


**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 June 9, 2008 at 4:30 p.m. at the City Hall Council Chambers, One City Plaza, Yuma, AZ.

 City of YUMA	SUMMARY Planning and Zoning Commission Meeting <i>City Hall Council Chambers</i> <i>One City Plaza</i> Monday, June 9, 2008, 4:30 p.m.
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CALL TO ORDER AT 4:30PM

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

April 14, 2008, April 28, 2008, May 12, 2008 - **APPROVED**

WITHDRAWALS BY APPLICANT – NONE

TIME EXTENSIONS – NONE

CONTINUANCES - **APPROVED**

S2006-015-02: This is a request by Dahl, Robins & Associates, on behalf of Curtis Citrus, LLC, and The Sam and Mary Louise Perricone Trust, for approval of the final plat for the Produce Industrial Park Subdivision, Unit 2. This subdivision will contain approximately 80.42 acres and is proposed to be divided into 29 lots, ranging in size from approximately 1.4 acres to 3.69 acres. The property is located at the southeast corner of 44th Street and Avenue 3E, Yuma, AZ. (***Continued to the meeting of June 23, 2008***)

APPROVALS - NONE

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. GP2008-003: - **DISCUSSION HELD** This is a General Plan Amendment request by Nicklaus Engineering, on behalf of David Voyles, to change the land use designation from Medium Density Residential to Mixed Use for 4.68 acres. The property is located at 11109 S. Adam Avenue, Yuma, AZ. (***1st of 2 public hearings***)
2. GP2008-004: - **DISCUSSION HELD** This is a General Plan Amendment request by Dahl, Robins and Associates, on behalf of Jakolin, LLC, to change the land use designation from Rural Density Residential to Low Density Residential for approximately 33.4 acres. The requested land use change is located at the northwest corner of 48th Street and Avenue 6E, Yuma, AZ. (***1st of 2 public hearings***)
3. Z2008-005: - **APPROVED** This is a request by the City of Yuma to rezone approximately .3 acres from the Low Density Residential (R-1-6) District to the Transitional (TR) District. The property is located at the 2450 S. Madison Avenue, Yuma, AZ.
4. S2006-001-01TE & S2006-001-02TE: **APPROVED** This is a request by Nicklaus Engineering Inc., on behalf of World Meridian Toscana, L.L.C., for approval of a time extension for the final plat of the Toscana Estates Subdivision, Unit 1 and Unit 2. This subdivision contains approximately 103 acres and is proposed to be divided into 387 lots, ranging in size from approximately 6,000 square feet to 14,000 square feet. The property is located at the northwest corner of Avenue C and the Central Canal (36th 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.

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 5:35PM

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.