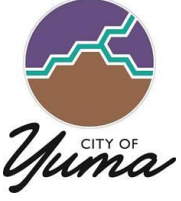


**Notice of Public Hearing of the  
Hearing Officer of the City of Yuma**

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the 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 Thursday, September 14, 2023 at 9:30 a.m. in City Hall Council Chambers, One City Plaza, Yuma, AZ.

The Agenda for the hearing is as follows:

	<p><b>Agenda Summary</b> <b>Hearing Officer Public Hearing</b> City Hall Council Chambers One City Plaza</p> <p><b>Thursday, September 14, 2023 9:30 a.m.</b></p>
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Public comment regarding any **agenda** item can be provided in written format to the Hearing Officer Secretary at email address [planning@yumaaz.gov](mailto: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 **9:30 A.M Hearing Officer in Attendance Sonia Ramirez**

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** • August 24, 2023

APPLICATIONS TO BE CONSIDERED

- Approved 1. TIMEX-41652-2023:** *This is a request by Jill Kaiser, on behalf of Circle K Stores, Inc., for a two year time extension to a previously approved conditional use permit, CUP-40457-2022, to demolish and rebuild a convenience store and motor fuel sales with an exception to reduce the landscape and building setback from 20' to 3', and to reduce parking spaces required from 21 to 17 spaces. The property is in the Limited Commercial (B-1) District, at 2398 S. Avenue B, Yuma, AZ.*
- Approved 2. VAR-41649-2023:** *This is a request by Core Engineering, on behalf of Elvira Hidalgo-Avalos, for a variance to reduce the front yard setback from 20 feet to zero feet to allow the required parking to be located within the front yard setback and for the increase in lot coverage from 35% to 43% in the Low Density Residential (R-1-6) District. The property is located at 905 W. Solana Drive, Yuma, AZ.*

ADJOURN **9:45 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) 373-5149.