


**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 November 24, 2008 at 4:30 p.m. at Public Works Training Room, 155 W. 14<sup>th</sup> Street, Yuma, AZ.

 <p align="center"><b>City of YUMA</b></p>	<p align="center"><b>Summary</b></p> <p align="center">Planning and Zoning Commission Meeting <i>Public Works Training Room</i> 155 W. 14<sup>th</sup> Street</p> <p align="center"><b>Monday, November 24, 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 - NONE

WITHDRAWALS BY APPLICANT – NONE

TIME EXTENSIONS – NONE

CONTINUANCES

- A. **Z2008-015:** This is a request by the City of Yuma for a Zoning Code Text Amendment to allow 4H and FFA project animals in all low density residential districts subject to requirements. *(Continued from the meeting of October 27, 2008)(Continued to the meeting of February 9, 2009)*

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.

**Approved** 1. **Z2008-017:** This is a request by the City of Yuma Engineering Department for a Zoning Code Text Amendment to Section 154-449 to revise the definition of Visibility Triangle (City) by changing text referencing "degrees" to "feet". The purpose of the text amendment is to be consistent with the City of Yuma Zoning Code Chapter 154-004 definition of Visibility Triangle (City). *(Continued from the meeting of November 10, 2008)*

**Approved** 2. **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 (L-I) District. The property is located at 4251 E. 30th Place, Yuma, AZ. *(Continued from the meeting of November 10, 2008)*

**Approved** 3. **GP2008-006:** This is a General Plan Amendment request by the City of Yuma, to change the land use designation from Medium Density Residential to Low Density Residential for four properties with a total area of .9 acres. The properties are located at 695, 697, 707, and 709 S. Clifford Way Yuma, AZ. *(Continued from the meeting of November 10, 2008) (1<sup>st</sup> of 2 Public Hearings)*

**Approved** 4. **GP2008-007:** This is a General Plan Amendment request by Dahl, Robins and Associates, on behalf of the Palms RV Resort Development, Inc., to change the land use designation from Mixed Use to Medium Density Residential for approximately 3.4 acres of a 6.4 acre parcel. The property is located at the southeast corner of 32nd St and Michigan Avenue, Yuma, AZ. *(Continued from the meeting of November 10, 2008) (1<sup>st</sup> of 2 Public Hearings)*

**Continued** 5. **Z2008-002:** This is a request by Juan Leal Rubio and Carlos F. Flores for abandonment of 500 square feet of right-of-way located in the alley behind 535 S. 4<sup>th</sup> Avenue, Yuma, AZ.

**Approved** 6. **Z2008-019:** This is a request by NFlux LLC, on behalf of Cactus West Developers LLC, to rezone approximately 5.2 acres from the High Density Residential (RH) District to the Transitional (TR) District. The property is located at the northeast corner of 32nd Street and 28th Drive, Yuma, AZ.

**Approved** 7. **CU2008-007:** This is a request by Development, Design & Engineering, on behalf of First Holdings AZ, LLC, for a Conditional Use Permit to allow the continued use of a nonconforming existing apartment complex consisting of 10 dwelling units in the Transitional (TR) District. This request includes conditions to reduce the required front yard setback, rear yard setback, side yard setback, parking setback, number of parking spaces, stall width of parking spaces, landscaping setback, and lot area. The property is located at 2430 S. 5th Avenue, Yuma, AZ.

**Approved** 8. **Z2007-016R:** This is a request by the City of Yuma for a Zoning Code Text Amendment to create a Smart Growth Overlay (SGO) District. The district overlay provides an overlay to established zoning districts to provide for and promote a compatible mix of uses in pedestrian oriented environments. The overlay district allows the establishment of a broad range of land uses and development standards. The SGO may be applied to areas in or adjacent to commercial and/or mixed use districts, high or medium density residential and other areas where promotion of more diverse and concentrated development would be appropriate. This notice supersedes a previous request for the text amendment. *(Continued from the meeting of November 10, 2008)*

**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 7:37**

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 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.