


**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 September 8, 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, September 8, 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 - NONE

WITHDRAWALS BY APPLICANT – NONE

TIME EXTENSIONS – NONE

CONTINUANCES

1. **S2008-005:** This is a request by Dahl, Robins & Associates, on behalf of Cholla Desert Land, Inc., for approval of the preliminary plat for the Saguaro Subdivision, Phases 1 thru 4. This subdivision will contain approximately 159 acres and is proposed to be divided into 1 commercial lot of approximately 22 acres, and 543 residential lots, ranging in size from approximately 4,500 square feet to 9,266 square feet. The property is located on the southwest corner of 40th Street and Avenue 8E, Yuma, AZ. **(Continued to the meeting of September 22, 2008) CONTINUED TO THE MEETING OF SEPTEMBER 22, 2008**

APPROVALS – ALL APPROVED

- A. **S2008-003-01:** This is a request by Dahl, Robins and Associates, on behalf of the Yuma Neighborhood Development Organization, for approval of the final plat for the Villa Real Subdivision. This subdivision will contain approximately 1.17 acres and is proposed to be divided into 10 lots, each approximately 4,500 square feet in size. The property is located 150 feet north of the northwest corner of Magnolia Avenue and 5th Street, Yuma, AZ.
- B. **S2008-004-01:** This is a request by Dahl, Robins and Associates, on behalf of Yuma Plaza, LLC, for approval of the final 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. **S2008-007:** This is a request by N. Bruce Jacobson, on behalf of Cielo Verde Development Limited Partnership, LLC, for approval of the preliminary plat for the Cielo Verde Subdivision, Unit #3. This subdivision will contain approximately 46.24 acres and is proposed to be divided into 93 lots, ranging in size from approximately 8,000 square feet to 20,600 square feet. This request is a replat of a previously approved final plat. Unit #3 is east of and adjacent to Cielo Verde Unit #1 and south of the Cielo Verde Specific Plan master blocks designated for commercial use along 32nd Street. The property is located at the northeast corner of the 36th Street and Paraiso Parkway alignments, 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. **GP2008-005:** This is a General Plan Amendment request by Wayne Eide, on behalf of Terraces Condos, LLC, to change the land use designation from Medium Density Residential to High Density Residential for 8.52 acres. The property is located at the southeast corner of Avenue 6E and Sunset Terrace Boulevard, Yuma, AZ. **(1st of 2 Public Hearings) – DISCUSSION HELD**
2. **CU2006-014R:** This is a request by Victor Roman, on behalf of Sun Casa Holdings AZ LLC, for an amendment to a Conditional Use Permit to allow Massage Therapy to occupy 1,250 square feet of the existing building in the Light Industrial (L-I) District. The existing Conditional Use Permit allows retail sales with ancillary office and warehouse uses. The property is located in the Gateway Industrial Park Subdivision at 2573 E. 24th Street, 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 – UPDATE GIVEN
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 4:58PM*

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.