

TOWN
of



Hillside Application
Community Development Department
6401 E Lincoln Drive
Paradise Valley, AZ 85253

PARADISE VALLEY

(480) 348-3692

HILLSIDE APPLICATION

DATE: 21 NOV 2025

SUBDIVISION NAME: PARADISE VALLEY ESTATES

PROPERTY ADDRESS: 6900 NORTH MUMMY MOUNTAIN ROAD

ASSESSOR'S PARCEL NUMBER:

LEGAL DESCRIPTION: LOT 29, PARADISE VALLEY ESTATES,
BOOK 61 OF MAPS, PAGE 4, MCR

SCOPE OF WORK: PROJECT CONSISTS OF A 1.59 ACRE PARCEL WITH AN EXISTING RESIDENCE AND TENNIS COURT, TO BE REMOVED. PROPOSED RESIDENCE WILL CONSIST OF 8700 SF LIVABLE, 900 SF GARAGE, AND 2,200 SF OF COVERED DECK ON THE MAIN LEVEL AND APPROXIMATELY 7,000 SF OF BASEMENT. PRIMARY ACCESS TO THE RESIDENCE WILL BE AT THE EXISTING ENTRANCE ON MUMMY MOUNTAIN ROAD. SECONDARY ACCESS TO THE BASEMENT WILL BE FROM A PROPOSED DRIVEWAY ON ALLOY ROAD. THE EXISTING TENNIS COURT WILL BE REMOVED AND RE-VEGETATED.



ARCHITECT:

PRINT NAME

PHONE NUMBER

RICHARD FAIRBOURN, BUILD, LLC. 602-690-1142
ADDRESS 5042 NORTH 8TH ST. PHOENIX 85014

ENGINEER:

PRINT NAME

PHONE NUMBER

LDA, NICK PRODDONOV 602-889-1984
ADDRESS 8808 N. CENTRAL AVE. STE 288 PHOENIX 85020

OWNER:

PRINT NAME

PHONE NUMBER

CHAPEL LAKE DEVELOPMENT, LLC 602-690-1142
ADDRESS c/o BUILD, LLC 5042 N. 8TH ST. PHOENIX 85014

R. Hill

21 NOV 2025

OWNER OR AUTHORIZED
AGENT SIGNATURE

DATE



Town of Paradise Valley
6401 E Lincoln Drive
Paradise Valley, AZ 85253
hillside@paradisivallevaz.gov

STATEMENT OF ACCURACY

BUILDING INFORMATION¹

USE	AREA (SF) OR LENGTH (FT)
LIVABLE AREA (EXISTING)	- 0 -
LIVABLE AREA (NEW)	8,700 MAIN LEVEL, 7,000 SF. BASEMENT
LIVABLE AREA (REMODEL)	- 0 -
PERCENT NEW + REMODEL	100

¹THE FOLLOWING CONDITIONS MAY APPLY TO REMODELS OR ADDITIONS OF 50% OR GREATER: 1) ZONING ORDINANCE, ARTICLE XXIII – SECTION 2307 REQUIRES THAT NON-CONFORMING STRUCTURES BE BROUGHT INTO COMPLIANCE IF THEY DO NOT MEET CURRENT HEIGHT, SETBACK, FINISH, AND ANY OTHER APPLICABLE ORDINANCE REQUIREMENTS. 2) ZONING ORDINANCE, ARTICLE XXIV – SECTION 2415 REQUIRES THAT NON-CONFORMING WALLS BE BROUGHT BE INTO COMPLIANCE IF THEY DO NOT MEET CURRENT HEIGHT AND/OR SETBACK REQUIREMENTS. 3) TOWN CODE, CHAPTER 13 REQUIRES FIRE SPRINKLER SYSTEMS.

VALUATION CALCULATION²

USE	UNIT - AREA (SF), LENGTH (FT), OR COUNT	VALUATION PER (UNIT)	VALUATION TOTAL
LIVABLE AREA (NEW)	15,700	\$225.00	3,532,500
LIVABLE AREA (REMODEL)	- 0 -	\$112.50	- 0 -
GARAGE	900	\$50.00	45,000
STORAGE	- 0 -	\$50.00	- 0 -
PATIOS/RAMADAS/PORHCES	2,200	\$35.00	77,000
FENCES	215 LF	\$30.00	6,450
POOL / SPA	\$25,000	1% OF COST	2,500
BBQ	- 0 -	\$4,200.00 (EA)	- 0 -
FIREPLACE	- 1 -	\$5,250.00 (EA)	5,250
WATER FOUNTAIN	- 0 -	\$1,000.00 (EA)	- 0 -
WATER FEATURE	- 0 -	\$2,500.00 (EA)	- 0 -
SUM	-	-	3,668,700

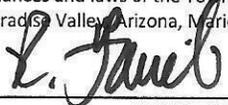
²TOWN CODE, CHAPTER 5 REQUIRED IMPROVEMENTS MAY INCLUDE RIGHT-OF-WAY DEDICATION AND STREET IMPROVEMENTS, DRAINAGE IMPROVEMENTS, SEWER IMPROVEMENTS, FIRE HYDRANT INSTALLATION, AND ELECTRICAL UNDERGROUNDING FOR BUILDING PERMIT VALUATIONS OF \$500,000 OR GREATER CALCULATED OVER A 730 DAY PERIOD. YOU MAY USE THE TOWN MASTER FEE SCHEDULE TO DETERMINE THE MINIMUM CONSTRUCTION VALUATION: <https://www.paradisevalleyaz.gov/DocumentCenter/View/104/Master-Fee-Schedule>

CERTIFICATION

I hereby certify that the above information and the information in this application is true and accurate. I further certify that I will comply with all Federal, State, County and Town laws relating to construction and demolition.

I understand that any changes made during or after the hillside development process may require a modification to the statement of accuracy. Additional requirements may be required for a modified scope of work.

The issuance of an approval shall not be considered as an adoption by the inspector of the manifested technical construction or demolition contained in the plans and specifications, if thereafter it can be shown that any portion of the work is in conflict with any portion of the ordinances and laws of the Town of Paradise Valley, Arizona. It is agreed that this work will be done in conformity with the laws of the Town of Paradise Valley, Arizona, Maricopa County, and the State of Arizona.



 OWNER OR AUTHORIZED AGENT SIGNATURE

Authorization Letter for Agent if Value > \$25,000



Town of Paradise Valley
 6401 E Lincoln Drive
 Paradise Valley, AZ 85253
hillside@paradisevalleyaz.gov