


**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 22, 2008 at 4:30 p.m. at the City Hall Council Chambers, One City Plaza, Yuma, AZ.

 <p><b>City of YUMA</b></p>	<p align="center"><b>SUMMARY</b> Planning and Zoning Commission Meeting <i>Public Works Training Room</i> <i>155 W. 14<sup>th</sup> Street</i></p> <p align="center"><b>Monday, September 22, 2008, 4:30 p.m.</b></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

AUGUST 25, 2008  
SEPTEMBER 8, 2008

} **APPROVED**

WITHDRAWALS BY APPLICANT – NONE

TIME EXTENSIONS – NONE

CONTINUANCES – NONE

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. GP2008-005: 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. **(2<sup>nd</sup> of 2 public hearings)**
2. Z2008-012: This is a request by the City of Yuma for a Text Amendment repealing Sign Control for Main Street Development Section 152-01 through 152-07 of the City Code. The Section was adopted in 1968 and has since been superseded by the Old Town (OT) District Section 154-185 and the Historic Overlay (H) District Section 154-280.
3. S2008-006-01: This is a request by Edais Engineering, on behalf of the 4<sup>th</sup> Avenue Industrial Development, L.L.C., for approval of the final plat for the 4<sup>th</sup> Avenue Industrial Park Phase I. This subdivision will contain approximately 6.04 acres and is proposed to be divided into 5 lots, ranging in size from 43,819 square feet to 66,138 square feet. The property is located at the northwest corner of 1<sup>st</sup> Avenue and 40<sup>th</sup> Street, Yuma, AZ.
4. CU2008-004: This is a request by Looker & Cappello Architects, Inc., on behalf of Jamesway Restaurants, Inc., for a Conditional Use Permit to allow a Taco Bell restaurant with a drive-thru in the Limited Commercial / Aesthetic Overlay (B-1/AO) District. The property is located at 2353 S. Avenue B, Yuma, AZ.
5. 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 40<sup>th</sup> Street and Avenue 8E, 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 **6:11PM**

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.