Notice of Public Hearing of the Planning & Zoning Commission of the City of Yuma

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Planning & Zoning Commission of the City of Yuma and to the general public that the Planning & Zoning Commission will hold a hearing open to the public on November 14, 2022, at 4:30 p.m. at the Public Works Training Room, 155 W. 14th Street, Yuma, AZ.

Agenda

Planning and Zoning Commission Meeting
Public Works Training Room
155 W. 14th Street, Yuma, AZ
Monday, November 14, 2022, 4:30 p.m.

A. CALL TO ORDER

B. CONSENT CALENDAR – All items listed under the consent calendar will be approved by one motion. There will be no separate discussion of these items unless the Commission or a member of the audience wishes to speak about an item.

B.1 APPROVAL OF MINUTES –

October 24, 2022

B.2 WITHDRAWALS BY APPLICANT – NONE

B.3 TIME EXTENSIONS – NONE

B.4 CONTINUANCES – NONE

B.5 APPROVALS – NONE

C. ACTION ITEMS – NONE

D. PUBLIC HEARINGS –

D.1 **GP-40380-2022:** This is a General Plan Amendment request by Dahl, Robins and Associates on behalf of Yumas Desert Oasis Development AZ LLC, to change the land use designation from Public/Quasi-Public to High Density Residential for approximately 12.5 acres for property located at the northwest corner of 36th Street and Avenue 7½E.

E. INFORMATION ITEMS

E.1 STAFF

E.2 COMMISSION

E.3 Public – Members of the public may address the Planning and Zoning Commission on matters that are not listed on the Commission agenda. The Planning & Zoning Commission cannot discuss or take legal action on any matter raised unless it is properly noticed for discussion and legal action. At the conclusion of the call to the public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All Planning & Zoning Commission meetings are recorded.

ADJOURN

In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Division, One City Plaza, Yuma, AZ 85364; (928) 373-5125 or TTY (928) 373-5149.

Notice is hereby given, pursuant to the Yuma City Code, Title 15, Chapter 154, Section 02.01, that one or more members of the Planning and Zoning Commission may participate in person or by telephonic, video or internet conferencing. Voting procedures will remain as required by the Yuma City Charter and other applicable laws.

The Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).

Planning and Zoning Commission Meeting Minutes
October 24, 2022

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, October 24, 2022 at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona**.**

PLANNING AND ZONING COMMISSION MEMBERS present were Chairman Chris Hamel, Vice-Chairman Gregory Counts and Commissioners Branden Freeman, Lorraine Arney and Joshua Scott. Commissioner Ashlie Pendleton was absent.

STAFF MEMBERS present included Alyssa Linville, Director of Planning and Neighborhood Services; Scott McCoy, Assistant City Attorney; Andrew McGarvie, Engineering Manager; and Lizbeth Sanchez, Administrative Specialist.

Chairman Chris Hamel called the meeting to order at 4:30 p.m., and noted there was a quorum present.

CONSENT CALENDAR

MINUTES – October 10, 2022

WITHDRAWALS BY APPLICANT – None

CONTINUANCES – None

APPROVALS – None

Motion by Counts, second by Arney to APPROVE the Consent Calendar as presented. Motion carried unanimously, (5-0) with one absent and one vacancy.

Action Items –

CUP-40509-2022: *This is a request by Lindsy and Carlos Nungaray on behalf of Janet Wilson, for a Conditional Use Permit to allow a wellness, nutrition, and health consultation company – Evolution Strength, in the Light Industrial (L-I) District, for the property located at 547 E. 20th Street, Yuma, Arizona*.

Alyssa Linville, Director of Planning and Neighborhood Services summarized the staff report and recommended **APPROVAL.**

QUESTIONS FOR STAFF

Hamel asked if the shared parking lot agreement with the adjacent property still required a sidewalk on the northside of the property. **Linville** replied yes.

Freeman asked if there was a minimum number of parking spaces required. **Linville** replied six parking spaces were required.

APPLICANT/APPLICANT'S REPRESENTATIVE
None

PUBLIC COMMENT
None

Motion by Arney, second by Freeman to APPROVE CUP-40509-2022 as presented. Motion carried unanimously, (5-0) with one absent and one vacancy.

INFORMATION ITEMS

Staff
None

Commission
None

Public
None

ADJOURNMENT
Chairman Hamel adjourned the meeting at 4:38 p.m.

Minutes approved this _____ day of _____, 2022

_____

Chairman

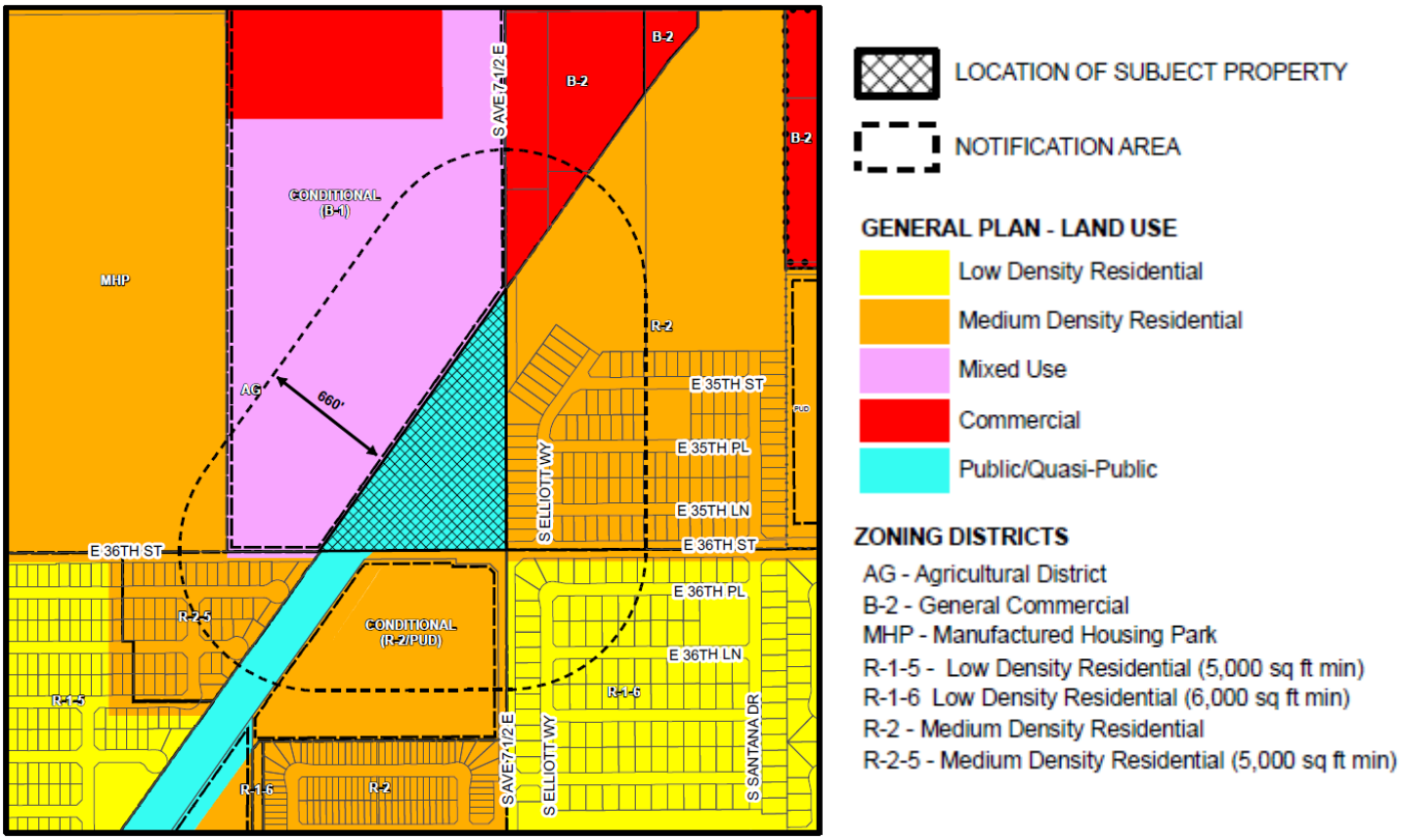
STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE TYPE – GENERAL PLAN AMENDMENT
Case Planner: Jennifer Albers

Hearing Date: **November 14th, 2022** **Case Number**: **GP-40380-2022**

Project Description/ Location: A General Plan Amendment request by Dahl, Robins and Associates on behalf of Yumas Desert Oasis Development AZ LLC, to change the land use designation from Public/Quasi-Public to High Density Residential for approximately 12.5 acres for property located at the northwest corner of 36th Street and Avenue 7½E.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Agriculture (AG)	Undeveloped	Public/Quasi-Public
North	Agriculture (AG) with Conditional Limited Commercial (B-1)	Undeveloped	Mixed Use
South	Medium Density Residential (R-2-5) and Agriculture (AG) with Conditional Medium Density Residential (R-2/PUD)	Future Desert Sky Unit 2 Subdivision	Medium Density Residential
East	Medium Density Residential (R-2)	Future Santana Unit 2 Subdivision	Medium Density Residential
West	Agriculture (AG) with Conditional Limited Commercial (B-1)	Undeveloped	Mixed Use

Location Map



Prior site actions: Annexation Ordinance O97-81 Adopted 1/2/98, General Plan land use amendment request GP2004-008 Mixed Use to Public/Quasi-Public

Staff Recommendation: Staff recommends the Planning and Zoning Commission take public comment at this, the first of two public hearings. The second public hearing will be held on November 28, 2022.

Suggested Motion: Move to close the first public hearing on this general plan amendment request.

Staff Analysis: This is a General Plan Amendment request by Dahl, Robins and Associates on behalf of Yumas Desert Oasis Development AZ LLC, to change the land use designation from Public/Quasi-Public to High Density Residential for approximately 12.5 acres for property located at the northwest corner of 36th Street and Avenue 7½E.

The existing Public/Quasi-Public land use designation allows publicly owned and operated facilities or those devoted to public use by governmental and quasi-public or non-profit entities: includes schools, churches, hospitals, military installations and/or government buildings. The Public/Quasi-Public land use designation supports the full range of zoning districts.

The proposed High Density Residential land use designation (13 to 18 dwelling units per acre) supports the following types of zoning: High Density Residential District (R-3), Residence-Manufactured Housing District (R-MH), Recreational Vehicle Subdivision District (RVS) and Manufactured Housing Park District (MHP).

The applicant's intent in changing the land use designation is to develop at a future date a 46-unit multi-family residential development under the High Density Residential (R-3) zoning district.

Density

The current land use designation of Public/Quasi-Public would allow for the development of publicly owned or operated facilities including schools and parks.

The earlier General Plan amendment for this site, GP2004-008 Ocotillo, designated this area as Public/Quasi-Public along with other various sites in the overall Ocotillo development plan. The intended use of the Public/Quasi-Public sites was for future schools and parks to support the residential development planned in the area.

Since that time, the Dorothy Hall Elementary School has been constructed west of the Ocotillo development, the Ocotillo Park has been constructed at E. 42nd Place and Avenue 6E and Saguaro Park has been constructed at E. 41st Lane and Desert Willow Way. There will still be a need for additional school and park sites as this area continues to develop.

The requested High Density Residential land use designation applies to an area that is 12.5 acres but the site is constrained by the existence of the "A" Canal, a WAPA power line and an easement for a future APS power line. This leaves only 4.5 developable acres. The High Density Residential land use designation would allow from 58 to 81 dwelling units to be constructed in a multi-family development on 4.5 acres. The applicant intends to pursue a rezone to the High Density Residential (R-3) zoning district if the General Plan amendment is successful and develop a 46-unit multi-family development.

Population

Information from the 2016-2020 American Community Survey provides data on population by housing unit type. The information shows an average household size of 1.8 persons per multi-family dwelling in the City of Yuma. Comparing the densities allowed within the General Plan, the potential persons expected are:

- Public/Quasi-Public:
  Zero homes – Expected population: 0
- High Density Residential:
  Minimum 58 homes – Expected population: 104
  Maximum 81 homes – Expected population: 146

The 2010 Census identified that 20% of the population within the City of Yuma was between 5 and 17 years of age. Therefor the expected school-age population is estimated at:

- Public/Quasi-Public:
  Zero homes – Expected population: 0
- High Density Residential:
  Minimum expected population: 104 – School Age: 21
  Maximum expected population: 146 – School Age: 29

Transportation

The property is located along 36th Street west of the Avenue 7½E alignment. Access to the property will be from 36th Street. The nearest major roadway is Avenue 8E.

According to the City of Yuma Transportation Master Plan, Avenue 8E operates at a Level of Service (LOS) of C or above, meaning that there are stable conditions with movements somewhat restricted due to higher volumes but not objectionable to motorists. The Yuma Metropolitan Planning Organization identifies average annual daily traffic counts for 2021 as 4,102 vehicles on Avenue 8E south of 32nd Street. Avenue 8E is identified as a 4-lane Collector roadway.

Housing

The Housing Element of the City of Yuma 2012 General Plan addresses the need to provide safe, decent, sanitary, and affordable housing for all residents. And specifically Objective 1.3 notes providing a variety of housing types:

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

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

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

Public Services

Education

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

According to the Yuma Elementary School District One School Boundary Maps, the elementary students in the subject area are within the boundary of Desert Mesa Elementary School located at 2350 S. Avenue 7½E and junior high school students are within the boundary of Gila Vista Junior High School at 2245 Arizona Avenue.

According to the Yuma Union High School District, the high school students are within the boundary of Gila Ridge High School located at 7150 E. 24th Street.

1. Does the proposed amendment impact any elements of the General Plan?

No The elements of the General Plan will not be impacted by the proposed amendment.

Transportation Element:		
FACILITY PLANS		
Transportation Master Plan	**Planned**	**Existing**
36th Street – Local Road	29FT HW	0FT HW
Median Disclosure	Yes	

2. Does the proposed amendment impact any of the facility plans?

No The change in land use will not significantly impact any of the facility plans.

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

Yes The previous amendment for this site, GP2004-008 Ocotillo – approved by City Council on 12/13/2004, designated this area as Public/Quasi-Public along with other various sites in the overall Ocotillo development plan. The intended use of the Public/Quasi-Public sites was for future schools and parks to support the residential development planned in the area.

Scheduled Public Hearings:

X	City of Yuma Planning and Zoning Commission: November 14, 2022
	City of Yuma Planning and Zoning Commission: November 28, 2022
	City of Yuma City Council: December 21, 2022

Public Comments Received: See Attachment A
Agency Comments: See Attachment B
Neighborhood Meeting Comments: N/A

Attachments

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

Prepared By: Jennifer L. Albers **Date:** 10/17/22

Jennifer L. Albers, AICP
Principal Planner Jennifer.Albers@YumaAZ.gov (928)373-5180

Approved By: Alyssa Linville **Date:** 10/19/2022

Alyssa Linville
Director, Planning and Neighborhood Services

ATTACHMENT A
PUBLIC COMMENTS

Name:	Juan Mata			Contact Information:				mata.juan69@gmail.com			
Method of Contact:	Phone		FAX		Email	X	Letter		Other		

Comment:
Good afternoon City Staff,
My name is Juan Mata and I am one of the affected residents by the proposed plan changes, aside from the dates of the letter being dated August 23, 2022, and only given 10 days to respond it seems that it was only sent out on September 23, 2022, to my residing address so I assume this was an error. If not then it would be in the best interest of all affected that you provide a contact sooner to meet your deadlines. The other point of interest is if our current infrastructure can support such changes, as Arizona is currently in a drought and it is harder to source water for a growing community will the interest of Dahl, Robins & Associates put the rest of the residents at risk? The recent monsoon season will also place a strain on our electrical grid and this is huge as in the immediate area we have several Elderly Care Centers, it sounds like the local residents will have to pay to support the needs of this new change and I am against such plans. For any questions or concerns you can contact myself at the following number (310) 480-2309 from 10 am to 5 pm.
--
Juan M. Mata
Aircraft Mechanic

ATTACHMENT B
AGENCY COMMENTS

DATE:	8/23/22	NAME:	Dennis Patane	TITLE:	Realty Specialist
AGENCY:	Western Area Power Administration			PHONE:	902-605-2713
Enter comments below:					
In response to the City of Yuma's request for comments to the General Plan Amendment GP-40380-2022, Western Area Power Administration (WAPA) has no objections and there is no impact to WAPA facilities, by this amendment. Provided however WAPA does have facilities, identified as the Gila-Sonora 69-kV Transmission Line and in the event any future construction activities should occur the landowner is requested to contact WAPA to discuss restricted construction activities within WAPA's right of way.					

ATTACHMENT C
STAFF WORKSHEET

CITY OF Yuma	**STAFF RESEARCH – GENERAL PLAN AMENDMENT** **CASE #: GP-40380-2022** **CASE PLANNER: JENNIFER ALBERS**

I. PROJECT DATA

Project Location:	NWC 36th Street and Avenue 7½E															
Parcel Number(s):	197-10-013															
Parcel Size(s):	12.5 acres – Developable 4.5 acres															
Total Acreage:	12.5															
Proposed Dwelling Units:	46															
Address:																
Applicant:	Yuma Desert Oasis Development AZ LLC															
Applicant's Agent:	Dahl, Robins and Associates															
Land Use Conformity Matrix:	Current Zoning District Conforms:	Yes		No	X											
Zoning Overlay:	Public		AO		Auto		B&B		Historic		Infill		None	X		
Airport		Noise Contours	65-70		70-75		75+		APZ1		APZ2		CLEAR ZONE			

	Existing Zoning	Current Use	General Plan Designation
Site	Agriculture (AG)	Undeveloped	Public/Quasi-Public
North	Agriculture (AG) with Conditional Limited Commercial (B-1)	Undeveloped	Mixed Use
South	Medium Density Residential (R-2-5) and Agriculture (AG) with Conditional Medium Density Residential (R-2/PUD)	Future Desert Sky Unit 2 Subdivision	Medium Density Residential
East	Medium Density Residential (R-2)	Future Santana Unit 2 Subdivision	Medium Density Residential
West	Agriculture (AG) with Conditional Limited Commercial (B-1)	Undeveloped	Mixed Use

Prior Cases or Related Actions:					
Type	Conforms				Cases, Actions or Agreements
Pre-Annexation Agreement	Yes		No		N/A
Annexation	Yes	X	No		O97-81 Adopted 1/2/98
General Plan Amendment	Yes		No	X	GP2004-008 Mixed Use to Public/Quasi-Public
Development Agreement	Yes		No		N/A
Rezone	Yes		No		N/A
Subdivision	Yes		No		N/A
Conditional Use Permit	Yes		No		N/A
Pre-Development Meeting	Yes	X	No		Date: 5/12/22
Enforcement Actions	Yes		No		N/A

Land Division Status:	Legal Lot of Record				
Irrigation District:	YMIDD				
Adjacent Irrigation Canals & Drains:	"A" Canal				
Water Conversion: *(5.83 ac ft/acre)*	72.88 Acre Feet a Year				
Water Conversion Agreement Required	Yes		No	X	

II. City of Yuma General Plan

Land Use Element:

Land Use Designation:	Public/Quasi-Public
Issues:	Loss of land for public uses

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
36th Street – Local Road	29FT HW	0FT HW				

Bicycle Facilities Master Plan	N/A
YCAT Transit System	N/A
Issues:	

Parks, Recreation and Open Space Element:

Parks and Recreation Facility Plan		
Neighborhood Park:	Existing: Saguaro Park	Future: Saguaro Park
Community Park:	Existing: Kennedy Park	Future: South Mesa Community Park
Linear Park:	Existing: East Main Canal Linear Park	Future: "A" Canal Linear Park
Issues:		

Housing Element:

Special Need Household:	N/A
Issues:	

Redevelopment Element:

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

Conservation, Energy & Environmental Element:

Impact on Air or Water Resources	Yes		No	X	
Renewable Energy Source	Yes		No	X	
Issues:					

Public Services Element:

Population Impacts

Population projection per 2016-2020 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 *Multi-Family*		Projected Population	Police Impact	Water Demand		Wastewater Generation
Proposed	Per Unit		Officers	GPD	A.F.	GPD
46	1.8	83	0.16	17,140	19.2	5,796

Fire Facilities Plan:	Existing: Station No. 5					Future: Station No. 7		
Water Facility Plan:	Source:	City	X	Private		Connection:	Future 36th Street 10"	
Sewer Facility Plan:	Treatment:	City	X	Septic		Private		Connection: Future Ave. 7½E 12"
Issues:								

Safety Element:

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

Growth Area Element:

	Araby Rd & Interstate 8	X	Arizona Ave & 16th St		Avenue B & 32nd St.	

Growth Area:	North End		Pacific Ave & 8th St		Estancia		None		
Issues:									

NOTIFICATION

- **Legal Ad Published: The Sun** 10/26/22
- **Display Ad Published:** 10/29/22
- **660' Vicinity Mailing:** 9/23/22
- **54 Commenting/Reviewing Agencies noticed:** 8/23/22
- **Site Posted**: 11/7/22
- **Neighborhood Meeting:** N/A
- **Hearing Dates:** 11/14/22 & 11/28/22
- **Comments Due:** 10/25/22

External List	*Response Received*	*Date Received*	*"No Comment"*	*Written Comments*
Yuma Metropolitan Planning Organization (ARS)	NR			
Yuma County Engineering	NR			
Yuma County Flood Control District	NR			
Yuma County Planning & Zoning (ARS)	NR			
Yuma County Public Works	NR			
Yuma County Airport Authority		8/24/22	X	
Yuma County Chamber of Commerce	NR			
Yuma County Assessor	NR			
Greater Yuma Econ. Development Corp.	NR			
Yuma County School Superintendent	NR			
YUHS District #70 (ARS)	NR			
Yuma Elementary School District #1 (ARS)	NR			
Crane School District #13 (ARS)	NR			
City of San Luis (ARS)	NR			
City of Somerton (ARS)	NR			
Imperial County, California (ARS)	NR			
Qwest Communications (ARS)	NR			
Arizona Public Service (ARS)	NR			
Time Warner Cable (ARS)	NR			
Southwest Gas (ARS)	NR			
Arizona Department of Transportation		8/24/22	X	
Arizona Game & Fish Dept.	NR			
Arizona Department of Commerce (ARS)	NR			
Arizona State Attorney General (ARS)	NR			
Arizona Dept. of Water Resources (ARS)	NR			
Arizona State Land Department (ARS)	NR			
MCAS / C P & L Office (ARS)	NR			
Yuma Proving Ground		8/23/22	X	
Bureau of Land Management (ARS)	NR			
US Border Patrol	NR			
US Postal Service	NR			
Quechan Tribal Office	NR			
Cocopah Indian Tribe	NR			
Yuma County Water Users' Association		8/23/22	X	
Yuma Irrigation District	NR			
Yuma Mesa Irrigation Drainage District	NR			
Unit B Irrigation District	NR			
Yuma County Association of Realtor's	NR			
Yuma County Contractor's Association	NR			

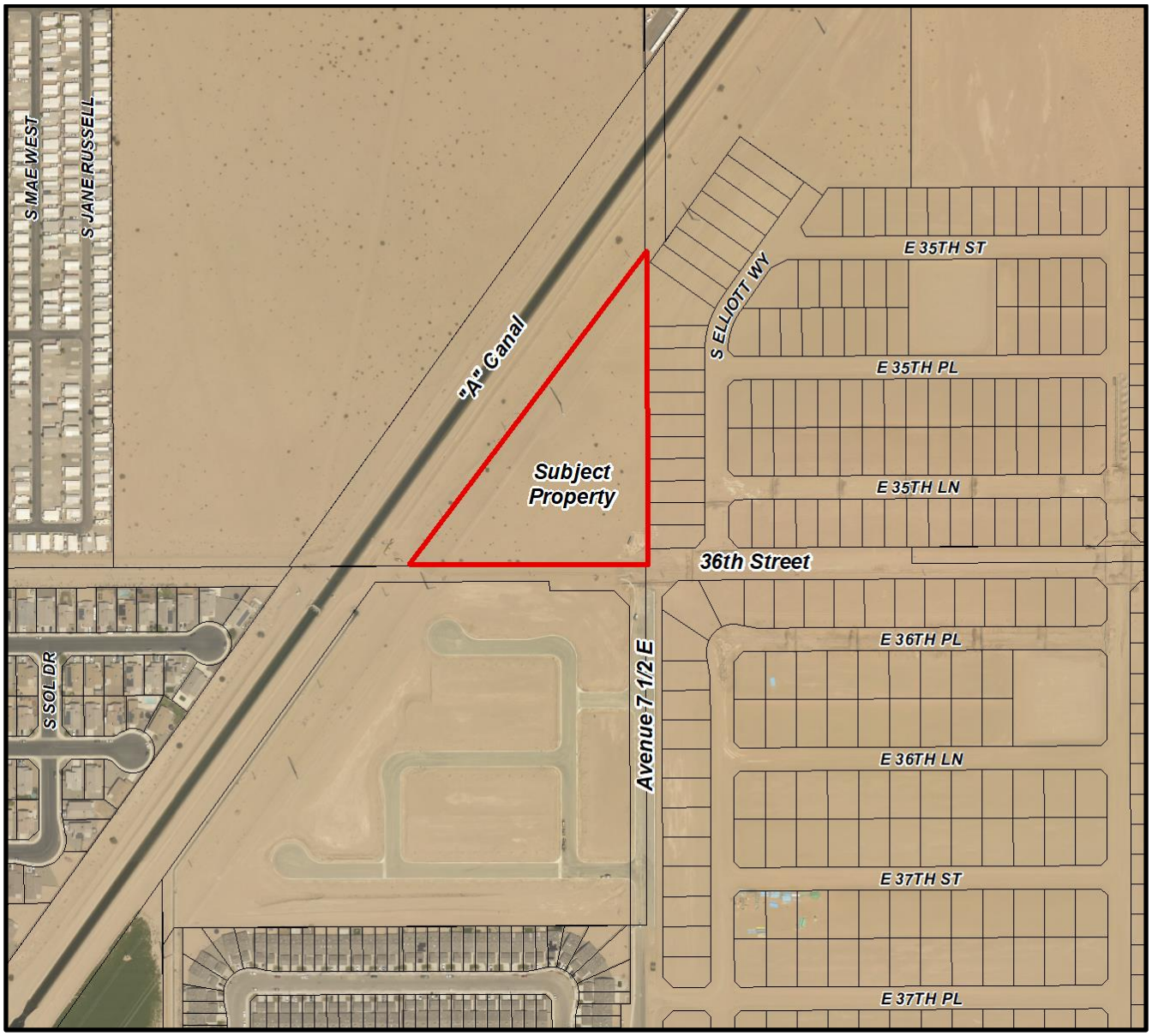
AZ Society of Military Engineers (ASME)	NR			
AZ Society of Civil Engineers (ASCE)	NR			
AZ Society of Professional Engineers (ASPE)	NR			
El Paso Natural Gas Co.	NR			
Western Area Power Administration		8/23/22		Yes

City of Yuma Internal List	***Response Received***	***Date Received***	***"No Comment"***	***Written Comments***
Susan Smith, Police	NR			
Rod Hamilton, Police	NR			
Parks and Rec – Admin	NR			
City Engineer	NR			
Traffic Engineer	NR			
Andrew McGarvie, Engineering	NR			
Kayla Franklin, Fire – Prevention	NR			
Randall Crist, Building Safety	NR			
Jeremy McCall, Utilities	NR			
Joel Olea, Public Works	NR			
NR=None Received	NR			

Neighborhood Meeting	***Comments Available***
None Required	N/A
Prop. 207 Waiver	
Received by Owner's signature on the application for this land use action request.	

ATTACHMENT D

NEIGHBORHOOD NOTIFICATION LIST

Property Owner	Mailing Address	City	State	Zip Code
ALL SECURE SELF STORAGE AZ LLC	575 E 18TH PL	YUMA	AZ	85364
ARGUETA VERONICA	7228 E 36TH PL	YUMA	AZ	85365
BARRAGAN ALFONSO & GABRIELA	7288 36TH PL	YUMA	AZ	85365
CARLOS JAVIER JR	7283 E 36TH PL	YUMA	AZ	85365
CORTES STEVEN MARIO & AMERICA A ROCHA DE	7272 E 36TH RD	YUMA	AZ	85365
DAY STEVEN D & DEBORAH A	25 CHURCH ST	DELEVAN	NY	14042
DE LA TORRE ALBERTO	486 CHAROLAIS DR	GONZALES	CA	93926
DEVINE JOHN RUSSELL & TAMMY LYNN	7306 E 36TH PL	YUMA	AZ	85365
FISER MELISSA	7268 E 36TH PL	YUMA	AZ	85364
GARCIA CHARLIE L	7241 E 36TH PL	YUMA	AZ	85365
GARCIA JOEL A & LILIANA JT	7251 E 36TH PL	YUMA	AZ	85365
GONZALEZ REGINALD	7295 E 36TH PL	YUMA	AZ	85365
GORECKI THOMAS G & MARY EILEEN	7238 E 36TH PL	YUMA	AZ	85365
HALL MICHAEL T LIVING TRUST 10-1-2007	PO BOX 4776	YUMA	AZ	85366
HAMBY KAREN L	10680 E 36TH ST	YUMA	AZ	85365
HATFIELD JAMES MICHAEL	7234 E 36TH RD	YUMA	AZ	85365
JACOBSON COMPANIES INC AZ CORP	1334 S 5TH AVE	YUMA	AZ	85364
MARTINEZ JESUS J TORRES	7233 E 36TH PL	YUMA	AZ	85365
MATA JUAN M & DAMARIS	7258 E 36TH PL	YUMA	AZ	85365
MATHIS RYAN SHANNAN	7244 E 36TH RD	YUMA	AZ	85365
MCKIVERGAN TERALD J & KAY ANN JT	575 E 18TH PL	YUMA	AZ	85364
MERCADO JOHN	7271 E 36TH PL	YUMA	AZ	85365
PICHARDO ADA SARAY D	7264 E 36TH RD	YUMA	AZ	85365
POSSELT KENNETH H	7208 E 36TH PL	YUMA	AZ	85365
RETANA ALFONSO JR & MERCY	7242 E 36TH RD	YUMA	AZ	85365
RODRIGUEZ ROBERTO & ILEANA ZENAIDA	7276 E 36TH PL	YUMA	AZ	85365
SANTANA 142 RE HOLDINGS AZ LLC	340 PALLADIO PKWY STE 521	FOLSOM	CA	95630
STOLL MATTHEW J & RACHEL CPWROS	7246 E 36TH PL	YUMA	AZ	85365
SUN VISTA R V RESORT	7201 E 32ND ST	YUMA	AZ	85365
VILLANUEVA GALVEZ RAFAEL	7263 E 36TH PL	YUMA	AZ	85365
WESTERN SANDS LAND INC AZ CORP	3064 S AVE B	YUMA	AZ	85364
YUMAS DESERT OASIS DEVELOPMENT AZ LLC	3064 S AVENUE B	YUMA	AZ	85364

ATTACHMENT E
AERIAL PHOTO