


**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 February 11, 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:

 City of YUMA	SUMMARY Planning and Zoning Commission Meeting <i>City Hall Council Chambers</i> <i>One City Plaza</i> Monday, February 11, 2008, 4:30 p.m.
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CALL TO ORDER **AT 4:30PM**

ELECTION OF VICE-CHAIRMAN **BROCKINGTON ELECTED**

CONSENT CALENDAR – **APPROVED** 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

January 14, 2008

January 28, 2008

WITHDRAWALS BY APPLICANT – None

TIME EXTENSIONS – None

CONTINUANCES – NONE

APPROVALS –

- A. **Z2007-022:** This is a request by Core Engineering Group, on behalf of Tang Enterprise Limited, to rezone approximately .74 acres from the Agriculture (AG) District to the General Commercial/Aesthetic Overlay (B-2/AO) District. The property is located at 585 E. 16th Street, 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.

ALL CASES HEARD AT THE PUBLIC HEARING WERE APPROVED

1. **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 3905 S. 4th Avenue, Yuma, AZ. *(Continued from the meeting of January 28, 2008)*
2. **CU2007-019:** This is a request by Dahl, Robins & Associates, on behalf of Bob Hartley, for a Conditional Use Permit to allow a Truly Nolan retail sales building in the Heavy Industrial / Aesthetic Overlay (H-I/AO) District. The property is located at 7997 E. 30th Street, Yuma, AZ.

3. **CU2007-020:** This is a request by KG Architects, on behalf of Balboa Island Properties, for a Conditional Use Permit to allow Heavy Equipment Rental and Retail Sales with a Fuel Dispensing and Wash Station for company use only in the Light Industrial District (L-I) District. The property is located at 3031 E. 42nd Street, Yuma, AZ.
4. **S2007-010-01:** This is a request by Dahl, Robins & Associates, on behalf of WCC Properties, LLC, for approval of the final 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.
5. **S2007-013:** This is a request by Dahl, Robins & Associates, on behalf of JPJ Partnership, for approval of the preliminary plat for the Pueblo Corner Subdivision. This commercial subdivision will contain approximately 8.67 acres and is proposed to be divided into 3 lots, ranging in size from approximately 1.53 acres to 4.93 acres. The property is located at the northwest corner of 20th Street and Avenue B, 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
 - **Planning & Zoning Commission Training Session on February 25, 2008**
DISCUSSED
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 6:38PM**

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**