



TOWN OF PARADISE VALLEY HILLSIDE DEVELOPMENT

DATE: _____

SUBDIVISION NAME: _____

ADDRESS OF PROPERTY _____

ASSESSOR'S PARCEL NUMBER: _____

LEGAL DESCRIPTION: _____

~~ARCHITECT:~~ _____

NAME

PHONE NUMBER

ADDRESS

E-MAIL ADDRESS

ENGINEER/OTHER: _____

NAME

PHONE NUMBER

ADDRESS

E-MAIL ADDRESS

OWNER: _____

PRINT NAME

PHONE NUMBER

ADDRESS

E-MAIL ADDRESS

SIGNATURE OF OWNER OR REPRESENTATIVE

DATE

SCOPE OF WORK: _____

SUBMITTALS NEEDED FOR THE FORMAL/COMBINED REVIEW MEETING

_____ PROVIDE A WRITTEN PROJECT NARRATIVE DESCRIBING SCOPE OF WORK.

_____ VICINITY MAP SHOWING LOCATION AND ADDRESS OF THE PROPERTY

_____ NOTIFICATION LETTERS MAILED 3 WEEKS PRIOR TO MEETING. (APPLICATION AND NOTICE MUST BE REVIEWED AND DEEMED COMPLETE BY TOWN STAFF PRIOR TO MAILING). SEE SAMPLE NOTIFICATION BELOW. (2206-III-A).

_____ SEISMIC REFRACTION SURVEY (2206-III-B). SEE HILLSIDE SAFETY IMPROVEMENT AND PROCESS MANUAL REQUIREMENTS PER SECTION 5-10-4 OF THE TOWN CODE.

_____ DETAILED SITE PLAN (SEE SECTION 2206-III-C OF HILLSIDE CODE).

_____ AERIAL PHOTO-LESS THAN 1-YEAR OLD WITH TOPOGRAPHY, LOT LINES, BUILDING FOOTPRINT, DRIVEWAY, ANY NATURAL FEATURES, AS WELL AS ADJACENT LOTS AND STRUCTURES WITHIN 100 FEET OF PERIMETER OF SUBJECT PROPERTY ON 24"X 36" SHEET.

_____ LEGAL SURVEY WITH SURVEYOR'S SEAL (IF APPLICABLE)

_____ PHOTOGRAPHS OF THE SITE ON PLAN SHEET WITH KEY MAP (2206-III-D).

_____ GRADING AND DRAINAGE PLAN WITH WRITTEN NARRATIVE DESCRIBING DRAINAGE FLOWS (2206-III-E):

NOTES TO BE INCLUDED ON GRADING AND DRAINAGE PLAN:

1. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL HILLSIDE STIPULATIONS AND ALL TOWN CODE REQUIREMENTS ARE COMPLIED INCLUDING, BUT NOT LIMITED TO LANDSCAPING, GROUND RESTORATION, FIRE FLOW, FIRE SAFETY AND ALL ONSITE AND OFFSITE IMPROVEMENTS.
2. ALL OUTDOOR LIGHTING SHALL BE IN CONFORMANCE WITH ARTICLE XXII OF THE TOWN ZONING ORDINANCE.
3. ALL EXCESS FILL MATERIAL SHALL BE REMOVED FROM THE SITE WITH NO NEW SPILL SLOPES.
4. THE USE OF HYDRAULIC RAM HAMMERS, OR OTHER HEAVY EQUIPMENT USED TO CUT THROUGH ROCK, INCLUDING

MACHINERY WITH AUDIBLE BACK UP WARNING DEVICES SHALL BE LIMITED TO USE BETWEEN THE HOURS OF 7:00AM OR SUNRISE, WHICHEVER IS LATER, AND 6:00PM OR SUNSET, WHICHEVER IS EARLIER, MONDAY THROUGH FRIDAY, WITH LIMITED WORK ON SATURDAY AND NO WORK ON SUNDAY OR LEGAL HOLIDAYS. RAM HAMMERS AND OTHER HEAVY EQUIPMENT CANNOT BE USED ON SATURDAYS WITHOUT A WAIVER FROM THE TOWN MANAGER.

5. CONSTRUCTION STAKING AND /OR FENCING SHALL BE PLACED AROUND THE CONSTRUCTION SITE SO AS TO PROTECT THE UNDISTURBED NATURAL AREA.
6. ALL RETAINING WALLS SHALL NOT EXTEND MORE THAN 6 INCHES ABOVE THE MATERIAL THEY RETAIN (WITH EXCEPTION OF DRIVEWAY RETAINING WALLS IN ACCORDANCE WITH 2207.VI.6).

_____LANDSCAPE PLAN (2206-III-F).

_____THREE (3) CROSS-SECTIONS, ELEVATIONS, BUILDING HEIGHTS FULLY DIMENSIONED (2206.III.G):

1. IDENTIFY MAXIMUM BUILDING HEIGHT AND ACCESSORY BUILDING HEIGHT MEASURED FROM NATURAL GRADE (2207-II-A-1 AND 2207-II-A-2)
2. IDENTIFY OVERALL BUILDING HEIGHT (2207-II-A-3)

_____LIGHTING PLAN (2206-III-H).

_____3D SCALED COMPUTER MODEL OR 3D SCALED STUDY MODEL (2206-III-I).

_____ACCURATE OBLIQUE VIEW ARCHITECTURAL RENDERING (2206-III-J).

_____EXTERIOR MATERIAL SAMPLES (2206-III-K).

_____HOUSE CORNER MARKERS STAKED 2 WEEKS PRIOR TO MEETING (2206-III-L).

NOTES TO BE INCLUDED ON THE ARCHITECTURAL PLANS

1. ALL EXTERIOR MATERIAL PALETTE SHALL BE IN ACCORDANCE WITH SECTION 2207.II.D.
2. ALL EXTERIOR LIGHTING SHALL COMPLY WITH SECTION 2208

DISTURBED AREA CALCULATIONS (INCLUDE ON SITE PLAN).

_____ AREA OF LOT _____ ACRES _____ SQUARE FEET

_____ AREA UNDER ROOF _____ SQUARE FEET

_____ FLOOR AREA RATIO _____ % (AREA UNDER ROOF/AREA OF LOT)

_____ BUILDING PAD SLOPE _____ %
 VERTICAL _____ FEET
 HORIZONTAL _____ FEET

Building Pad Slope - The percent of slope measured at right angles to the natural contours along a line passing through the center of the proposed building and terminating at the ends of the disturbed area limits of the building site.

_____ ALLOWABLE DISTURBED AREA _____ % (PER TABLE 1, SECTION 2207-III-J)

_____ ALLOWABLE DISTURBED AREA _____ SQUARE FEET

_____ EXISTING DISTURBED AREA _____ % (IF ANY)

_____ EXISTING DISTURBED AREA _____ SQUARE FEET (IF ANY)

INCLUDE THE FOLLOWING CALCULATION:

GROSS DISTURBED AREA _____ SQUARE FEET
 SUBTRACT (-) TOTAL LIVABLE FOOTPRINT _____ SQUARE FEET
 SUBTRACT (-) ATTACHED GARAGE FOOTPRINT _____ SQUARE FEET
 SUBTRACT (-) DRIEVDWAY CREDIT _____ SQUARE FEET
 SUBTRACT (-) RETENTION BASIN CREDIT _____ SQUARE FEET
 SUBTRACT (-) RESTORED AREAS _____ SQUARE FEET
 EQUALS (=) NET PROPOSED DISTURBED AREA _____ SQUARE FEET

_____ NET PROPOSED DISTURBED AREA _____ %

_____ LIMITS OF DISTURBED AREA CLEARLY SHOWN ON PLANS

_____ PERCENT OF LOT STEEPER THAN NATURAL GRADE (5% MAX.) _____ %

_____ VOLUME OF CUT _____ C.Y. VOLUME OF FILL _____ CY

_____ HILLSIDE ASSURANCE IS EQUAL TO 35 TIMES THE GRADING PERMIT FEE (2205.VI.B) – PROVIDE CALCULATION ON CIVIL PLAN AND SITE PLAN

Grading Permit Fees

Grading Permit	\$168 first 100 cy + \$96 each additional 100 cy
Grading Permit > 10,000 CY	\$11,242 first 10,000 cy + \$96 each additional 1,000 cy

ASSURANCE AMOUNT \$ _____

PROVIDE THE FOLLOWING INFORMATION ON CIVIL PLAN AND/OR SITE PLAN:

_____ RETAINING WALL TABLE WITH THE FOLLOWING:

_____ TOTAL NUMBER OF RETAINING WALLS _____

_____ LENGTH OF EACH RETAINING WALL _____ FEET

_____ HEIGHT OF EACH RETAINING WALL _____ FEET

_____ MAXIMUM CONTINUOUS LENGTH OF RETAINING WALLS _____ FEET (SHALL NOT EXCEED 100 L.F. PER SECTION 2207-VI-C-1-C)

_____ MAXIMUM LENGTH OF VISIBLE RETAINING WALLS MEASURED FROM ANY POINT AROUND THE PROPERTY _____ FEET (SHALL NOT EXCEED 300 L.F. PER SECTION 2207-VI-B). IDENTIFY THE POINT/LOCATION AND THE APPLICABLE RETAINING WALLS ON THE SITE PLAN.

_____ STORM WATER RETENTION CALCULATIONS (SEE STORM DRAINAGE DESIGN MANUAL)

_____ DRIVEWAY:

AREA _____ SQUARE FEET

MATERIAL _____

COLOR & LRV _____

MAX. DISTANCE FROM NATURAL GRADE _____ INCHES

CREDIT _____ % and SQUARE FEET

- _____ MAXIMUM DRIVEWAY SLOPE _____ % (30%
MAXIMUM)
- _____ MINIMUM DRIVEWAY WIDTH _____ (12 FEET
MINIMUM)
- _____ DRIVEWAY CUT OVER 8 FEET LESS THAN 100 FEET IN LENGTH
- _____ POOL FENCE DETAIL SHOWING POOL PROTECTION AND 80% OPEN
FENCE
- _____ WATER (ADEQUATE WATER PRESSURE TO MEET FIRE SAFETY
STANDARDS)
- _____ FIRE HYDRANT INSTALLATION REQUIRED YES/NO
- _____ IDENTIFY LOCATION OF SEPTIC SYSTEM OR SEWER SYSTEM ON
PLAN
- _____ ILLUSTRATE ALL EASEMENTS
- _____ WASH EASEMENT REQUIRED YES/NO
- _____ UTILITY TRENCH LOCATIONS
- _____ METHOD OF COVERING UTILITY TRENCH
- _____ RESTORATION OF CUT AND SPILL SLOPES (AGING AGENT AND/OR
SEED MIX)
- _____ HALF STREET OR RIGHT-OF-WAY IMPROVEMENTS YES/NO

BUILDING PLANS

- _____ CROSS SECTIONS OF AT LEAST THREE LOCATIONS BISECTING THE
PROPOSED RESIDENCE AND/OR ACCESSORY STRUCTURE
PERPENDICULAR TO THE CONTOURS AND SHOWING HEIGHT LIMIT
ABOVE NATURAL GRADE (PER SECTION 2207-II)
- _____ EXTERIOR BUILDING ELEVATIONS FULLY DIMENSIONED (DO NOT
USE ELEVATIONS)
- _____ MAXIMUM BUILDING HEIGHT _____ FEET (24-FOOT
VERTICAL PLANE FROM FINISH GRADE FOR PRIMARY STRUCTURE
AND 16-FOOT VERTICAL PLANE FOR ACCESSORY STRUCTURE)

_____ OVERALL HEIGHT _____ FEET (40- FEET MAXIMUM)

_____ LOCATION OF ALL MECHANICAL/POOL EQUIPMENT AND METHOD OF SCREENING (MECHANICAL EQUIPMENT IS NOT ALLOWED ON ROOF)

_____ NON-REFLECTIVE GLASS ON BUILDINGS (BRING SAMPLE TO MEETING)

_____ LOCATION OF ALL AMENITIES:

_____ POOL/SPA

_____ TENNIS COURT/GAME COURTS – NO LIGHTED COURTS ALLOWED

_____ ACCESSORY STRUCTURES

_____ SCREEN WALLS

_____ OTHER (E.G. WATER FEATURES, BBQ'S, ETC.)

_____ PROPOSED COLOR/MATERIAL SAMPLES (BOARD MOUNTED) BLENDING WITH THE NATURAL SURROUNDING HAVING A LRV OF 38% OR LESS. NAME OF COLOR and LRV: _____

LANDSCAPE PLAN

THE TOWN RECOMMENDS USE OF NATIVE PLANTS AS LISTED IN THE LANDSCAPE GUIDELINES. PLAN SHALL CLEARLY SHOW LOCATION AND TYPE OF PLANTS TO BE USED.

_____ SEPARATE LANDSCAPE PLAN SHOWING ALL PROPOSED LANDSCAPING, EXISTING PLANTS AND NEW LOCATION OF SALVAGED PLANTS.

INCLUDE IN TABLE FORM AND CLEARLY LABEL ON YOUR LANDSCAPE PLAN THE FOLLOWING:

_____ SPECIES

_____ SIZE

_____ LOCATION (BY SYMBOL) CLEARLY INDICATED ON PLAN

_____ QUANTITY

LIGHTING

IT IS STRONGLY SUGGESTED THAT YOU READ SECTION 2208 OF THE HILLSIDE CODE PRIOR TO DESIGNING YOUR OUTDOOR LIGHTING, BOTH BUILDING AND OUTDOOR LIGHTING MUST BE PROVIDED IN TABLE FORM ON YOUR PLANS. CUT SHEETS OF EACH LIGHTING FIXTURE SHALL BE INCLUDED ON THE LIGHTING PLAN.

BUILDING LIGHTING PLAN

_____ LOCATION CLEARLY SHOWN ON PLAN AND NUMBERED

_____ PROVIDE CUT SHEETS OF EACH LIGHT FIXTURE

PROVIDE LIGHTING TABLE IN THE FOLLOWING ORDER:

_____ QUANTITY

_____ SYMBOL (WITH QUANTITY NUMBER)

_____ TYPE OF LIGHTING FIXTURE

_____ FINISH OF LIGHTING FIXTURE

_____ LUMENS (750 LUMENS MAX.)

_____ COLOR TEMPERATURE (3,000 KELVIN MAX.)

LANDSCAPE LIGHTING PLAN

_____ LOCATION CLEARLY SHOWN ON PLAN AND NUMBERED

_____ PROVIDE CUT SHEETS OF EACH LIGHT FIXTURE

PROVIDE LIGHTING TABLE IN THE FOLLOWING ORDER:

_____ QUANTITY

_____ SYMBOL (WITH QUANTITY NUMBER)

_____ TYPE OF LIGHTING FIXTURE

_____ FINISH OF LIGHTING FIXTURE

_____ LUMENS (250 MAX. LUMENS FOR PATH/STEP LIGHTS AND 150 MAX.
LUMENS FOR UP-LIGHTS)

_____ COLOR TEMPERATURE (3,000 KELVIN MAX.)

LEGAL DESCRIPTION

THE LEGAL DESCRIPTION OF THE REAL PROPERTY LOCATED AT 8136 N. MOHAVE CIRCLE, PARADISE VALLEY, AZ 85253, IN MARICOPA COUNTY, IS AS FOLLOWS:

PARCEL NO. 1:

The South 157.17 feet as measured along the West line of the following described property:

That part of Lot 5, Section 32, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Beginning at the Northwest corner of said Lot 5;

Thence North 89 degrees 52 minutes East, along the North line of said Lot 5, a distance of 286.51 feet to the TRUE POINT OF BEGINNING;

Thence South 314.34 feet;

Thence North 89 degrees 44 minutes East a distance of 330.50 feet to a point on the West line of Tatum Boulevard;

Thence Northeasterly, along the West line of Tatum Boulevard, a distance of 319 feet more or less to the North line of said Lot 5;

Thence South 89 degrees 52 minutes West, along the North line of said Lot 5, a distance of 371.97 feet more or less to the TRUE POINT OF BEGINNING;

EXCEPT the West 45.35 feet thereof.

PARCEL NO. 2:

The South 25 feet of the East 285.15 feet of the following described property:

That part of Lot 5, Section 32, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Beginning at the Northwest corner of said Lot 5;

Thence South (assumed bearing), along the West line of said Lot 5, a distance of 339.94 feet;

Thence North 89 degrees 44 minutes East, along a line which is 993.82 feet North from and parallel with the South line of said Lot 5 (identical with the North line of the South 30 acres of said Lot 5), a distance of 617.03 feet to the West line of Tatum Boulevard;

Thence North 0 degrees 03 minutes West, along the West line of Tatum Boulevard, a distance of 25 feet;

Thence South 89 degrees 44 minutes West a distance of 360.50 feet;

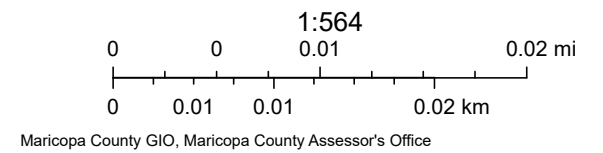
Thence North 314.34 feet to the North of line of said Lot 5;

Thence South 89 degrees 52 minutes West, along the North line of said Lot 5, a distance of 256.51 feet to the POINT OF BEGINNING.

Map



June 5, 2024

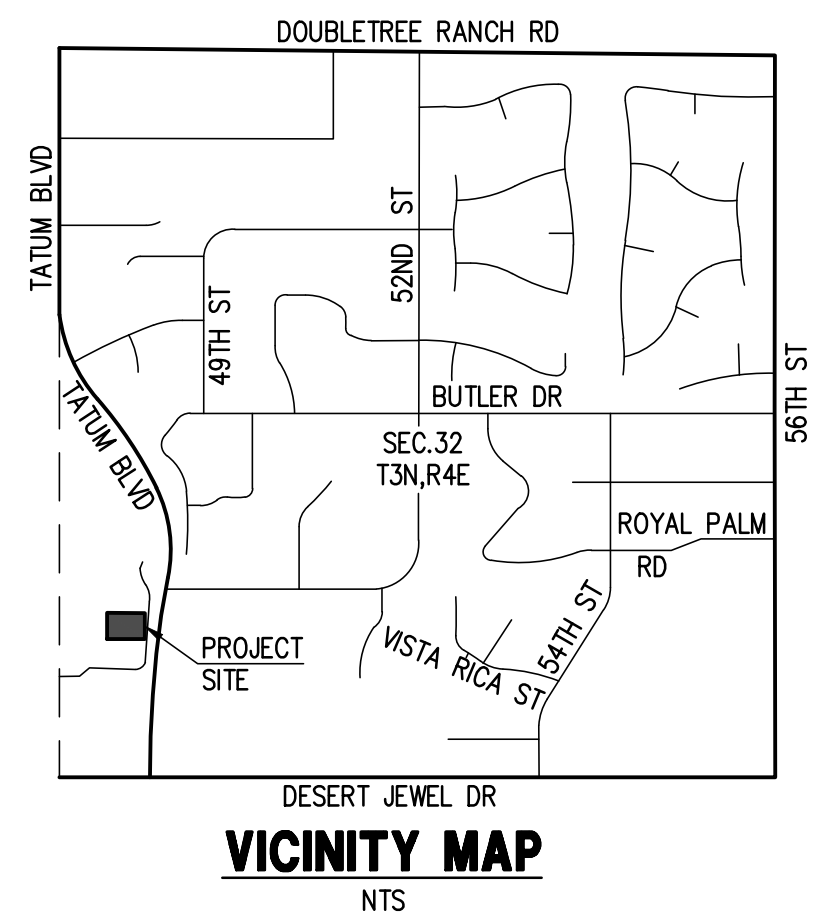
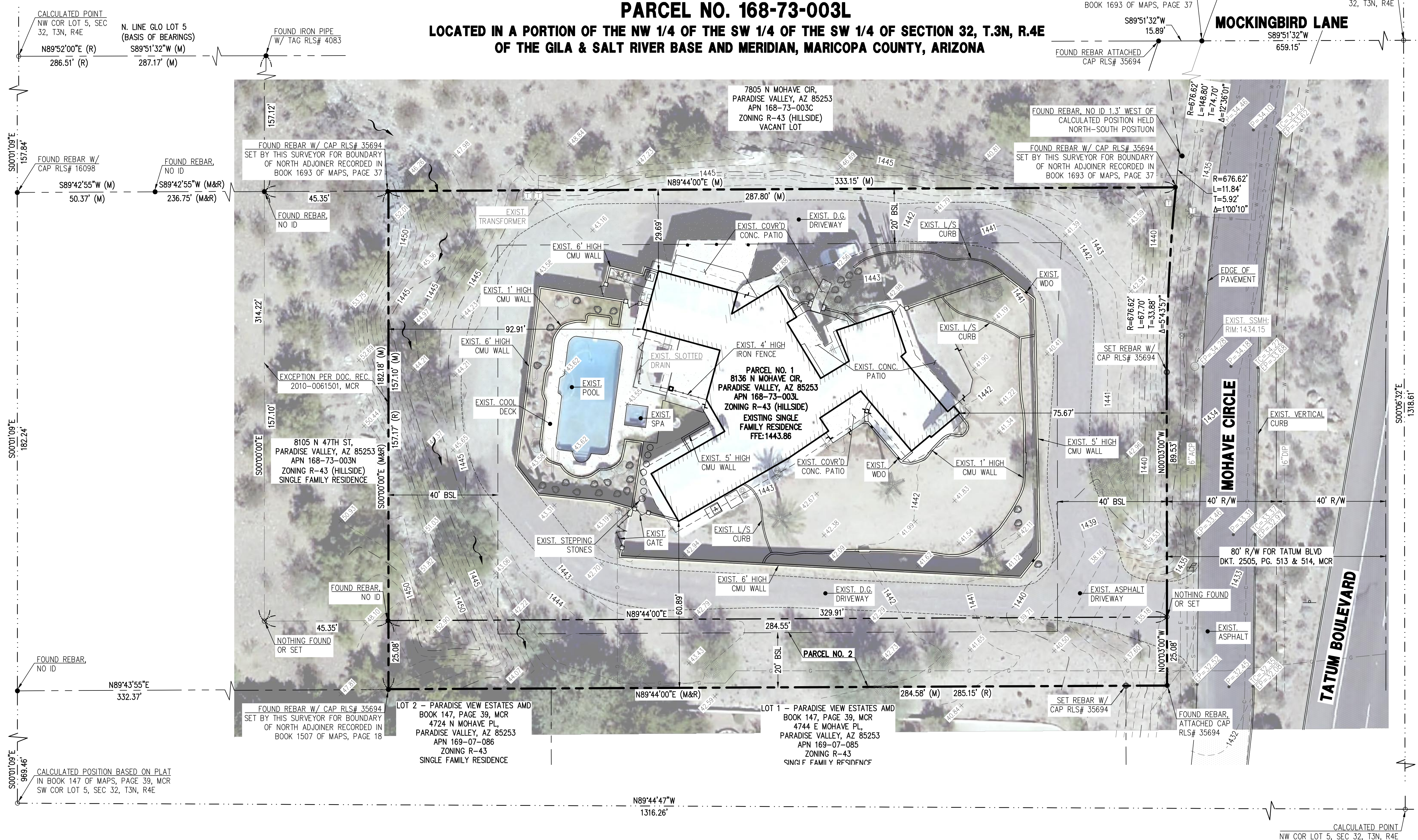


BOUNDARY & TOPOGRAPHIC SURVEY

8136 N MOHAVE CIR, PARADISE VALLEY, AZ 85253

PARCEL NO. 168-73-003L

LOCATED IN A PORTION OF THE NW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 32, T.3N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



SITE DATA

APN: 168-73-003L
ADDRESS: 8136 N MOHAVE CIR, PARADISE VALLEY, AZ 85253
ZONING: R-43
LOT AREA:
PARCEL NO.1: 44,769 S.F. (1.028 AC.)
PARCEL NO.2: 7,137 S.F. (0.164 AC.)
TOTAL NET AREA: 51,906 S.F. (1.192 AC.)
CONSTRUCTION YEAR: 1961
OS #: 25-39

OWNER

ELLIOTT GLASSER
PO BOX 8449,
SCOTTSDALE, AZ 85257

BASIS OF BEARINGS

THE MONUMENT LINE OF NORTH LINE OF GLO LOT 5, THE BEARING OF WHICH IS N89°51'32\"/>

BENCHMARK

BRASS CAP DOWN 0.30 AT THE SECTION 32, T2N, R4E, HAVING AN ELEVATION OF 1397.34 NAVD 88 DATUM, GDACS# 24502-1M.

LEGAL DESCRIPTION

PARCEL NO. 1:
THE SOUTH 157.17 FEET AS MEASURED ALONG THE WEST LINE OF THE FOLLOWING DESCRIBED PROPERTY:
THAT PART OF LOT 5, SECTION 32, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE NORTH 89 DEGREES 52 MINUTES EAST, ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 286.51 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 314.34 FEET; THENCE NORTH 89 DEGREES 44 MINUTES EAST A DISTANCE OF 330.50 FEET TO A POINT ON THE WEST LINE OF TATUM BOULEVARD; THENCE NORTHEASTERLY, ALONG THE WEST LINE OF TATUM BOULEVARD, A DISTANCE OF 319 FEET MORE OR LESS TO THE NORTH LINE OF SAID LOT 5; THENCE SOUTH 89 DEGREES 52 MINUTES WEST, ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 371.97 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING; EXCEPT THE WEST 45.35 FEET THEREOF.

PARCEL NO. 2:
THE SOUTH 25 FEET OF THE EAST 285.15 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
THAT PART OF LOT 5, SECTION 32, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE SOUTH (ASSUMED BEARING), ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 339.94 FEET; THENCE NORTH 89 DEGREES 44 MINUTES EAST, ALONG A LINE WHICH IS 993.82 FEET NORTH FROM AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 5 (IDENTICAL WITH THE NORTH LINE OF THE SOUTH 30 ACRES OF SAID LOT 5), A DISTANCE OF 61 7.03 FEET TO THE WEST LINE OF TATUM BOULEVARD; THENCE NORTH 0 DEGREES 03 MINUTES WEST, ALONG THE WEST LINE OF TATUM BOULEVARD, A DISTANCE OF 25 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES WEST A DISTANCE OF 360.50 FEET; THENCE NORTH 314.34 FEET TO THE NORTH LINE OF SAID LOT 5; THENCE SOUTH 89 DEGREES 52 MINUTES WEST, ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 256.51 FEET TO THE POINT OF BEGINNING.

FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY #	PANEL #	SUFFIX	BASE FLOOD ELEVATION
040049	1765 OF 4425	L	N/A
MAP #	PANEL DATE	FIRM INDEX DATE	ZONE
04013C	10/16/2013	11/04/2015	X*

*AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

CERTIFICATE OF SURVEY

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE CURRENT "MINIMUM STANDARDS FOR ARIZONA BOUNDARY AND TOPOGRAPHIC SURVEYS", AND THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND WAS SURVEYED AND DRAWN UNDER MY DIRECTION IN THE MONTH OF NOVEMBER, 2022.



11/11/22
DATE

LEGEND

- FOUND REBAR OR AS NOTED
- SET 1/2" REBAR & TAG OR AS NOTED
- CALCULATED POINT
- PROPERTY LINE
- MONUMENT LINE
- WATER VALVE
- ELECTRIC METER
- GAS METER
- A/C UNIT
- SEWER MANHOLE
- SEWER CLEANOUT
- HOSE BIB
- SIGN
- TELEPHONE PEDESTAL
- BOULDER
- MAILBOX
- POOL EQUIPMENT
- STORM DRAIN PIPE
- GAS LINE
- SEWER LINE
- WATER LINE
- ELECTRIC LINE
- COMMUNICATIONS LINE
- EXISTING CONTOUR
- EXIST. SPOT ELEVATION
- EXIST. DRAINAGE FLOW
- TREE
- PALO VERDE
- MESQUITE TREE
- SAGUARO
- PIPE CACTUS
- BUSH

ABBREVIATIONS

- BSL BUILDING SETBACK LINE
- EL ELEV ELEVATION
- EP EDGE OF PAVEMENT
- EX, EXIST. EXISTING
- G GUTTER, GAS MEASURED
- MCR MARICOPA COUNTY RECORDER
- P, PWM PAVEMENT
- (R), REC. RECORDED
- (C) CALCULATED
- R/W RIGHT OF WAY
- T TANGENT, TELEPHONE
- W WEST, WATERLINE
- WM WATER METER

SURVEY REFERENCES

- WARRANTY DEED RECORDED IN DOC. NO. 2010-0061501, M.C.R.
- MARICOPA COUNTY PARCEL MAP 807-32-03-03, MCR.

UTILITIES

WATER: CITY OF PHOENIX
SANITARY SEWER: TOWN OF PARADISE VALLEY
ELECTRIC: APS
TELEPHONE: CENTURY LINK, COX COMMUNICATIONS
NATURAL GAS: SOUTHWEST GAS
CABLE TV: CENTURY LINK, COX COMMUNICATIONS

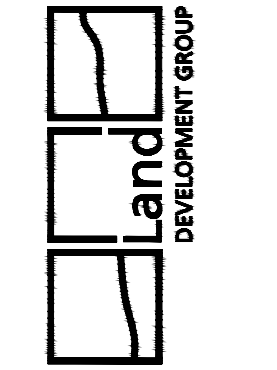
GENERAL NOTES

- THE PREMISES SURVEYED HAVE NO KNOWN DISCREPANCIES, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHT-OF-WAYS EXCEPT AS SHOWN, AND HAS ACCESS TO OR FROM A DEDICATED ROADWAY.
- THIS IS AN ABOVE GROUND SURVEY. THE UNDERGROUND UTILITIES AS SHOWN ARE BASED ON INFORMATION PROVIDED BY THE VARIOUS UTILITY COMPANIES AND THESE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES, NOT SHOWN ON THIS DRAWING. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE AT THE TIME OF THE SURVEY.
- BUILDING SETBACK LINES, ZONING, FLOOD AREA ZONES, AND ADDRESSES THAT MAY BE SHOWN ARE SUPPLIED BY THE GOVERNING AGENCY OR TAKEN FROM THE BEST AVAILABLE RECORDS. THE SURVEYOR WILL NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION SUPPLIED BY OTHERS.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS, WHICH WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THE DESCRIPTION OF PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREON, REPRESENT THAT INFORMATION PROVIDED ON WARRANTY DEED REC. DOC. 2010-0061501, RECORDS OF MARICOPA COUNTY, ARIZONA.
- EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED OR AVAILABLE TO THE SURVEYOR AT THE TIME OF THE SURVEY. THERE MAY EXIST OTHER DOCUMENTS OF RECORD, WHICH WOULD AFFECT THIS PARCEL.
- ANY INFORMATION SHOWN WHICH MAY VARY FROM THE CONTENTS OF THE REPORT(S) NOTED ABOVE, REPRESENTS INFORMATION AND MEASUREMENTS FOUND DURING THE COURSE OF THE SURVEY.
- ON-SITE PLANT INFORMATION SHOWN HEREON IS FOR REFERENCE ONLY. SURVEYOR ASSUMES NO LIABILITY FOR THE EVALUATION, SALVAGEABILITY, REMOVAL AND/RELOCATION OF ON-SITE PLANT MATERIALS.
- ALL MEASURED BEARINGS AND DISTANCES EQUAL RECORD UNLESS NOTED OTHERWISE.
- ANY AERIAL MAPS SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND DO NOT NECESSARILY DEPICT THE EXACT CURRENT CONDITIONS.
- BUILDING SETBACKS FOR THIS PROPERTY ARE PER TOWN OF PARADISE VALLEY ZONING DISTRICT STANDARDS. OWNER OR OWNERS ARCHITECT TO VERIFY SETBACKS WITH CITY OR ANY HOA JURISDICTION.

BOUNDARY & TOPOGRAPHIC SURVEY MAP

PARCEL NO. 168-73-003L
8136 N MOHAVE CIR,
PARADISE VALLEY,
AZ 85253

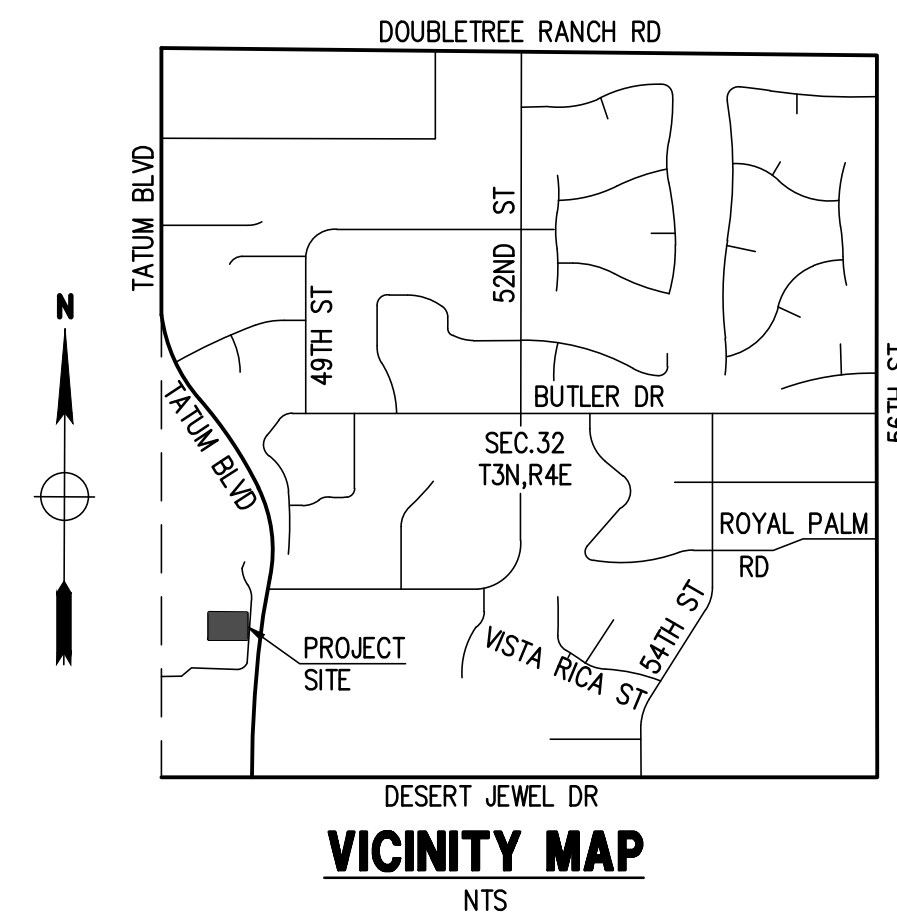
P. 602 889 1984 | F. 602 445 9482
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PHOENIXLANDSCAPE.COM



SLOPE ANALYSIS PLAN HISTORIC CONDITIONS

**8136 N MOHAVE CIR, PARADISE VALLEY, AZ 85253
PARCEL NO. 168-73-003L**

**LOCATED IN A PORTION OF THE NW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 32, T.3N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA**



SITE DATA

APN: 168-73-003L
ADDRESS: 8136 N MOHAVE CIR,
PARADISE VALLEY, AZ 85253
ZONING: R-43
LOT AREA:
PARCEL NO.1: 44,769 S.F. (1.028 AC.)
PARCEL NO.2: 7,137 S.F. (0.164 AC.)
TOTAL NET AREA: 51,906 S.F. (1.192 AC.)
CONSTRUCTION YEAR: 1981
QS #: 25-39

OWNER

ELLIOTT GLASSER
PO BOX 8449,
SCOTTSDALE, AZ 85257

BASIS OF BEARINGS

THE MONUMENT LINE OF NORTH LINE OF GLO LOT 5, THE BEARING OF WHICH IS N89°51'32"E.

BENCHMARK

BRASS CAP DOWN 0.30 AT THE SECTION 32, T2N, R4E, HAVING AN ELEVATION OF 1397.34 NAVD 88 DATUM, GDACS# 24502-1M.

LEGAL DESCRIPTION

PARCEL NO. 1:
THE SOUTH 157.17 FEET AS MEASURED ALONG THE WEST LINE OF THE FOLLOWING DESCRIBED PROPERTY:
THAT PART OF LOT 5, SECTION 32, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5;
THENCE NORTH 89 DEGREES 52 MINUTES EAST, ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 286.51 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 314.34 FEET;
THENCE NORTH 89 DEGREES 44 MINUTES EAST A DISTANCE OF 330.50 FEET TO A POINT ON THE WEST LINE OF TATUM BOULEVARD;
THENCE NORTHEASTERLY, ALONG THE WEST LINE OF TATUM BOULEVARD, A DISTANCE OF 319 FEET MORE OR LESS TO THE NORTH LINE OF SAID LOT 5;
THENCE SOUTH 89 DEGREES 52 MINUTES WEST, ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 371.97 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING;
EXCEPT THE WEST 45.35 FEET THEREOF.

PARCEL NO. 2:
THE SOUTH 25 FEET OF THE EAST 285.15 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
THAT PART OF LOT 5, SECTION 32, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5;
THENCE SOUTH (ASSUMED BEARING), ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 339.94 FEET;
THENCE NORTH 89 DEGREES 44 MINUTES EAST, ALONG A LINE WHICH IS 993.82 FEET NORTH FROM AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 5 (IDENTICAL WITH THE NORTH LINE OF THE SOUTH 30 ACRES OF SAID LOT 5), A DISTANCE OF 61 7.03 FEET TO THE WEST LINE OF TATUM BOULEVARD;
THENCE NORTH 0 DEGREES 03 MINUTES WEST, ALONG THE WEST LINE OF TATUM BOULEVARD, A DISTANCE OF 25 FEET;
THENCE SOUTH 89 DEGREES 44 MINUTES WEST A DISTANCE OF 360.50 FEET;
THENCE NORTH 314.34 FEET TO THE NORTH LINE OF SAID LOT 5;
THENCE SOUTH 89 DEGREES 52 MINUTES WEST, ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 256.51 FEET TO THE POINT OF BEGINNING.

SLOPE CALCULATIONS

(1.192 ACRES) X (3 SLOPE LINES PER ACRE) = 4 SLOPE LINES
FORMULA
((LINE A LENGTH X SLOPE) + (LINE B LENGTH X SLOPE) + (LINE C LENGTH X SLOPE) + (LINE D LENGTH X SLOPE)) / SUMMATION OF ALL SLOPE LINE LENGTHS = AVERAGE SLOPE
 $((285'x6.32\%) + (285'x6.50\%) + (285'x6.04\%) + (287'x5.50\%)) / 1,142' = 18.01 + 18.53 + 17.21 + 15.79 / 1,142 = 6.09\%$
TOTAL: 69.54 / (1,142') = 6.09%

NOTE: SLOPE ANALYSIS PER HISTORIC CONDITIONS (PRE-DEVELOPMENT).

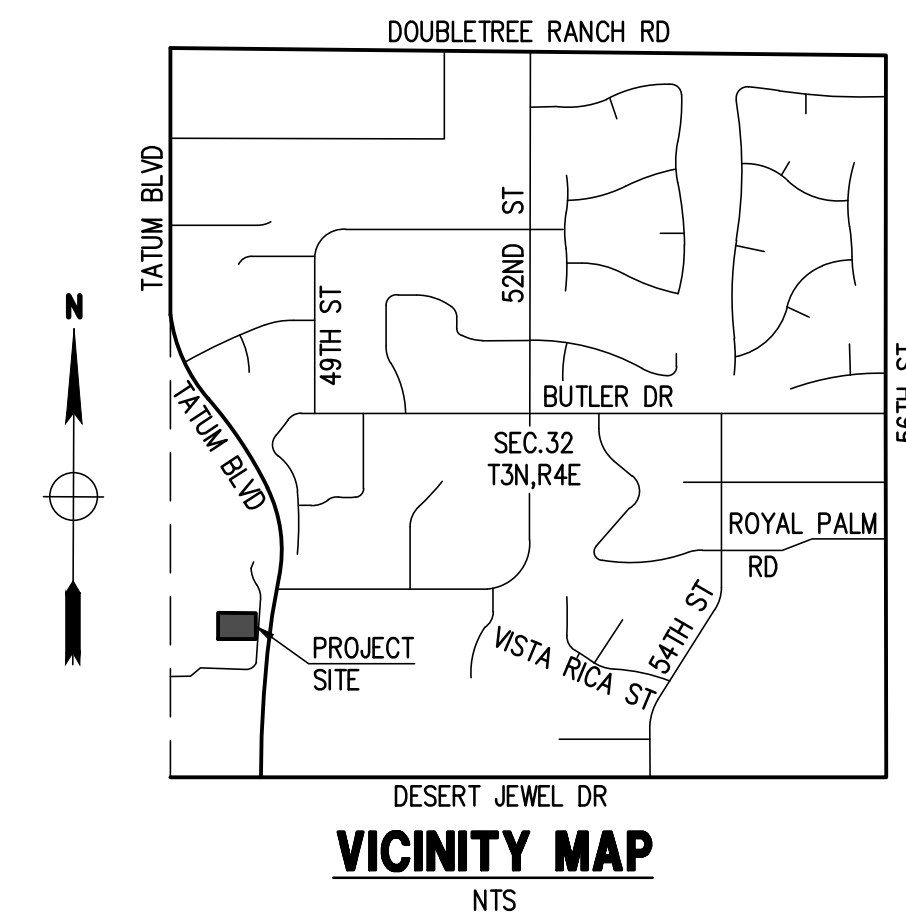
- ### LEGEND
- FOUND REBAR OR AS NOTED
 - SET 1/2" REBAR & TAG OR AS NOTED
 - CALCULATED POINT
 - PROPERTY LINE
 - MONUMENT LINE
 - WATER VALVE
 - ELECTRIC METER
 - GAS METER
 - A/C UNIT
 - SEWER MANHOLE
 - SEWER CLEANOUT
 - HOSE BIB
 - SIGN
 - TELEPHONE PEDESTAL
 - BOULDER
 - MAILBOX
 - POOL EQUIPMENT
 - STORM DRAIN PIPE
 - GAS LINE
 - SEWER LINE
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SLOPE ANALYSIS PLAN

8136 N MOHAVE CIR, PARADISE VALLEY, AZ 85253

PARCEL NO. 168-73-003L

LOCATED IN A PORTION OF THE NW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 32, T.3N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



DATE:	04/16/24
DESIGNED BY:	NP
DRAWN BY:	ZA
CHECKED BY:	JF
SCALE:	1"=20'
JOB:	2210340
VERSION:	1.1
PLOT DATE:	04/16/24

SITE DATA

APN: 168-73-003L
 ADDRESS: 8136 N MOHAVE CIR,
 PARADISE VALLEY, AZ 85253
 ZONING: R-43
 LOT AREA:
PARCEL NO.1: 44,769 S.F. (1.028 AC.)
PARCEL NO.2: 7,137 S.F. (0.164 AC.)
 TOTAL NET AREA: 51,906 S.F. (1.192 AC.)
 CONSTRUCTION YEAR: 1961
 CS #: 25-39

OWNER

ELLIOTT GLASSER
 PO BOX 8449,
 SCOTTSDALE, AZ 85257

BASIS OF BEARINGS

THE MONUMENT LINE OF NORTH LINE OF GLO LOT 5, THE BEARING OF WHICH IS N89°51'32"E.

BENCHMARK

BRASS CAP DOWN 0.30 AT THE SECTION 32, T2N, R4E, HAVING AN ELEVATION OF 1397.34 NAVD 88 DATUM, GDACS# 24502-1M.

LEGAL DESCRIPTION

PARCEL NO. 1:
 THE SOUTH 157.17 FEET AS MEASURED ALONG THE WEST LINE OF THE FOLLOWING DESCRIBED PROPERTY:
 THAT PART OF LOT 5, SECTION 32, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5;
 THENCE NORTH 89 DEGREES 52 MINUTES EAST, ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 286.51 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE SOUTH 314.34 FEET;
 THENCE NORTH 89 DEGREES 44 MINUTES EAST A DISTANCE OF 330.50 FEET TO A POINT ON THE WEST LINE OF TATUM BOULEVARD;
 THENCE NORTHEASTERLY, ALONG THE WEST LINE OF TATUM BOULEVARD, A DISTANCE OF 319 FEET MORE OR LESS TO THE NORTH LINE OF SAID LOT 5;
 THENCE SOUTH 89 DEGREES 52 MINUTES WEST, ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 371.97 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING;
 EXCEPT THE WEST 45.35 FEET THEREOF.

PARCEL NO. 2:
 THE SOUTH 25 FEET OF THE EAST 285.15 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
 THAT PART OF LOT 5, SECTION 32, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5;
 THENCE SOUTH (ASSUMED BEARING), ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 339.94 FEET;
 THENCE NORTH 89 DEGREES 44 MINUTES EAST, ALONG A LINE WHICH IS 993.82 FEET NORTH FROM AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 5 (IDENTICAL WITH THE NORTH LINE OF THE SOUTH 30 ACRES OF SAID LOT 5), A DISTANCE OF 61 7.03 FEET TO THE WEST LINE OF TATUM BOULEVARD;
 THENCE NORTH 0 DEGREES 03 MINUTES WEST, ALONG THE WEST LINE OF TATUM BOULEVARD, A DISTANCE OF 25 FEET;
 THENCE SOUTH 89 DEGREES 44 MINUTES WEST A DISTANCE OF 360.50 FEET;
 THENCE NORTH 314.34 FEET TO THE NORTH LINE OF SAID LOT 5;
 THENCE SOUTH 89 DEGREES 52 MINUTES WEST, ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 256.51 FEET TO THE POINT OF BEGINNING.

SLOPE CALCULATIONS

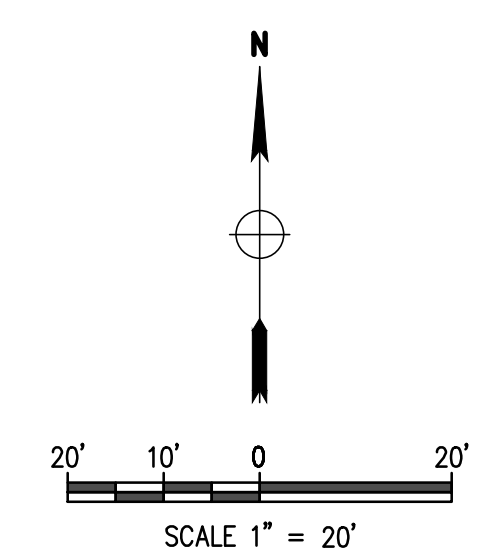
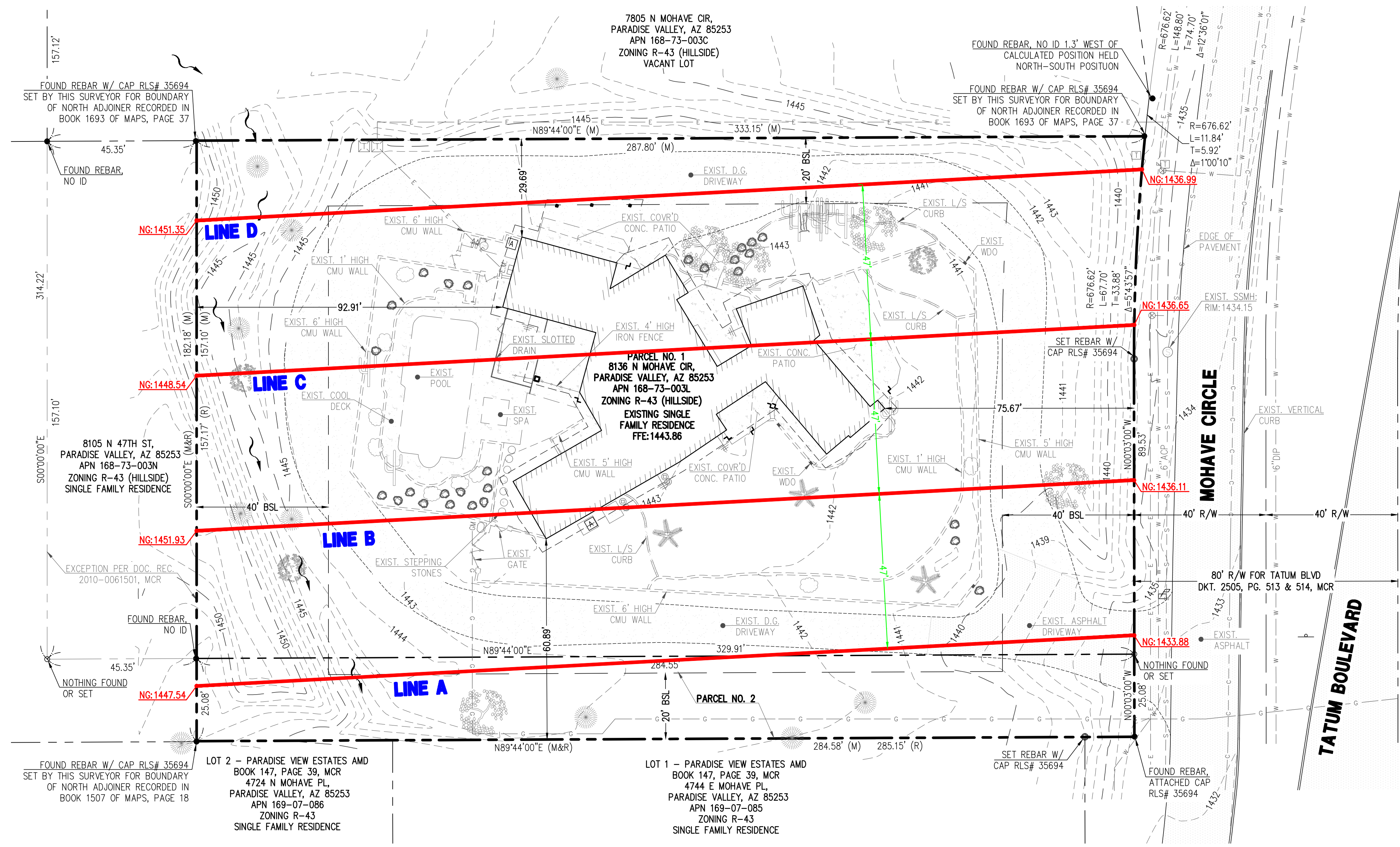
(1.192 ACRES) X (3 SLOPE LINES PER ACRE) = 4 SLOPE LINES
 FORMULA
 ((LINE A LENGTH x SLOPE) + (LINE B LENGTH x SLOPE) + (LINE C LENGTH x SLOPE) + (LINE D LENGTH x SLOPE)) / SUMMATION OF ALL SLOPE LINE LENGTHS = AVERAGE SLOPE
 ((285'x4.79%) + (285'x5.55%) + (285'x4.17%) + (287'x5.00%)) / 1,142' = 13.65 + 15.82 + 11.88 + 14.35 / 1,142 = 4.88%
 TOTAL: 55.70 / (1,142') = 4.88%

LEGEND

- FOUND REBAR OR AS NOTED
- SET 1/2" REBAR & TAG OR AS NOTED
- CALCULATED POINT
- PROPERTY LINE
- MONUMENT LINE
- WATER VALVE
- ELECTRIC METER
- GAS METER
- A/C UNIT
- SEWER MANHOLE
- SEWER CLEANOUT
- HOSE BIB
- SIGN
- TELEPHONE PEDESTAL
- BOULDER
- MAILBOX
- POOL EQUIPMENT
- STORM DRAIN PIPE
- GAS LINE
- SEWER LINE
- WATER LINE
- ELECTRIC LINE
- COMMUNICATIONS LINE
- EXISTING CONTOUR
- EXIST. SPOT ELEVATION
- EXIST. DRAINAGE FLOW
- TREE
- PALO VERDE
- MESQUITE TREE
- SAGUARO
- PIPE CACTUS
- BUSH
- **LINE A**
- **LINE B**
- **LINE C**
- **LINE D**
- **NG:XX.XX**
- NATURAL GRADE

ABBREVIATIONS

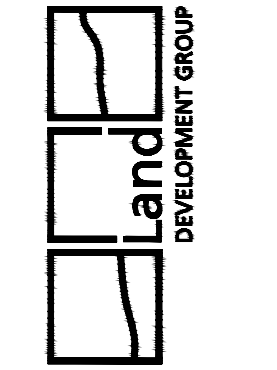
- BSL BUILDING SETBACK LINE
- EL, ELEV ELEVATION
- EP EDGE OF PAVEMENT
- EX, EXIST. EXISTING
- G GUTTER, GAS
- (M) MEASURED
- MCR MARICOPA COUNTY RECORDER
- P, PVMT PAVEMENT
- (R), REC. RECORDED
- (C) CALCULATED
- R/W RIGHT OF WAY
- T TANGENT, TELEPHONE
- W WEST, WATERLINE
- WM WATER METER



**SLOPE ANALYSIS PLAN
 EXISTING TOPOGRAPHY**

**PARCEL NO. 168-73-003L
 8136 N MOHAVE CIR,
 PARADISE VALLEY,
 AZ 85253**

P. 602.889.1984 | F. 602.445.9482
 8808 N CENTRAL AVE., SUITE 288
 PHOENIX, AZ 85020
 PHOENIX@LANDDEVELOPMENT.COM



Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
 Call 811 or click Arizona811.com

ALPHA LEGACY TRUST
8136 North Mohave Circle
Paradise Valley, AZ 85253

June 26, 2024


Doug Jordan
Jordan Law Firm, P.C.
6122 East Quartz Mountain Road
Paradise Valley, AZ 85253

Re: 8136 North Mohave Circle – Hillside Designation

To Whom It May Concern:

The purpose of this letter is to authorize Jordan Law Firm, P.C. to act as our representative with respect to all matters/applications with the Town of Paradise Valley necessary to request the removal of the property located at 8136 North Mohave Circle, Paradise Valley, Arizona (Maricopa County Assessor Parcel No. 168-73-003L) from the Hillside designation.

ALPHA LEGACY TRUST

By: Wolf Glasser 
Name: Wolf Glasser
Title: Trustee

6122 EAST QUARTZ MOUNTAIN ROAD
PARADISE VALLEY, ARIZONA 85253

JORDEN LAW FIRM, P.C.

DOUGLAS A. JORDEN

TELEPHONE: (480) 505-3909

MOBILE: (602) 228-0151

E-MAIL: Doug@JordanLaw.com

www.JordanLaw.com

[Date]

Re: Combined Plan Review for Hillside Designation Removal – 8136 North Mohave Circle

Dear Property Owner:

An application has been submitted to the Town of Paradise Valley to request removal of the Hillside designation for the property located at 8136 North Mohave Circle, Paradise Valley, AZ 85253. 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 [Meeting Date] at 8:00 AM at the Paradise Valley Town Hall located at 6401 East Lincoln Drive.

The purpose of Combined Plan Review meeting is for the Hillside Building Committee to review the submittal for compliance with the goals, purposes, and specific criteria of the Town of Paradise Valley Hillside Development Regulations.

The Hillside Building Committee will make a recommendation to the Town Council either for approval, approval with stipulations, or denial of the request to remove the property from the Hillside Development Area. This meeting is open to the public and you may feel free to attend. After the recommendation from the Hillside Building Committee, this matter will be considered by the Town Council, which will make the final decision.

If you have any questions, please call me at (480) 505-3909.

Sincerely,

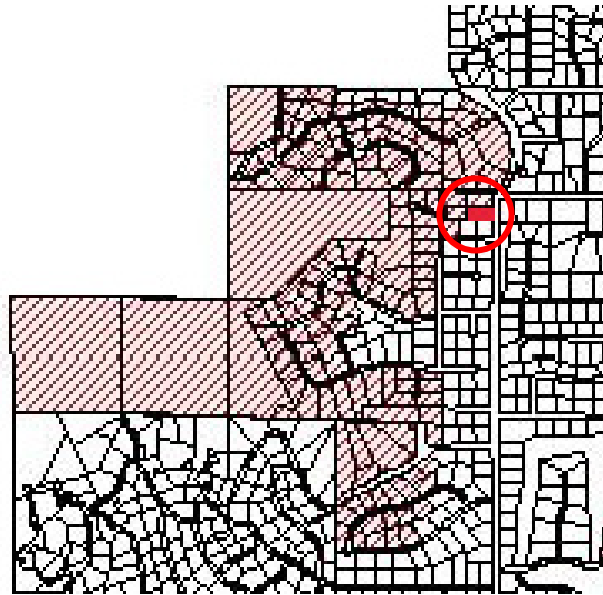
Douglas A. Jordan

DAJ/smc

8136 NORTH MOHAVE CIRCLE NARRATIVE

BACKGROUND

The property located at 8136 North Mohave Circle is a 1.192-acre lot. The existing house (4,146 sf) was built in 1958 prior to the Town's incorporation in 1961. The Glasser family bought the house in 1968 and still lives in the house. The Town's Hillside Development Regulations were adopted in 1984. Even though the slope of the property is below 10%, the property is included in the Hillside Development Area. The graphic below is a portion of Figure 1 of the Hillside Development Regulations; the Glasser property is on the outer edge of the Hillside Development Area and is outlined in red.



As might be expected since the house was built 20+ years prior to the 1984 adoption of the Hillside Development Regulations, many aspects of the property are out of compliance with the current Hillside Regulations. This request to remove the Hillside designation for the Glasser property is based on the less-than-10% slope of the property.

HILLSIDE DEVELOPMENT REGULATIONS

The Hillside Development Regulations apply to:

The provision of this article shall apply to all land in the Hillside Development Area as denoted on **FIGURE 1 – HILLSIDE DEVELOPMENT AREA** and to all lands where the natural terrain under the Building Pad has a slope of ten percent (10%) or greater (see example below in Figure 2), whether shown in Figure 1 or not.

Zoning Ordinance Article XXIL, Section 2202

The Hillside Regulations also include a process that allows property with a slope of less than 10% to request removal from the Hillside Development Area. Section 2210 of the Hillside Development Regulations outlines the removal process:

