


**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 October 27, 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></p> <p align="center"><b>Planning and Zoning Commission Meeting</b> <i>City Hall Council Chambers</i> <i>One City Plaza</i></p> <p align="center"><b>Monday, October 27, 2008, 4:30 p.m.</b></p>
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CALL TO ORDER **AT 4:30**

**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**

**Approved**

SEPTEMBER 22, 2008

WITHDRAWALS BY APPLICANT – NONE

TIME EXTENSIONS – NONE

CONTINUANCES – NONE

**APPROVALS**

A. S2008-002-01: This is a request by Edais Engineering, on behalf of Tuscany Holdings LLC, for approval of the final plat for the Tuscany Medical & Professional Plaza Subdivision, Phase 1. The 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 28<sup>th</sup> Street and 21<sup>st</sup> Drive, 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. Z2008-016: This is a request by the City of Yuma for a Zoning Code Text Amendment to Section 154-478 Zoning Board of Adjustment Action, to strike the words “or use” from the required and correct typographical errors, in order to comply with Arizona Revised Statutes and and with the wording in Section 154-475 of the Zoning Code. *(Continued from the meeting of October 13, 2008)*

**Approved**

2. CU2008-006: This is a request by Steve Schneider with Lyons Warren, on behalf of Hannelore Loreen Hautekeet, for a Conditional Use Permit to allow a Jack in the Box restaurant thru in the General Commercial (B-2) District. The property is located at 3951 S. Avenue E, Yuma, AZ

**Approved**

3. CU2008-005: This is a request by Glynn Pettway, on behalf of TMS Properties LLC, for a Conditional Use Permit to allow retail sales of welding supplies, equipment, and gases in the Light Industrial District. The property is located at 4251 E. 30<sup>th</sup> Place, Yuma, AZ. *(Continued from the meeting of October 13, 2008)*

**Continued**

4. Z2008-015: This is a request by the City of Yuma for a Zoning Code Text Amendment to Low Density Residential District Permitted Principal Uses, Section 154-068, to allow 4H and FFA animals in all Low Density Residential districts subject to requirements. *(Continued from the meeting of October 13, 2008)*

**Continued**

**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 – LAURIE LINEBERRY – UPCOMING TEXT AMENDMENTS**
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 6:37**

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 to 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.