



**PUBLIC NOTICE  
PLANNING & ZONING HEARING  
YOUNGTOWN, ARIZONA**

The Town of Youngtown provides notice that it will conduct its **Planning & Zoning Hearing on September 14, 2021** through *in-person and technological* means in order to minimize the spread of COVID-19. The Planning & Zoning Hearing Officer may attend the hearing in-person or via video/telephone conference, as authorized by A.R.S. Section 38-431(4). The public may listen to the meetings by calling in telephonically using the conference call and meeting identification number provided below.

**Case No. Z2021-04: Design Review Request.** Applicant LGI Homes, LLC seeks design review and approval for the LGI Homes, LLC subdivision known as "Ridgeview," located at North 115<sup>th</sup> Avenue and South of Peoria Avenue, Youngtown, AZ 85363. Youngtown Town Code Title 17 Zoning, Chapter 17.08 Zoning Hearing Officer, Section 17.08.070 Duties of the Zoning Hearing Officer provides that the Zoning Hearing Officer shall conduct design review in compliance with adopted design standards.

**DATE: September 14, 2021**

**TIME: 1:30 p.m.**

**PLACE: Join the Regular Meeting by phone: 1-346-248-7799**

**Meeting ID: 893 2422 6541**

**Password: 125406**

**Link to the Zoom Meeting:**

<https://us02web.zoom.us/j/89324226541?pwd=U2hQTFpvaDJ4VFFwcTUxNDMySXJ6dz09>

**Address for in-person attendance: Council Chambers  
12030 N. Clubhouse Sq.  
Youngtown, AZ 85363**

The standards are on file with the Town Clerk and may be viewed along with the application and project file Monday through Friday, 8:00 a.m. to 4:00 p.m. at the Town of Youngtown in the Community Development Department, located at 12030 N. Clubhouse Square, Youngtown, Arizona.

**Call to Order**

- A. Staff Report**
- B. Applicant Presentation**
- C. Open Public Hearing and take testimony from the public related to this request.**
- D. Close Public Hearing**


**E. Planning & Zoning Officer Discussion and/or Action Re: Recommendation regarding Approval of the Design Review request for Case Z2021-04.**

**1. Adjournment.**

**\*NOTE: Persons with special accessibility needs, including large print materials or interpreter, should contact the Town Hall office at 623-933-8286 or TDD 623-974-3665 no later than 24 hours in advance of the regular scheduled meeting time. To speak on an Agenda item, a comment form must be presented at least five (5) minutes before the Hearing. Citizens may appear before the Planning and Zoning Hearing Officer to present their views on any subject under the jurisdiction of the Planning and Zoning Hearing Officer, however, the Planning and Zoning Hearing Officer may not discuss, consider, or decide items NOT on the agenda (A.R.S. 38-431.02 (H)). Due to the limitation of time, citizens' comments are requested not to exceed five (5) minutes.**

**POSTING CERTIFICATION OF THIS NOTICE**

The undersigned hereby certifies that a copy of the attached notice and agenda were duly posted by **5:30 p.m., August 26, 2021** in the Town's designated posting locations pursuant to Resolution No. 06-04 and on the Town's website.

  
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**Nicole Smart, Town Clerk**