

Request for Hillside Designation Removal

LEGAL DESCRIPTION

Lot 2 of Camelhead Vista as recorded in Book 78 of Maps, Page 23 of the Maricopa County Records, Maricopa County, Arizona.

NARRATIVE

The Property is located at 6001 North 45th Street and is currently designated as being within the Hillside Development Area. The request is for removal of the Hillside designation from this property.

While this lot is within the Hillside Development Area designation, it is on the very edge of it with the town's designation stopping at McDonald Drive (which is directly south of the property). The drawings included in this submittal show that (1) the overall existing slope at section 1-1 is 5.3% or less (2) the overall existing slope at section 2-2 is 3.9% or less (3) the overall existing slope at section 3-3 is 3.6% or less (4) the average slope of sections 1-1, 2-2, and 3-3 are 4.3% and (5) the slope under a proposed building envelope in section 4-4 is 4.0% or less.

The future intention of this property is to remove the existing residence and construct a new dwelling in its place. The owner has already changed the address from McDonald Drive to 45th Street. This change was in response to the safety and heavy traffic concerns of entering directly from the property onto McDonald Drive.

Upon approval of the hillside designation removal, the new construction will follow applicable codes and ordinances as required by the Town.