


**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 April 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, April 28, 2008, 4:30 p.m.
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CALL TO ORDER AT 4:32

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 – NONE

WITHDRAWALS BY APPLICANT – NONE

TIME EXTENSIONS – NONE

CONTINUANCES – NONE

APPROVALS

A. **S2006-006-02:** This is a request by Dahl, Robins & Associates, on behalf of Valley 40, LLC, for approval of the final plat for the Lynnwood Subdivision, Unit 2. This subdivision contains approximately 19.44 acres and is proposed to be divided into 90 lots, ranging in size from approximately 6,380 square feet to 6,565 square feet. The property is located at the southeast corner of 12th Street and 44th Avenue, Yuma, AZ.

Approved

B. **Z2008-004:** This is a request by the City of Yuma to rezone various city owned and managed Regional Parks, Area Parks, Neighborhood Parks, and Historic Facilities by the Public Overlay (P) District for properties located within Yuma, AZ.

Approved

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. **GP2007-013:** This is a General Plan Amendment request by the City of Yuma to change use designation from Medium Density Residential to Low Density Residential for 9 lots with a combined size of approximately 7.87 acres. The properties are located 610 feet west of Avenue B south of 5th Street, Yuma, AZ. **(2nd of 2 Public Hearings)**

Approved

2. **GP2008-001:** This is a General Plan Amendment request by the City of Yuma, to change use designation from Low Density Residential to Mixed Use for approximately .4 acre requested land use change is located at 2450 S. Madison Avenue. **(2nd of 2 Public Hearings)**

Approved

3. **S2008-001:** This is a request by Core Engineering, on behalf of Rosjon Real Estate & Investment, for approval of the preliminary plat for the Tierra Subdivision. This subdivision contains approximately 7.9 acres is proposed to contain 35 single-family lots and 1 lot of 20 multi-family lots. The 35 single-family lot range in size from approximately 4,994 square feet to 8,994 square feet. The properties are located at the southwest corner of Avenue C and the Central Drain, Yuma, AZ.

Approved

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 5:25

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**