

**Notice of Public Hearing of the
Hearing Officer of The City of Yuma**

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Hearing Officer of the City of Yuma and to the general public that the Hearing Officer will hold a hearing open to the public on July 14, 2022 at 9:30 a.m. in City Council Chambers, One City Plaza, Yuma, AZ.

The Agenda for the hearing is as follows:

	<p>Agenda SUMMARY Hearing Officer Public Hearing City Hall Council Chambers One City Plaza</p> <p>Thursday, July 14, 2022 9:30 a.m.</p>
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City Hall Council Chambers will be open with limited public access.

Public comment regarding any **agenda** item can be provided in written format to the Hearing Officer Secretary at email address planning@yumaaz.gov no later than 15 minutes prior to the start of the scheduled meeting. Comments received timely will be read into the record when the referenced agenda item is discussed.

CALL TO ORDER 9:32 A.M Hearing Officer in Attendance Araceli Rodriguez

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 Hearing Officer or a member of the audience wishes to speak about an item.

APPROVAL OF MINUTES

Approved • June 23, 2022

CONTINUANCES –

1. **VAR-39987-2022:** This is a request by Andrea Plaza, on behalf of Miguel & Maria Gastelum, for a Variance to eliminate the requirement for on-site parking for a clothing retail store, Vlanco Boutique, in the General Commercial/Historic Overlay/Bed and Breakfast Overlay/Infill Overlay (B-2/H/BBO/IO) District, for the property located at 206 S. Orange Avenue, Yuma, Arizona. *(Continued to July 28, 2022).*

APPLICATIONS TO BE CONSIDERED

- Approved 1. **VAR-39872-2022:** This is a request by Kerley Homes of Yuma, LLC on behalf of KDC of Yuma, LLC, for a Variance to reduce the front yard setback from 20' to 13' 2", to allow the construction of a single-family dwelling in the Low Density Residential (R-1-8) District, for the property located at 5842 E. 47th Street Yuma, Arizona.
- Denied 2. **VAR-39977-2022:** This is a request by Cesar Durazo for a variance to reduce the side and rear yard setbacks from 5.5 feet (setback based on height of accessory structure) to a setback of 34.5 inches, in the Low Density Residential (R-1-8) District. The property is located at 3953 West 18th Street, Yuma, AZ.

- Approved 3. VAR-39981-2022:** This is a request by Sternco Engineers, Inc., on behalf of Nextgen Properties, LLC, for a variance to increase the maximum allowable density to allow the construction of a fourplex on a lot measuring 7,500 square feet in the High Density Residential/Infill Overlay (R-3/IO) District, for the property located on the southeast corner of W. Colorado Street and N. 17th Avenue, Yuma, Arizona.
- Denied 4. VAR-39983-2022:** This is a request by Alberto Urias, on behalf of Sergio Castro, for a variance to reduce the rear yard setback from 20 feet to 3 feet to accommodate the expansion of a workshop, in the Low Density Residential (R-1-8) District. The property is located at 3929 West 18th Street, Yuma, AZ.

ADJOURN 10:22 A.M

A copy of the agenda for this meeting may be obtained at the office of the City Clerk at City Hall, One City Plaza, Yuma, Arizona, 85364, during business hours, Monday through Friday, 8:00 A.M. to 5:00 P.M. 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