

MINUTES OF THE MARCH 20, 2013 PLANNING AND ZONING MEETING

Item: **Z13-13 (District 5)** The 8800 to 8900 blocks of East Range Rider Trail (south side). Located north of McDowell Road and east of Hawes Road (17.09± acres). District 5. Rezone from RS-35 to RS-35 PAD. This request will allow the development of single-residence lots. Land Holdings Investment Co., LLC, owner; Paul Dugas, Pinnacle Ridge Holdings, LLC, applicant. (PLN2012-00499)

Comments: This case was on the consent agenda and therefore was not discussed individually

It was moved by Boardmember Brad Arnett, seconded by Boardmember Suzanne Johnson

That: The Board recommend to the City Council approval of zoning case Z13-13 conditioned upon:

1. Compliance with the basic development as described in the project narrative provided (without guarantee of lot yield, building count, lot coverage).
2. Compliance with the Desert Uplands Development Standards.
3. Full compliance with all City development codes and regulations.
4. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first.
5. All street improvements and street frontage landscaping to be installed in the first phase of construction.
6. All offsite street improvements and street frontage landscaping to be installed in the first phase of construction unless otherwise approved by the City of Mesa.
7. Compliance with all requirements of the Subdivision Technical Review Committee.
8. Compliance with the Residential Development Guidelines.
9. View fences shall comply with the City of Mesa pool fence barrier regulations.
10. Compliance with the Native Plant Preservation Ordinance #3693 requiring submittal of a Native Plan Preservation Plan.
11. Compliance with Ordinance #3694 requiring a grading permit.

Vote: Passed 6 – 0 (Boardmember Clement absent)

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**Note:** *Audiotapes of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also “live broadcasted” through the City of Mesa’s website at [www.mesaaz.gov](http://www.mesaaz.gov)*