


**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 December 8, 2008 at 4:30 p.m. at City Hall Council Chambers, One City Plaza, Yuma, AZ.

 <p align="center">City of YUMA</p>	<p align="center">SUMMARY</p> <p align="center">Planning and Zoning Commission Meeting <i>City Hall Council Chambers</i> <i>One City Plaza</i></p> <p align="center">Monday, December 8, 2008, 4:30 p.m.</p>
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CALL TO ORDER AT 4:33

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 - NONE

APPROVALS

Approved **Z2008-011:** This is a request by Dahl, Robins and Associates, on behalf of LEEP, LLC, to rezone two (2) adjacent parcels totaling approximately 20.69 acres from the Agriculture (AG) District to the Low Density Residential (R-1-20) District. The property is located at the southwest corner of Avenue C and the Central Canal (36th Street alignment), 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.

Approved **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. (2nd of 2 Public Hearings)

Approved **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. (2nd of 2 Public Hearings)

Approved **Z2008-018:** This is a request by the City of Yuma for a Zoning Code Text Amendment to Section 154-003 and Section 154-004 to revise the definition of a Home Occupation. For Section 154-004, the amendment eliminates paragraphs 1, 2, 3, 4, 5, 6 and 7 referencing performance standards for Home Occupations. For Section 154-003, the amendment establishes paragraph (J) entitled "Home Occupations", providing revised and new performance standards for all home businesses within all residential districts. (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 – FRED ORCUTT – 75 FOOT SITE TRIANGLES, RIGHT-TURN BAYS (24TH STREET & PACIFIC AVENUE @ CHEVRON), TRAFFIC CALMING DEVICES AND THEIR EFFECTIVENESS, TRAFFIC STUDIES & THE LOOP / YUMA EXPRESSWAY
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 5:53

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.