

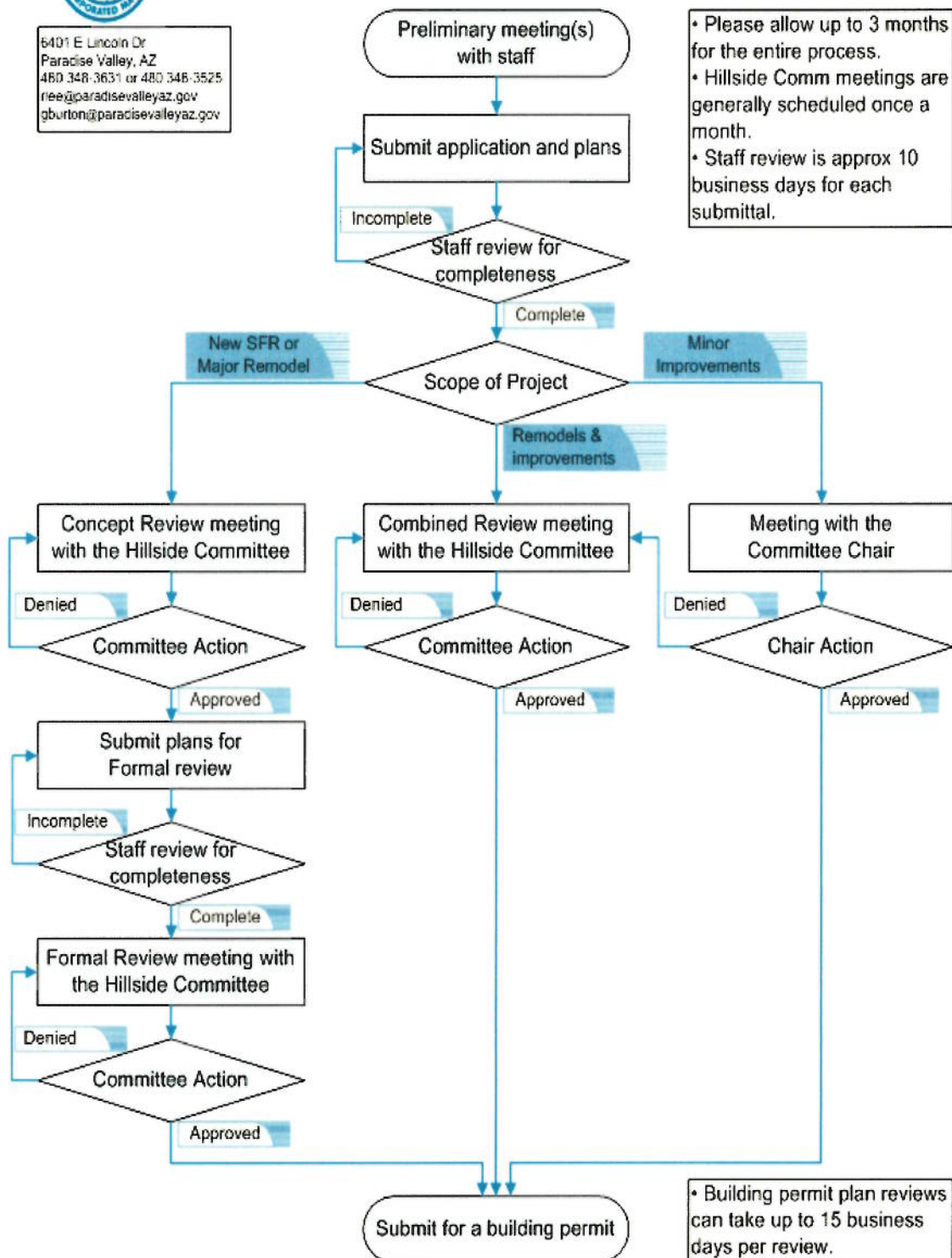
HILLSIDE BUILDING COMMITTEE PLAN REVIEW DIRECTIONS

1. Review Hillside Regulations to ensure your design is in conformance with current Town Code.
2. Complete page 3 and contact Paul Mood at 480-348-3573, George Burton at 480-348-3525, Bob Lee at 480-348-3631, or Paul Michaud at 480-348-3574 to make an appointment for the first/preliminary review and submit application along with your application fee:
 - a. \$6,375 Hillside Building Committee Review Fee (Concept & Formal Review).
 - b. \$1,785 Hillside Building Committee Review Fee for Solar Panels on Existing Residence.
 - c. \$1,490 Administrative Review Fee.
 - d. \$850 Hillside Building Committee Re-Approval.
 - e. \$4,125 Combined Hillside Committee Review
3. During the first/preliminary review, staff will determine if the scope of work constitutes an administrative, solar panel, concept, formal or combined review and if the application is complete.
4. Staff will review the plans and submittals and make any comments as necessary.
5. After the staff review, if necessary, you will need to make corrections. The applicant may schedule a meeting with staff to discuss any review comments.
6. Upon resubmittal, staff will again review the plans and if all comments have been corrected, you will be tentatively placed on the next available Hillside Building Committee agenda for your concept, formal or combined review (Please refer to the Hillside Code Process Flow Chart for an overview of the hillside review process). However, a meeting **will not** be scheduled with the Hillside Building Committee until the corrected plans are returned to and deemed complete by the Town.
7. After approval by the Hillside Building Committee, the applicant will submit a hillside assurance to the Town Attorney's Office prior to obtaining a building permit (Per Section 2205.II.B of the Hillside Ordinance).
8. The plans for any development in the Hillside Development Area must be approved by the Town and appropriate permits issued before any clearing and grubbing, grading, bulldozing, blasting or movement of earth is commenced. If development does not commence within twelve months after securing such approval from the Hillside Building Committee, no construction shall occur until plans have been resubmitted and re-approved or if appropriate, based upon circumstances outside the control of the applicant, a one-time six (6) month extension may be granted by the Town Manager or Designee.



6401 E. Lincoln Dr
Paradise Valley, AZ
480 348-3631 or 480 348-3525
ree@paradisevalleyaz.gov
gburton@paradisevalleyaz.gov

Hillside Code Process Flow Chart





TOWN OF PARADISE VALLEY HILLSIDE DEVELOPMENT

DATE: 2-20-2018

SUBDIVISION NAME: MUMMY MOUNTAIN PARK 3

ADDRESS OF PROPERTY 5921 E. CHENEY DR.

ASSESSOR'S PARCEL NUMBER: 169-48-014

LEGAL DESCRIPTION: MUMMY MOUNTAIN PARK 3

ARCHITECT: _____
NAME PHONE NUMBER

ADDRESS E-MAIL ADDRESS

ENGINEER/OTHER: HERBERT BOWLER 480-553-8183
DESIGNER NAME PHONE NUMBER

1725 W. WILLIAMS DR. #60 HBOWLER@TESLA.COM
ADDRESS E-MAIL ADDRESS

OWNER: _____
PRINT NAME PHONE NUMBER

ADDRESS E-MAIL ADDRESS

SIGNATURE OF OWNER OR REPRESENTATIVE DATE

SCOPE OF WORK: 7.8 kW roof-mounted solar photovoltaic system
with 2 Tesla Powerwalls (energy storage systems in
garage).

CONTACT

TIM WILLSEY
TWILLSEY@TESLA.COM
480-223-8381

PRE-APPLICATION CONFERENCE WITH STAFF ON: _____

APPLICATION SUBMITTED ON: _____

APPLICATION FEE: _____

RECEIPT NUMBER: _____ RECEIVED BY: _____

STAFF/ARCHITECT HILLSIDE PLAN REVIEW

SUBMITTALS NEEDED FOR CONCEPT REVIEW MEETING

_____ TITLE REPORT (IF ROADWAY DEDICATION IS REQUIRED)

_____ SITE PLAN WITH TOPOGRAPHY (MAXIMUM 2-FOOT INTERVALS), BUILDING FOOTPRINT, DRIVEWAY, POOL AND WATER FEATURES, ACCESSORY BUILDING LOCATIONS, DISTURBED AREA CALCULATIONS, PROPOSED DRAINAGE, AND A BRIEF NARRATIVE OF PROJECT.

_____ MASS MODEL OR A 3-DIMENSIONAL RENDERING OR COMPUTER GENERATED MODEL. IF A MASS MODEL IS USED THE APPLICANT MUST FURNISH PICTURES OF THE MODEL AND INCLUDE THEM IN THE SUBMITTAL WITH THE SEVEN SETS. (A STUDY MODEL WILL BE REQUIRED AT THE FORMAL HILLSIDE COMMITTEE).

_____ AERIAL PHOTO-LESS THAN 3-YEARS OLD WITH TOPOGRAPHY, LOT LINES, BUILDING FOOTPRINT AND ANY NATURAL FEATURES ON 24"X 36" SHEET.

_____ FIRE MARSHAL SITE PLAN REVIEW

_____ NOTIFICATION LETTERS MAILED 3 WEEKS PRIOR TO HILLSIDE MEETING

NOTE

The purpose of the Concept Review Meeting is to discuss, review and give suggestions and guidance to the applicant regarding the proposed development, location of the building pad, accessory structures and any other items of discussion. The owner or his representative should be prepared to demonstrate how this application relates to site conditions, significant natural features, preservation of existing vegetation, grading concepts and their adaptation to the natural hillside topography.

SUBMITTALS NEEDED FOR THE FORMAL REVIEW MEETING

_____ PROVIDE A WRITTEN PROJECT NARRATIVE DESCRIBING WHAT YOU ARE DOING.

_____ DETAILED SITE PLAN (SEE SECTION 2206-2-C OF HILLSIDE CODE).

_____ LEGAL SURVEY WITH SURVEYOR'S SEAL

_____ GRADING AND DRAINAGE PLAN WITH WRITTEN NARRATIVE DESCRIBING DRAINAGE FLOWS (2206-II-F):

NOTES TO BE INCLUDED ON CIVIL SITE PLAN

1. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL HILLSIDE STIPULATIONS AND ALL TOWN CODE REQUIREMENTS ARE COMPLIED INCLUDING, BUT NOT LIMITED TO LANDSCAPING, GROUND RESTORATION, FIRE FLOW, FIRE SAFETY AND ALL ONSITE AND OFFSITE IMPROVEMENTS.
2. ALL OUTDOOR LIGHTING SHALL BE IN CONFORMANCE WITH ARTICLE XXII OF THE TOWN ZONING ORDINANCE.
3. ALL EXCESS FILL MATERIAL SHALL BE REMOVED FROM THE SITE WITH NO NEW SPILL SLOPES.
4. THE USE OF HYDRAULIC RAM HAMMERS, OR OTHER HEAVY EQUIPMENT USED TO CUT THROUGH ROCK, INCLUDING MACHINERY WITH AUDIBLE BACK UP WARNING DEVICES SHALL BE LIMITED TO USE BETWEEN THE HOURS OF 7:00AM OR SUNRISE, WHICHEVER IS LATER, AND 6:00PM OR SUNSET, WHICHEVER IS EARLIER, MONDAY THROUGH FRIDAY, WITH LIMITED WORK ON SATURDAY AND NO WORK ON SUNDAY OR LEGAL HOLIDAYS. RAM HAMMERS AND OTHER HEAVY EQUIPMENT CANNOT BE USED ON SATURDAYS WITHOUT A WAIVER FROM THE TOWN MANAGER.
5. CONSTRUCTION STAKING AND /OR FENCING SHALL BE PLACED AROUND THE CONSTRUCTION SITE SO AS TO PROTECT THE UNDISTURBED NATURAL AREA.

_____PHOTOGRAPHS OF THE SITE (2206-II-D).

_____SEISMIC REFRACTION SURVEY (2206-II-B).

_____LANDSCAPE PLAN (2206-II-G)

_____LIGHTING PLAN (2206-II-I).

_____CROSS-SECTIONS, ELEVATIONS, BUILDING HEIGHTS FULLY DIMENSIONED.

_____STUDY MODEL (2206-II-J).

_____ACCURATE OBLIQUE VIEW ARCHITECTURAL RENDERING (2206-II-K).

_____EXTERIOR MATERIAL SAMPLES (2206-II-L).

_____HOUSE CORNER MARKERS STAKED 2 WEEKS PRIOR TO MEETING (2206-II-M).

_____NOTIFICATION LETTERS MAILED 3 WEEKS PRIOR TO MEETING (2206-II-A).

DISTURBED AREA CALCULATIONS (INCLUDE ON SITE PLAN).

_____ AREA OF LOT _____ ACRES _____ SQUARE FEET
 _____ AREA UNDER ROOF _____ SQUARE FEET
 _____ FLOOR AREA RATIO _____ % (AREA UNDER ROOF/AREA OF LOT)
 _____ BUILDING PAD SLOPE _____ %
 VERTICAL _____ FEET
 HORIZONTAL _____ FEET
 _____ ALLOWABLE DISTURBED AREA _____ %
 _____ ALLOWABLE DISTURBED AREA _____ SQUARE FEET
 _____ EXISTING DISTURBED AREA _____ SQUARE FEET (IF ANY)
 _____ PROPOSED DISTURBED AREA _____ SQUARE FEET
 _____ PERCENT OF LOT STEEPER THAN NATURAL GRADE (5% MAX.) _____ %
 _____ VOLUME OF CUT _____ C.Y. VOLUME OF FILL _____ CY
 _____ HILLSIDE ASSURANCE @ \$25/CUBIC YARD OF CUT + FILL \$ _____

Building Pad Slope - The percent of slope measured at right angles to the natural contours along a line passing through the center of the proposed building and terminating at the ends of the disturbed area limits of the building site.

SITE PLAN

_____ NUMBER OF RETAINING WALLS _____
 _____ TOTAL LENGTH OF ALL RETAINING WALLS _____ FEET
 _____ MAXIMUM HEIGHT OF RETAINING WALLS _____ FEET
 _____ MAXIMUM CONTINUOUS LENGTH OF RETAINING WALLS _____ FEET
 _____ MAXIMUM LENGTH OF VISIBLE RETAINING WALL MEASURED FROM ANY POINT AROUND THE PROPERTY _____ FEET
 _____ DRIVEWAY: MATERIAL _____
 COLOR _____
 CREDIT _____
 _____ SLOPE OF DRIVEWAY _____ % (30% MAXIMUM)
 _____ DRIVEWAY CUT OVER 8 FEET LESS THAN 100 FEET IN LENGTH
 _____ MINIMUM DRIVEWAY WIDTH (12 FEET MINIMUM)
 _____ POOL FENCE DETAIL SHOWING POOL PROTECTION AND 80% OPEN FENCE
 _____ WATER (ADEQUATE WATER PRESSURE TO MEET FIRE SAFETY STANDARDS)

- _____ FIRE HYDRANT INSTALLATION REQUIRED? YES/NO
- _____ IDENTIFY LOCATION OF SEPTIC SYSTEM OR SEWER SYSTEM ON PLAN
- _____ ILLUSTRATE ALL EASEMENTS
- _____ WASH EASEMENT REQUIRED? YES/NO
- _____ BRIDGE CROSSING OF WASH (SEE SECTION 2207, V, E OF HILLSIDE CODE)
- _____ UTILITY TRENCH LOCATIONS
- _____ METHOD OF COVERING UTILITY TRENCH
- _____ RESTORATION OF CUT AND SPILL SLOPES (AGING AGENT AND/OR SEED MIX)
- _____ LIMITS OF DISTURBED AREA CLEARLY SHOWN ON PLANS
- _____ HALF STREET OR RIGHT-OF-WAY IMPROVEMENTS YES/NO

BUILDING PLANS

- _____ CROSS SECTIONS OF AT LEAST THREE LOCATIONS BISECTING THE PROPOSED RESIDENCE SHOWING IMPERVIOUS PLANE FOR 24-FOOT HEIGHT
- _____ EXTERIOR BUILDING ELEVATIONS FULLY DIMENSIONED (DO NOT USE ELEVATIONS)
- _____ MAXIMUM BUILDING HEIGHT _____ FEET (24-FOOT VERTICAL PLANE FROM FINISH GRADE)
- _____ OVERALL HEIGHT _____ FEET (40-FOET MAXIMUM)
- _____ LOCATION OF ALL MECHANICAL EQUIPMENT AND METHOD OF SCREENING (MECHANICAL EQUIPMENT IS NOT ALLOWED ON ROOF)
- _____ NON-REFLECTIVE GLASS ON BUILDINGS (BRING SAMPLE TO MEETING)
- _____ LOCATION OF ALL AMENITIES:
- _____ POOL/SPA
 - _____ TENNIS COURT/GAME COURTS – NO LIGHTED COURTS ALLOWED
 - _____ ACCESSORY STRUCTURES
 - _____ SCREEN WALLS
 - _____ OTHER (E.G. WATER FEATURES, BBQ'S, ETC.)
- _____ PROPOSED COLOR/MATERIAL SAMPLES (BOARD MOUNTED) BLENDING WITH THE NATURAL SURROUNDING HAVING A LRV OF 38% OR LESS. NAME OF COLOR _____

LANDSCAPE PLAN

THE TOWN RECOMMENDS USE OF NATIVE PLANTS AS LISTED IN THE LANDSCAPE GUIDELINES. PLAN SHALL CLEARLY SHOW LOCATION AND TYPE OF PLANTS TO BE USED.

_____SEPARATE LANDSCAPE PLAN SHOWING ALL PROPOSED LANDSCAPING, EXISTING PLANTS AND NEW LOCATION OF SALVAGED PLANTS.

INCLUDE IN TABLE FORM AND CLEARLY LABEL ON YOUR LANDSCAPE PLAN THE FOLLOWING:

_____SPECIES

_____SIZE

_____LOCATION (BY SYMBOL) CLEARLY INDICATED ON PLAN

_____QUANTITY

LIGHTING

IT IS STRONGLY SUGGESTED THAT YOU READ SECTION 2208 OF THE HILLSIDE CODE PRIOR TO DESIGNING YOUR OUTDOOR LIGHTING. BOTH BUILDING AND OUTDOOR LIGHTING MUST BE PROVIDED IN TABLE FORM ON YOUR PLANS. CUT SHEETS OF EACH LIGHTING FIXTURE SHALL BE INCLUDED ON THE LIGHTING PLAN.

LIGHTS ATTACHED TO BUILDING ON SEPARATE PLAN SHEET

_____TYPE OF LIGHTING FIXTURE

_____LOCATION CLEARLY SHOWN ON PLAN

_____WATTS AND LUMENS (75 WATTS, 750 LUMENS MAX.)

_____QUANTITY

LANDSCAPE LIGHTING ON LANDSCAPING PLAN

_____TYPE OF LIGHTING FIXTURE (CUT SHEET OF LIGHT ON PLAN)

_____LOCATION CLEARLY SHOWN ON PLAN

_____WATTS AND LUMENS (25 WATTS, 250 LUMENS MAX)

_____UP-LIGHTS (150 LUMENS MAX & 1 FIXTURE PER 1,000 SQ FT OF ALLOWABLE DISTURBED AREA)

_____QUANTITY

COMMENTS: _____

APPROVALS

STAFF REVIEW

PRELIMINARY REVIEW

DATE: _____

FINAL REVIEW

DATE: _____

PREAPPLICATION

DATE: _____

APPLICATION SUBMITTAL

DATE: _____

REVIEW # _____

DATE: _____

REVIEW # _____

DATE: _____

REVIEW # _____

DATE: _____

REVIEW # _____

DATE: _____

REVIEW # _____

DATE: _____

REVIEW # _____

DATE: _____

REVIEW # _____

DATE: _____

COMPLETE APPLICATION REVIEWED AND APPROVED ON: _____

HILLSIDE BUILDING COMMITTEE DATE: _____