



TOWN OF CAREFREE
NOTICE of a SPECIAL PUBLIC HEARING of the PLANNING AND ZONING COMMISSION

WHEN: WEDNESDAY, APRIL 06, 2022

WHERE: CAREFREE TOWN COUNCIL CHAMBERS
33 EASY STREET, CAREFREE, AZ 85377

LIVESTREAM: [HTTPS://ZOOM.US/](https://zoom.us/join?meetingid=3229729660)
MEETING ID 322 972 9660
PASSCODE 12345

TIME: 5:00 P.M.

Pursuant to A.R.S. 38-431.02, notice is hereby given to the members of the Planning and Zoning Commission of the Town of Carefree, Arizona and to the general public that the members of the Planning and Zoning Commission will hold a meeting open to the public.

The agenda for the meeting is as follows:

CALL TO ORDER

ROLL CALL

A members of the Commission may participate by technological means or methods pursuant to A.R.S. §38-431(4).

PLEDGE OF ALLEGIANCE

ITEM #1 APPROVAL of PLANNING AND ZONING MEETING MINUTES dated MARCH 14, 2022.

ITEM #2 PUBLIC HEARING to be held to consider vacating portions of a Vehicular non-Access Easement (VNAE) for lot 6 (Tax Parcel # 216-28-070) and lot 9 (Tax Parcel # 216-28-073) of the Nighthawk on Black Mountain Subdivision and vacating the existing access easement shared between these lots.

This is a public hearing and comments from the public will be taken.

ITEM #4 ANNOUNCEMENTS

ITEM #5 ADJOURNMENT

DATED this 21st day of March 2022.

TOWN OF CAREFREE

Samantha J. Gesell

Samantha Gesell, Planning Clerk

This meeting will be broadcast via our Town of Carefree Zoom channel:

LIVESTREAM: [HTTPS://ZOOM.US/](https://zoom.us/j/3229729660)
MEETING ID 322 972 9660
PASSCODE 12345

For telephone audio
1.669.900.6833 or 1. 253.215.8782



FOR SPECIAL ACCOMMODATIONS

Please contact the Planning Clerk, 8 Sundial Circle (PO Box 740), Carefree, AZ 85377; (480) 488-3686, at least two working days prior to the meeting if you require special accommodations due to a disability.



**TOWN OF CAREFREE
PUBLIC HEARING of the PLANNING AND ZONING COMMISSION**

DRAFT MINUTES

WHEN: MONDAY, MARCH 14, 2022

WHERE: CAREFREE TOWN COUNCIL CHAMBERS
33 EASY STREET, CAREFREE, AZ 85377

LIVESTREAM: [HTTPS://ZOOM.US/](https://zoom.us/j/3229729660)
MEETING ID 322 972 9660
PASSCODE 12345

TIME: 5:00 P.M.

BOARD MEMBERS PRESENT:

Chairperson Tom Cross
Vice Chairperson Lyn Hitchon – via Telephone
Commissioner Heather Burgett – via Telephone
Commissioner Peter Burns
Commissioner Dan Davee
Commissioner Ralph Ferro

ABSENT:

Commissioner Phil Corso

STAFF PRESENT VIA ZOOM:

Planning Director, Stacey Bridge-Denzak; Economic Development Director, Steve Prokopez;
Communications Coordinator, Erica Schumaker; Town Clerk, Kandace French-Contreras.

Chairperson Tom Cross called the meeting to order at 5:02 p.m.

ITEM #1 APPROVAL of PLANNING AND ZONING MEETING MINUTES dated February 14, 2022.

Commissioner Ferro **MOVED TO APPROVE** the Planning and Zoning meeting minutes dated February 14, 2022. **SECONDED** by Chairman Cross. **CARRIED**, 6-0.

ITEM #2 Agenda item #2 was deferred.

ITEM #3 Update on the Redevelopment Area Plan and its current efforts and next steps in the process as it pertains to the Village Center Master Plan. Included, a brief update on the Signage, Circulation and Parking Master plan.

Economic Development Director, Steve Prokopek presented via PowerPoint, updating the Commission on current revitalization efforts within Town Center and provided history and details regarding the Village Center Master Plan. Mr. Prokopek explained the need for a redevelopment area, the implementation of the signage, circulation and parking plan. Expressing the importance of the Planning and Zoning Commission's role in the redevelopment process.

Mr. Prokopek summarized the advantages of a redevelopment area:

- Comprehensive and collaborative vision and planning
- Increased flexibility for the Town to buy and sell real estate assets to encourage redevelopment
- Allows public investment into private sector revitalization projects
- Enhanced rules for financing and use of bonds for a wide range of municipal improvements
- Access to Federal revitalization and infrastructure grants and loans
- Option to create a redevelopment Commission to oversee the implementation of the plan
- Create rules and entitlements specific to meeting the revitalization goals

Economic Development Director Prokopek displayed a map depicting the Village Center Redevelopment Area. Noting, the boundaries were extended to be on the outside edges of the right of way and to include Tom Darlington Drive and Cave Creek Road. Further explaining, this extension clarified important issues beyond revitalization and redevelopment such as, safety, crosswalks and traffic calming.

Mr. Prokopek summarized the goals and next steps of the process:

- Goal: To update the existing plan to meet the missing requirements per Arizona Revised Statute for a Redevelopment Plan
 - Financial programs and funding options
 - Economic and Project Assessment process
 - Update Conceptual Plan
- Initiate a Redevelopment Area planning process and Planning and Zoning Workshop
 - Update on signage, circulation, and parking plan
 - Open conversation on updating the Village Center Master Plan
- Good News!! We already have the Village Center Master Plan
- Goal: To complete plan approval in Fall 2022

Mr. Prokopek provided a list of things that need to be addressed, updated, and evaluated:

- How to enable mixed-use
- Real Estate strategy for Town owned properties
- Design guidelines and building signage
- Complete Signage, Circulation and Parking plan
- Public Engagement with:
 - Businesses
 - Property Owners
 - Adjacent neighborhoods
 - Community at large

Mr. Prokopek explained, instead of beginning at square one, the effort is to work with Town staff, the Planning and Zoning Commission and the Stakeholders groups to present a public engagement piece that we can take into the public.

Concluding, the next step in the process will be to hold a public workshop with the consultant present to provide updates and address any questions and concerns.

The final segment of Economic Development Director Prokopek's presentation provided updates to the Signage, Circulation and Parking Master Plan. Mr. Prokopek displayed a map depicting the Carefree Village Center Conceptual Plan. Explaining, it is based around circulation and parking. In addition exploring how both Tom Darlington Drive and Cave Creek Road can be better utilized. Looking internally to examine how to improve pedestrian and bicycle connectivity as people access Town Center and adjacent neighborhoods.

Mr. Prokopek addressed questions from Commissioner Burgett regarding parking. Mr. Prokopek explained, parking components will be addressed in the next steps of the process. Informing, Town Center presents a unique scenario. The original 5 commercial buildings that were built in Town Center were built to a zero-lot line standard. As a result, there was an implied level of common area shared parking. Over time, added commercial buildings had associated parking. Mr. Prokopek noted, as we begin to go through this redevelopment plan, we must consider how codes and ordinances are generally nondiscriminatory. Adding, there are properties, that were built prior to these codes and ordinances being in place, that are treated differently than those built after the fact. Noting, this may only be an allocation issue and not a lack of parking issue. The goal is to hold a public meeting in the next couple of weeks with the consultants to have these discussions surrounding these important issues.

Public comment was heard from Jackie Szenasi regarding the opening date and signage branding of the Hampton Inn, concerns regarding invasive weeds in the Carefree area and maintenance of the Carefree Botanical Gardens.

ITEM #4 ANNOUNCEMENTS

There were no announcements.

ITEM #5 ADJOURNMENT

Commissioner Ferro **MOVED TO ADJOURN.** **SECONDED** by Commissioner Davee. **CARRIED.** unanimously.

The meeting was adjourned at 5:40 p.m.

DATED this 14th day of March 2022.

TOWN OF CAREFREE

Samantha J. Gesell

Samantha Gesell, Planning Clerk

Tom Cross, Chairman

STAFF REPORT – PLANNING & ZONING COMMISSION



MEETING DATE: April 6, 2022

Agenda Item #: 2

SUBJECT

Vacate portions of a Vehicular Non-Access Easement (VNAE) for lots 6 and 9 of the Nighthawk on Black Mountain Subdivision and vacate the existing access shared between these lots.

ATTACHMENTS

- Abandonment Exhibits
- Narrative
- Traffic Study
- Citizen Participation Report

APPLICANT

Mr. Aaron Huber, Huber Barney PLLC
4915 East Baseline Road, #150
Gilbert, AZ 85234

LOCATIONS

The west side of Never Mind Trail adjacent to and included upon Lot 6 (Tax Parcel #216-28-070) and Lot 9 (Tax Parcel #216-28-073), Nighthawk on Black Mountain Subdivision.

SUMMARY

A vehicular non-access easement or VNAE is used to restrict motorized vehicle access to or from a parcel by not allowing vehicles to cross at the property line or sometimes between lots. Typically, you will see a VNAE around a subdivision when initially platted to help mitigate potential traffic impacts to nearby neighborhoods. When the Nighthawk on Black Mountain subdivision was originally platted in 2004, it included a VNAE along Never Mind Trail thereby allowing for vehicle access only to the internal private road, Nighthawk Way. Access to lots 6 and 9 was provided by an access and utility easement between lots 3, 5, and 6 (see Diagram 1: MCR 721-35, Final Plat of Nighthawk on Black Mountain).

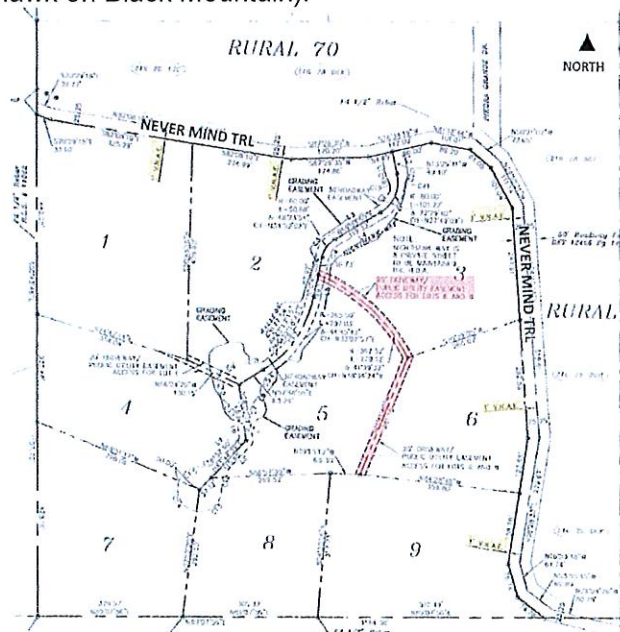


Diagram 1

Often when land is subdivided, easements and other paper rights do not always coincide with what is happening on the ground. In 2006, Nighthawk on Black Mountain was replatted to provide for one point of access to/from Never Mind Trail (including utility rights) between lots 6 and 9 thereby creating a shared driveway and utility corridor. Doing so would minimize future disturbance at the existing easement where steep slopes, boulders, rock outcroppings, and a wash exist (see Diagram 2: MCR 857-28, Replat of Nighthawk on Black Mountain). The trade-off was an access point at Never Mind Trail.

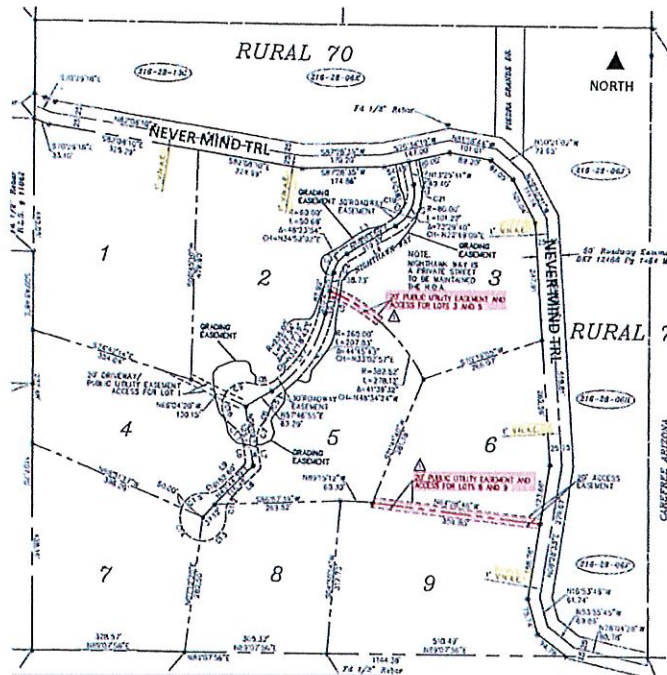


Diagram 2

The abandonment request is two-fold: Remove portions of the 1-foot VNAE across at the frontages of lots 6 and 9, then narrow the 20-foot wide access/utility easement to 10 feet for utility service only; all driveway rights will be extinguished. The breaks in the VNAE are sized to allow for flexibility during the design of the properties. Once a driveway location is determined, prior to the issuance of a building permit, the VNAE will be rededicated except for 20 feet at each driveway entrance. This will eliminate any circular or potential separate driveways in the future.

However, the request includes maintaining utility rights and existing infrastructure. This concerns staff, as utilities require maintenance and occasional repairs. A vehicle may then need access to tend to those issues. Revegetation will constantly be compromised; the burden would then fall on the Town to continually address. The original point of relocating the easement at the replat was to minimize disturbance. The replat added one driveway access point. This VNAE request abandonment adds another. Allowing for utilities to remain essentially adds a third with long-term disruption to revegetation efforts. This was discussed with the applicant and owner at great length. Early in the process staff stated abandonment of the utility easement (and associated infrastructure in place) along with the access easement is required for staff's agreement with the request.

The applicant has recently begun the process with Arizona Public Service (APS) and Southwest Gas (SWG). However, prior to such abandonment, one of the utilities (APS) requires approved plans showing that the utility easement will not be needed or used by Lots 6 or 9 before agreeing to such abandonment. APS concurs that the approved plans and documents required under the Mountainside process will suffice for them to proceed at their end with the process of removing

the existing lines and cabinets. The final abandonment of the easement rights will follow. Staff, therefore, suggests that this abandonment request be conditioned upon the following:

1. Finalization of the abandonment of the utility easement shall occur after the approval of the Mountainside development application for the second of the two lots to be developed (Lot 6), which shall include an electrical service design;
2. All utility services shall be from Never Mind Trail;
3. All utility lines shall be located underneath or within 5 feet of each driveway;
4. The existing disturbance shall be revegetated with native plants that conform to the density of plants in the surrounding natural environment following utility removals.

The Cave Creek Water Company (currently the water service provider) in conjunction with the Carefree Water Company (future water service provider) has no issue with abandoning rights to the easement. Rural Metro has no objections to the abandonments either. No other utilities are affected.

Should the Planning and Zoning Commission consider recommendation of approval, staff suggests that this approval be conditioned as stated above. While these abandonment processes are time consuming, it is reasonable to require its finalization prior to the issuance of the second Mountainside permit approval. Staff is confident that APS will fulfill their formal abandonment obligation once lot 6 has its Mountainside approval and the existing infrastructure is removed.

PUBLIC PROCESS

The applicant has fulfilled the requirements for Citizen Participation as determined by Town Code. The applicant sent two mailings to surrounding property owners within 500 feet of the sites. The Town mailed out public hearing notifications to property owners within 500 feet of the subject sites, placed the required legal ad in The Record Reporter, and posted the properties for the original hearing date and the deferred hearing date (April 6, 2022). The Town has received no opposition to this request at the time of publication of this report.

Should the Planning & Zoning Commission decide on this case, it is scheduled for public hearing on Tuesday, April 19, 2022, at 3 pm for final consideration by the Town Council.

EXHIBIT "A"

Legal Description
For
Exclusive Vehicular Non-Access Easement
Abandonment

LOT 6 V.N.A.E. ABANDONMENT

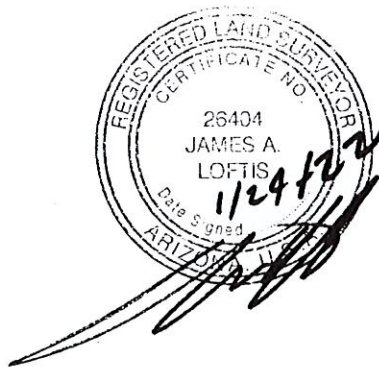
That certain Vehicular Non-Access Easement (V.N.A.E.) lying along the Easterly boundary of Lot 6 as shown on **NIGHTHAWK ON BLACK MOUNTAIN**, a Subdivision Plat recorded in Book 857 of Maps, Page 28, records of Maricopa County, Arizona, lying in the Northeast quarter of Section 34, Township 6 North, Range 4 East of the Gila and Salt River base and Meridian.

Except the North 236.00 feet and the South 58.00 feet thereof. (as measured along said Easterly boundary)

LOT 9 V.N.A.E. ABANDONMENT

That certain Vehicular Non-Access Easement (V.N.A.E.) lying along the Easterly boundary of Lot 6 as shown on **NIGHTHAWK ON BLACK MOUNTAIN**, a Subdivision Plat recorded in Book 857 of Maps, Page 28, records of Maricopa County, Arizona, lying in the Northeast quarter of Section 34, Township 6 North, Range 4 East of the Gila and Salt River base and Meridian.

Except the North 158.76 feet and the South 75.78 feet thereof. (as measured along said Easterly boundary)

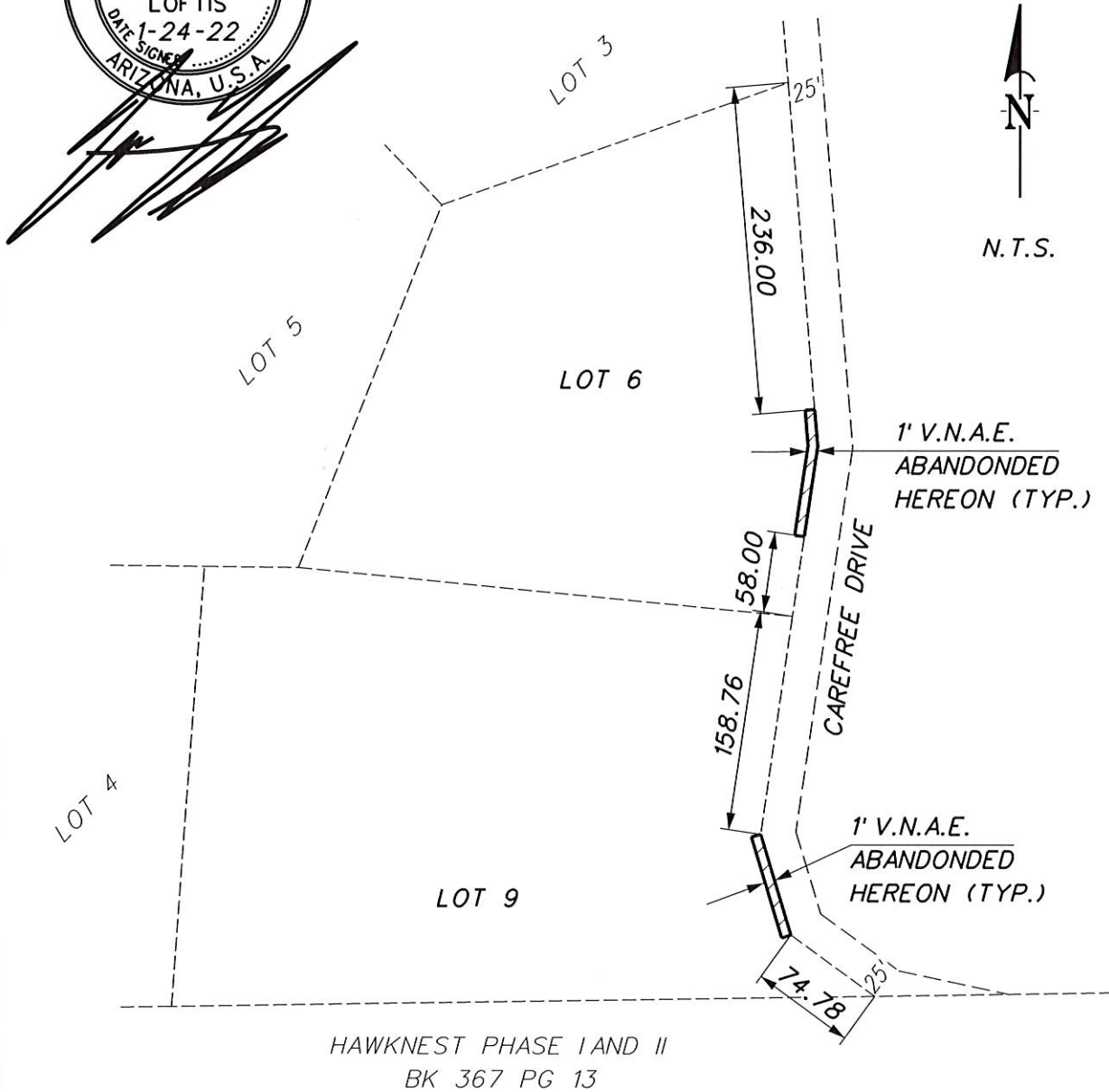


EVERETTALAN
{ GROUP }

6300 E. Cave Creek Road, Ste. 202 ☐ Cave Creek, Arizona 85331
Phone 480.990.0545 ☐ Fax 480.994.9097 ☐ www.EverettAlanGroup.com
Job No. 200622

EXHIBIT "B"

LOT 6 AND 9 FINAL PLAT OF
NIGHTHAWK ON BLACK MOUNTAIN
BK 721, PG 35 M.C.R.



HAWKNEST PHASE I AND II
BK 367 PG 13

V.N.A.E. - VEHICULAR NON-ACCESS EASEMENT

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www.EverettAlanGroup.com

JOB NO.
200622

EXHIBIT "A"

Legal Description
For
20' Utility and Access Easement Abandonment
for Lots 6 and 9

That certain 20' Access Easement lying between Lot 6 and Lot 9 as shown on **NIGHTHAWK ON BLACK MOUNTAIN**, a Subdivision Plat recorded in Book 857 of Maps, Page 28, records of Maricopa County, Arizona, lying in the Northeast quarter of Section 34, Township 6 North, Range 4 East of the Gila and Salt River base and Meridian.

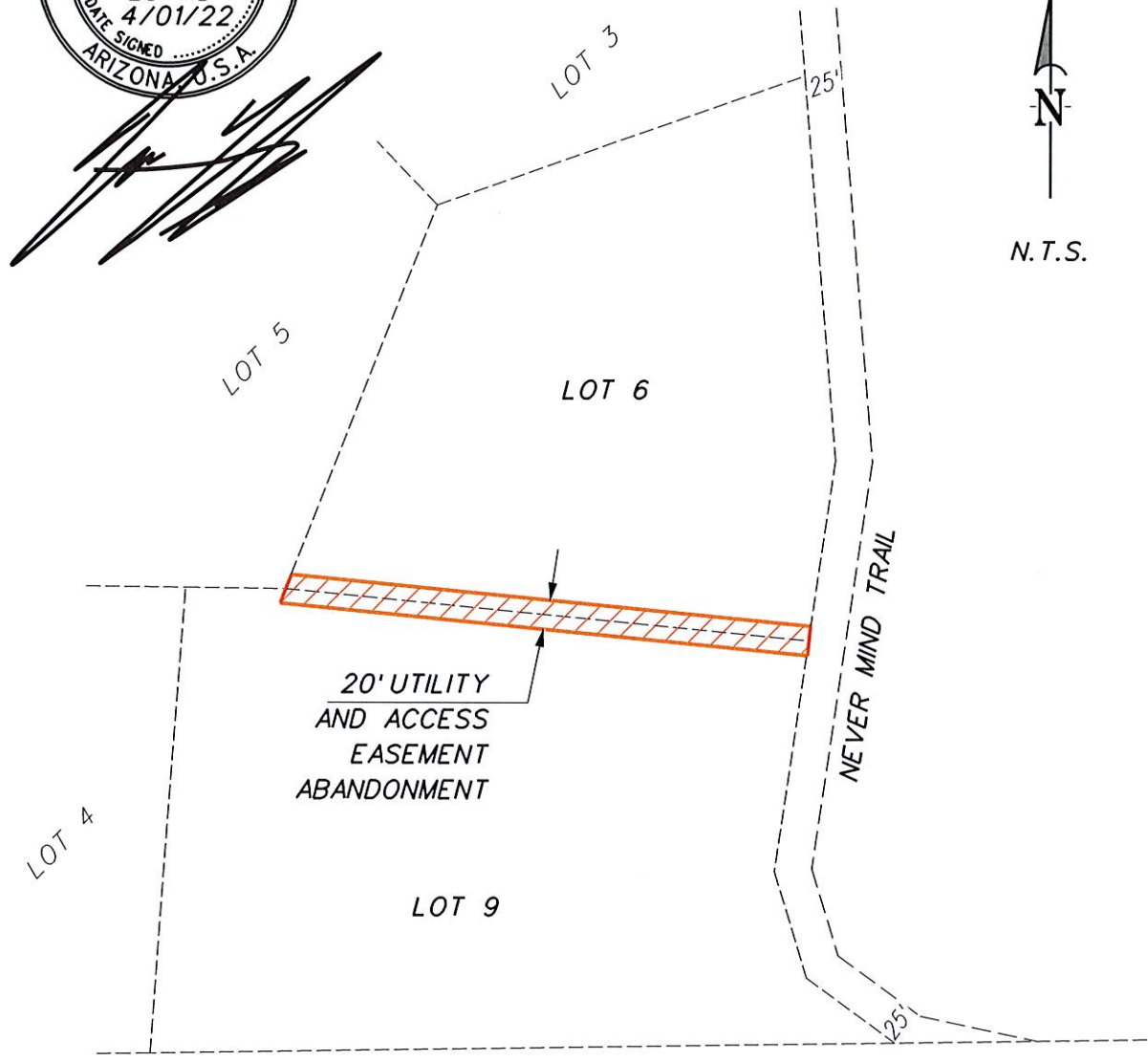


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Job No. 200622

EXHIBIT "B"

LOT 6 AND 9 FINAL PLAT OF
NIGHTHAWK ON BLACK MOUNTAIN
BK 857, PG 28 M.C.R.



N.T.S.

HAWKNEST PHASE I AND II
BK 367 PG 13

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Cave Creek, Arizona 85331
Phone 480.990.0545 Fax 480.994.9097
www.EverettAlanGroup.com

JOB NO.
200622

EXHIBIT "A"

Legal Description
For
10' Utility Easement Abandonment
for Lots 6 and 9

That certain 10' Utility Easement lying between Lot 6 and Lot 9 of NIGHTHAWK ON BLACK MOUNTAIN, a Subdivision Plat recorded in Book 721 of Maps, Page 35, AND created by Instrument 2005-1453813, records of Maricopa County, Arizona, lying in the Northeast quarter of Section 34, Township 6 North, Range 4 East of the Gila and Salt River base and Meridian.

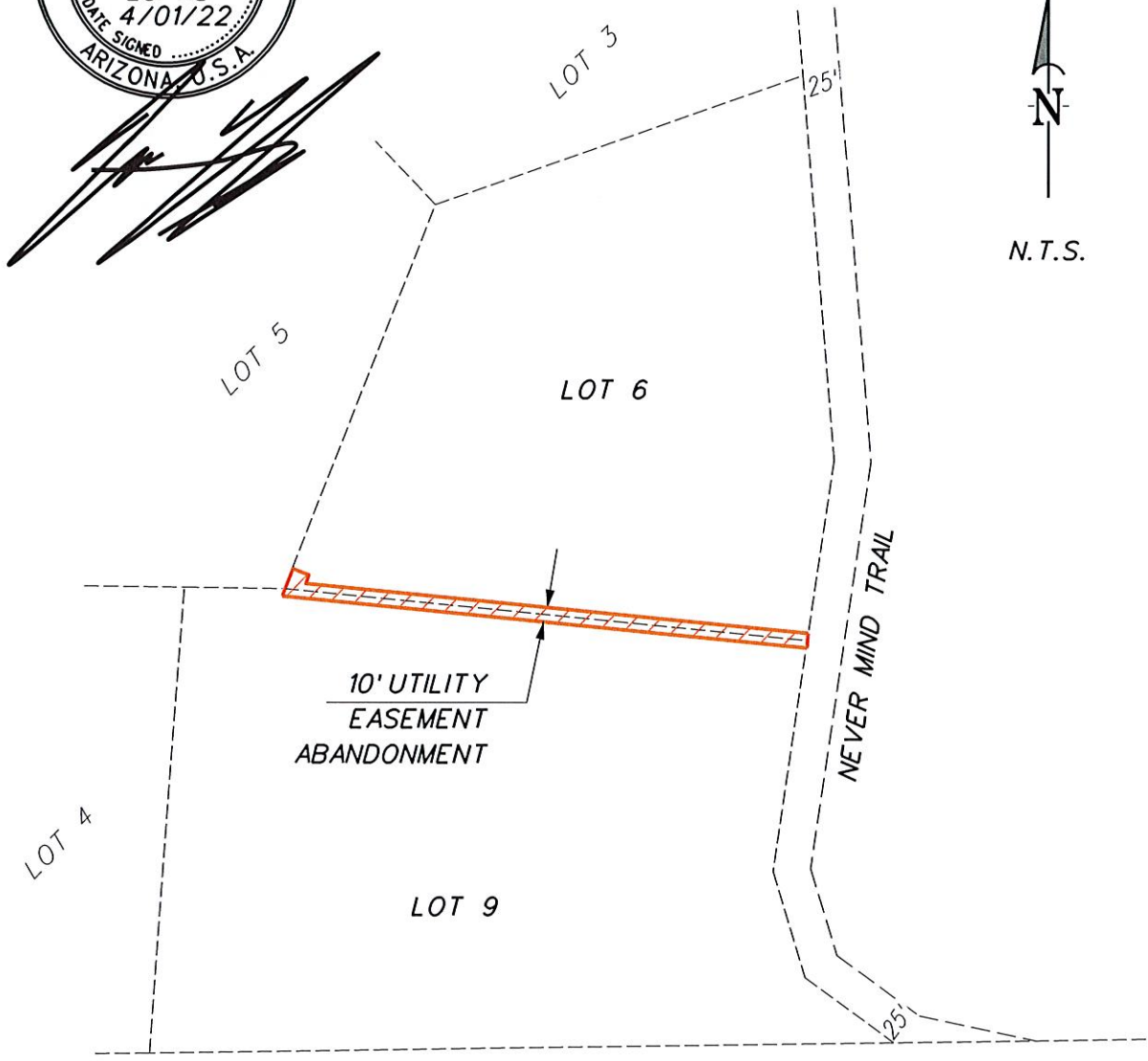


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Job No. 200622

EXHIBIT "B"

LOT 6 AND 9 FINAL PLAT OF
NIGHTHAWK ON BLACK MOUNTAIN
BK 857, PG 28 M.C.R.



HAWKNEST PHASE I AND II
BK 367 PG 13

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JOB NO.
200622



Nighthawk on Black Mountain Lots 6 & 9 Easement Abandonment Narrative

This narrative accompanies a request to amend the Final Plat impacting lots 6 and 9 of the Nighthawk on Black Mountain subdivision, approximately located at the northwest corner of the intersection of Carefree Drive and Never Mind Trail in the Town of Carefree. The two abandonments are described below:

Abandonment 1: Remove a portion of the one-foot Vehicle Non-Access Easement (VNAE) across the frontages of lots 6 and 9 to permit a more direct access (i.e. driveway) from the public street (Never Mind Trail) to the future homes. We are proposing to remove an approximate 91-foot section along the frontage of lot 6 and an approximate 76-foot section along the frontage of lot 9. This abandonment will allow the future vehicular points of access to these lots to be installed in a manner more consistent with the Town's Mountainside Design Guidelines by eliminating several hundred square feet of mountainside scarring and desert landscape disturbance that could occur utilizing the existing 20-foot wide by 360-foot long access easement (7,200 sf). In addition to less desert disturbance and paving, this abandonment will result in the protection of view corridors from adjacent properties due to the more direct and significantly shorter driveways that will be possible for these two lots.

Abandonment 2: Remove the 20-foot wide by 360-foot long access easement that straddles the shared property line of lots 6 and 9 (while maintaining the 10-foot utility easement). This easement will become unnecessary once the VNAE is abandoned (as described in abandonment 1 above) and all of the planned utilities will fit within the remaining 10-foot utility easement. The benefit of the removal of this easement are the same as for abandonment 1 with the additional benefit of returning unencumbered land to the adjacent lot owners.

This proposal will have no detrimental impact to the provision of utilities, area traffic, or quality of life for area residents.



October 2, 2020

Mr. Aaron Huber
4915 E. Baseline Road
Gilbert, Arizona 85234

Subject: Traffic Statement for the Residential Driveways Modification
Never Mind Trail northwest of Carefree Drive
Carefree, Arizona

This *Traffic Statement* letter has been completed in support of your request to the Town of Carefree to remove all or a portion of a Vehicle Non-Access Easement (VNAE) along lots 6 and 9 of the Nighthawk on Black Mountain subdivision; the subject lots being located on Never Mind Trail approximately 300 feet (Lot 9) and 500 feet (Lot 6) northwest of Carefree Drive.

REQUEST DESCRIPTION

It is my understanding a one-foot VNAE exists along all or a portion of the property frontage to Never Mind Trail of the subject properties. The original purpose of this VNAE was to align a single shared driveway access connecting to Never Mind Trail along the shared property line between the subject sites. Each parcel would then have a branch driveway connection from each future home to this shared driveway.

The purpose of the request will be to allow separate driveway connections to Never Mind Trail for each of the subject lots. According to the Pre-Application Narrative, these abandonments will allow the driveways for the lots to be placed in a manner more consistent with the Town's Mountainside Design Guidelines by shortening the driveways and eliminating several hundred feet of mountainside scarring and desert landscape disturbance.

SITE DESCRIPTION

In its existing condition, Never Mind Trail is a local road having an approximate 25 foot paved section, lacking striping, curb/gutter, and sidewalk. The posted speed limit of Never Mind Trail within the subdivision is 25 miles per hour. Between Piedra Grande Drive in the north to Carefree Drive in the south, Never Mind Trail has an approximate 7% slope (rising from the north to the south).

As shown in the attached *Figure 1*, the subject lots are located on Never Mind Trail northwest of Carefree Drive. The attached *Figure 2* depicts the potential locations of the proposed separate driveway connections to Never Mind Trail for Lot 6 and Lot 9. The lots are slightly elevated from Never Mind Trail; therefore, the proposed driveways will have a slight downgrade at their intersection with Never Mind Trail.

SIGHT DISTANCE

Sufficient sight distance at the proposed driveway locations is necessary to give drivers exiting the lots a clear view of oncoming traffic on Never Mind Trail. Sight triangles should be provided and maintained - the landscape and hardscape within the sight triangles must not obstruct the driver's view of the adjacent travel lanes.



Per AASHTO's A Policy on Geometric Design of Highways and Streets manual, 2018, the sight distance along the major road (Never Mind Trail) at the proposed potential driveway locations of lots 6 and 9 is determined by the following formula:

$$SD = 1.47 \times V_{\text{major}} \times t_g$$

Where:

V_{major} = design speed (=posted speed) on Never Mind Trail (25 miles per hour)

t_g = time gap. For crossing a two-lane roadway, the time gap for left-turns (looking right) is 7.5 seconds for passenger vehicles; the time gap for right-turns (looking left) is 6.5 seconds for passenger vehicles.

Assuming a flat grade for the driveways (the driveways will have a minor downgrade; no upgrade), the required sight distance at the site's driveways for left-turns from a stop (looking right) is 280 feet; the required sight distance at the site's driveways for right-turns from a stop (looking left) is 240 feet. The required sight distance at each driveway is shown in the attached *Figure 2*.

CONCLUSIONS

As shown in *Figure 2*, at the potential driveway locations for Lot 6 and Lot 9, the available sight distance meets or exceeds the required sight distance depending on the exact final locations of the driveways. In addition, low speeds and very low traffic volumes on Never Mind Trail exist. Therefore, the removal of the VNAE to allow for individual driveways on Lot 6 and Lot 9 is not anticipated to cause detrimental impacts to Never Mind Trail and the surroundings. Proper intersection sight distance and sight triangles should be provided and maintained at the final driveway locations.

This *Traffic Statement* letter is based on a variety of assumptions related to the proposed potential locations of the driveways at the subject sites. If alternate plans are ultimately proposed, this analysis and the resulting conclusions may not remain valid. If you have any questions, please feel free to contact our office at 602-265-6155.

Sincerely,
Keith A. Winney, PE
United Civil Group



Attachments:

Figure 1: Aerial View and Vicinity

Figure 2: Sight Distance

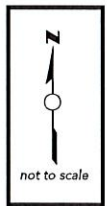


Figure 1: Aerial View and Vicinity

LEGEND

- Potential Driveway Location
- Sight Distance
- Line of Sight

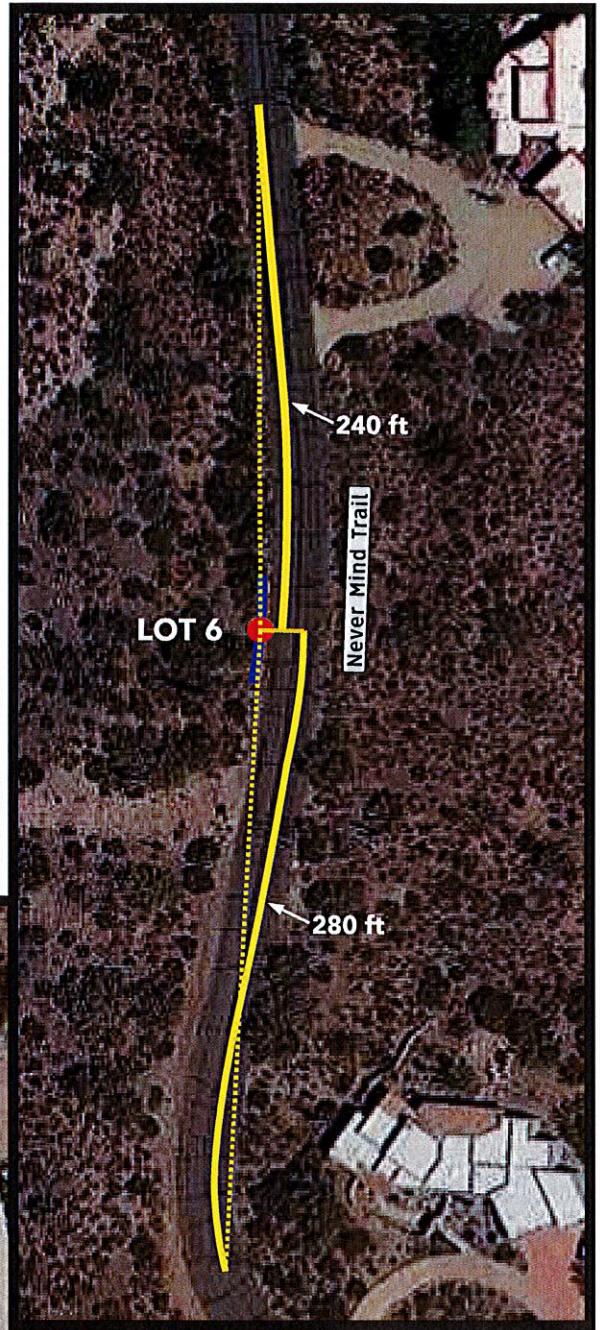
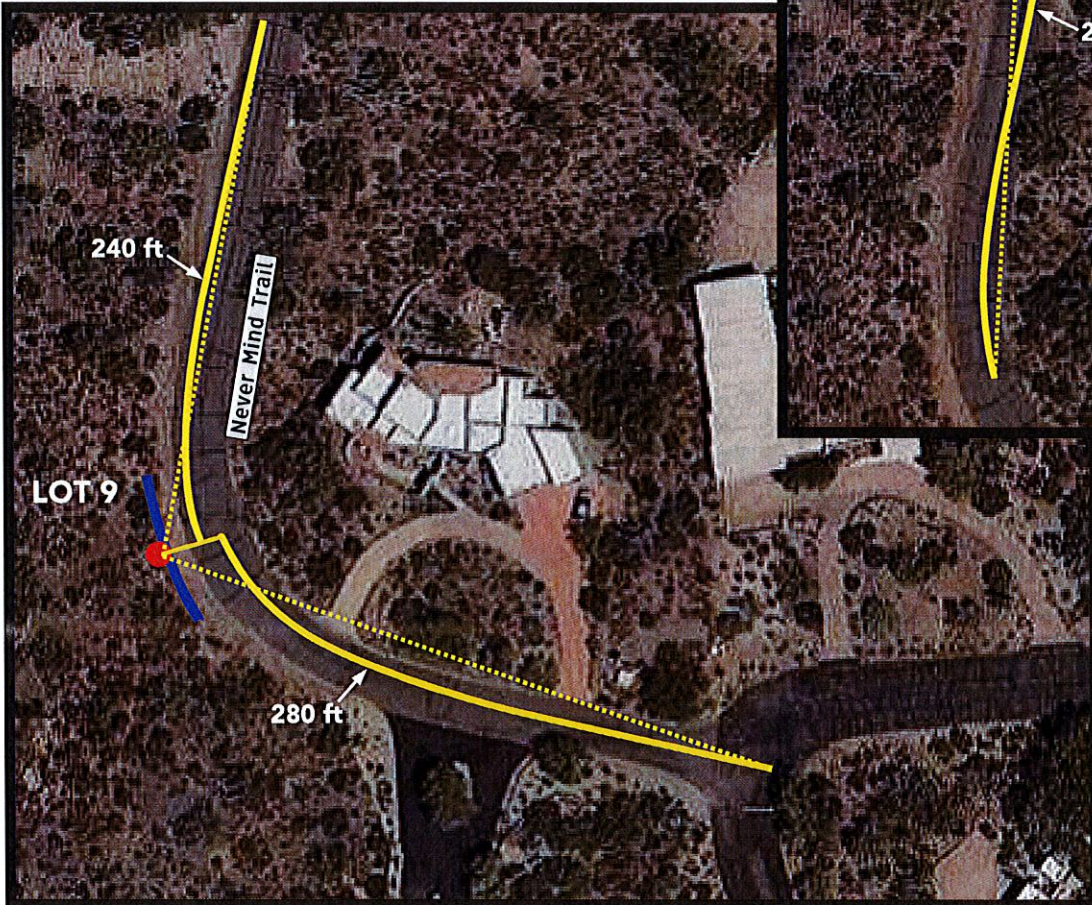


Figure 2: Sight Distance



Nighthawk Plat Amendment – Abandonment Case #20-09-AB

Citizen Participation Report

PURPOSE

The purpose of this Citizen Participation Report is to document the steps and results of the completion of the citizen participation plan related to our plat amendment request. The participation plan ensured that citizens, property owners, neighborhood associations, agencies, schools, and businesses in the vicinity of the site were notified and involved in the ongoing process and actions related to this request. Iplan Consulting, on behalf of the ownership group, initiated a Plat Amendment for the Nighthawk subdivision located at the along Never Mind Trail. The intent of the proposal is to replace one larger shared point of access along Never Mind Trail with two smaller separate points of access for lots 6 and 9.

CONTACT

All questions and/or comments related to this proposal should be directed to:

Iplan Consulting - Greg Davis
3317 S. Higley Road #114-622
Gilbert, AZ 85297
Phone: (480) 227-9850
Email: Greg@iplanconsulting.com

NOTIFICATION

In order to provide effective citizen participation in regards to this application, the following actions were taken to provide adequate opportunity to adjacent landowners or any other potentially affected individuals, agencies, or organizations to learn of and address any and all real or perceived impacts this proposed overlay may have on individuals, properties, or the community:

- A. A contact list (attached as Exhibit A) was created for all property owners along Never Mind Trail within 500' of the site (500' map attached as Exhibit B) for the purpose of mailing information and notifications of the proposal.
- B. A 1st neighborhood outreach effort was held on September 30, 2020. An informational letter with exhibits (attached as Exhibit C) was sent to each property owner within 500-feet of the subject site. The letter solicited questions or comments and included the applicant and Town contact information allowing interested parties to stay informed.
- C. A 2nd neighborhood outreach effort was held on January 22, 2022 which is more than 15-days prior to the Planning and Zoning Commission hearing. An informational letter with exhibits (attached as Exhibit C) was sent to each property owner within 500-feet of the subject site as well as the Town of Carefree (21 letters total). The letter solicited questions or comments and included the applicant and Town contact information allowing interested parties to stay informed.

No comments or questions have been received to date, therefore there is no summary of public comments to report or respond to. If any comments are received between now and the public hearing, our team will alert Town staff and amend this report to accommodate those comments.



TENTATIVE SCHEDULE

Initial Neighborhood Outreach – September 2020

Formal Filing – January 2021

Citizen Participation Plan Initial Submittal – January 2021

Citizen Participation Report – January 2022

Post Property (if needed)

Public Hearing Notification – To be Coordinated by Town staff February 2022

Planning and Zoning Commission Meeting – 3/14/2022

Exhibit A - 500' Buffer Notification List

AGUILERA GABRIEL/CONKLIN CODY
6979 E HAWKSNEST RD
CAREFREE, AZ85377

ALLEN SHERI ELIZABETH TR
PO BOX 5651
CAREFREE, AZ85377

BICKERDYKE H PAUL/SUE
P O BOX 5688
CAREFREE, AZ85377

BRANDY LAND LIMITED PARTNERSHIP
137 MARCO BAY RD
SOMERS, MT59932

BULLINGTON JULIS D TR
3409 E CLAREMONT
PARADISE VALLEY, AZ85253

CAREFREE CASITA LLC
39 POLECAT DR
ASPEN, CO81611

DAGOSTINO NICOLINO/KRISTEN E
107 BESSBOROUGH DR
EAST YORK, ON M3G 3J5
CANADA

DAVE BLACK
7336 E SOARING EAGLE WY
SCOTTSDALE, AZ 85266

DEMARCO FAMILY TRUST (8-27-90)
PO BOX 3226
CAREFREE, AZ 85377

DOW STEPHEN/JANET ELIZABETH
1184 NORTHOVER DR
BLOOMFIELS HILLS, MI 48304

FLORES NICHOLAS E
36780 N LONE EAGLE POINT
CAREFREE, AZ 85377

FOWLER ANDREW
7002 CAREFREE DR
CAREFREE, AZ 85377

INNER SUNRISE LLC
PO BOX 5250
CAREFREE, AZ 85377

JACKSON WILLIAM/ELSA
28629 58 AVENUE
ABBOTSFORD, BC V4X2E8
CANADA

KUMMERLE KYLE
PO BOX 5296
CAREFREE, AZ 85377

LRN AZ-17 PERSONAL RESIDENCE TRUST
8585 E HARTFORD DR STE 115
SCOTTSDALE, AZ 85255

NIGHTHAWK ON BLACK MTN LLC
3409 E CLAREMONT
PARADISE VALLEY, AZ 85253

POLLACK TODD H/CAROL ANN
PO BOX 2082
CAREFREE, AZ 85377

REBOLLO ROBERT G/JOANNE H
PO BOX 5623
CAREFREE, AZ 85377

Town of Carefree - Planning Dept
PO BOX 740
Carefree, AZ 85377

YOUNG WILLIAM DUSTIN/KIMBERLEE
800 S MEDEA WAY
DENVER, CO 80209

EXHIBIT B - 500' Notification Buffer Map

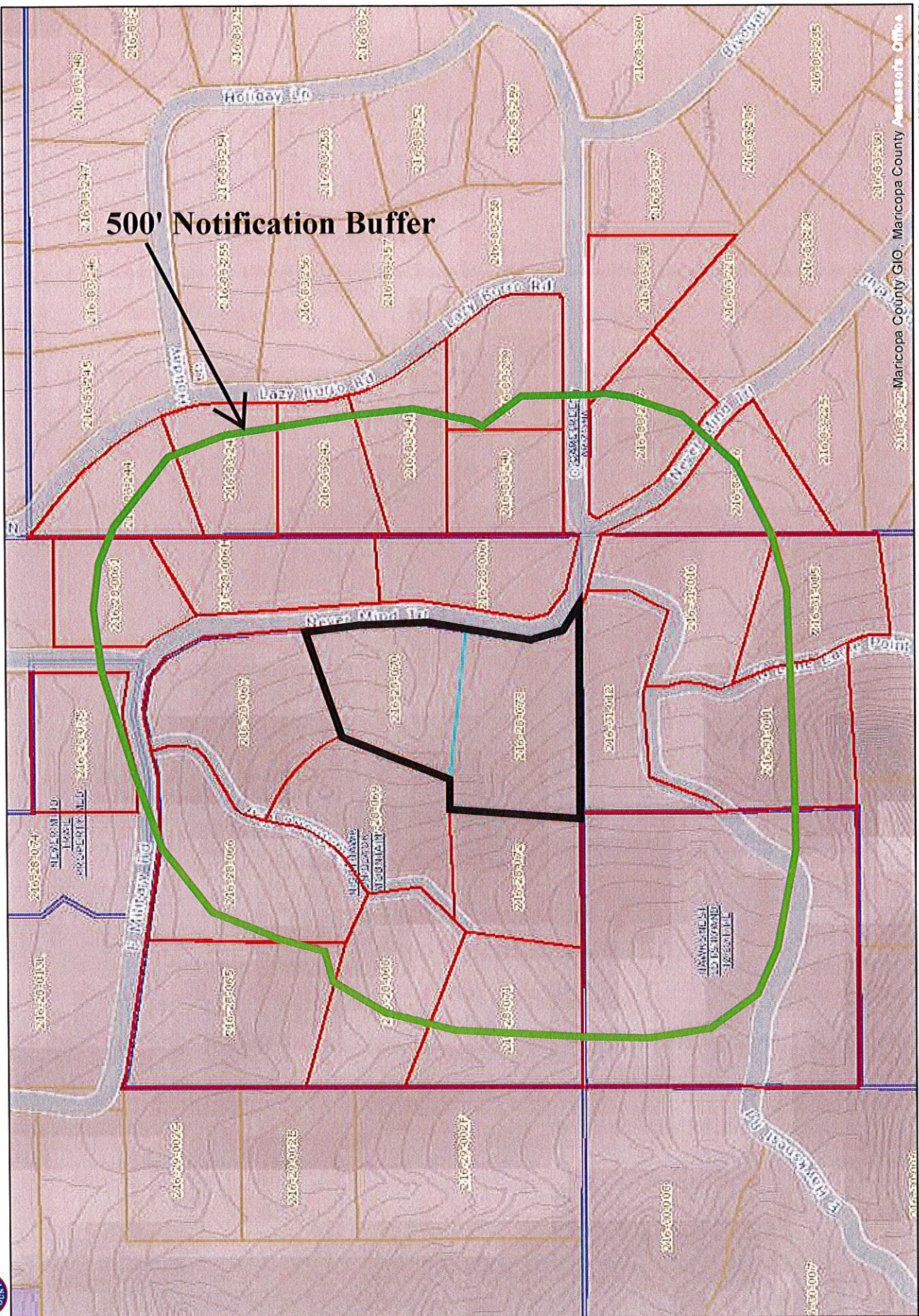


Exhibit C - 1st Neighborhood Outreach Letter

Notice of Development Nighthawk Lots 6 & 9

Dear Neighbor,

The owners of lots 6 and 9 of the Nighthawk on Black Mountain subdivision are preparing an application to the Town of Carefree for a minor Plat Amendment. The proposal includes two amendments to two different easements on the Nighthawk approved plat which are described below. The Nighthawk on Black Mountain subdivision is located at the northwest corner of where Carefree Drive becomes Never Mind Trail.

Amendment 1: Remove a portion of the one-foot Vehicle Non-Access Easement (VNAE) across the frontages of lots 6 and 9 to permit a more direct access (i.e. driveway) from the public street (Never Mind Trail) to the future homes. This amendment will allow the driveways to be placed and designed in a manner more consistent with the Town's Mountainside Design Guidelines by eliminating several hundred feet of mountainside scarring and desert landscape disturbance. In addition to less desert disturbance and overall paving, this abandonment will result in the better protection of view corridors from adjacent properties due to the more direct and significantly shorter driveways for these two lots.

Amendment 2: Remove the 20-foot wide access easement that straddles the shared property line of lots 6 and 9. This easement becomes unnecessary with amendment 1 and allows the desert to reclaim this scraped and barren strip of land which is unsightly and not in keeping with the character of the area. An area of approximately 3,500 square feet will be returned to natural desert landscape versus becoming a long 20-foot wide stretch of pavement.

A vicinity map and detailed site exhibit are attached to this letter to provide a visual representation of the amendments proposed. We invite you to review this information and reach out to us should you have any questions about what is being proposed.

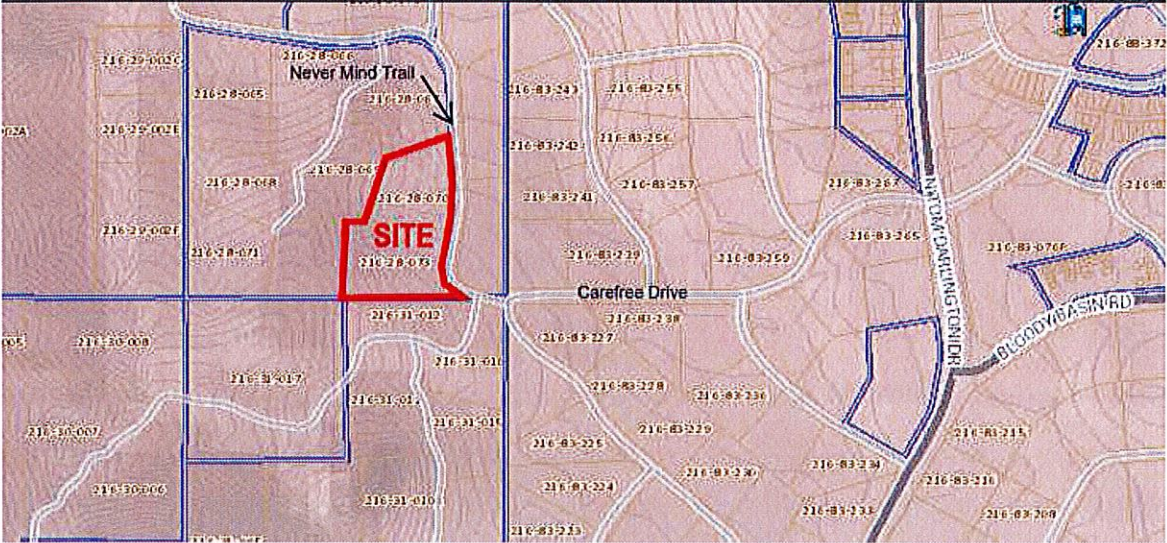
This notice is being sent to all property owners (per Maricopa County Assessor's office) within 500-feet of the subject properties. As part of the plat amendment process, Public Hearings will be held at the Carefree Town Council Center at 33 Easy Street (time and date to be noticed with additional letters). These meetings will provide an additional opportunity for public input relative to the proposed plat amendment.

If you have any questions at any time throughout the process, feel free to contact me at greg@iplanconsulting.com or 480-227-9850.

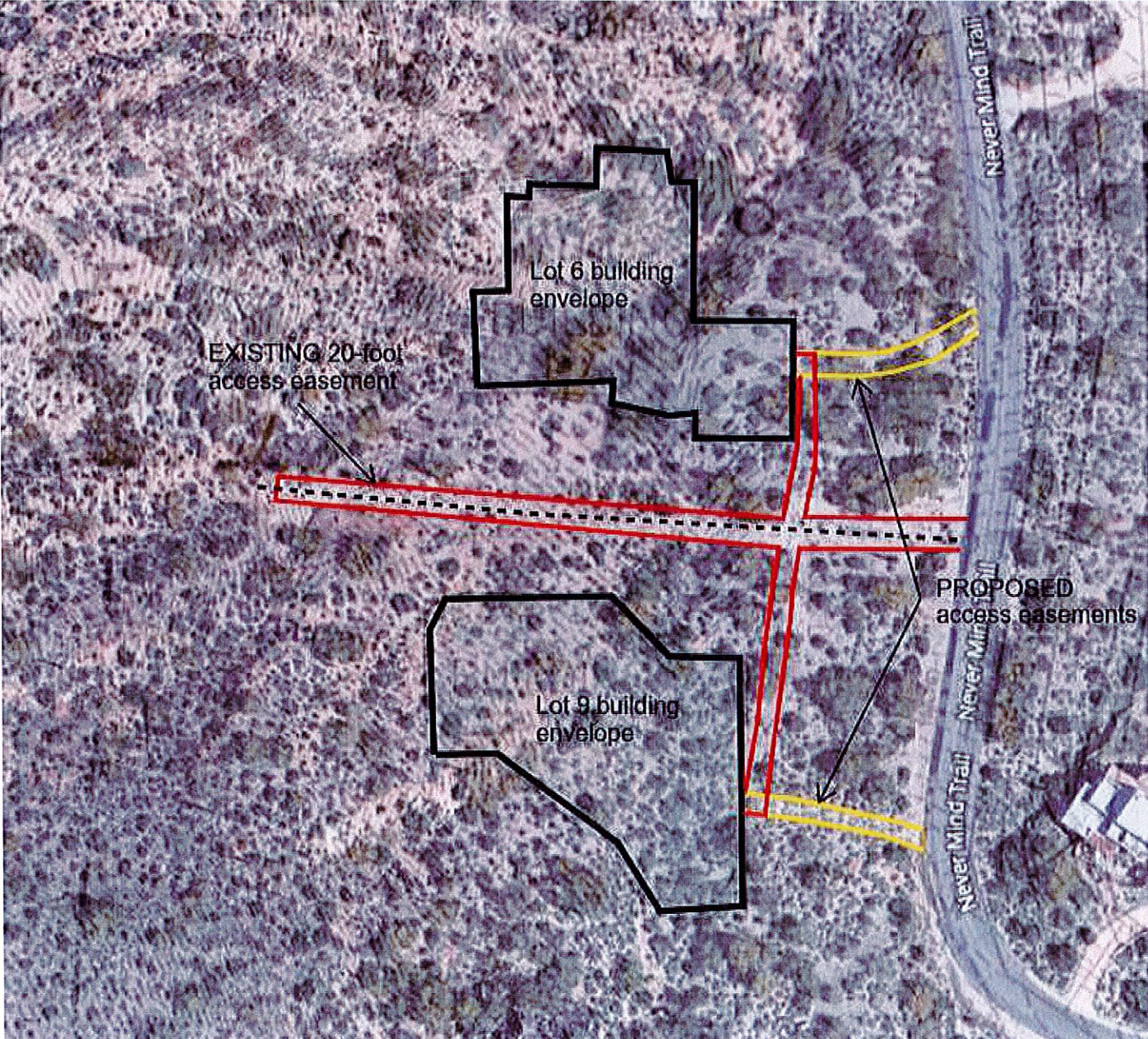
Sincerely,

Greg Davis
Planner

Vicinity Map



Site Exhibit





Notice of Development Nighthawk Lots 6 & 9

1/22/2022

Dear Neighbor,

This is a courtesy 2nd notice that follows an original notice sent on 9/30/2020 in an effort to keep our neighbors informed of our proposed development. The owners of lots 6 and 9 of the Nighthawk on Black Mountain subdivision have prepared an application to the Town of Carefree for a minor Plat Amendment. The proposal includes two amendments to two different easements on the Nighthawk approved plat which are described below. The Nighthawk on Black Mountain subdivision is located at the northwest corner of where Carefree Drive becomes Never Mind Trail.

Amendment 1: Remove a portion of the one-foot Vehicle Non-Access Easement (VNAE) across the frontages of lots 6 and 9 to permit a more direct access (i.e. driveway) from the public street (Never Mind Trail) to the future homes. This amendment will allow the driveways to be placed and designed in a manner more consistent with the Town's Mountainside Design Guidelines by eliminating several hundred feet of mountainside scarring and desert landscape disturbance. In addition to less desert disturbance and overall paving, this abandonment will result in the better protection of view corridors from adjacent properties due to the more direct and significantly shorter driveways for these two lots.

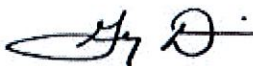
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A vicinity map and detailed site exhibit are attached to this letter to provide a visual representation of the amendments proposed. We invite you to review this information and reach out to us should you have any questions about what is being proposed.

This notice is being sent to all property owners (per Maricopa County Assessor's office) within 500-feet of the subject properties as well as the Town of Carefree. As part of the plat amendment process, Public Hearings will be held at the Carefree Town Council Center at 33 Easy Street (time and date to be noticed with additional letters). These meetings will provide an additional opportunity for public input relative to the proposed plat amendment.

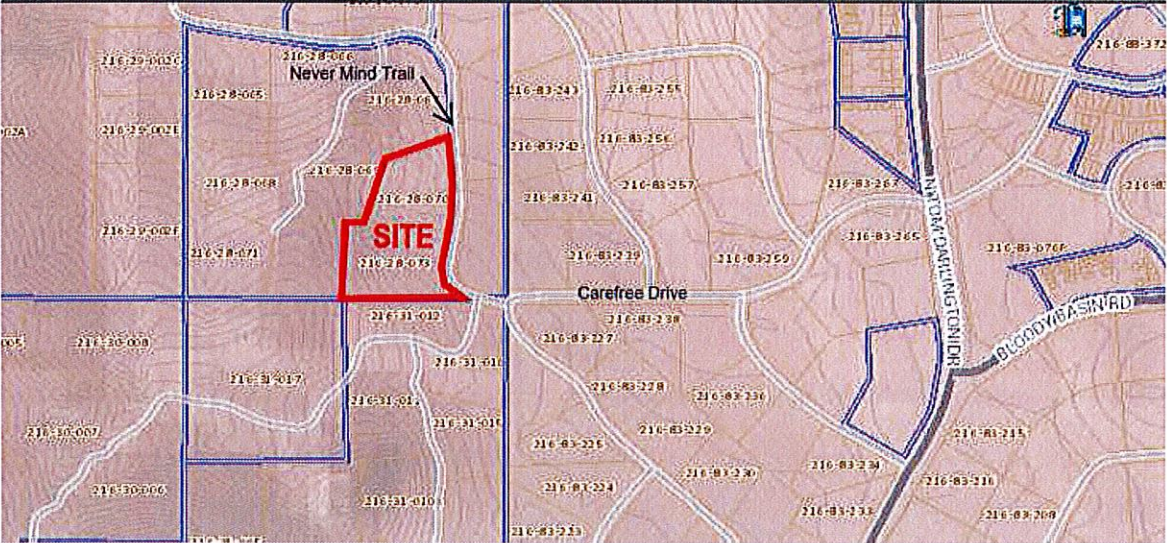
If you have any questions at any time throughout the process, feel free to contact me at greg@iplanconsulting.com or 480-227-9850.

Sincerely,



Greg Davis
Planner

Vicinity Map



Site Exhibit

