



CANDELARIA

NARRATIVE

February 12, 2019

Town of Paradise Valley
c/o/ Hugo Vasquez
6401 E Lincoln Dr. Paradise Valley, AZ 85253

Re: Conceptual Hillside Submittal
APN: 169-02-012A
Project Address: 5749 E. Quartz Mountain Rd., Paradise Valley, AZ 85251

Background

In 2007, the previous owners of Lot 7 within the La Place du Sommet subdivision on the North side of Mummy Mountain planned to create a new residence. During the site excavation phase, they halted all work, leaving a large area of disturbance with no safety or stabilization measurements in place. In 2012, they sold the lot to Dr. Sumit Dewanjee, its current owner.

General Overview of the Proposed Project

The current Owner is proceeding with a new design for a single-family residence on the lot. The new design utilizes as much of the existing disturbed area as possible, and plans to restore currently disturbed areas that will not be developed. The new residence, as illustrated on the attached drawings, is three total levels, never more than two stories at one location, and utilizes existing cut pad elevations to minimize new cut and fill.

The existing driveway is partially shared and straddles the property line between Lot 7 and Lot 8, placing it within the existing egress-ingress easement. It will be slightly modified to improve drainage and safety. The existing site walls along a portion of the driveway, currently in place will be removed to improve drainage conditions and to be able to accommodate the required 70' emergency vehicle turning radius.

The proposed residence has 11,563 square feet of livable space and a total under roof area of 17,541 square feet. The overall height of improvement is approximately 37'.

If you have any questions regarding the submitted documents for the residence, please call Vivian Ayala at 602-604-2001 or myself at 480-874-7114 or email me at rebecca@candelariadesign.com

Sincerely,

Rebecca Struchen, Project Manager
Candelaria Design Associates, L.L.C.