

MEMORANDUM

To: Paul Michaud, Senior Planner

From: Woody Scoutten, Interim Town Engineer 

Date: October 20, 2016

Subject: Nauni Valley Drive Private Road
Amendment to Conditional Use Permit for Private Road

I have reviewed the documents provided by you related to the referenced amendment, including an October 7, 2016 report prepared by CivTech Engineering entitled *Nauni Valley Drive and McDonald Drive Intersection Stopping Sight Distance Requirements, Paradise Valley, AZ*. The technical analysis, conclusions and recommendations included in the CivTech report are acceptable as presented. Following are my recommended conditions for approval of this Amendment:

1. It is my understanding that the white, slump block monuments on the northwest and northeast corners of the Nauni Valley Drive/McDonald Drive intersection will be removed as a condition of approval of the CUP amendment. I strongly recommend that they be removed in order to enhance visibility at this intersection.
2. The oleander bushes located on the northwest corner and other vegetation on the northeast corner of the Nauni Valley Drive/McDonald Drive intersection shall be maintained in a trimmed condition by the landowner to allow for visibility of pedestrians and cyclists on the sidewalk by drivers approaching the intersection from the north. The degree of visibility provided by properly maintained vegetation at this intersection should approximate that created by the 15-foot by 33-foot traffic safety triangles described in the CivTech report. Failure to maintain the oleanders or other vegetation in a properly trimmed manner may result in enforcement of the Town's 50-foot corner vision requirements for height limitation under Section 8-1-13 of the Town Code.

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