


**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 July 14, 2008 at 4:30 p.m. at the City Hall Council Chambers, One City Plaza, Yuma, AZ.

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

June 23, 2008 - **APPROVED**

WITHDRAWALS BY APPLICANT – NONE

TIME EXTENSIONS – NONE

CONTINUANCES – NONE

APPROVALS - **APPROVED**

- A. **S2008-002:** This is a request by Edais Engineering, on behalf of Tuscany Holdings LLC, for approval of the preliminary plat for the Tuscany Medical & Professional Plaza Subdivision, Phase 2. This subdivision will contain approximately 5.78 acres and is proposed to be divided into 15 lots, ranging in size from approximately 5,189 square feet to 8,814 square feet. The property is located on the southwest corner of 28th Street and 21st Drive, Yuma, AZ.
- B. **S2008-004:** This is a request by Dahl, Robins and Associates, on behalf of Yuma Plaza, LLC, for approval of the preliminary plat for the Yuma Plaza Subdivision, Unit 1. This subdivision will contain approximately 3.48 acres and is proposed to be divided into 3 commercial lots, ranging in size from approximately 39,523 square feet to 70,305 square feet. The property is located at the southwest corner of Pacific Avenue and 16th Street, Yuma, AZ.
- C. **S2007-008-01:** This is a request by Colvin Engineering, on behalf of Elliot Alta Vista LLC, for approval of the final plat for the Araby Crossing Subdivision. This subdivision will contain approximately 43.95 acres and is proposed to be divided into 198 residential lots, ranging in size from approximately 4,880 square feet to 7,871 square feet, and 6 commercial lots, ranging in size from approximately 29,165 square feet to 36,972 square feet. The property is located at the southeast corner of Araby Road and 32nd 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.

1. **CU2008-003:** This is a request by Barry Patterson Architects, on behalf of Brent Dana, for a Conditional Use Permit to allow a bank and office building with three drive-thru lanes in the General Commercial/Auto Center Overlay (B-2/ACO) District. The property is located at the northwest corner of Fortuna Avenue and 32nd Street, Yuma, AZ. **APPROVED**
2. **Z2008-009:** This is a request by Selvan Paul, on behalf of Avenue 6E Properties LLC, to rezone approximately 42.51 acres from the Low Density Residential (R-1-8) District to the Low Density Residential (R-1-6) District. The property is located at the southwest corner of Avenue 6E and the 36th Street alignment, 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.

INFORMATION AND DISCUSSION ITEMS

1. COUNCIL ACTIONS ON P & Z COMMISSION RECOMMENDATIONS
2. COMMISSION
3. STAFF – IDENTIFYING TOPICS FOR FUTURE TRAINING SESSION – **TOPICS IDENTIFIED**
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 6:09PM

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.