


**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 December 10, 2007 at 4:30 p.m. at the Public Works Training Room, 155 W. 14th Street, Yuma, AZ.

The Agenda for the hearing is as follows:

 City of YUMA	Summary Planning and Zoning Commission Meeting <i>Public Works Training Room</i> <i>155 W. 14th Street</i> Monday, December 10, 2007, 4:30 p.m.
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CALL TO ORDER

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.

APPROVAL OF MINUTES - APPROVED

Joint Planning Commission Minutes of October 15, 2007

WITHDRAWALS BY APPLICANT – None

TIME EXTENSIONS – None

CONTINUANCES – NONE

APPROVALS -

- A. **APPROVED - S2007-011-01:** This is a request by Dahl, Robins & Associates, on behalf of Verde Point, LLC, for approval of the final plat for the Verde Point Condominium Subdivision. This subdivision will contain approximately 2.13 acres and is proposed to have 59 condominiums. The site is currently developed as the Verde Point Apartments. The property is located at 2950 S. Mary Avenue, Yuma, AZ.

PUBLIC HEARINGS – The Planning & Zoning Commission will be considering a vote or action on the following cases. Any vote or action will be considered separately for each case.

1. **APPROVED - GP2007-009:** This is a Minor Amendment request by David A. Lara, on behalf of the David A. Lara & Estella L. Lara Trust, to change the land use designation from Medium Density Residential to Mixed Use. The properties total approximately 1.83 acres and are located at 863 and 909 South Avenue B. *(2nd of 2 Public Hearings)*
2. **APPROVED - Z2007-016:** This is a request by Wayne C. Benesch, on behalf of Tanimura & Antle, General Partnership, for a Zoning Code Text Amendment to create a Smart Growth Overlay (SGO) District. The district will provide an overlay to established zoning districts to provide for and promote a compatible mix of uses in pedestrian oriented environments. The overlay district establishes a broad range of land uses and development standards which may be applied to areas in or adjacent to commercial and/or mixed use districts, high or medium density residential and other areas of concentrated development.

3. **APPROVED - S2007-010:** This is a request by Dahl, Robins & Associates, on behalf of WCC Properties, LLC, for approval of the preliminary plat for the Rio Vista Commerce Center Subdivision. This subdivision will contain approximately 70 acres and is proposed to be divided into 10 lots, ranging in size from approximately 1.09 acres to 24.8 acres. The property is located west of and adjacent to the intersection of 8th Street and Castle Dome Avenue, Yuma, AZ.
4. **APPROVED - CU2007-015:** This is a request by DeWald Architects, on behalf of Robert Schaffer, for a Conditional Use Permit to allow an office/warehouse/retail sales building in the Light Industrial District (L-I) District. The property is located at 2615 East 24th Street, Yuma, AZ.
5. **APPROVED - S2007-012:** This is a request by Dahl, Robins & Associates, on behalf of P.R. Normandale Hotels, LLC, for approval of the preliminary plat for the P.R. Normandale Hotels Subdivision. This subdivision will contain approximately 7.94 acres and is proposed to be divided into 6 lots, ranging in size from approximately 30,840 square feet to 1.86 acres. The property is located at the northwest corner of Interstate 8 and Avenue 3E, Yuma, AZ.
6. **APPROVED - CU2007-017:** This is a request by Steve Deming of Arizona Public Service (APS), on behalf of Arizona Western College, for a Conditional Use Permit to allow an Electrical Substation in the Low Density Residential/Public Overlay (R-1-8/P) District. The substation will be built in two phases, with the first phase being approximately 9,840 square feet in size, surrounded by a visual screening consisting of landscaping and a chain-link fence with slats. Phase two is anticipated in the year 2010 having 22,560 additional square feet for added electrical equipment, for a total area of approximately 32,400 square feet to be surrounded by a solid block perimeter wall and landscaping. The property is located at 8050 E. 24th Street (northeast corner of Avenue 8E and E. 24th Street, Yuma, AZ.

POLICY DIRECTION – The Planning & Zoning Commission will discuss and may vote or take action on the following items. Each item is considered separately and will have separate action by the Planning & Zoning Commission. - **NONE**

INFORMATION AND DISCUSSION ITEMS

1. COUNCIL ACTIONS ON P & Z COMMISSION RECOMMENDATIONS - **NONE**
2. COMMISSION - **NONE**
3. STAFF - **NONE**
4. 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. - **NONE**

ADJOURN – AT 6:39 P.M.

As a part of the public hearing process, the City Planning & Zoning Commission is authorized to consider appropriate alternate Zoning Districts, which are no more intensive in development activity than the requested Zoning District. Additionally, the Commission is authorized to supplement requested rezoning actions with the Aesthetic Overlay (AO) District and/or the Public Designation (P) District as may be deemed appropriate.

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, PO Box 13012, Yuma, AZ 85366-3012; (928) 373-5125 or TTY (928) 373-5149.

Planning & Zoning Commission of the City of Yuma

By: *Rene' Truax*