



Memorandum

February 11, 2019

George Burton
Planner
Town of Paradise Valley
6401 E. Lincoln Drive
Paradise Valley, AZ 85253

Kaleina Eden
Sun Valley Solar Solutions
3225 N Colorado Rd
Chandler, AZ 85225

Re: Nute Variance – 4517 E. Foothill Drive Variance for Unscreened Roof Mounted Solar Panels (to allow for roof mounted solar panels that are not hidden from view when viewed from the same or lower elevation). Case No. BA-19-02 (Assessor's Parcel Number 169-11-069).

Dear Kaleina:

The Board of Adjustment heard the above case on February 6, 2019. The Board of Adjustment, by a vote of 6 to 0, **approved** your variance from the Zoning Ordinance, Article XXII, Hillside Development Regulations, to allow for unscreened roof mounted solar panels. The request was approved with a stipulation that the variance must be in compliance with the submitted plans and documents.

The improvements must also be reviewed and approved by the Town of Paradise Valley's Hillside Committee, Building Department, and Planning Department to verify compliance with the approved variance and Town codes. Any person aggrieved by a decision of the Board of Adjustment may bring a special action, within 30 days of the Board's decision (the 30th day being March 8, 2019), in Superior Court of Maricopa County for the purpose of reviewing the Board's decision, pursuant to the "Rules of Procedure for Special Actions." Although a special action is rare, the Hillside Building Committee cannot take action and the Town cannot issue a building permit until after the 30-day appeal period for the variance.

I appreciate all your time and assistance in processing your case. The Board and staff valued your professional and pleasant attitude throughout the process. If you have any other questions, please contact me at 480-348-3525.

Sincerely,

George Burton

George Burton
Planner

C: Case File, BA-19-02