

To: Hillside Building Committee

From: Jose Mendez; Hillside Development Planner
Hugo Vasquez; Hillside Development Administrator

Date: September 21, 2022

Subject: Combined review for a detached guesthouse at 6210 E Indian Bend Road (APN 169-36-038).

Narrative: The proposed project shall construct an attached guesthouse on the lot. The new project has an application date of June 23, 2022.

Lot Data		
1. Area of Lot	4.02 acres or 174,968 ft ²	
2. Area Under Roof	31,831 ft ²	
3. Floor Area Ratio	18.20%	
4. Building Site Slope	18.90%	
5. Allowable Disturbed Area	38,510 ft ² (22.01%)	
6. Existing Gross Disturbed Area	47,499 ft ² (27.14%)	
7. Proposed Net Disturbed Area	15,387 ft ² (8.80%)	
8. Maximum Building Height	38 ft - 8 in	
9. Overall Height	40 ft - 0 in	
10. Volume of Cut/Fill	87 yd ³	
11. Hillside Assurance	\$4,538	

Background

The property currently has a residential structure and with approximately 30,360 ft² of livable area constructed in 2014.

Guesthouse

New attached guesthouse with approximately 1,378 ft² of livable area is proposed on the eastern portion of the property. The addition will be constructed over part of an existing retaining wall and carport structure.

Driveway

The existing driveway will remain unchanged.

Building Materials

The proposed construction materials shall include painted stucco to match the existing Dunn Edwards Graham Cracker (LRV 37) and accent color Dunn Edwards Teddy Bear (LRV 21). Stone veneer to match the existing material. All materials shall have an LRV of 38 or less

Building Lighting

Proposed building lighting for the addition includes nineteen (19) recessed can lights within the roof soffit. All light sources shall have a maximum color temperature of 3000K and shall not exceed 750 lumens.

Landscape Lighting

None proposed.

Landscaping

No additional landscaping is proposed for the development. Existing location and species of plant materials to be salvaged were identified five (5) Foothill Palo Verde trees to be protected and remain in place. Any areas that have vegetation disturbed shall be noted during the final hillside inspection and be revegetated as needed.

Land Disturbance

A gross disturbance of 27.14% (47,499 ft²) currently exists on the lot and a building pad slope of 18.90% allows a disturbance of 22.01% (38,510 ft²) on the lot. According to the applicant, the project proposes an addition to the livable square footage and restoring an area of 281 ft² which reduces the net disturbed area to approximately 8.80% (15,387 ft²), which is down from the existing net disturbance of 9.79% (17,139 ft²).

Grading and Drainage

A grading and drainage plan has been provided. The proposed construction of the property shall be required to retain the greater of "pre vs post" or "first flush" storm water volumes for the 100-year, 2-hour rainfall event. The percolation testing results demonstrate that stormwater retention basins or drywells will percolate within 36 hours, and therefore a retention basin is proposed on the property to capture runoff generated by the new development. The property will also maintain historical storm water flow across the site and the existing storm drain pipe will be realigned to allow for the development of the proposed guesthouse. A full grading and drainage plan review will be completed by staff with the building permit plan submittal.

Sewer

An existing connection to the public sewer exists and shall be utilized for the new development.

Hillside Safety Improvement Plan

The Applicant submitted a Hillside Safety Improvement Plan in accordance with the Hillside Safety Improvement Measures and Process Manual per Section 5-10-9 of the Town Code. The plan completed the 45-day review period without any public comment.

Combined Plan Review

Should the Hillside Committee wish to approve this application, staff suggests the following stipulations:

1. Any changes to the Hillside-approved plans may result in delays in permit plan review and inspection processes. Any proposed changes should be reported to the Staff to determine compliance with Hillside Development Regulations. Changes may be subject to a Staff, Chair, or Committee review.
2. The Applicant shall submit a Construction Staging Plan to the Town per the Hillside Safety Improvement Measures and Process Manual for review and approval prior to being issued a building permit.
3. The Applicant shall submit a liability insurance policy for the proposed project in the amount of \$2 million per occurrence and \$5 million aggregate naming the Town of Paradise Valley as an additional insured prior to being issued a building permit.
4. Prior to issuance of a permit, the Applicant shall submit a Hillside Assurance in the amount of \$4,538.
5. All construction parking shall be located on the property as much as possible. Any offsite parking shall be confined to the adjacent streets along the immediate property frontage. All offsite parking shall be located on the same side of the street. No construction materials will be allowed to be stored on the Town's right-of-way.
6. All recommendations provided in the Safety Improvement Plan shall be followed by the applicant. An Arizona Registered Engineer contracted by the applicant shall review, for compliance with the

recommendations provided in the Safety Improvement Plan, the proposed plans prior to submitting for a permit. The contracted Arizona Registered Engineer shall provide a sealed letter stating that the plans submitted are in accordance with the Safety Improvement Plan. Any field work related to the Safety Improvement Plan, including but not limited to rock bolting, rock cuts, mesh placement, and boulder stabilization methods, shall be inspected by a qualified Special Inspector contracted by the applicant. The qualified inspector shall be required to provide a written verification that the improvements were completed per plan prior to the final approval.

7. No final approval or certificate of occupancy shall be issued until all Hillside stipulations and all Town Code requirements are complied with, including, but not limited to, landscaping, fire flow, fire safety and all onsite and offsite improvements.

8. The limits of construction and proposed disturbed areas shall be clearly staked in the field, with visible roping, prior to demolition and during construction and shall conform to the approved individual site analysis plan. Photos of the staking shall be provided prior to issuance of a demolition and/or building permit.

9. Noise from construction that can be heard off-site, including, but not limited to, hydraulic ram hammers, equipment used to cut through rock, machinery with audible back-up warning devices, powered machinery, truck delivery and idling, constant and persistent hammering, shall comply with Article 8-10, Nuisance Noise, as set forth in the Town Code. Heavy Equipment and construction-related deliveries are generally limited between the hours of 7:00 a.m. and 5:00 p.m. Monday through Friday; no work on Saturday, Sunday or legal holidays. Exceptions include a one hour early start time in summer, time exceptions granted by the Town Manager, and construction not defined as Heavy Equipment or deliveries that can occur outside the 7:00 a.m. to 5:00 p.m., Monday through Friday, time frame.

10. The Hillside Building Committee review is not a complete building permit review of grading and drainage plans. Additional comments may be generated during the building permit review process.

11. Desert varnish, such as Eonite or equivalent, shall be provided on all exposed rock cuts.

12. Natural stone selections shall not exceed the maximum allowable LRV of 38, unless explicitly approved by the Hillside Building Committee. Care should be taken when selecting to ensure that the maximum LRV is not exceeded. Failure to comply with may result in delays obtaining a Certificate of Occupancy.

13. A landscape as-built plan shall be provided by the landscape designer at the time of the Final Hillside inspection and prior to the issuance of a Certificate of Occupancy. See Stipulation #1 for more information.

14. A suitable desert seed mix shall be provided for all undisturbed areas requiring revegetation and all retention basins. Any existing non-native fountain or buffel grasses shall be removed from the property.

15. The applicant shall correct the hillside assurance value to \$4,538 on Sheet C-1 to match the approved value prior to submitting for a building permit application and shall be subject to review by Staff.