



June 2, 2022

Jose Mendez,
Hillside Development Planner
Town of Paradise Valley
6401 E. Lincoln Drive
Paradise Valley, AZ 85253

David Dick Architecture
7400 E. McDonald Drive, #122,
Scottsdale, AZ, 85250

Re: Caskey Variance – 7602 N. moonlight Lane (APN 169-11-004C) Case No BA-22-05

Dear Mr. Dick:

The Board of Adjustment heard the above case on June 1, 2022. The Board of Adjustment, by a vote of 7 to 0, **approved** your variance from the Zoning Ordinance, Article XXII, Hillside Development Regulations, Section 2207 III Land Disturbance Standards allow development of a new single family residence to exceed the allowable amount of disturbed area and to exceed the maximum cut height. The variance approval is subject to the following stipulations:

The variance was approved subject to the following stipulations:

1. The improvement shall be in compliance with the submitted plans and documents:
 - a. The Narrative, pages 1 – 12, Diagrams A – P, and Plans prepared by Architect David Dick, AIA. provided April 26, 2022.
 - b. Topo and Preliminary Grading and Drainage plan, prepared by Land Development Group dated April 21, 2022; and
 - c. Geotechnical Investigation Report (Boulder Stability Evaluation and Rock Cut Slope Stability Evaluation) by Vann Engineering Inc. provided April 26, 2022.
2. The applicant must obtain Hillside Building Committee approval;
3. The applicant must obtain the required building permits and inspections from the Building Department and Engineering Department; and
4. The applicant must provide documentation from a registered Geotechnical Engineer certifying the stability of the spill slope. This documenting must be reviewed and approved by the Town Engineering Department prior to issuance of building permit.

The next step is to submit the necessary plans for review by the Town of Paradise Valley's Hillside Building Committee. To continue the hillside review process please contact myself or Hugo Vasquez, Hillside Development Administrator hvasquez@paradisivalleyaz.gov.

Please note, any person aggrieved by a decision of the Board of Adjustment may bring a special action, within 30 days of the Board's decision (the 30th day being July 1, 2022), in Superior Court of Maricopa County for the purpose of reviewing the Board's decision, pursuant to the "Rules of Procedure for Special Actions." Although a special action is rare, the Building Department cannot issue any building permits until after the 30-day appeal period for the variance.

I appreciate all your time and assistance in processing your case. The Board and staff valued your professional and pleasant attitude throughout the process. If you have any other questions, please contact me at 480-348-3519 – I'm here to help.

Sincerely,

Jose Mendez

Jose Mendez,

Hillside Development Planner

C: Case File, BA 22-119