



To: HILLSIDE BUILDING COMMITTEE

Cc: Paul Michaud, Senior Planner
George Burton, Planner

From: Robert D Lee, CBO
Building Official, Fire Marshal

Date: July 20, 2017

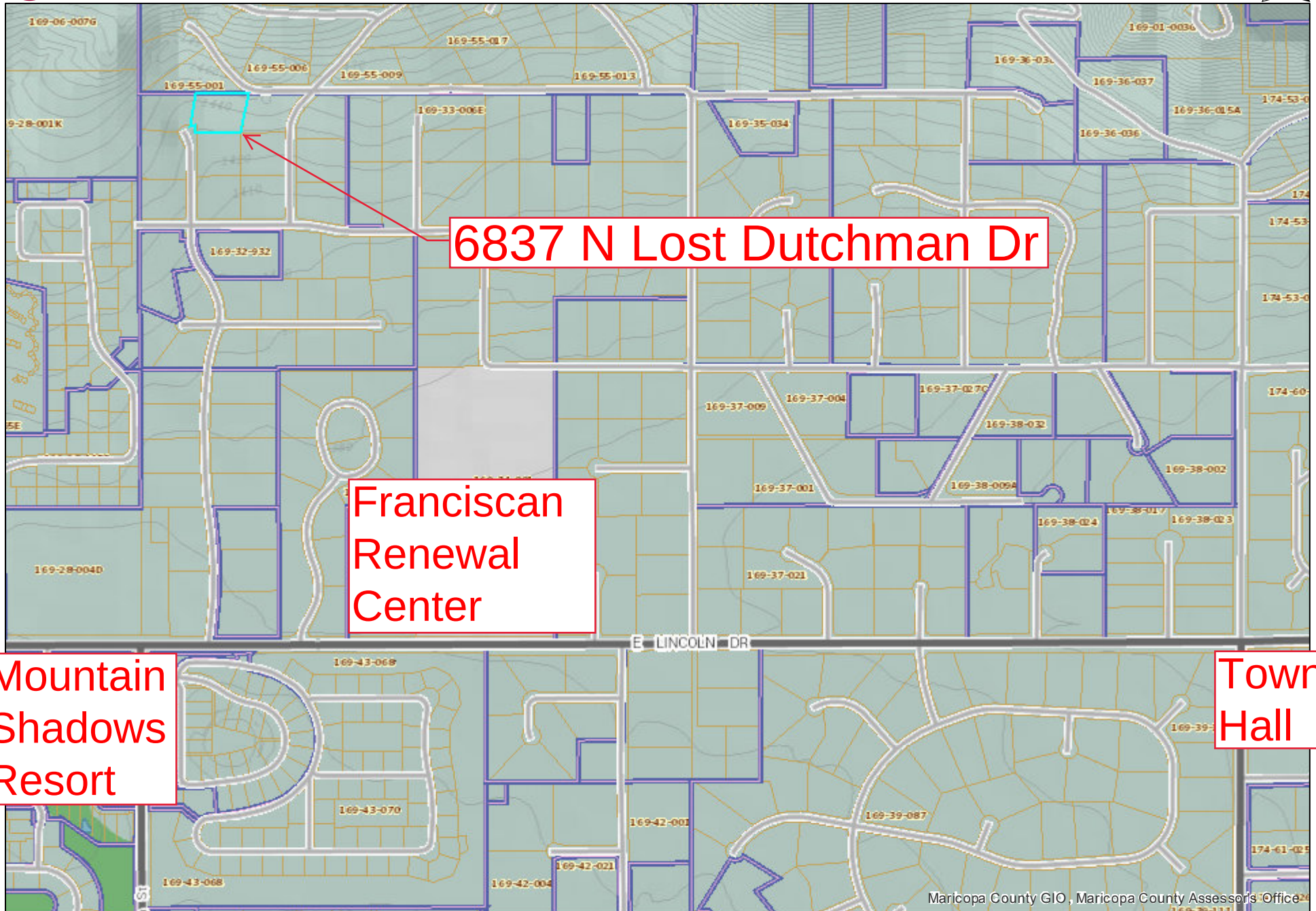
Subject: Conceptual Review for a new home at 6837 N Lost Dutchman Dr

Narrative: The existing building is to be demolished and a new home is to be built. A portion of the new home is two stories and it has a four car garage.

Description	Quantities
Area of Lot	1.079 acres or 46,983 Sq Ft
Area Under Roof	11,335 Sq Ft
Floor Area Ratio	24.00%
Building Site Slope	11.70%
Allowable Disturbed Area (%)	47.94%
Allowable Disturbed Area (Sq Ft)	28,190 Sq Ft
Existing Disturbed Area	28,515 Sq Ft
Proposed Disturbed Area (%)	47.75%
Proposed Disturbed Area (Sq Ft)	22,434 Sq Ft
Remaining Disturbed Area (%)	0.19%
Retention Area	1,100 Cu Ft
Volume of Cut/Fill	2,047/1,408 Cubic Yards
Hillside Assurance	\$86,375
Number of Retaining Walls	14
Length of Retaining Walls	608 Ft
Maximum Building Height	24 feet 0 inches
Overall Height	40 feet 0 inches



Map





Map





TOWN OF PARADISE VALLEY HILLSIDE DEVELOPMENT

DATE: 6/13/17

SUBDIVISION NAME: 6837 ~ Lost Dutchman

ADDRESS OF PROPERTY club Estates lot 24

ASSESSOR'S PARCEL NUMBER: 169-32076

LEGAL DESCRIPTION: _____

ARCHITECT: Jennifer 602 540 9360
NAME PHONE NUMBER

ADDRESS E-MAIL ADDRESS

ENGINEER/OTHER: Steven 480 350 9590
NAME PHONE NUMBER

ADDRESS E-MAIL ADDRESS

OWNER: Regal American Homes 602 502 1048
PRINT NAME PHONE NUMBER

4408 S 12th St PHX Avia regal american homes.com
ADDRESS E-MAIL ADDRESS

SIGNATURE OF OWNER OR REPRESENTATIVE 6/13/17
DATE

PRE-APPLICATION CONFERENCE WITH STAFF ON: _____

APPLICATION SUBMITTED ON: _____

APPLICATION FEE: _____

RECEIPT NUMBER: _____ RECEIVED BY: _____

Conceptual Plan Review Notification

June 27, 2017

Subject: Conceptual Plan Review for New Single Family Home Residence

Dear Resident,

An application has been submitted to the Town of Paradise Valley for a new/model home at 6837 N Lost Dutchman Dr. In compliance with Town requirements, this letter is being sent to you as a courtesy to inform you of the pending application. The Hillside Building Committee will be reviewing this application on Thursday, July 27th, 2017 at 8:00 AM at the Paradise Valley Town Hall located at 6401 East Lincoln Drive.

The purpose of Conceptual Plan Review meeting is to discuss, review, and provide suggestions and guidance to the Applicant regarding the proposed development including:

- Location of the building pad, driveway, and accessory uses

- Significant natural features

- Preservation of existing vegetation

- Grading concepts and their adaptation to the natural hillside topography

The Conceptual meeting provides suggestions and guidance for the Applicant.

Prior to the final approval of this application, there will be a Formal Hillside Committee Review Meeting. Notification will be sent to you. Both meeting are open to the public and you may feel free to attend.

If you have any questions please call me at (602)-502-1048.

Sincerely,

Abraham Azoulay
Applicant

From: Avi Azoulay
To: [Robert Lee](#)
Cc: [Ariel Shemesh](#)
Subject: LOST DUTCHMAN LETTER
Date: Thursday, July 20, 2017 12:11:42 PM
Attachments: [Lost Dutchman Mailer Letter-pdf.pdf](#)
[uc](#)

Hi Bob,
I mailed this letter to the neighborhood around me within a 1500 foot radius on June 28th, 2017. Please confirm that this has been received.

Regards,

Avi Azoulay
602.502.1048
Regal American Homes
avi@regalamericanhomes.com