

- I. Call to Order/Establish Quorum Roll Call
 - Attending (either in person or virtual)
 - Not attending
 - Amendments to the List
- II. Conflicts of Interest Disclosure
- III. Approval of July 15, 2025, Meeting Minutes
- IV. Modifications/Requests for Variance

Modification(s):

1. Parcel 1.17, Lot, 126, (Park & Manor), 9280 E. Desert Park Drive, Steber Residence.

Project: *Minor Addition to Existing Residence, Replacing All Existing Window with New, Energy-Efficient Units.*

- The proposed scope of work involves a remodel and minor addition to the existing residence. The project includes extending the exterior wall to align with the edge of the existing covered patio, resulting in an additional 100 square feet of livable interior space. This expansion will support the planned reconfiguration of the living area to improve functionality and comfort. In addition to the remodel, all existing windows will be replaced with new, energy-efficient units. The selected window styles have been carefully chosen to match the existing architectural character and maintain visual consistency throughout the home.

Recommendation: *Approve as submitted.*

2. Parcel 2.8, Lot 9, (Villas at Desert Camp), 9202 E. Hoverland Drive, #9, Gutwein Residence.

Project: *Backyard Remodel to include landscape, hardscape, artificial turf, modification of BBQ & the addition of decomposed granite.*

Recommendation: *Approve as submitted.*

3. Parcel 2.10, Lot 5, (Montelena), 9087 E. Mountain Spring Road, Mostofi Residence

Project: *Replacement of Rear Yard Windows & Doors (Upstairs – replace 3 small windows with 1 large window/mullions to match existing upper windows, install sliding glass door in living room to replace tow window and 1 36" door. The door materials will match existing window frames.*

Recommendation: *Approve as submitted.*

4. Parcel 6.07, Lot 1726, (Wingate), 20958 N. 112th Street, Mash Real Estate II, LLC.

Project: *Minor exterior improvements involving the installation of new fencing around the perimeter of the yard to keep rescue dogs contained. The goal is to provide a safe and humane environment that protects from the desert predators in the areas. The improvements are low-profile and consistent with the aesthetic and architectural standard of the community.*

5. Parcel 4.14, Lot 721, (Country Club), 9820 E. Thompson Peak Parkway, #721, Hay Residence

Project: Replace aggregate driveway with concrete pavers, replace aggregate walkway with limestone pavers to match existing, addition of Cantera wrap on 3 side of front porch entry

Recommendation: *Approve as submitted.*

Variance Requests:

1. Parcel 4.06, Lot 153, (Country Club) 9290 E. Thompson Peak Parkway, #153, Banucci Residence

Variance Requests: *Upon a pre-inspection from the Standards Team the following item(s) were noted, and the Owner is requesting a variance for the following: Backyard Artificial Turf, Sunshades, Critter Barrier, Ponytail Palms*

Recommendation: *Defer to Modification Committee*

Announcements:

- Next meeting is August 26, 2025

V. Adjournment