

**Hearing Officer Meeting Minutes
September 10, 2015**

A meeting of the City of Yuma's Hearing Officer was held on Thursday, September 10, 2015, at City Hall Room 190, One City Plaza, Yuma, AZ.

HEARING OFFICER in attendance was Ray Urias.

CITY OF YUMA STAFF MEMBERS present included Rodney Short, Assistant City Attorney; Bobette Bauermann, Principal Planner; Alyssa Linville, Associate Planner; Amelia Griffin, Administrative Assistant; and Stephanie Guzman, Administrative Assistant.

Urias called the meeting to order at 9:30 a.m.

CONSENT CALENDAR

Urias approved the minutes of June 25, 2015.

PUBLIC HEARINGS

CUP-10968-2015: *This is a request by Dianne Thompson, on behalf of Kevin Honaker, for a Conditional Use Permit to allow for firearms manufacturing, assembly, sales and distribution, which requires a federal license, in the Light Industrial (L-I) District. The property is located at 2947 S Kish Avenue, Yuma, Arizona.*

Alyssa Linville, summarized the staff report, recommending **APPROVAL**.

QUESTIONS FOR STAFF

Urias asked if all seven criteria have been met. **Linville** said yes.

APPLICANT/APPLICANTS REPRESENTATIVE

Dianne Thompson, 10353 S. Winter Avenue, Yuma, Arizona, was available for questions.

Urias asked if the applicant was in agreement with the Conditions of Approval. **Thompson** said yes.

OPEN PUBLIC COMMENT

None

DECISION:

Urias granted the requested Conditional Use Permit, subject to the Conditions of Approval in Attachment A, finding that the seven criteria have been met.

VAR-10875-2015: *This is a request by Jose Rojas - Piramide Contractors on behalf of Ragheed Shaya - Rayan Properties, LLC for a variance to reduce the front yard setback from 20' to 0' to allow parking in the Low Density Residential (R-1-6) District. The property is located at 1904 W. 17th Street, Yuma, AZ.*

Bobette Bauermann, Principal Planner, summarized staff report recommending **DENIAL** to reduce the front yard setback from 20' to 0', but is recommending **APPROVAL** to reduce the front yard setback from 20' to 4'.

QUESTIONS FOR STAFF

Urias asked if there would still be twenty-one feet for the applicant to park the car. **Bauermann** said yes.

APPLICANT/APPLICANTS REPRESENTATIVE

Applicant was not in attendance.

Bauermann stated that the applicant was aware of the hearing. She received an email from the applicant's agent and they were in agreement with the Conditions of Approval.

OPEN PUBLIC COMMENT

None

DECISION

Urias granted the amended variance, to reduce the front yard setback from 20' for 4', subject to the Conditions of Approval in Attachment A, finding that the four criteria have been met.

Urias adjourned the meeting at 9:45 a.m.

Minutes approved and signed this 8th day of October, 2015.



Ray Urias, Hearing Officer