



## Project Narrative

4/26/17

From: Sun Valley Solar Solutions

To: Hillside Building Committee Plan Review Directions

This project will install 182 Solar Modules on the existing foam roof of the Shultz, DFX residence located at 4134 E Keim Dr, Paradise Valley, AZ 85253. All of the panels are located at a minimum of a 5ft setback from the parapet walls. All panels will be flat to the roof and will be hidden from view from the same or lower elevation.

This project will also be installed with 4 inverters located in an electrical room, out of sight. Utility Meter & Disconnect will be located at the Service Entrance, which is in an enclosed gated area, and equipment will be out of sight from street view.

Panels: Canadian Solar CS6K-265P – Black Frame, – LRV = 5%

Rail/Racking System: Black – LRV = 8%

Regards,

*Cole Eaton*

Cole Eaton  
Project Specialist  
Sun Valley Solar Solutions



To: HILLSIDE BUILDING COMMITTEE

Cc: Paul Michaud, Senior Planner  
George Burton, Planner

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

Date: June 7, 2017

Subject: Combined review for photovoltaic system at 4134 E Keim Dr.

Narrative: New photovoltaic system is to be installed. The array is hidden behind the existing parapets.

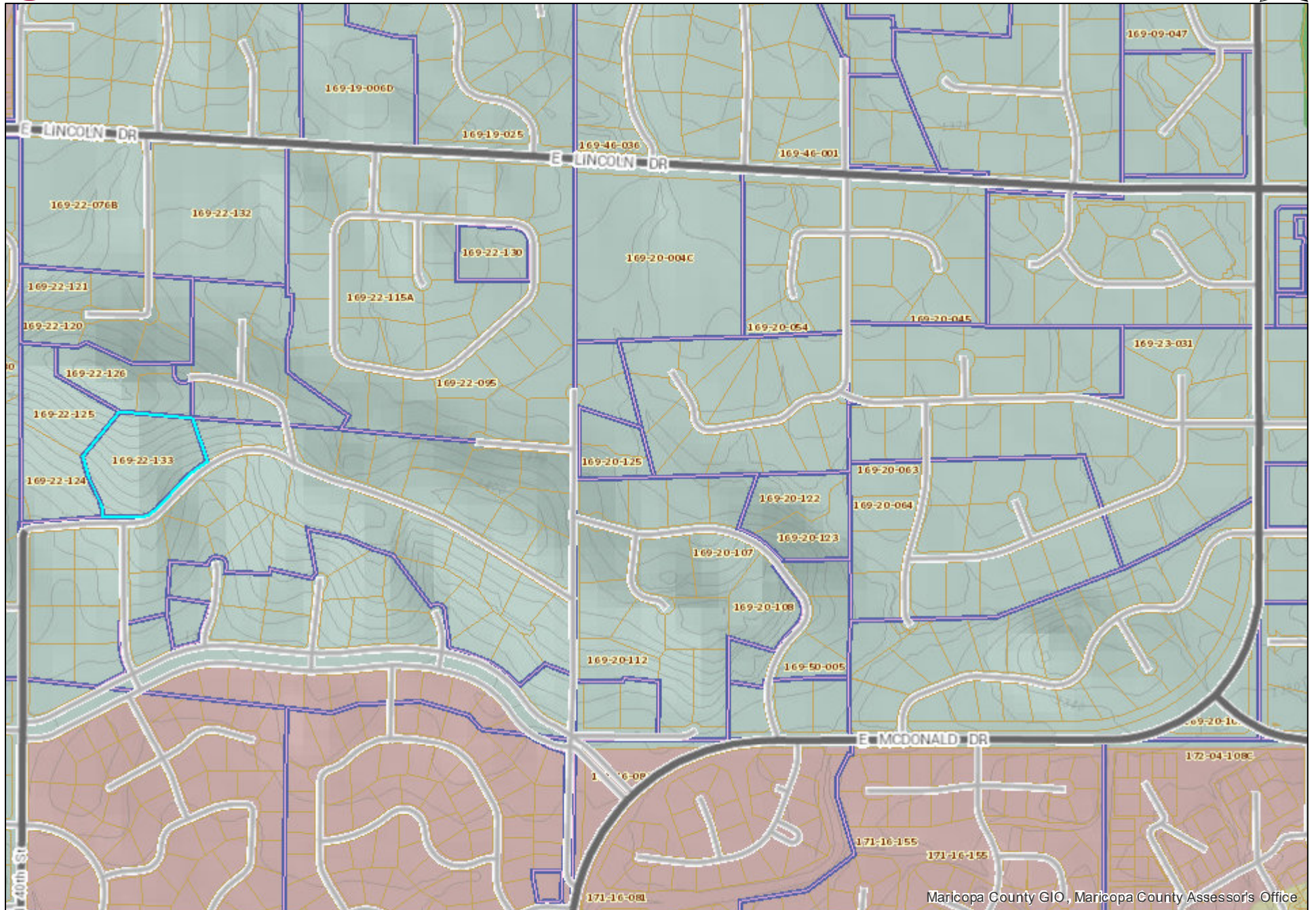
Description	Quantities
Area of Lot	4.913 acres or 214,020 Sq Ft
Area Under Roof	26,320 Sq Ft
Floor Area Ratio	12.30%
Building Site Slope	13.50%
Allowable Disturbed Area (%)	40.51%
Allowable Disturbed Area (Sq Ft)	86,700 Sq Ft
Proposed Disturbed Area (%)	40.44%
Proposed Disturbed Area (Sq Ft)	86,564 Sq Ft
Volume of Cut/Fill	0 Cubic Yards
Hillside Assurance	\$0
Number of Retaining Walls	0
Length of Retaining Walls	0 Ft
Maximum Building Height	24 feet 0 inches
Overall Height	40 feet 0 inches

Stipulations:

1. All construction parking shall be located on site as much as possible.
2. No final approval shall be issued until all hillside stipulations and all Town Code requirements are complied with, including landscaping.
3. Noise from construction that can be heard off-site, including, but not limited to, hydraulic ram hammers, equipment used to cut through rock, machinery with audible back-up warning devices, powered machinery, truck delivery and idling, constant and persistent hammering, shall be limited to use between the hours of 7:00 AM and 5:00 PM Monday through Friday; work on Saturday shall be limited to between the hours of 9:00 AM and 5:00 PM, with no work on Sunday or legal holidays. Summer hours start one hour earlier.
4. No Financial Assurance is required.



# Map







# Map





# TOWN OF PARADISE VALLEY HILLSIDE BUILDING CONSTRUCTION APPLICATION AND PLAN CHECK SHEETS

(This document is to be used after April 1, 2007)

DATE: 2/17/2017

SUBDIVISION NAME: Coldwater Estates 2

ADDRESS OF PROPERTY 4134 E. Keim Dr. Paradise Valley, AZ 85253

LEGAL DESCRIPTION: Installation of Roof mounted Solar  
(182 Panels, 4 Inverters, 1 Utility Meter/Disco)

ARCHITECT: \_\_\_\_\_  
NAME PHONE NUMBER

ADDRESS E-MAIL ADDRESS  
ENGINEER/OTHER: Rachel Anderson 480-689-5001  
NAME PHONE NUMBER

3225 N. Colorado St Chandler Rachel@SUSsolutions.com  
ADDRESS E-MAIL ADDRESS

OWNER: Schultz Development  
PRINT NAME PHONE NUMBER

4134 E. Keim Dr.  
ADDRESS E-MAIL ADDRESS

K S  
SIGNATURE OF OWNER OR REPRESENTATIVE DATE





5/29/17

Subject: Combined Plan Review for Installation of Solar System

To whom it may concern,

An application has been submitted to the Town of Paradise Valley for the Installation of a PV Solar System on the home at 4134 E Keim Dr. Paradise Valley. 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 June 14, 2017 at 8AM at the Paradise Valley Town Hall located at 6401 E Lincoln Dr.

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

The Hillside Committee will approve, approve with stipulations or deny the submittal.

This meeting is open to the public, and you may feel free to attend.

If you have any questions, please call me at (480) 689-5000

Regards,

*Cole Eaton*

Cole Eaton  
Project Specialist  
Sun Valley Solar Solutions

**From:** Cole Eaton  
**To:** [Robert Lee](#)  
**Subject:** RE: Shultz DFX  
**Date:** Monday, May 22, 2017 9:48:32 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

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Bob,

The letters have gone out and I have requested my team to try and track down any receipt. I don't believe we have paid the fee either but wanted them to check first. If nothing is found today I will get a check to you this week. Should I have it dropped off addressed to you?

Cheers,



### Cole Eaton

Project Specialist at **Sun Valley Solar Solutions**

3225 N. Colorado St, Chandler AZ 85225

**C:** [480-689-5035](tel:480-689-5035) **E:** [cole.eaton@sunvalleysolar.com](mailto:cole.eaton@sunvalleysolar.com) **W:** [www.sunvalleysolar.com](http://www.sunvalleysolar.com)

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**From:** Robert Lee [<mailto:rlee@paradisevalleyaz.gov>]  
**Sent:** Wednesday, May 10, 2017 2:52 PM  
**To:** Cole Eaton <[Cole.Eaton@sunvalleysolar.com](mailto:Cole.Eaton@sunvalleysolar.com)>  
**Subject:** RE: Shultz DFX

Hi again,

The next available Hillside Committee meeting is June 14<sup>th</sup> at 8 AM. Please revise your letter to the neighbors to reflect that date and add the time and mail them to the people on the list you originally gave us. After you have placed them in the mail send me an email that the letters have been sent. I don't see a receipt in the documents I have. If you have paid the fee, please send me a copy of the receipt. If you haven't paid previously please send a check for \$1785.