

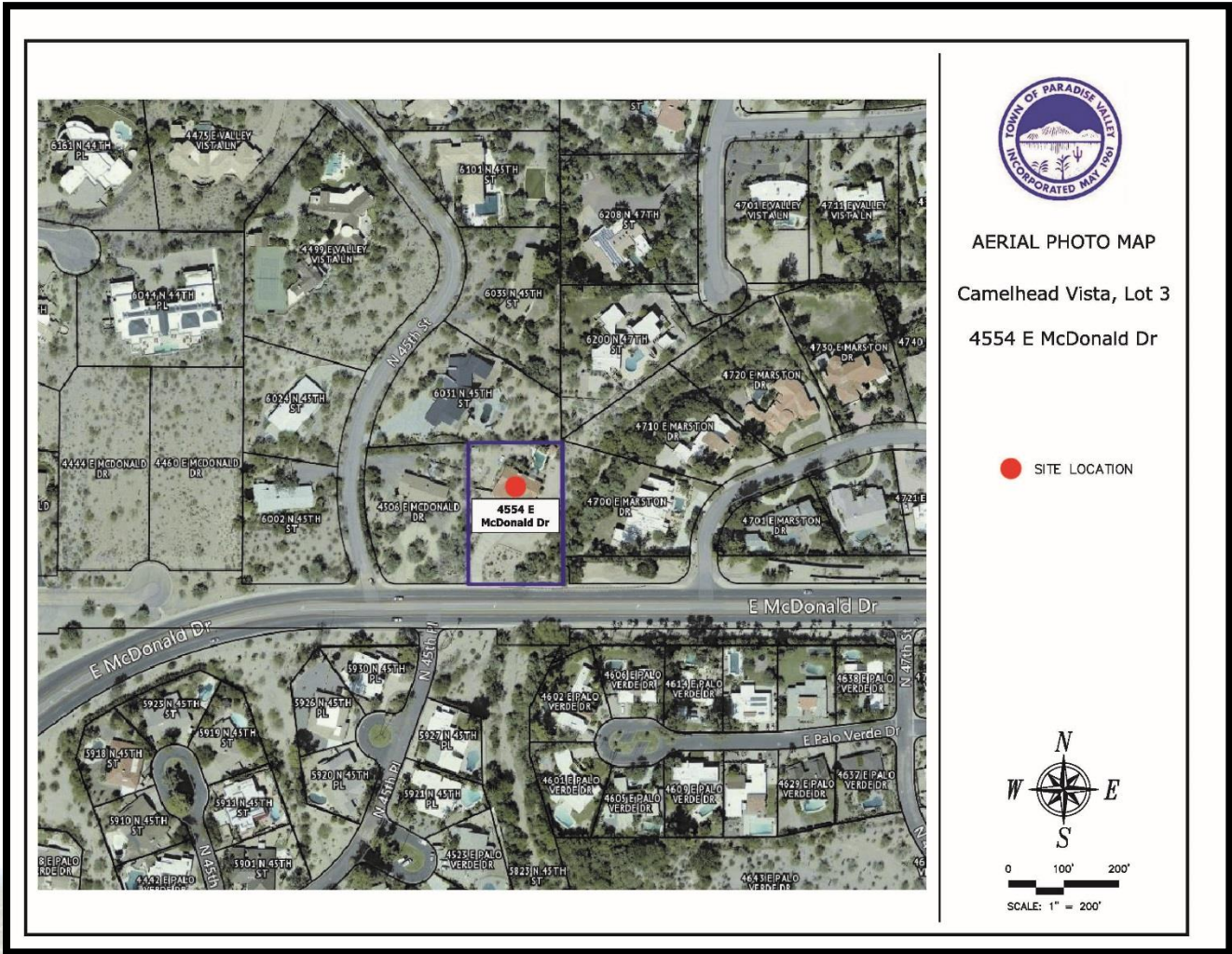
TOWN OF PARADISE VALLEY

Hillside Designation Removal Request
4554 E. McDonald Drive



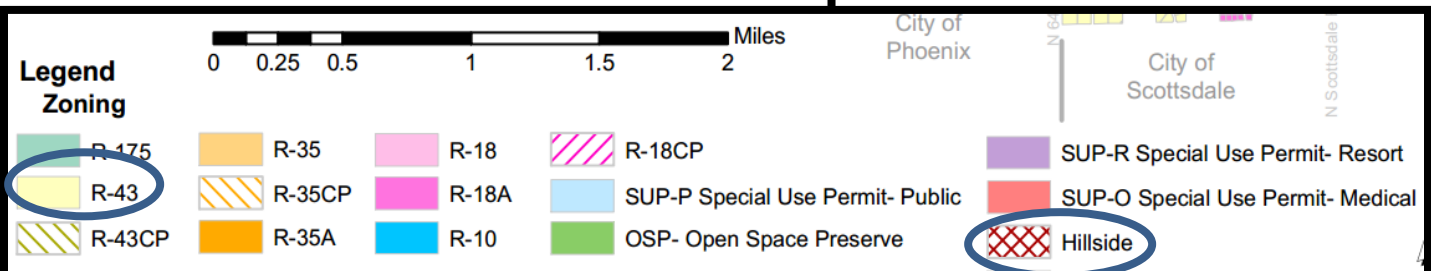
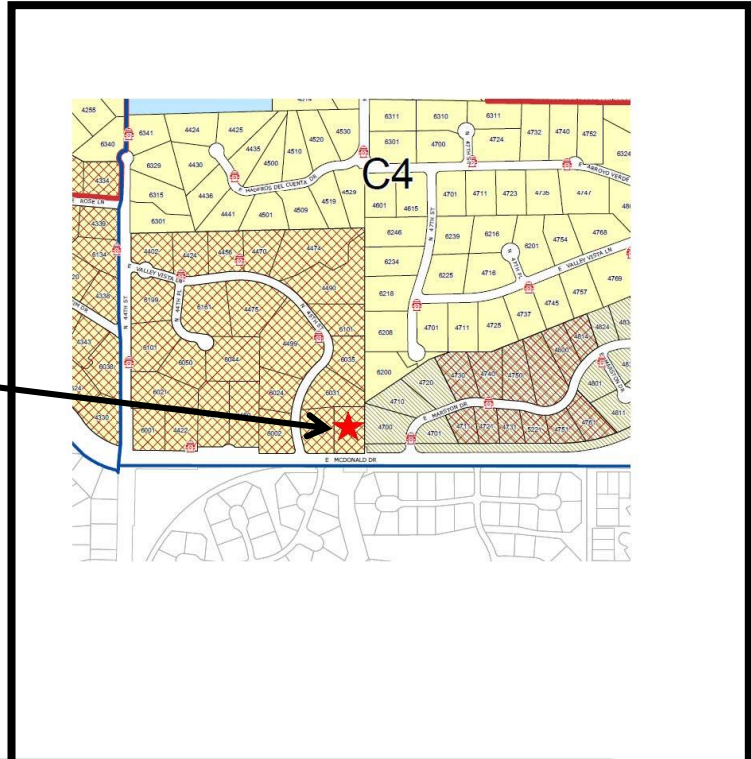
Town Council
April 12, 2018

Vicinity Map



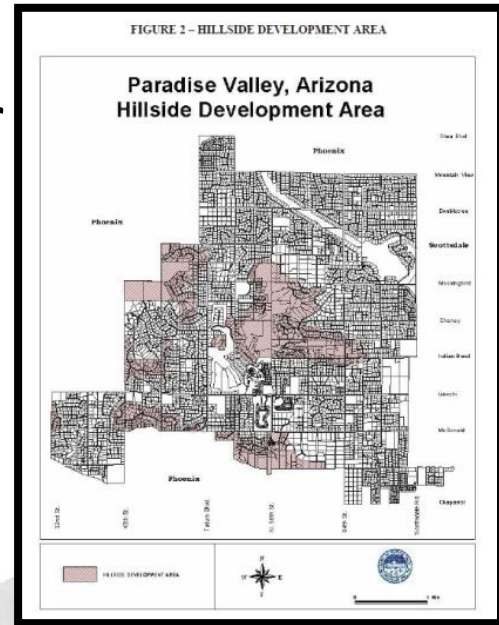
Zoning Map

Subject Property



Hillside Designation

- How to determine if lot is hillside
 - Lot shown on Figure 2 Map
 - Building pad slope 10% or greater
 - New lots use average lot slope



Hillside Removal Process

- No process described to remove lots from hillside in current Zoning Ordinance
 - Past Practices for hillside designation removal
 - Use average lot slope and building pad slope to determine if less than 10%
 - Hillside Building Committee review and Council approval

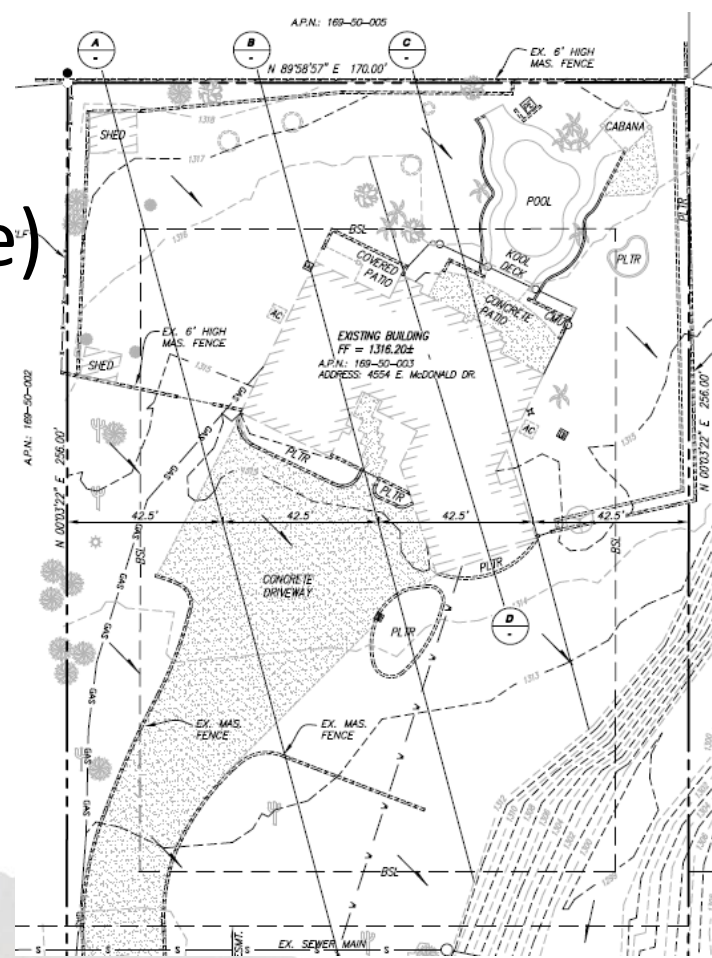


Site Photos



Slope Analysis

- 4554 E. McDonald (1.01 acre)
- Borders McDonald Dr.
- Adjacent to non-hillside lots
- Avg lot slope = 2.93%
- Building Pad Slope = 1.54%



Hillside Building Committee

- March 14, 2018 Meeting
- 4-0 Recommendation to remove hillside designation



Action

[Approve/Deny Resolution 2018-10] the request to remove the hillside designation on 4554 E. McDonald Dr. (APN 169-50-003)



Questions

Subject Property

