN JT | 7658 E 25TH STREET | YUMA, AZ 85365 |
| SHIPPEN EDWARD W TRUST 06-05-2007 | 7646 E OLIVE ANN LN | YUMA, AZ 85365 |
| LEARD JOHN P & JACQUALYN L CPWROS | 7678 E OLIVE ANN LN | YUMA, AZ 85365 |
| PADILLA ANTHONY | 7604 E OLIVE ANN LN | YUMA, AZ 85365 |
| SCHULTZ WILLIAM C | 2480 S LARAMIE WAY | YUMA, AZ 85365 |
| ACOSTA VIRGEN XOCHITL | 7736 E OLIVE ANN LN | YUMA, AZ 85365 |
| LOPEZ JUAN JOSE & ROSAURA M CPWROS | 7462 E 24TH LN | YUMA, AZ 85367 |
| ESTRADA MARIA | 7594 E 25TH ST | YUMA, AZ 85365 |
| HURTADO MARTHA O | 7485 E 24TH LN | YUMA, AZ 85365 |
| SCHILDERS WAYNE & MYONG JT | 7669 E OLIVE ANN LN | YUMA, AZ 85365 |
| KHAN MOHAMMAD M TRUST 4-15-97 | 7711 E OLIVE ANN LN | YUMA, AZ 85364 |
| VOGT STEFANIE | 1115 S BARDEAUX AVE | YUMA, AZ 85364 |
| DIMINO GIOVANNI & REGINA R C JT | 7658 E OLIVE ANN LN | YUMA, AZ 85365 |
| KELLAND MARK R & MARISOL A TRUST 8-18-2018 | 7616 E OLIVE ANN LN | YUMA, AZ 85365 |
| GUTIERREZ CHRISTOPHER & TIANNA RAE | 8091 E ADOBE RIDGE RD | YUMA, AZ 85365 |
| JONES RICHARD | 7552 E OLIVE ANN LN | YUMA, AZ 85365 |
| KHAN MOHAMMAD M TRUST 4-15-97 | 7472 E 24TH LN | YUMA, AZ 85365 |
| PETERSEN COURTNEY & BRETT | 1115 S BARDEAUX AVE | YUMA, AZ 85364 |
| SIMMONS KEITH & PAOLA JT | 7573 E OLIVE ANN LN | YUMA, AZ 85365 |
| AGUILERA OSVALDO & MARIA I JT | 7637 E OLIVE ANN LN | YUMA, AZ 85365 |
| ARIZONA WESTERN COLLEGE POLITICAL SUB | 356 RAINIER DR | SALINAS, CA 93906 |
| CISNEROS ANTONIO & MARISSA JT | PO BOX 929 | YUMA, AZ 85366 |
| GREGSTON CLINTON R & MARIA L JT | 7460 E 24TH PL | YUMA, AZ 85365 |
| | 7636 E OLIVE ANN LN | YUMA, AZ 85365 |

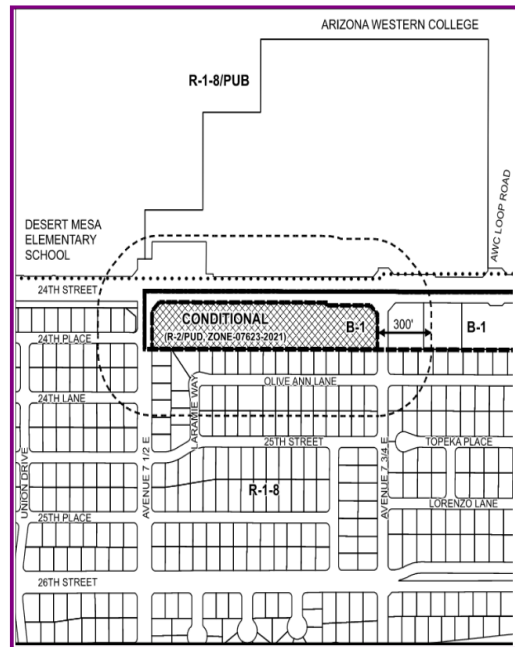
| | | |
|--|---------------------|---------------------------|
| ZAVALA RAFAEL & MARIETTA STARBUCK | 7584 E OLIVE ANN LN | YUMA, AZ 85365 |
| SYLVIS JOSEPH DAVID & SAMANTHA JO | 204 ROBERT ALAN DR | JACKSONVILLE, NC 28546 |
| CANNON MARTY | 7481 E 24TH PL | YUMA, AZ 85365 |
| VILLANUEVA JULIAN | 7617 E OLIVE ANN LN | YUMA, AZ 85365 |
| BENSUR CYNTHIA L | 7659 E OLIVE ANN LN | YUMA, AZ 85365 |

**ATTACHMENT G
NEIGHBOR MAILING**

This is a request by Colvin Engineering, Inc., on behalf of Hardknocks LLLP, for approval of the preliminary plat for the Desert Ridge Townhomes Subdivision. This subdivision will contain approximately 6 acres, and is proposed to be divided into 42 residential lots, ranging in size from 2,900 square feet to 4,400 square feet. The property is located at the southeast corner of Avenue 7½E and 24th Street, Yuma, AZ.

**MEETING DATE,
TIME & LOCATION
FOR CASE #
SUBD-40846-2022**

**PUBLIC HEARING
02/27/2023 @ 4:30pm
City Hall Council Chambers
One City Plaza, Yuma, AZ**



Because you are a neighbor within 300' of southeast corner of Avenue 7½E and 24th Street, Yuma, AZ. you are invited to attend these meetings to voice your comments. If you have questions or wish to submit written comments, please contact Alyssa Linville by phone at (928) 373-5000 ext. 3037 or by email at Alyssa.Linville@YumaAz.gov

ATTACHMENT H
AERIAL PHOTO

