


**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 January 14, 2007 at 4:30 p.m. at the City Hall Council Chambers, One City Plaza, Yuma, AZ.

The Agenda for the hearing is as follows:

 <p><b>City of YUMA</b></p>	<p><b>SUMMARY</b></p> <p>Planning and Zoning Commission Meeting <i>City Hall Council Chambers</i> <i>One City Plaza</i></p> <p><b>Monday, January 14, 2008, 4:30 p.m.</b></p>
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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**

December 10, 2007 – **APPROVED**

**WITHDRAWALS BY APPLICANT** – None

**TIME EXTENSIONS** – None

**CONTINUANCES** – NONE

**APPROVALS** – **APPROVED**

- A. **S2007-009:** This is a request by Yuma Territorial Engineering, on behalf of Mission Valley Professional Center, LLC, for approval of the preliminary plat for the Mission Valley Plaza Professional Condominiums Subdivision. This subdivision will contain approximately 3.01 acres and is proposing 42 commercial office condominiums of 675 square feet per unit. The property is located at the southwest corner of 22<sup>nd</sup> Lane and 38<sup>th</sup> 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. **PUBLIC COMMENT TAKEN GP2007-010:** This is a Minor General Plan Amendment request by Doug Hipp, on behalf of Carefree Senior Living in California, Inc. to change the land use designation from Medium Density Residential to Mixed Use for four properties. The properties total approximately 1.78 acres and are located at 999 S. Avenue B, Yuma, AZ. **(1<sup>st</sup> of 2 Public Hearings)**
2. **PUBLIC COMMENT TAKEN GP2007-008:** This is a Minor General Plan Amendment request by the City of Yuma to amend the City of Yuma Fire Services and Facilities Plan, Spring 2000 and the City of Yuma 2002 General Plan, Chapter 8, Public Services Element. These two documents provide an

inventory of existing and proposed fire safety facilities, an analysis of fire and emergency needs and a guide for facility planning. The updates are in response to the growth and development of the City of Yuma since 2000.  
**(1<sup>st</sup> of 2 Public Hearings)**

3. **APPROVED Z2007-018**: This is a request by the City of Yuma for a Zoning Code Text Amendment to the Sign Ordinance to insert a message substitution clause stating where a commercial message is allowed on a sign as permitted by the Sign Code, a noncommercial message may be substituted.
4. **APPROVED Z2007-019**: This is a request by the City of Yuma for a Zoning Code Text Amendment to the Sign Ordinance to allow off-site open house real estate signs.
5. **APPROVED CU2007-016**: This is a request by Allied West Paper Corporation, on behalf of Benjamin and Robin Snyder, for a Conditional Use Permit to allow a tissue and towel paper making facility (packing and processing of raw materials) in the Heavy Industrial (H-I) District. The property is located at the north end of Kish Avenue at the 28<sup>th</sup> Street alignment, 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
2. COMMISSION
3. STAFF
  - City of Yuma and Arizona Department of Transportation Coordination and Responsibilities (Andrew McGarvie) - **DISCUSSED**
  - 24<sup>th</sup> Street and Pacific Avenue Discussion (Andrew McGarvie) - **CONTINUED TO A FUTURE AGENDA**
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.

## ADJOURN

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**