


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 Monday, August 28, 2023, at 4:30 p.m. at the City Hall Council Chambers, One City Plaza, Yuma, AZ.

	<p>Agenda</p> <p>Planning and Zoning Commission Meeting City Hall Council Chambers One City Plaza, Yuma, AZ Monday, August 28, 2023, 4:30 p.m.</p>
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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 – August 14, 2023

B.2 WITHDRAWALS BY APPLICANT – NONE

B.3 TIME EXTENSIONS – NONE

B.4 CONTINUANCES – NONE

B.5 APPROVALS – NONE

C. ACTION ITEMS –

*C.1 **CUP- 41571-2023:** This is a request by Matthew Avila, on behalf of Angela Carrillo, for a Conditional Use Permit to allow a massage school in the Transitional (TR) District, for the property located at 777 W. 27th Street, Yuma, AZ.*

D. PUBLIC HEARINGS – NONE

E. EXECUTIVE SESSION – NONE

F. INFORMATION ITEMS

F.1 STAFF

F.2 COMMISSION

F.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
August 14, 2023

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, August 14, 2023, at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present were Chairman Chris Hamel, Vice-Chairman Lorraine Arney and Commissioners Joshua Scott, Branden Freeman, John Mahon, Edgar Olvera, and Ashlie Pendleton.

STAFF MEMBERS present included Alyssa Linville, Director of Planning and Neighborhood Services; Jennifer Albers, Assistant Director of Planning; Jerry Anaya, Engineering Manager; Emily Hart, Assistant City Attorney; Amelia Domby, Senior Planner; Erika Peterson, Associate Planner; 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 – July 10, 2023

WITHDRAWALS BY APPLICANT – None

CONTINUANCES – None

APPROVALS – None

Motion by Lorraine Arney, second by Branden Freeman to APPROVE the Consent Calendar as presented. Motion carried unanimously, (7-0).

Action Items–

CUP- 41562-2023: *This is a request by Gerald E. Hall and Melissa Hall on behalf of Main Street Yuma, LLC, for a Conditional Use Permit to allow Cat Grooming and Boarding, in the Old Town/Bed and Breakfast Overlay/Historic Overlay/Infill Overlay (OT/BBO/H/IO) District, for the property located at 102 E. 3rd Street, Yuma, AZ.*

Amelia Domby, Senior Planner summarized the staff report and recommended **APPROVAL.**

QUESTIONS FOR STAFF

Chairman Chris Hamel asked if there would be any issues regarding parking for the proposed project. **Domby** clarified that the property was in the Old Town District and no additional parking would be required.

Commissioner Branden Freeman asked why a Conditional Use Permit was required. **Domby** said that the use was not listed as permitted use within the Old Town Zoning District, therefore a Conditional Use Permit was required, if it was approved by the Zoning Administrator.

APPLICANT/APPLICANT'S REPRESENTATIVE

Melissa Hall, 9727 S. Somerton Avenue, Yuma AZ, was available for questions. **Hall** stated that she chose the Downtown area because she wanted her students and clients to have somewhere to spend their time while they are waiting for their cats to be groomed.

PUBLIC COMMENT

Sherry Johnson, Customer, in favor of the proposed project.

Jenna Butler, 279 W. Rio Colorado Dr, Yuma, AZ, in favor of proposed project.

Motion by Lorraine Arney, second by Joshua Scott APPROVE CUP-41562-2023 as presented. Motion carried unanimously, (7-0).

CUP-41564-2023: *This is a request by Dahl, Robins & Associates, Inc., on behalf of McMahan-Kays, LLC, for a Conditional Use Permit to allow the use of a drive-through car wash, in the Limited Commercial/Infill Overlay (B-1/IO) District. This proposal includes an exception request to reduce the 4th Avenue setback from 15 feet to 4 feet for the car wash drive-through lane. The property is located on the southeast corner of 19th Street and 4th Avenue, Yuma, AZ.*

Erika Peterson Associate, Planner summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

Hamel asked if the proposed project would have two entrances. **Peterson** confirmed.

Vice-Chairman Lorraine Arney asked if the existing building would be demolished. **Peterson** confirmed.

APPLICANT/APPLICANT'S REPRESENTATIVE

Christopher Robins, 1560 S. 5th Avenue, stated that he was opposed to conditions 6,7 and 8. **Robins** mentioned that condition 6 requests a one-time dimension site plan that identified future City infrastructure and stated that this was already shown in the site plan that was provided to the City. **Robins** requested to replace conditions 6, 7 and 8 with the following "The owner/developer shall grant a 12 foot no-build easement along the 4th Avenue frontage of proposed parcel B. The owner/developer shall grant a no-build easement corner triangle with 25-foot legs at the southeast corner of 19th Street and 4th Avenue. At the time the city constructs additional roadway improvements on 4th Avenue, between the driveway and 19th Street, the owner/developer shall dedicate the no-build easement areas as right-of-way."

Hamel asked City staff if there was anyway that the applicants request could be granted. **Jerry Anaya, Engineering Manager** said that the applicant would have to agree to dedicate the right-of-way once improvements to 4th Avenue were done. **Robins** said that if the City grants a no-build easement across parcel A at this time, the applicant will dedicate the right-of-way, in the future, upon the City's request when the improvements to 4th Avenue were done.

Commissioner John Mahon asked if the City widened 4th Avenue, would the applicant ask for a reduced setback for parcel A. **Robins** replied that at this time a reduced setback for parcel A was not being requested and that parcel A would require its own conditions once developed.

Commissioner Joshua Scott asked what the issue was with dedicating the right-of-way now. **Robins** stated that the property was in the Infill Overlay, and this would provide flexibility with the development of the property and noted that the area may be used as a retention area. **Scott** said that this could cause a setback issue if the developer uses the 15 foot no-build easement for setback purposes. **Robins** clarified that the area was being treated as a right-of-way, it just wasn't being dedicated at this time.

Anaya asked that the case be continued to the next Planning and Zoning meeting for further discussion. **Mahon** commented that he has lived in Yuma his whole life, and that the property has always been vacant, suggested working with the applicant to make this project work.

Jennifer Albers, Assistant Director of Planning, informed the Commission that the next scheduled Planning and Zoning meeting was scheduled for August 28, 2023.

Commissioner Branden Freeman mentioned that the changes to the conditions were minor, and he suggested the Commission make a motion now. **Freeman** asked for the language of Mr. Robins' proposed condition. **Albers** noted that staff and the commission didn't have a copy of the proposed condition.

PUBLIC COMMENT

None

Motion by Branden Freeman second by John Mahon to APPROVE CUP-41564-2023 with the removal of conditions 6,7 and 8 and replacing it with the following. “The owner/developer shall grant a 12 foot no-build easement along the 4th Avenue frontage of proposed parcel B. The owner/developer shall grant a no-build easement corner triangle with 25-foot legs at the southeast corner of 19th Street and 4th Avenue. At the time the city constructs additional roadway improvements on 4th Avenue, between the driveway and 19th Street, the owner/developer shall dedicate the no-build easement areas as right-of-way.” Motion carried (6-1) with Scott voting Nay.

GP-41398-2023: *This is a General Plan Amendment request by Thompson Design Architects on behalf of the Housing Authority of the City of Yuma (HACY), to change the land use designation from Medium Density Residential to High Density Residential for approximately 1.2 acres, for the properties located at 430 and 440 Magnolia Avenue, Yuma, AZ.*

Jennifer Albers, Assistant Director of Planning summarized the staff report and recommended APPROVAL.

QUESTIONS FOR STAFF

None

APPLICANT/APPLICANT’S REPRESENTATIVE

Christopher Thompson, Thompson Design Architects, 675 W. 16th Street, Yuma, Az, stated that they sympathize with the neighbors and are doing what they can to address their concerns. **Thompson** said that the intent was to start the project with 12 units, and if the increased density request was approved, 8 additional units would be built. **Thompson** noted that the intent was to have families occupy the units, not migrants.

Freeman stated that he was in support of the proposed project adding that Yuma needed more low-income apartments.

Scott asked for clarification on why neighbors claim that the initial intent for the property was for single family homes. **Michael Morrisey, Executive Director of Housing Authority of the City of Yuma,** clarified that the intent for the property has always been apartments and was unsure of where the neighbors obtained that information. **Morrisey** added that this project would be a great opportunity to make a difference in the community for families in need of affordable housing.

Mahon asked if there was a previous design prior to the rezone request. **Thompson** replied that the design consisted of 12 units, 2-3 bedrooms. **Thompson** added that if the amendment was approved two additional buildings would be built.

Luz Acosta, 634 E. Marisela St., Somerton, AZ, on behalf of applicant. **Acosta** wanted to address neighbor concerns about crime and resources. **Acosta** noted that Housing Authority of Yuma has partnered with 18 agencies that promote higher education, nutrition, and healthcare and that it was the applicant’s intention to share these resources within this community.

PUBLIC COMMENT

Tom Bedoya 1852 W 3rd Place, Yuma, AZ, is against the proposed project. **Bedoya** asked for clarification on the location of the storm retention basin. **Bedoya** also said that apartments would decrease the value of the neighboring properties. **Bedoya** was confused regarding the ownership of the property, and asked if the City of Yuma was the property owner. **Albers** clarified that the City of Yuma and the Housing Authority of Yuma were separate entities. **Morrisey** clarified that the Arizona Housing Development Corporation was the property owner.

Lynn Pancrazi, County Supervisor, 3748 W. 18th Place, Yuma, AZ, asked staff to investigate past flooding incidents in the area and to take the steps to prevent future flooding in the area. **Pancrazi** also requested a traffic study starting from 8th Street to the property. **Pancrazi** suggested a right turn entrance and a right turn exit to help prevent traffic. **Anaya** said he would discuss it with the City’s traffic engineer.

Commissioner Edgar Olvera noted that the area is not in a floodplain according to the Federal Emergency Management Flood Map (FEMA).

Elizabeth Bedoya, 1852 W. 3rd Place, Yuma, AZ is opposed to the proposed project. **Bedoya** mentioned that they were previously told that single family homes would be built on the property. **Bedoya** expressed concerns about traffic and mentioned that apartments would only increase the crime rate in the area.

Hamel mentioned that his concern with the area was the high density.

Motion by Lorraine Arney second by Branden Freeman to APPROVE GP-41398-2023 as presented. Motion carried (4-3) with Hamel, Scott, and Mahon voting Nay.

INFORMATION ITEMS

Staff

None

Commission

None

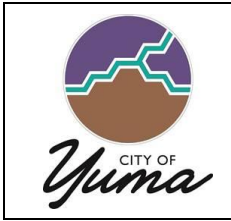
Public

None

Chairman Chris Hamel adjourned the meeting at 5:38 PM.

Minutes approved this _____ day of _____, 2023.

Chairman



STAFF REPORT TO THE PLANNING & ZONING COMMISSION
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING DIVISION
CASE TYPE – CONDITIONAL USE PERMIT
CASE PLANNER: BOB BLEVINS

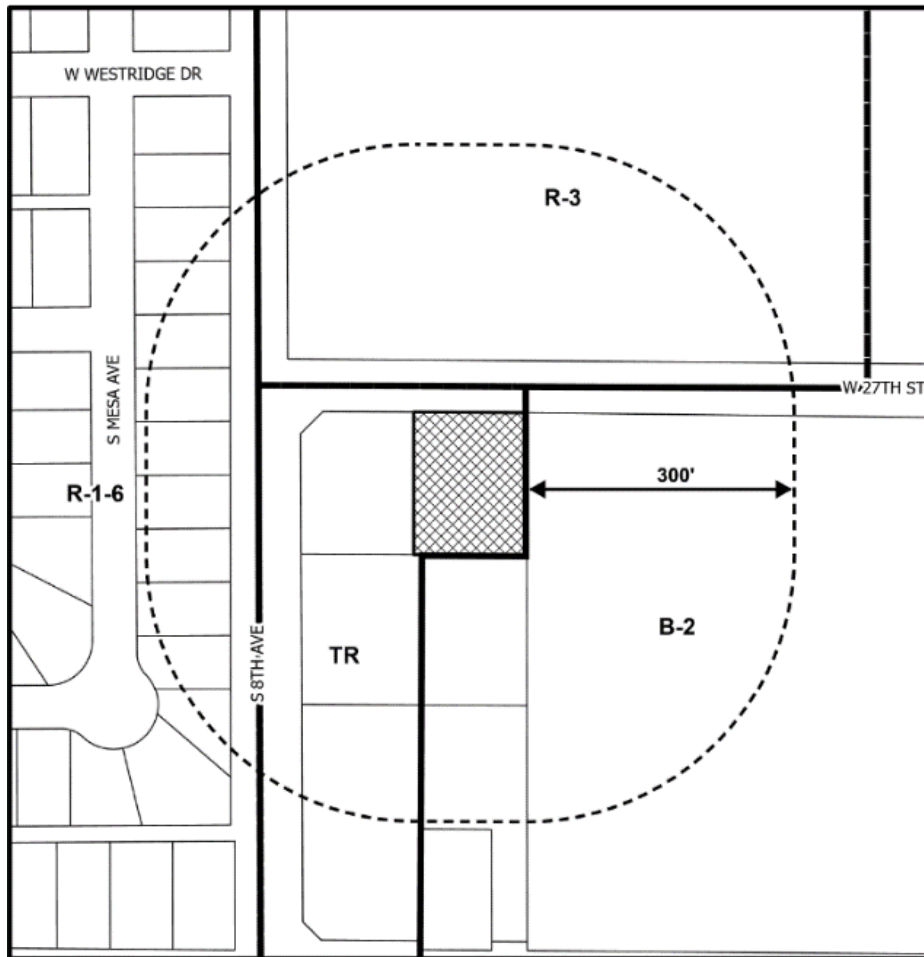
Hearing Date: August 28, 2023

Case Number: CUP-41571-2023

Project Description/ Location: This is a request by Matthew Avila, on behalf of Angela Carrillo, for a Conditional Use Permit to allow a massage school in the Transitional (TR) District, for the property located at 777 W. 27th Street, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Transitional (TR)	Fluid Energies Massage	Medium Density Residential
North	High Density Residential (R-3)	Apartments	High Density Residential
South	General Commercial (B-2)	Offices	Medium Density Residential
East	General Commercial (B-2)	Desert Palms Mobile Home Park	Medium Density Residential
West	Transitional (TR)	Offices	Medium Density Residential

Location Map:



Prior site actions: Annexation: Ord. 672 (07/21/1956); Rezoning: B-2 & R-3 to TR (Z97-005 Ord. O97-29); Subdivision: Arizona Oncology Services Inc. Lot Split, Fee # 1999-33401 (11/23/1999).

Staff Recommendation: Staff recommends **APPROVAL** of the Conditional Use Permit to allow a massage school in the Transitional (TR) District, subject to the conditions outlined in Attachment A.

Suggested Motion: Move to **APPROVE** Conditional Use Permit CUP-41571-2023 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 Conditional Use Permit, the Planning and Zoning Commission is authorizing the request by Matthew Avila, on behalf of Angela Carrillo, to allow a massage school in the Transitional (TR) District, for the property located at 777 W. 27th Street, Yuma, AZ., subject to the conditions outlined in Attachment A, and affirmatively finds that the seven Conditional Use Permit criteria set forth in Section 154-03.05(G)(2) of the City of Yuma Zoning Code have been met.

Staff Analysis: The customer states:
“Fluid Energies LLC would like to open its doors to Arizona School of Myotherapy LLC (ASM). ASM will be offering continuing education for licensed massage therapists and massage therapy program that will certify those massage therapy students.

“ASM would operate during the hours Fluid Energies is closed. Class scheduling is not yet determined however class days may be from 3 to 6 hours daily with the exception of Sunday. ASM will only start with 6 students . . . and in the future reach a total of 12 students per course.

“ASM instructors will be teaching on different days according to the subjects being taught such as anatomy, biology, kinesiology, massage techniques and more.”

Fluid Energies has daytime hours consisting of: open until 3 p.m. on Monday; open until 7 p.m. Tuesday and Thursday; open until 1 p.m. on Wednesday; and open until 5 p.m. on Friday and Saturday. ASM would operate the massage school after hours. No changes are proposed to the interior or exterior of the building. Any new exterior lighting or signage will be reviewed to meet Zoning and Building Codes.

1. What are the impacts of the proposed conditional use on neighboring properties and what conditions are being proposed to resolve those impacts?

None The proposed new use is not an expansion of the building or change of the interior spaces so it will not be noticeably different to the neighbors.

SPECIFIC IMPACT AREA		ISSUE	CONDITION #
A.	Traffic	Non-issue	
B.	Parking	Non-issue	
C.	Lighting	Glare of inadequately-adjusted light fixtures	3
D.	Hours of Operation	Non-issue	
E.	Indoor/Outdoor Activities	Non-issue	

F.	Noise	Non-issue	
G.	Air Quality	Non-issue	
H.	Hazardous Materials	Non-issue	
I.	Crime Prevention (CPTED)	Non-issue	
J.	Other	None	

2. Does the site plan comply with the requirements of the zoning code?

Yes

3. Does the proposed use and site plan comply with Transportation Element requirements?

Yes

FACILITY PLANS						
Transportation Master Plan	Planned	Existing	Gateway	Scenic	Hazard	Truck
27 th Street- Local	29 FT H/W ROW	30 FT H/W ROW				
Bicycle Facilities Master Plan	8 th Avenue – Existing Bike Route					
YCAT Transit System	Green Route – Avenue A					
Issues:	None					

4. Does the proposed conditional use conform to all prior City Council actions for this site?

Yes

5. Can the P&Z Commission answer the following questions affirmatively?

(1) Is the Planning and Zoning Commission, or the City Council, authorized under the zoning code to grant the conditional use permit described in the application?

Yes The proposed use is listed as a Conditional Use in the TR District with approval from the Planning and Zoning Commission required.

(2) Will the establishment, maintenance, and/or operation of the requested conditional use, under the circumstances of the particular case, not be detrimental to the health, safety; peace, morals, comfort, or general welfare of persons residing, or working, in the vicinity or such proposed use, or be detrimental, or injurious, to the value of property in the vicinity, or to the general welfare of the city?

Yes From the applicant: *"The requested conditional use is not detrimental to the health, safety, peace, morals, comfort or general welfare of the City since everything will be remaining the same."*

(3) Are the provisions for ingress, egress, and traffic circulation, and adjacent public streets adequate to meet the needs of the requested conditional use?

Yes No changes are proposed to the layout of the property or to the access points. This new use should not cause a significant increase in traffic. The daytime use and the massage school are proposed for different times of day.

(4) Are the provisions for building(s) and parking facility setbacks adequate to provide a transition from, and protection to, existing and contemplated residential development?

Yes The existing building meets the required distance from nearby residential uses. No building expansion is requested. The use of the property for teaching does not have a substantially-different parking requirement.

(5) Are the height and bulk of the proposed buildings, and structures, compatible with the general character of development in the vicinity of the requested conditional use?

Yes The building is in an area with similar offices and medical facilities.

(6) Have provisions been made to attenuate noise levels and provide for adequate site, and security lighting?

Yes No outdoor instruction or uses are proposed. Lighting will be reviewed to ensure it meets City Code.

(7) Has the site plan for the proposed conditional use, including, but not limited to landscaping, fencing, and screen walls and/or planting, CPTED strategies (Crime Prevention Through Environmental Design), and anti-graffiti strategies been adequately provided to achieve compatibility with adjoining areas?

Yes The exterior areas and parking lot are already developed and no changes are proposed. If any new exterior lighting is proposed, it will be reviewed to ensure it provides appropriate lighting for safety.

Public Comment Received: None.

Agency Comments: None.

Neighborhood Meeting Comments: See Attachment D

Discussions with Applicant/Agent: July 19, 2023

Proposed conditions delivered to applicant on: July 20, 2023

Final staff report delivered to applicant on: July 24, 2023

- Applicant agreed with all of the conditions of approval on: July 20, 2023
- Applicant did not agree with the following conditions of approval: (list #'s)
- 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
Conditions of Approval	Floor Plan	Agency Notifications	Neighborhood Meeting Comments	Neighbor Notification List	Neighbor Mailing	Aerial Photo

Prepared By: *Robert M. Blevins* **Date:** 07/20/2023

Robert M. Blevins
Principal Planner Robert.Blevins@yumaaz.gov (928) 373-5189

Approved By: *Jennifer L. Albers* **Date:** 7/25/23

Jennifer L. Albers,
Assistant Director of Planning

ATTACHMENT A
CONDITIONS OF APPROVAL

The following conditions of approval are roughly proportionate to the impacts associated with the conditional use and expected development on the property.

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

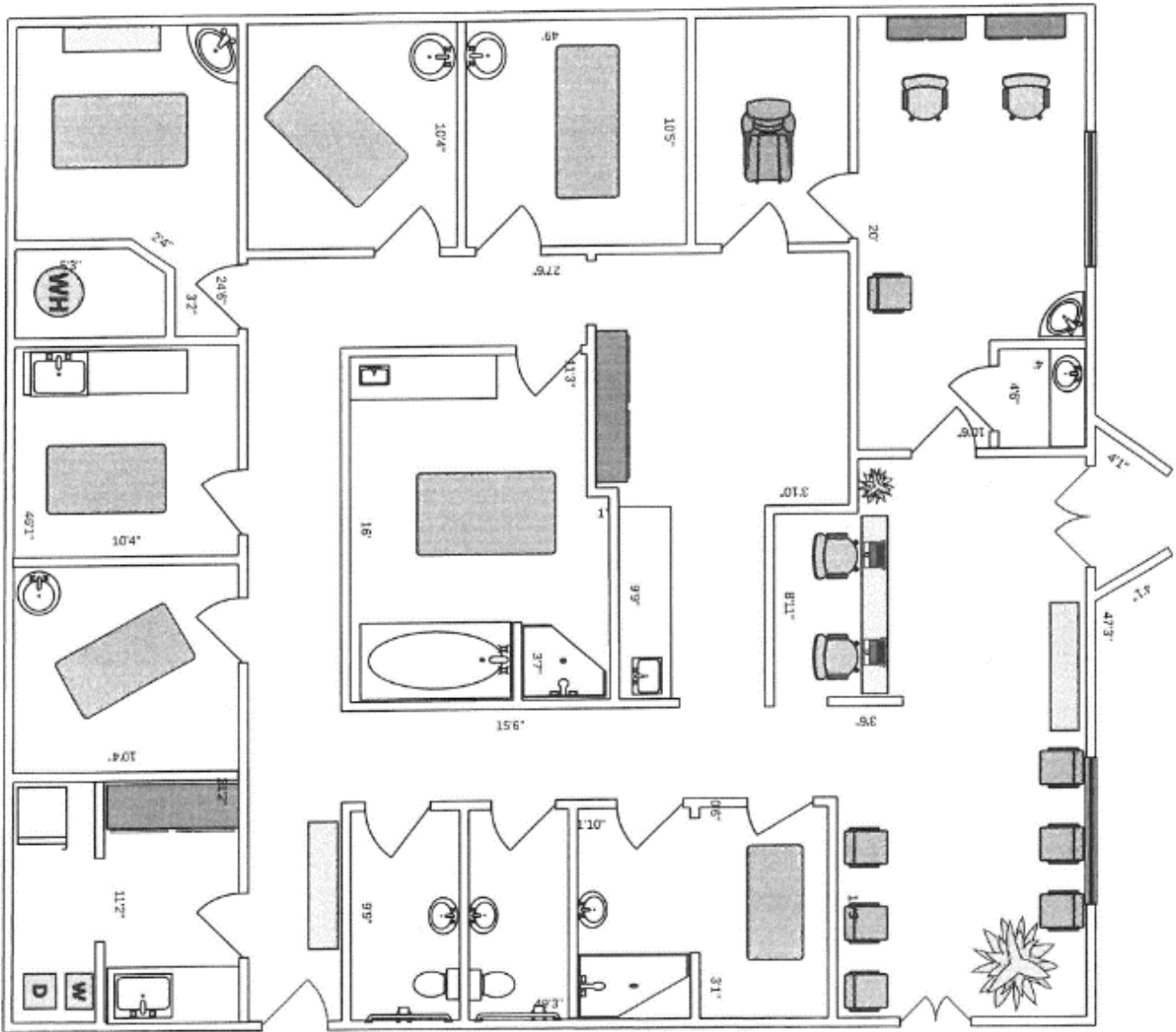
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.

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

3. All new parking lot and exterior building lighting, other than internally-lit signs, must be shielded and/or directed downwards so as not to have light trespass onto the right-of-way or neighboring properties. As part of any new electrical and building permit process, a photometric data site plan must be submitted, showing the light emissions to be contained upon the property. If using LED exterior lighting, the color temperature of the LEDs must be 3000 K or lower.
4. Any substantial modification to the overall site design as represented on the site plan will require a public hearing and be subject to the approval of the Planning and Zoning Commission. A substantial modification to the site plan would include, but not necessarily be limited to, the relocation of vehicular access, the modification of storm water retention or the relocation of a building or structure.
5. The conditions listed above shall be completed within one (1) year of the effective date of the approval of the Conditional Use Permit or prior to the issuance of any Building Permit, Certificate of Occupancy or City of Yuma Business License for this property. In the event that the conditions are not completed within this time frame, the Conditional Use Permit shall be null and void.
6. In any case where a Conditional Use Permit has not been used within one year after the granting thereof, it shall be null and void.
7. Prior to the expiration date of the Conditional Use Permit, the applicant has the option to file for a one-year time extension.

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
FLOOR PLAN



**ATTACHMENT C
AGENCY NOTIFICATIONS**

- Legal Ad Published: The Sun 08/04/23
- 300' Vicinity Mailing: 07/10/23
- 34 Commenting/Reviewing Agencies noticed: 07/13/23
- Hearing Date: 08/28/23
- Comments due: 07/24/23
- Site Posted on: 07/11/23
- Neighborhood Meeting: 07/19/23

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	YES	07/13/23	X		
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	YES	07/18/23	X		
Yuma County Planning & Zoning	NR				
Yuma County Assessor	NR				
Arizona Public Service	NR				
Yuma Proving Ground	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				
Ft. Yuma Quechan Indian Tribe	YES	07/13/23	X		
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
El Paso Natural Gas Co.	NR				
Western Area Power Administration	YES	07/13/23	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	07/07/23	X		
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	NR				
Utilities	NR				
Public Works	NR				
Streets	NR				

**ATTACHMENT D
NEIGHBORHOOD MEETING COMMENTS**

Date Held: 07/19/23

Location: At the property at 5 p.m.

Attendees: Applicant- Angela Carrillo; Agent- Matthew Avila

Also in attendance from Fluid Energy: Diana Robledo & Yesenia Velasquez

City of Yuma Staff: Bob Blevins

No neighbors were in attendance.

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

- **WILL USE SAME FREESTANDING SIGN CABINET WITH SOME NEW WORDING. NO NEW WALL SIGNS.**
- **HOPE TO START CONTINUING EDUCATION BY 11/2023.**
- **STARTING NEW STUDENT CLASSES BY 03/2024.**
- **TEACH IN GROUPS OF SIX FOR 36 WEEKS.**

**ATTACHMENT E
NEIGHBOR NOTIFICATION LIST**

Property Owner	Mailing Address	City	State	Zip Code
BARNES MARIA E	2743 S MESA AVE	YUMA	AZ	85364
DOMINGUEZ STEVEN & SYLVIA	2715 S MESA AVE	YUMA	AZ	85364
DUNNAM BILLY JOE II TRUST 12-20-2019	2739 S MESA AVE	YUMA	AZ	85364
FDR INVESTMENTS AZ LLC	789 W 27TH ST	YUMA	AZ	85364
FLUID ENERGIES INC	777 W 27TH ST	YUMA	AZ	85364
HARRISON SHAWN EASTON	2747 S MESA AVE	YUMA	AZ	85364
HERNANDEZ REBECCA	352 S TOWT ST APT B	SALINAS	CA	93905
HOLE IN ONE BUILDING	2775 S 8TH AVE	YUMA	AZ	85364
HSL EL ENCANTO PROPERTIES	3901 E BROADWAY BLVD	TUCSON	AZ	85711
JD YUMA PROPERTIES LLC	2741 S 8TH AVE STE A	YUMA	AZ	85364
MOONEYHAM JJ & LP TRUST 12-3-1993	2735 S MESA AVE	YUMA	AZ	85364
NAVARRO ARMANDO	2727 S MESA AVE	YUMA	AZ	85364
QUINTERO TRUST 8-29-94	2731 S MESA AVE	YUMA	AZ	85364
SANDOVAL SALVADOR CORTEZ	PO BOX 7410	SAN LUIS	AZ	85349
VALLEJO FRANCISCA TOPETE	PO BOX 5844	YUMA	AZ	85366
YUMA DESERT PALMS AZ LLC	22570 GREEN MOUNT PL	YORBA LINDA	CA	92687

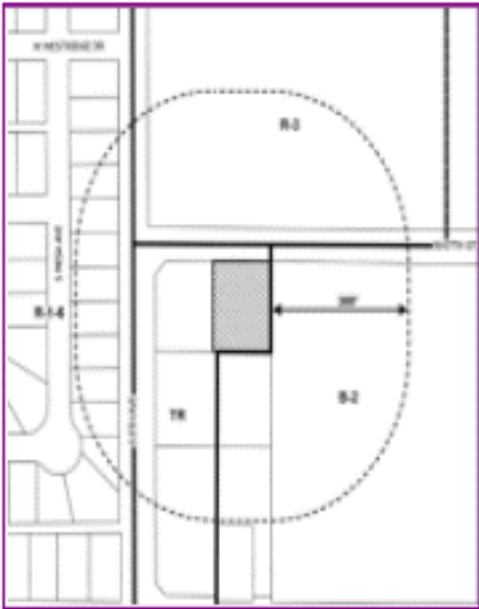
**ATTACHMENT F
NEIGHBOR MAILING**

This is a request by Matthew Avila, on behalf of Angela Carrillo, for a Conditional Use Permit to allow a massage school in the Transitional (TR) District, for the property located at 777 W. 27th Street, Yuma, AZ.

**MEETING DATE,
TIME & LOCATION**
FOR CASE #
CUP-41571-2023

NEIGHBORHOOD MEETING
07/19/2023 @ 5:00 PM
ON-SITE

PUBLIC HEARING
08/28/2023 @ 4:30 PM
City Hall Council Chambers
One City Plaza, Yuma, AZ



Because you are a neighbor within 300' of 777 W. 27th 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 Robert Blevins by phone at (928) 373-5189 or by email at Robert.Blevins@YumaAz.gov

**ATTACHMENT G
AERIAL PHOTO**

