

I. Call to Order/Establish Quorum Roll Call

For a quorum to be obtained, four (4) of the seven (7) committee members must be present.

- Attending (either in person or virtual) – Jan, Philip, Don, Dean

II. Amendment to the Agenda (none at this time)

III. Conflicts of Interest Disclosure

IV. Modifications/Variances to Review

Modifications

- 1) **1.17 lot 93 (9260 E Canyon View Rd). Fratantoni Residence.** MTN #1814
 - a) Project = Convert covert patio to livable area. Would like to keep existing window screens
 - b) Submitted to DCR – 04. 21.2023 Recommendation – TBD
- 2) **1.17 lot 93 (9260 E Canyon View Rd). Fratantoni Residence.** MTN #1813
 - a) Project = Front and backyard landscape remodel. New patio, BBQ, firepit, wall, turf, planting.
 - b) Submitted to DCR – 04. 21.2023 Recommendation – Not Approved and Insufficient
- 3) **1.17 lot 23 (9214 E Horseshoe Bend Dr.). Juhl residence.** MTN #1812
 - a) Replacing wood front door w/ metal glass.
 - b) Submitted to DCR – 04.17.2023 Recommendations – Approval
- 4) **2.14 lot 28 (20432 N 94th Way). Prichard Residence.** MTN #1823
 - a) Project = Backyard landscape remodel. New spa, patio, artificial turf, planting.
 - b) Submitted to DCR – 04.24.2023 Recommendation – Conditional Approval.
- 5) **2.14 lot 30 (20468 N 94th Wy) Guiffre Residence** MTN #1817
 - a) Project = Architectural changes – remodel backyard columns.
 - b) Submitted to DCR – 04.21.2023 Recommendation – Defer
- 6) **2.14 lot 59 (20440 N 95th Pl). Ledingham Residence** MTN #1825
 - a) Project = Replace wood front door.
 - b) Submitted to DCR – 05.02.2023 Recommendation – Conditional Approval
- 7) **2.15 lot 7 (20400 N 98th St). Mitchell Residence** MTN #1798
 - a) Project = Front and backyard landscape remodel. Planting.
 - b) Submitted to DCR – 03.22.2023 Recommendation – Conditional Approval
- 8) **2.17 lot 16 (19901 N 97th St). Galindo Residence** MTN #1816.
 - a) Project = Front and backyard landscape remodel. New pergola, entertainment area, patio, plants, lights.
 - b) Submitted to DCR – 04.24.2023 Recommendation – Not Approved & Insufficient

c) *Explanation = There are a lot of necessary changes needed. Some items are not allowed. There are missing details.*

9) **4.04 lot 227 (9290 E Thompson Pk Pkwy). Xander Residence** MTN #1806

- a) Project = Architectural changes. Expanding covered patio. New windows/doors.
- b) Submitted to DCR – 04.19.2023 Recommendation – Conditional Approval

10) **4.04 lot 227 (9290 E Thompson Pk Pkwy). Xander Residence** MTN #1807

- a) Project = Front and Backyard landscape remodel. New patio, planting, lighting.
- b) Submitted to DCR – 04.19.2023 Recommendation – Conditional Approval

11) **5.09B lot 6 (10116 E Desert Sage). Gallivan Residence** MTN #1809.

- a) Project = Frontyard landscape remodel. Add plants and lighting.
- b) Submitted to DCR – 04.14.2023 Recommendation – Not Approved

12) **6.14 lot 1662 (10696 E Wingspan Wy). Bleu Croc LLC Residence** MTN #1820

- a) Project = Changing the glass for a previously submitted window/door modification in 2022.
- b) Submitted to DCR – 04.25.2023 Recommendation – Approved

Modifications – Front Yard Artificial Turf

13) **2.13 Lot 133 (9594 Mt. Sprg Rd). MacGregor Residence.** MTN #0057.

- a) Project = A Frontyard landscape redesign. New design for artificial turf.
- b) Submitted to DCR – 04.14.2022 Recommendation – Conditional Approval

Variance

14) **4.06 lot 132 (9290 E. Thompson Peak Pky.). Engvall Residence.** MTN #1818

- a) Project(s) = Wish to keep an existing Mediterranean Fan Palm.
- b) Submitted to DCR – 04.18.2023 Recommendation – Approval.

V. Ranch Association Discussion Items:

Pickleball is allowed, if there is sufficient room to visually screen it and reduce the noise. The CovCom is considering it a “sports court” not a cousin of tennis. In some neighborhoods, a tennis court is not allowed at all.

- Question – should neighbors be notified?

VI. Announcements:

None currently.

VII. Adjournment