

TOWN OF PARADISE VALLEY

Finisterre Subdivision – Raised Wall Height (MI-18-02)

Town Council
Work Study
May 24, 2018

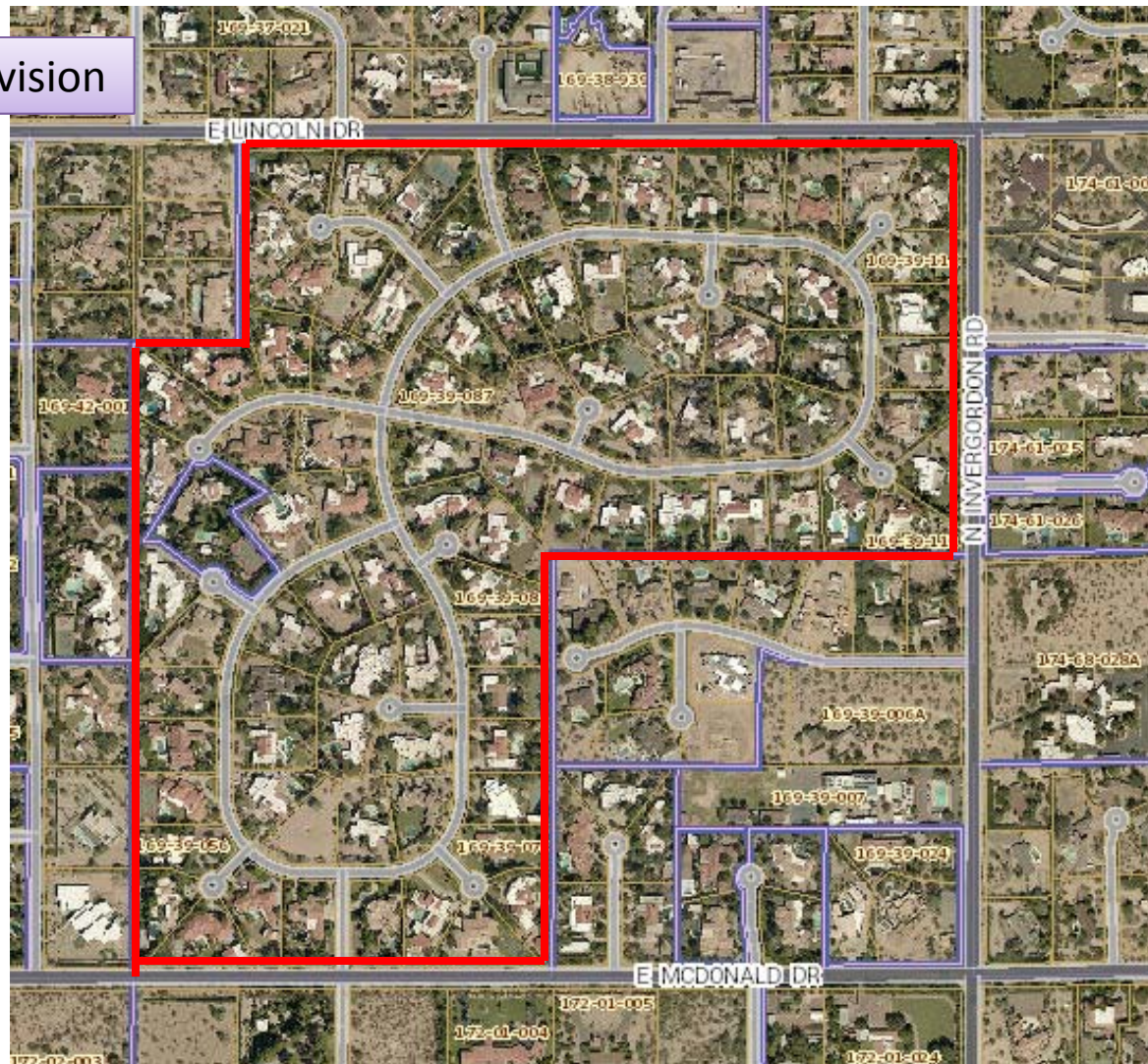


REQUEST

- Raise height of subdivision wall on 9 lots

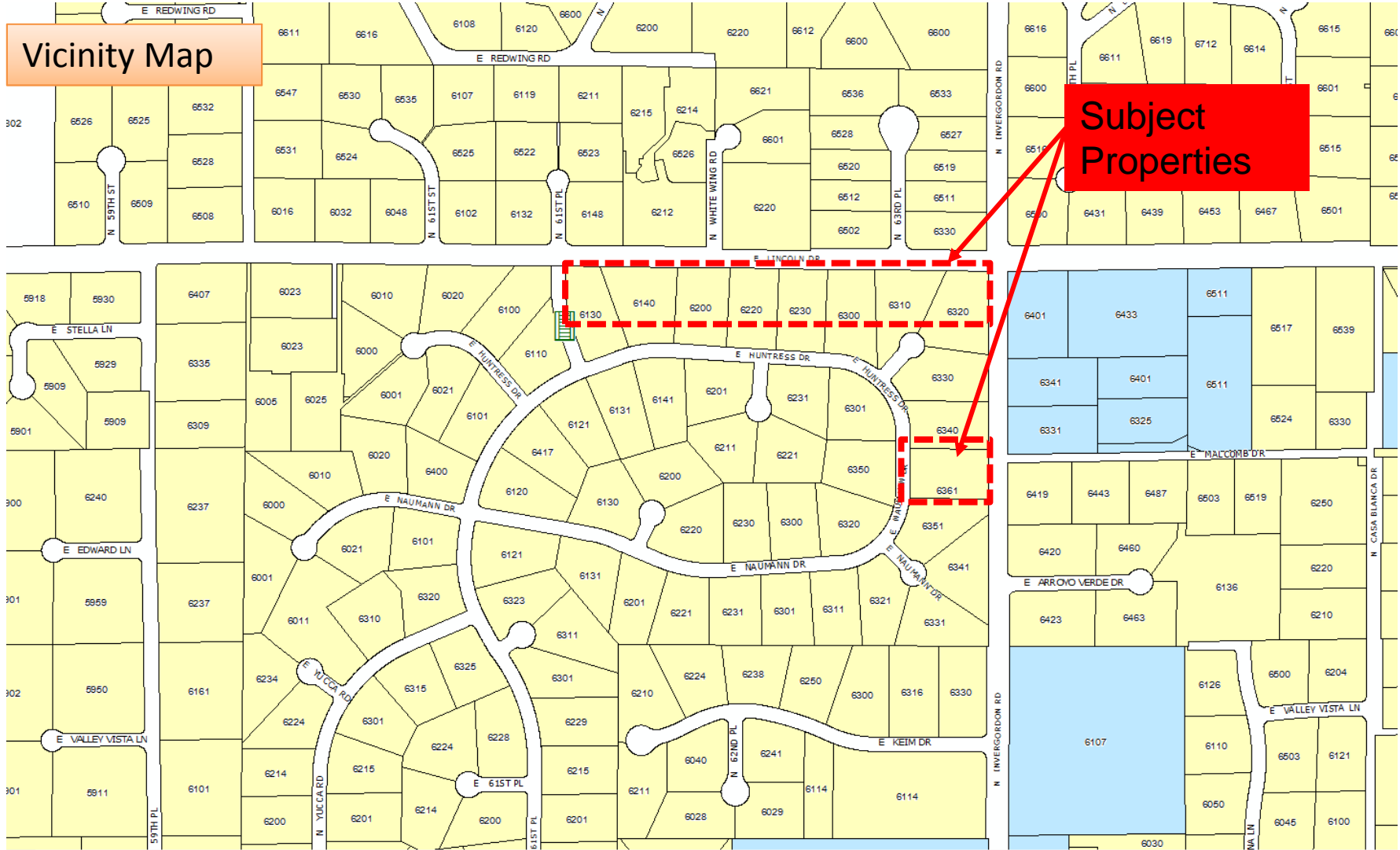


Finisterre Subdivision



Vicinity Map

Subject Properties



Aerial Photo

Subject Properties



HISTORY

- Subdivision and wall approved in 1977
- Subdivision wall located on property line of perimeter lots
- Varying height - 4'6" tall to 6' tall
- Lincoln Drive Sidewalk Project (2005):
 - 3 western property adjoining Lincoln Drive raised height of wall
 - Not all owners on east side in agreement to raise wall at that time



BACKGROUND

- PC Review:
 - April 17th Work Session:
 - May 1st Public Meeting:
 - Forwarded with a recommendation of approval subject to stipulations



SCOPE OF REQUEST

▪ Existing Wall

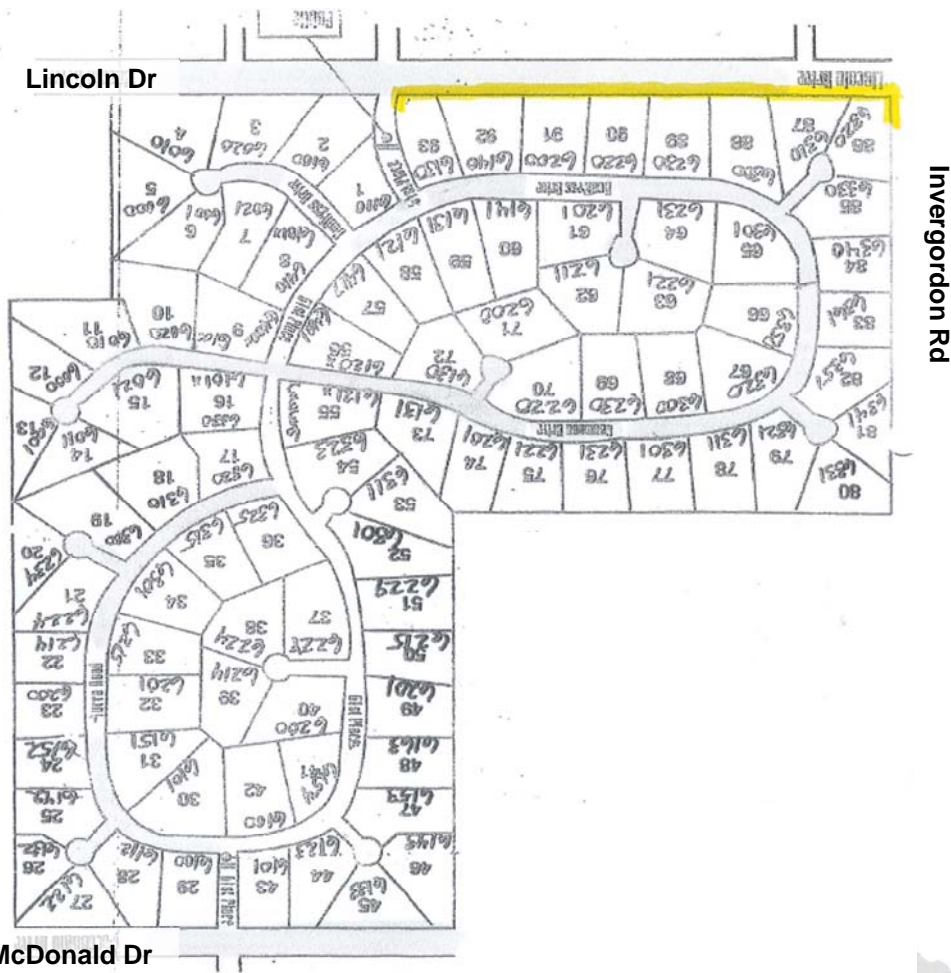
- Lots 86 – 93 (Lincoln Dr):
 - 4'6" tall
- Lot 83 (Invergordon Rd):
 - 4'8" tall

▪ Modified Wall

- Lots 86 – 93:
 - 6' tall
- Lot 83:
 - 5'7" tall



Lots 86 - 93



Invergordon Rd



Aerial Photo

Subject Properties



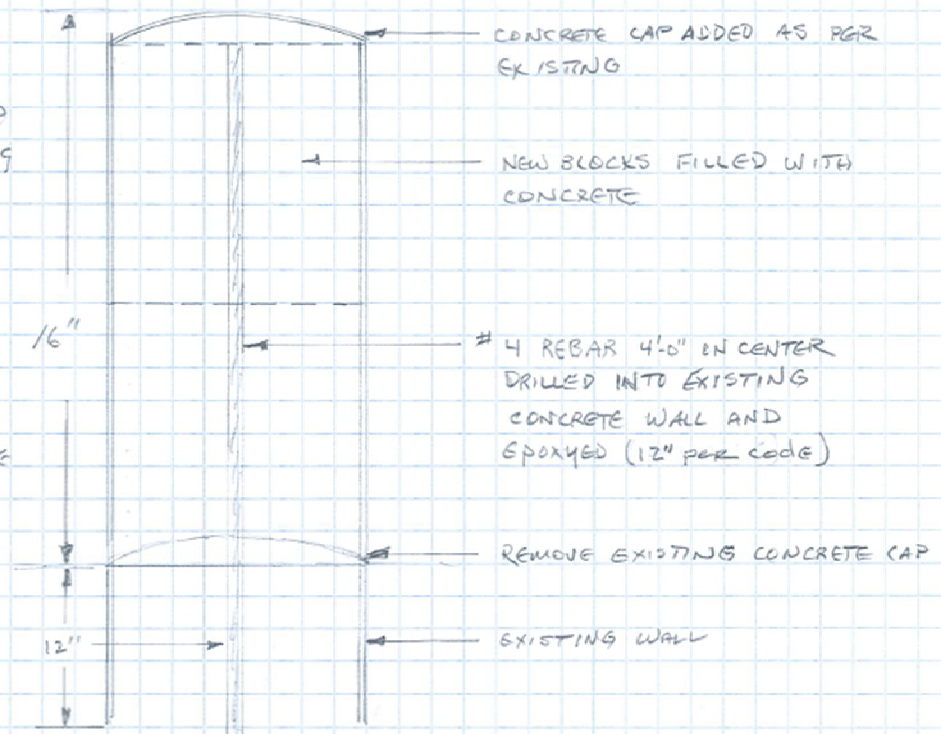
Stucco & Paint Finish

FINISTERRE EAST LINCOLN DR. WALL PROJECT WALL ADDITION DESIGN

2/4/2018

NOTES:

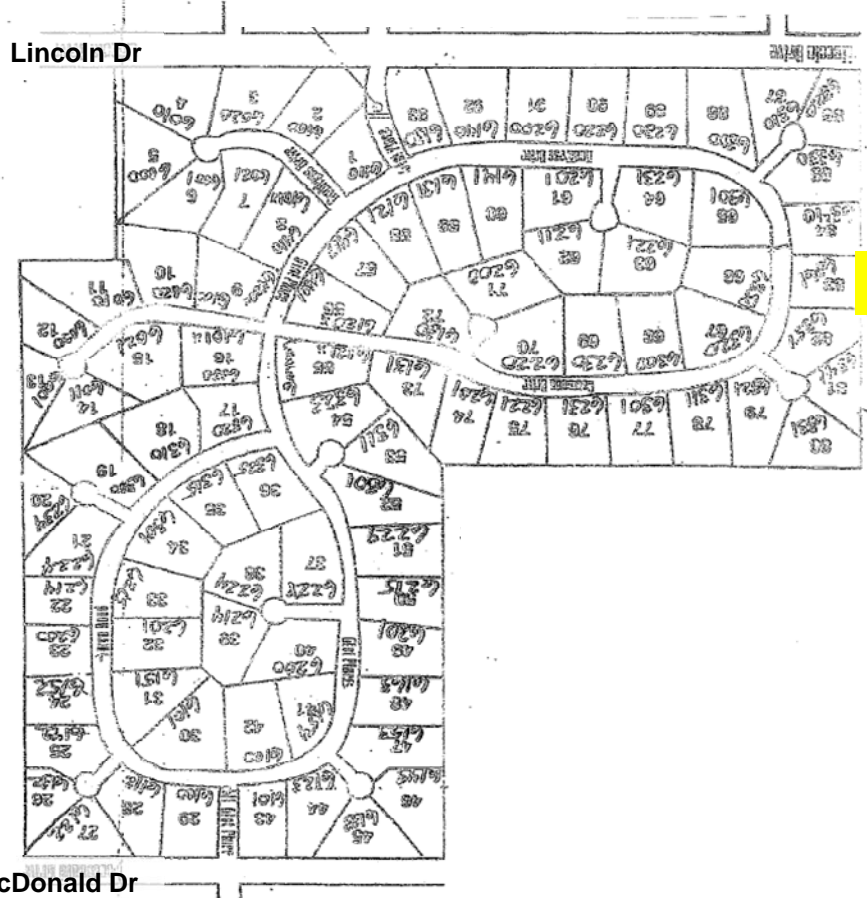
- WALL ADDITION STUCCOED AND PAINTED TO EXISTING TEXTURE AND COLOR
- LITTLE OR NO CURVING REQUIRED TO MAINTAIN FINAL WALL HEIGHT AT OR BELOW 6'0"
- LINEAR STEP DOWNS AS REQUIRED BY SLOPE OF TERRAIN
- ANY PLANTING OR LIGHTING DAMAGE TO BE REPAIRED



Photos – Lincoln Dr



Lot 83

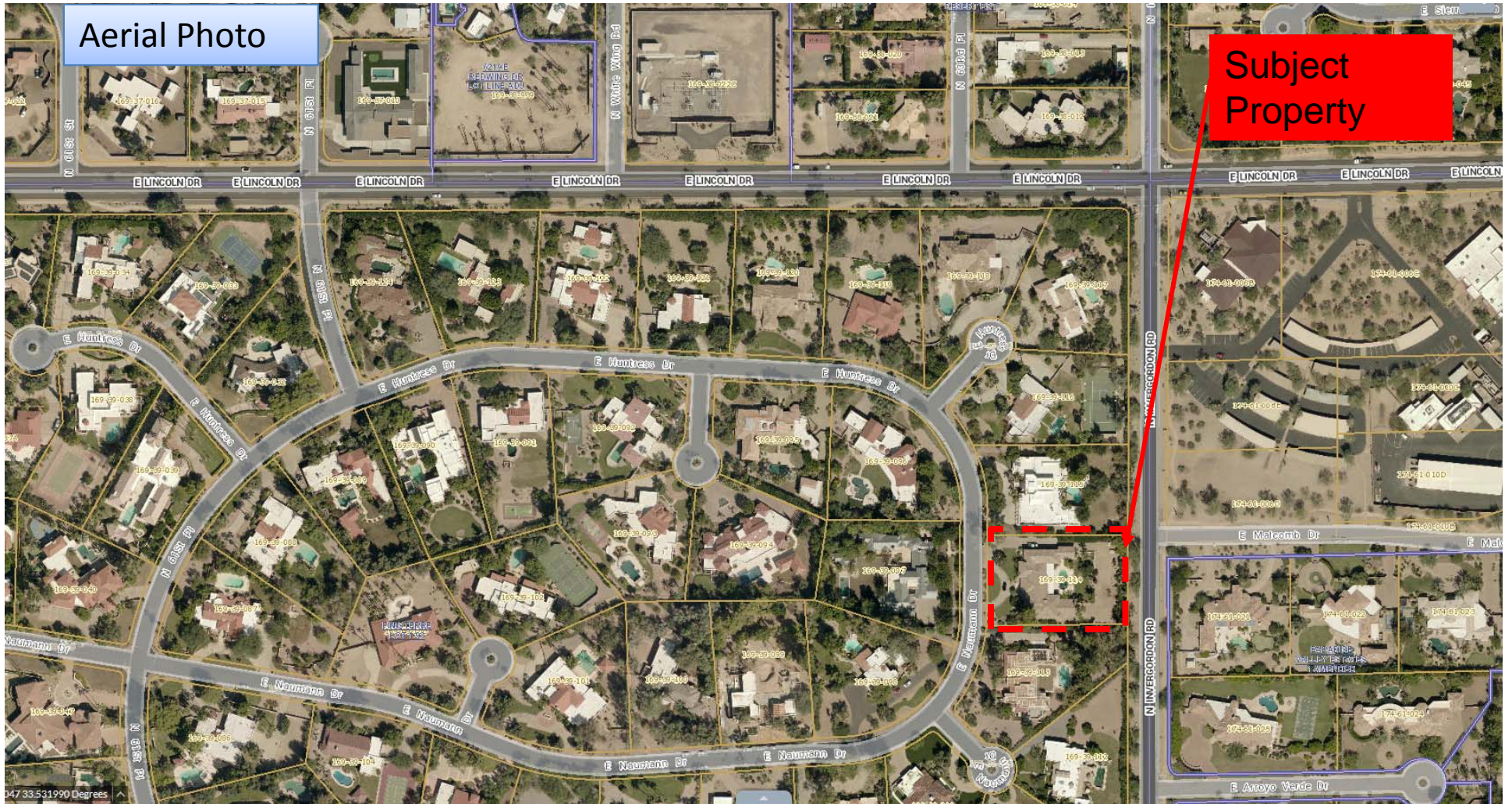


Invergordon Rd



Aerial Photo

Subject Property



Stucco & Paint Finish

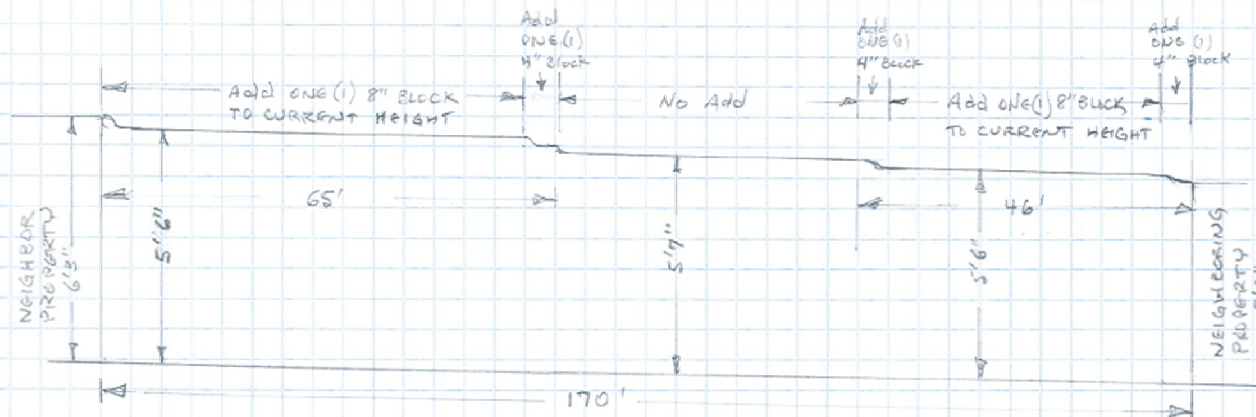
WALL RAISING PROJECT

LOCATION: INVERGORDON PERIMETER WALL TO 6361 E. NAUMANN DR.

PROJECT: RAISE WALL IN TWO PLACES BY 8" (ONE BLOCK)

PURPOSE: REDUCE NOISE; IMPROVE SECURITY AND PRIVACY FOR RESIDENCE

PARAMETERS: CONSTRUCTED TO TOWN CODE (ATTACHED). NO BURM REQUIRED
BLENDS TO NEIGHBORING PROPERTIES, FINISH AND PAINT TO EXISTING



- INVERGORDON RD. PERIMETER WALL
- NOTE NATURAL GRADE DESCENT
- NO BURM NOW OR PLANNED

- DIMENSIONS ARE AFTER RAISED WALL
- PRIOR HEIGHT IN RAISED AREAS BELOW 5'
- FINISHED WALL IS BELOW 6' LIMIT.

Photos – Invergordon Rd



NEXT STEPS

- June 14th – TC Review and Action



QUESTION?

Subject Properties

