

**TOWN OF CAREFREE**  
**PUBLIC MEETING of the DEVELOPMENT REVIEW BOARD**  
**ACTION MINUTES**

**WHEN:** MONDAY, JULY 11, 2021  
**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  
TELEPHONE AUDIO: 1.669.900.6833 OR 1.253.215.8782  
**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 Phil Corso  
Commissioner Dan Davee – via Telephone  
Commissioner Ralph Ferro

**ABSENT:**

None

*Members of the Planning and Zoning Commission may have participated by technological means or methods pursuant to A.R.S. §38-431(4).*

**CALL TO ORDER, SILENT ROLL CALL, and PLEDGE OF ALLEGIANCE.**

**ITEM 1.** APPROVAL of the DEVELOPMENT REVIEW BOARD minutes dated MARCH 14, 2022.

***ACTION: APPROVED***

**ITEM 2.** DISCUSSION AND POSSIBLE ACTION on a request for a DEVELOPMENT WAIVER to allow for an increase in the height of two retaining walls in order to allow for a single-level, rear yard space. Public comments will be taken.

**CASE #:** 22-04-DRB

**APPLICANT:** Mr. David Timmons  
David Timmons Architectural Design Studio  
2830 East Tracy Lane, #4  
Phoenix, AZ 85032

**CASE LOCATION:** 38174 Tranquil Way  
Carefree, AZ  
APN: 216-23-063

**REQUEST:** **DEVELOPMENT WAIVER** to allow for an increase in the height of two retaining walls.

**ACTION:** *APPROVED*

**ITEM 3.** **DISCUSSION AND POSSIBLE ACTION** on a request for approval of a **MOUNTAINSIDE DEVELOPMENT**. Public comments will be taken.

**CASE #:** 21-30-MS

**APPLICANT:** Joel Moreno  
iPlan, LLC  
4711 E. Falcon Dr.  
Mesa, AZ 85215

**CASE LOCATION:** 7453 East Travois Trail  
Carefree, AZ  
APN: 216-33-046

**ZONING:** R1-35 Single Family Residential  
70,000 square feet minimum lot size

**REQUEST:** **APPROVAL** of a development plan for a single-family residence in the Mountainside Zoning District Overlay.

**ACTION:** *APPROVED*

**ITEM 4.** ADJOURNMENT

**ACTION:** *APPROVED*

*Samantha Gesell*

Samantha Gesell, Planning Clerk  
JULY 12, 2022

