
MEMORANDUM

To: Thomas M. Martinsen, Town Manager

From: Ken Sorenson, Planning Intern
Eva Cutro, Planning and Building Director
Molly Hood, Senior Planner
William C. Mead, Town Engineer

Re: Clearwater Hills Field Trip Survey

Date: May 25, 2007

As requested, Town staff visited Clearwater Hills subdivision on May 25, 2007 to survey the community and note any issues that may result in non-conformities, variances and violations as written in the Town's Zoning Ordinances. The following general comments were generated as a result of our visit:

Code Violations Noted

- Multiple perimeter walls are non-conforming both in height and setback for hillside and non-hillside lots.
- Several residences do not meet the 40-foot front yard setback requirements.
- Retaining wall heights far exceed the Town's allowable height of 8-feet.
- Many of the homes exceed the Town's 24-foot height regulations.
- Exposed utility lines on mountain slopes.
- Exposed spill slopes not treated.
- Several hillside homes have white finishes.
- Flagpoles higher than residential structures on hillside lots.
- Some cul-de-sacs undersized for emergency vehicle access.
- Unshielded light fixtures (coach and spot lights) do not meet zoning ordinances.
- Private streets exceed 30% allowable slope.

Other Observations

- Turf and asphalt may exceed allowable disturbed area for hillside lots.
- Chain-link fencing visible on side of roads and mountain slopes.
- Non-native vegetation on hillside lots: oleanders, bougainvillea, eucalyptus, citrus and buffelgrass.
- Mailbox structures may not meet Town Code.
- Utility boxes abut road and highly visible.
- Large PWSF (Personal Wireless Service Facility)

Vacant Lots

- **Lot 3** – Hillside Lot: most likely will require a variance for driveway slope, ridgeline, disturbed area requirements and pad cut exceeding 30 ft cut.
- **Lot 7** - Hillside Lot: most likely will require a variance for driveway slope, ridgeline, disturbed area requirements and pad cut exceeding 30 ft cut. Currently in preliminary stages of design review.
- **Lot 13-C Parcel II** – Hillside Lot: requires removal of existing natural features and may exceed 30 foot cut.
- **Lot 27** – Developable Lot: contains wash, no variances required. House removed and used as buffer lot for Lot 26.
- **Lot 80** – Developable Lot: no variances required.
- **Lot 120** – Developable Lot: no variances required, Lot 121 uses this lot as a buffer.
- **Lot 134** – Developable Lot: no variances required, Maricopa County classifies Lot 134 and 135 as one lot.
- **Lot 139A** – Developable Lot: no variances required.
- **Lot 155** – Hillside Lot: variance required for disturbed area. Lot 154 and Lot 155 have same owner with house situated upon portion of both lots. In design review to expand house.

- **Lot 160** – Hillside Lot: variance required for disturbed area. Pad is cut and has raw spill slope. In preliminary stages of design review.
 - **Lot 161** – Hillside Lot: variance required for disturbed area. Pad is cut and has raw spill slopes. In preliminary stages of design review.
- Lot 163** - Hillside Lot: variance required for disturbed area and placement on ridgeline. Contains raw spill slope. Property in final stages of design review and has applied for Maricopa County building permit (a road is currently being constructed off Upper Ridge Way for access to Lots 160-163).
- **Lot 165** - Hillside Lot: variance required for disturbed area. Pad is cut and has raw spill slope.
 - **Lots 168-169** – Hillside Lot: variance required for driveway slope.
 - **Lot 172** – Hillside Lot: variance required for disturbed area, pad existing. In final stages of design review and has applied for Maricopa County building permit.
 - **Lot 191** – Developable Lot: no variances required.
 - **Lot 196** – Hillside Lot: no variances required. Preliminary architectural plans submitted to HOA for review.
 - **Lot 200** – Hillside Lot: variance required for disturbed area and driveway slope. Requires removal of significant natural features and will exceed 30 ft cut. Currently there is a tennis court and garage on the lot which appears to belong to the house on Lot 199.
 - **Lots 202** – Hillside Lot: variance required for disturbed area. Requires removal of significant rock outcroppings and will exceed 30 ft cut.
*There is an existing dirt road which gives access to Lots 202 and 205. The owner of both lots has applied for a Maricopa County building permit to upgrade the road.
 - **Lot 203** – Hillside Lot: variance required for disturbed area. Requires removal of significant rock outcroppings and will exceed 30 ft cut.
 - **Lot 204** – Hillside Lot: variance required for disturbed area. Requires removal of significant rock outcroppings and will exceed 30 ft cut.
 - **Lot 205** – Hillside Lot: variance required for disturbed area. Requires removal of significant rock outcroppings and will exceed 30 ft cut.