

Hillside Submittal Project Narrative

Mr. and Mrs. Ram Gangadean
Re: Conceptual Hillside Submittal
5939 E. Quartz Mountain Rd.
Attn. Town of PV Engineering Dept.

Nov. 29, 2019

Dear Sir or Madam:

We have been PV residents since 1989 and have grown to love and appreciate the open space and beautiful serenity of the Town within all its surrounding mountains. We have owned two adjacent properties on Quartz Mnt. Rd. since 1995. My intention was to have my Mother-in-Law live next door to us at the subject property, but at age 91, she has decided not to move to Arizona.

I am a builder and designed and built a beautiful cozy 2 bedroom "Guest Home" for her back in 2011 on our adjacent lot. We are now fearful that if we sold the lot and home that an enterprising developer would demo both the home and the mature landscape and build a large, dominant home on the lot maximizing the available footprint and height restrictions. We see this to be the trend in our Mummy Mountain Park neighborhood.

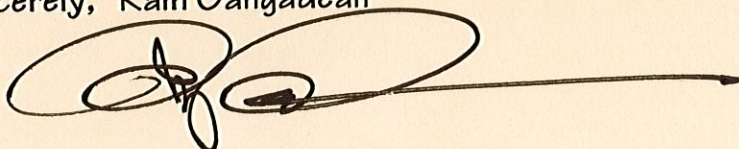
My wife and I decided to build a modest size home above the existing guest house for a couple who wanted to downsize but still stay in PV. The guest home could serve as a location for their kids and grandkids to stay.

We are ardent gardeners and members of the Desert Botanical Garden's, Patron's Circle. We have grown to love the natural desert landscape and its varied wealth of cacti, agaves and native trees.

We have designed a home that will nestle into the site and not try to dominate a very special hillside setting. Our original intention was to add a new wing onto the existing guest home but the Hillside regulations and the slope of the land made it untenable.

Our current plan is to build this new home with sustainable building materials and with the hope of it being able to exist off the grid at some time in the future. We walk and bike in the neighborhood daily and hope to create an environment that does not even bring attention to the fact that the new home exists. Our plan of surrounding the home with native trees is to make it unnoticeable from our adjacent home as well as from the popular walking area above the home on East Hummingbird Lane. We have a history of creating this type of environment and are anxious to share our vision with the Town's Hillside building committee.

Sincerely, Ram Gangadean

A handwritten signature in dark ink, consisting of a series of loops and a long horizontal stroke extending to the right.