

To Town of Paradise Valley Planning Commission,

We (Cullum Homes, Inc) are proposing to demolish both of the existing structures and split the current lot located at 7525 N. Ironwood Drive into two compliant lots within the Town of Paradise Valley. Both homes will be tied into existing utility services, all of which have provided 'will serve' letters. There is no additional utility equipment planned to be placed in the ROW along Ironwood Drive. Proper engineering and planning will be done to accommodate the site conditions. In order to accommodate the lot split, we are proposing a private roadway be constructed to service the new interior lot. Design, engineering and construction of the roadway will be done by licensed contractors. Additionally, we will be going through the planning commission procedures for approval, beginning with a work study session on June 4th, 2019. A Conditional use permit will be attained for the private road.