

Dear Committee Members,

We understand 4208 E. Lamar Rd will be having their final hillside approval meeting on June 12, 2019. Since we are not able to personally attend that day, we are writing instead to ask the committee to please take our concerns into consideration before granting a final approval.

We are the immediate neighbor to the west and have owned our property since 2004.

4208 E. Lamar Rd was originally sold in October 2016 to the then owner, Frank DeMaggio who torn down 90% of the original house in a hurry without obtaining a permit. A new frame was erected and dry walled quickly with the northern boundary of the structure a few feet away from the mountain without any regards to potential rock slides. This unfinished structure then sat for next two years. The property was sold again in Dec 2018 to Jeff DeLapp.

Our primary concern is the number of exterior down light fixtures allowed in the covered patio facing our house. When we had our own hillside committee meeting back in 2006, we were allowed a total of 18 downlight fixtures for our entire perimeter because we were told that PV does not want the house to light up and disturb the neighbors. Photo #1 shows 4 of the 18 lights in upper balcony which spans over 50 ft. 4208 E. Lamar Rd has similar perimeter linear footage but already has 28 can lights on the sides facing our house (see photo #2). This house sits about 20 feet higher in elevation than our house. In the past when the very first original owner turned all her 8 security lights on, the lights were so bright that it lit up the east side of our house into our kitchen and bedroom. We urge the committee to please lower the total number allowed to protect our privacy.

The other concern we have is if the new owner will be expected to re-vegetate all the disturbed areas on his hillside. In 2013 when the original owner replaced her septic system, the contractor just dumped all the dirt on the south end of the house (see photo #3). The owner refused to re-vegetate and the area remains extremely unsightly. In 2007 we had to re-vegetate and brought our hillside back to almost native when we rebuilt our house. Will this be expected of the new owner?

Another concern is the amount of lava rocks this property has as retaining walls. Once the lava rocks are disturbed when the pool goes in, should the hillside be restored to native? Will there be a huge amount of concrete retaining walls in addition?

Final concern is if the contractors for the new owner will be made aware of the restriction on time and day of their operation set by the Town. The previous owner had workers on site on weekends, holidays, early in the morning, late at night and we the neighbors do not want the burden of having to tell them they cannot do that.

Thank you for your time. We look forward to a successful completion of this house. It has been an eye sore for all immediate neighbors for almost 3 years.

Warm regards,



Michael and Anita Fountain
4060 E. Lamar Road, PV, AZ 85253

Hugo Vasquez

From: Anita Fountain <anita.fountain@gmail.com>
Sent: Monday, June 03, 2019 7:35 PM
To: Hugo Vasquez
Subject: 4208 E Lamar

I forgot to send this photo showing the side of the house facing our house. It has 23 down lights on this side alone. We are deeply concerned with the amount of illumination. Please include this picture to our letter to the committee members. Thanks!
Anita



Sent from my iPhone





