


**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 28, 2008 at 4:30 p.m. at the City of Yuma Public Works Training Room at 155 W. 14th Street, Yuma, AZ.

 City of YUMA	SUMMARY Planning and Zoning Commission Meeting <i>Public Works Training Room</i> <i>155 W. 14th Street</i> Monday, January 28, 2008, 4:30 p.m.
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CALL TO ORDER – **AT 4:30PM**

ELECTION OF OFFICERS - **DONE**

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

November 26, 2007 - **APPROVED**

WITHDRAWALS BY APPLICANT – None

TIME EXTENSIONS – None

CONTINUANCES - **CONTINUED**

CU2007-018: This is a request by Edais Engineering, on behalf of 4th Avenue Properties and Storage, for a Conditional Use Permit to allow a cocktail lounge and bar on approximately 1.826 acres in the Light Industrial (LI) District. The property is located at the 3905 S. 4th Avenue, Yuma, AZ. *(Continued to the meeting of February 11, 2008)*

Z2007-017: This is a request by Dahl, Robins & Associates, Inc., on behalf of John Ott, to rezone approximately 40 acres from the Agricultural (AG) District to the Low Density Residential (R-1-6) District. The property is located at the southeast corner of Avenue 6E and 48th Street, Yuma, AZ. *(Continued to a date uncertain)*

Z2007-020: This is a request by Dahl, Robins & Associates, Inc., on behalf of Hardknocks Limited partnership, Red Raven Investments LLC, and Turtle Bay Holdings LLC., to rezone approximately 40 acres from the Agricultural (AG) District to the Low Density Residential (R-1-6) District. The property is located at the northeast corner of Avenue 6E and the 52nd Street alignment, Yuma, AZ. *(Continued to a date uncertain)*

APPROVALS – APPROVED

- A. **S2007-009-01:** This is a request by Yuma Territorial Engineering, on behalf of Mission Valley Professional Center, LLC, for approval of the final 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 22nd Lane and 38th Avenue, Yuma, AZ.
- B. **Z007-021:** This is a request by the City of Yuma to rezone two (2) adjacent parcels totaling approximately 59.23 acres from the Light Industrial (L-I) District

to the Light Industrial / Public Overlay (L-I/P) District for a proposed Fire Station, Public Safety Training Facility, Parks and Recreation Department facility, and Police Department facility. The property is located at the northeast corner of 36th Street and Avenue 4E, 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 - GP2007-010:** 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. (*2nd of 2 Public Hearings*)
2. **APPROVED - 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. (*2nd of 2 Public Hearings*)

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
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 – **At 5:17PM**

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**