



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Meeting Notice and Agenda Planning Commission

Tuesday, September 6, 2016

6:00 PM

Council Chambers

1. CALL TO ORDER

2. ROLL CALL

Notice is hereby given that members of the Public Body will attend either in person or by telephone conference call, pursuant to A.R.S. §38-431(4).

3. EXECUTIVE SESSION

The Public Body may convene into an executive session at one or more times during the meeting as needed to confer with the Town Attorney for legal advice regarding any of the items listed on the agenda as authorized by A.R.S. §38-431.03.A.3.

4. PUBLIC HEARINGS

The Public Body may take action on this item.

A. [16-257](#)

**Consideration of a Minor Amendment to the Casa Blanca Estates
Special Use Permit (SUP-16-2)
5219 N. Casa Blanca Drive (Assessor No. 173-64-039)**

RECOMMENDATION:

Staff Contact: George Burton, 480-348-3525

Attachments: [Vicinity & Aerial](#)

[Application](#)

[Report - Casa Blanca Estates Minor ASUP PC PH 090616](#)

[Narrative](#)

[Site Plan](#)

[Gate Detail](#)

[SUP Stipulations](#)

[Public Comment #1](#)

[Public Comment #2](#)

[Public Comment #3](#)

5. ACTION ITEMS

The Public Body may take action on this item.

- A. [16-250](#) **Consideration of a proposed lot split (LS 16-05)
Mummy Mountain Park VIII
7808 N Ironwood Drive (APN: 169-03-039)**

Staff Contact: Paul Michaud, 480-348-3574

Attachments: [1 Vicinity Map \(Aerial GP Zoning\)](#)
[2 Application](#)
[3 Existing Plat](#)
[4 Approved Drainage Easement](#)
[5 City of Phoenix Water Correspondence](#)
[6 Proposed Lot Split Plat Map](#)

6. STUDY SESSION AND/OR CITIZEN REVIEW ITEMS

- A. [16-258](#) **Discussion of Article XXIV, Walls and Fences, Zoning Code Text
Amendment (MI-16-2)**

Staff Contact: George Burton, 480-348-3525

Attachments: [Report - Article XXIV Walls & Fence Code Update PC PH 090616](#)
[Application](#)
[Narrative - Text Amendment](#)
[Proposed Landscape Restrictions](#)
[Applicant Proposed Code Amendment](#)
[Proposed Staff Amendment](#)

- B. [16-262](#) **Citizen Review Work Session on Lighting Code Revisions**

Staff Contact: Eva Cutro, 480-348-3522

Attachments: [Town Lighting Codes Revisions](#)

- C. [16-254](#) **Property Maintenance/Property Nuisance (formerly blight)**

Staff Contact: Eva Cutro, 480-348-3522

Attachments: [Blight INTERNATIONAL PROPERTY MAINTENANCE CODE excerpts](#)
[Blight](#)
[Construction & Zoning Regs 070109](#)

- D. [16-255](#) **Discussion of Text Changes to Noise Code**

Staff Contact: Robert Lee, 480-348-3631

Attachments: [Noise revisions revised 8-16-16](#)

- E. [16-263](#) **Discussion of a Preliminary Plat for "Ritz-Carlton Resort - Parcel C"**
7000 E Lincoln Drive
Staff Contact: Eva Cutro, 480-348-3522
Attachments: [Ritz Area C Prelim Plat Attachment](#)

7. CONSENT AGENDA

All items on the Consent Agenda are considered by the Public Body to be routine and will be enacted by a single motion. There will be no separate discussion of these items. If a Commissioner or member of the public desires discussion on any item it will be removed from the Consent Agenda and considered separately.

- A. [16-249](#) **Approval of August 16, 2016 Planning Commission Minutes**

8. STAFF REPORTS

9. PUBLIC BODY REPORTS

10. FUTURE AGENDA ITEMS

11. ADJOURNMENT

AGENDA IS SUBJECT TO CHANGE

**Notice is hereby given that pursuant to A.R.S. §1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the Planning Commission are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recording. Parents in order to exercise their rights may either file written consent with the Town Clerk to such recording, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the Town will assume that the rights afforded parents pursuant to A.R.S. §1-602.A.9 have been waived.*

The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can also be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 480-483-1811 (TDD) to request accommodation to participate in the Planning Commission meeting.