

MAJOR GENERAL PLAN AMENDMENT  
CITIZEN REVIEW PLAN  
JUNE 22, 2016

In accordance with the Town of Paradise Valley's Major General Plan Amendment requirements, this Citizen Review Plan is submitted for a 4.4-acre parcel currently owned by Town Triangle, LLC. This Plan provides for effective, early and continuous public participation and complies with the following requirements pursuant to A.R.S. § 9-461.06(C)(1):

- (a) The broad dissemination of proposals and alternatives.
- (b) The opportunity for written comments.
- (c) Public hearings after effective notice.
- (d) Open discussions, communications programs and information services.
- (e) Consideration of public comments.

An aerial photograph has been submitted to the Town indicating the location of the 4.4-acre parcel, surrounding areas, and adjacent streets. Also, a narrative has been submitted to facilitate the public's easy access to information concerning this General Plan Amendment. A hard copy of the project submittal will be kept on file at the Town of Paradise Valley Planning Division and an electronic version of the submittal may be posted on the Town's website so that all Town residents will have immediate notice of the application. Information will also be provided for contacting the Applicant's representative for additional information.

A neighborhood meeting will be held at the at least ten days prior to the Planning Commission public hearing, tentatively scheduled for September 20, 2016. All Paradise Valley homeowners within a 2,000-foot radius of the perimeter of the 4.4-acre site will be invited to attend the neighborhood meeting, as well as Paradise Valley homeowners in Cheney Estates beyond such 2,000-foot radius. City of Scottsdale homeowners within a 1,000-foot radius of the 4.4-acre site perimeter will be also be invited. Written notice of the proposed Major General Plan Amendment for the site will be mailed to all residents within the designated notice area at least two weeks prior to the neighborhood meeting. The notice will include (1) a cover letter describing the date, time, and location of the neighborhood meeting, (2) an aerial photograph of the site, and (3) the General Plan Amendment narrative. The Town will provide notice of the neighborhood meeting by publication in the Arizona Republic and the Paradise Valley Independent.

At the neighborhood meeting, materials will be provided explaining the Major General Plan Amendment request. Applicant representatives will provide information about the proposed residential development. Meeting attendees will be asked to fill out a sign-in sheet and comment cards. There may be follow-up neighborhood meetings and contacts, if necessary.

All required public hearing notices will be provided in coordination with Town staff. The applicant will submit to the Town's Planning Division a Citizen Review Report following the neighborhood meeting. This Citizen Review Report will incorporate public comments received during the meeting and will provide an explanation as to how public concerns will be addressed. A copy of the neighborhood meeting sign-in sheet and comment cards will be attached to the Citizen Review Report and will be submitted to the Town Planning Division. The Citizen Review Report may be updated as necessary prior to the initial Planning Commission public hearing.