



To: HILLSIDE BUILDING COMMITTEE

Cc: Paul Michaud, Senior Planner
George Burton, Planner

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

Date: April 5, 2017

Subject: Conceptual review for a new home.

Narrative: The new home will be located on the southwest corner of the intersection of E Indian Bend Rd and N 62nd St. It will be a four bedroom and four car garage on the main level and a 2 car garage on a lower level.

Description	Quantities
Area of Lot	1.079 acres or 47,013 Sq Ft
Area Under Roof	10,373 Sq Ft
Floor Area Ratio	22%
Building Site Slope	10%
Allowable Disturbed Area (%)	60.00%
Allowable Disturbed Area (Sq Ft)	28,208 Sq Ft
Existing Disturbed Area	41,907 Sq Ft
Proposed Disturbed Area (%)	53.84%
Proposed Disturbed Area (Sq Ft)	25,311 Sq Ft
Volume of Cut/Fill	4,388 Cubic Yards
Hillside Assurance	\$109,700
Number of Retaining Walls	13
Length of Retaining Walls	369 Ft
Maximum Building Height	24 feet 0 inches
Overall Height	31 feet 9 inches



Map





TOWN OF PARADISE VALLEY HILLSIDE DEVELOPMENT

DATE: 03-02-2017

SUBDIVISION NAME: Egyptian Hills

ADDRESS OF PROPERTY 6149 E. Indian Bend Rd. Paradise Valley, AZ 85253

ASSESSOR'S PARCEL NUMBER: 169-35-014

LEGAL DESCRIPTION: Lot 14, Egyptian Hills, according to the plat of record in the office of the county recorder, book 69 of maps, page 18

ARCHITECT:	<u>CP Drewett</u>	<u>855-373-9388</u>
	NAME	PHONE NUMBER
	<u>7144 E. Stetson Dr. Suite 204 Scottsdale, AZ 85251</u>	<u>CP@drewettworks.com</u>
	ADDRESS	E-MAIL ADDRESS

ENGINEER/OTHER:	<u>Land Development Group</u>	<u>602-889-1984</u>
	NAME	PHONE NUMBER
	<u>8808 N. Central Ave #288 Phoenix, AZ 85020</u>	
	ADDRESS	E-MAIL ADDRESS

OWNER:	<u>Joe Cattaneo</u>	<u>(602) 618-6137</u>
	PRINT NAME	PHONE NUMBER
	<u>7181 E. Camelback Rd. #1102 Scottsdale, AZ 85251</u>	<u>joe@aandcproperties.com</u>
	ADDRESS	E-MAIL ADDRESS

	<u>CP Drewett</u>	<u>2 March 2017</u>
	SIGNATURE OF OWNER OR REPRESENTATIVE	DATE

PRE-APPLICATION CONFERENCE WITH STAFF ON: _____

APPLICATION SUBMITTED ON: _____

APPLICATION FEE: _____

RECEIPT NUMBER: _____ RECEIVED BY: _____



purveyors of abstract thought

03-02-2017

6149 E. Indian Bend Rd.
Paradise Valley, AZ 85253

Subject: Conceptual Plan Review for a single detached custom home design

Dear Homeowner,

An application has been submitted to the Town of Paradise Valley for a new home at 6149 East Indian Bend Rd. 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 Wednesday, April 12th, 2017 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 final approval of this application, there will be a Formal Hillside Committee Review Meeting. Notification will be sent to you. Both meetings are open to the public and you may feel free to attend,

If you have any questions please call me at 855-373-9388

Sincerely,

CP Drewett
Architect

From: Braden Santarcangelo
To: [Robert Lee](#)
Subject: Re: Cattaneo Residence
Date: Wednesday, April 05, 2017 10:06:04 AM

Bob-

They are on their way. I will also bring the list of the addresses where the letters went.

Thanks!

Best Regards-

Braden M. Santarcangelo // DrewettWorks // Architecture
7144 E. Stetson Dr., Suite 204 // Scottsdale, AZ 85251
w > 855.drewett (373.9388) ext. 707 // c > [602.758.0808](tel:602.758.0808)
braden@drewettworks.com // www.drewettworks.com

On Wed, Apr 5, 2017 at 7:16 AM, Robert Lee <rlee@paradisevalleyaz.gov> wrote:

Hi Braden,

Did you ever “post” the property at 6149 E Indian Bend? If yes, I need the affidavit back and a photo of the posting. If no, please come in and pick up the posting and the affidavit.

We need to do distribution of the plans to the committee members today so please bring me 7 sets of plans.

Thanks,

Bob Lee

Building Official

Town of Paradise Valley

[480 348-3631](tel:4803483631)
