

MARCH 4, 2018

TO: PARADISE VALLEY TOWN COUNCIL
AND PLANNING COMMISSION
cc: George BURTON - PLANNER

FM: DAVID PUCATTE - PRESIDENT, FINISTERRE HOA

SUBJECT: BUILDING PERMIT APPLICATION

ENCLOSED PLEASE FIND REQUIRED DOCUMENTATION AND JUSTIFICATION IN SUPPORT OF FINISTERRE'S REQUEST FOR A BUILDING PERMIT TO RAISE THE SUBDIVISION PERIMETER WALL ON THE SOUTH SIDE OF LINCOLN DR., EXTENDING FROM THE GATED ENTRANCE AT 61ST PLACE TO INVERGORDON RD, A DISTANCE OF ABOUT 1453 FT., PLUS WRAP-A-ROUNDS.

THE PURPOSE OF THIS WALL RAISING IS TO IMPROVE PRIVACY AND SECURITY FOR THE EIGHT PROPERTIES WHICH BACK UP TO THE LINCOLN DR. WALL, AS WELL AS REDUCE THE TRAFFIC NOISE GENERATED BY THE OVER INCREASING TRAFFIC FLOW ON LINCOLN DRIVE. LASTLY, OUR OBJECTIVE IS TO REDUCE THE WALL HEIGHT DISPARITY BETWEEN THE EAST AND WEST SIDES OF THE COMMUNITY ENTRANCE. RESIDENTS RAISED THE WEST SIDE WALL MANY YEARS AGO. ATTACHED PHOTOS HIGHLIGHT THIS DISPARITY. THIS WALL RAISING WILL ENABLE FINISTERRE TO ENHANCE THE ENTRYWAY AS FUNDS PERMIT.

2

THE PROPOSED WALL RAISING WILL CONFORM TO PARADISE VALLEY TOWN WALL BUILDING CODES (AS ATTACHED). CONSTRUCTION WILL BE COORDINATED WITH TOWN STAFF TO MINIMIZE TRAFFIC FLOW INTERRUPTION. LITTLE, IF ANY, BURMING WILL BE REQUIRED DUE TO EXISTING WALL HEIGHT AND TOPOGRAPHY. FINAL WALL HEIGHT WILL NOT EXCEED 6' FT. PLANTINGS WILL BE PRESERVED OR REPLACED.

Attached documents CONFIRM THIS PROJECT WAS RECOMMENDED BY TOWN STAFF FOR APPROVAL IN 2005 AT THE TIME OF THE SIDEWALK INSTALLATION. FOR A NUMBER OF REASONS THE PROJECT WAS NOT COMPLETED AT THAT TIME. RECENT DISCUSSION WITH TOWN STAFF CONFIRMS THEY WOULD SUPPORT OUR PROJECT PROPOSAL AND BUILDING PERMIT APPLICATION AT THIS TIME.

WE BELIEVE THE RAISING OF THE WALL WILL BE AN ENHANCEMENT TO THE TOWN'S LINCOLN CORRIDOR BEAUTIFICATION INITIATIVES AND RESPECTFULLY REQUEST YOUR APPROVAL.

Thank You,

David Polito, President, Finistere HOA

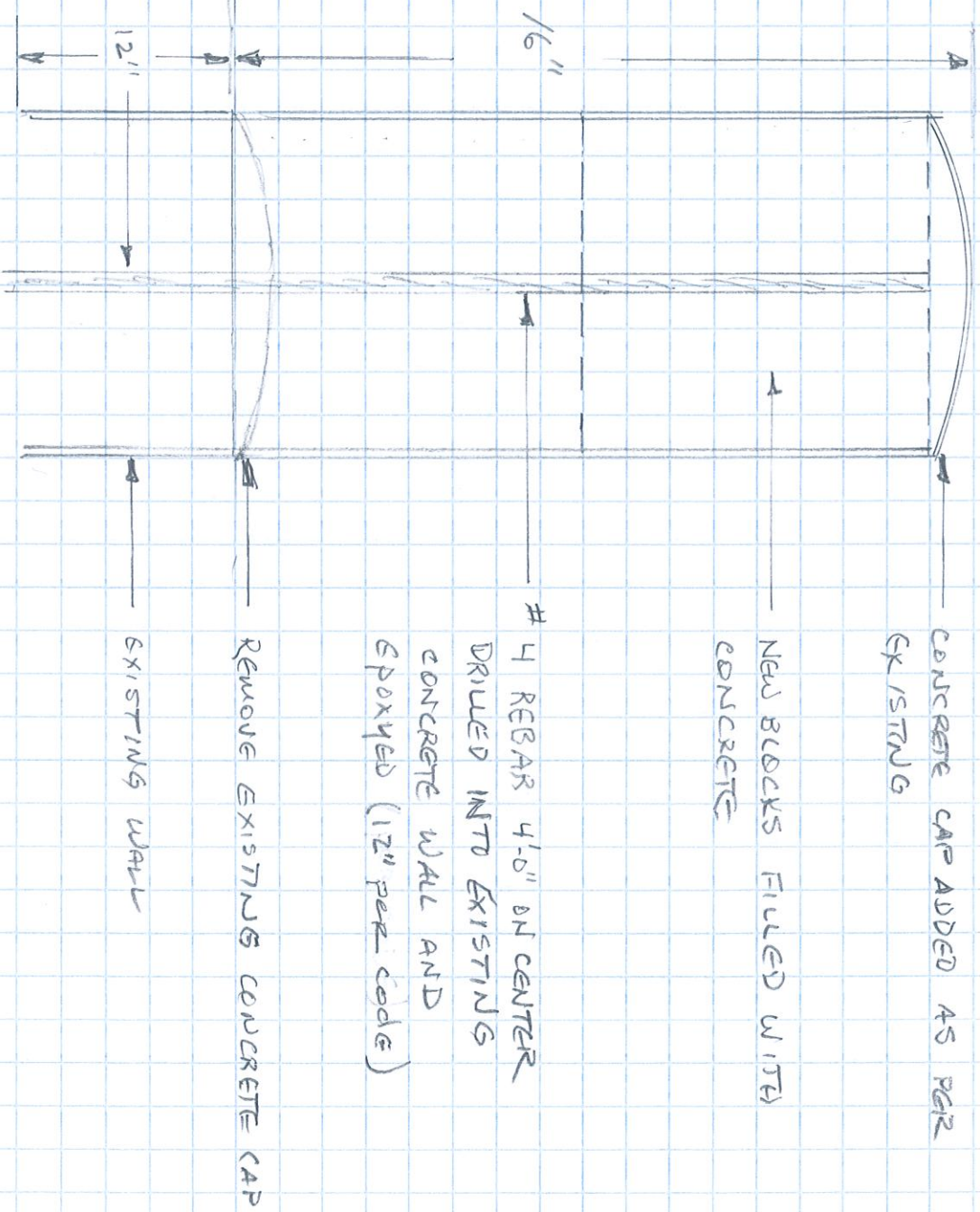
FINISTERRE EAST LINCOLN DR. WALL PROJECT

2/4/2018

WALL ADDITIONS DESIGN

NOTES:

- WALL ADDITION STUCCOED AND PAINTED TO EXISTING TEXTURE AND COLOR
- LITTLE OR NO BURROWS 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



CONCRETE CAP ADDED AS PER EXISTING

NEW BLOCKS FILLED WITH CONCRETE

4 REBAR 4'0" ON CENTER DRILLED INTO EXISTING CONCRETE WALL AND SPOXED (1/2" PER CODE)

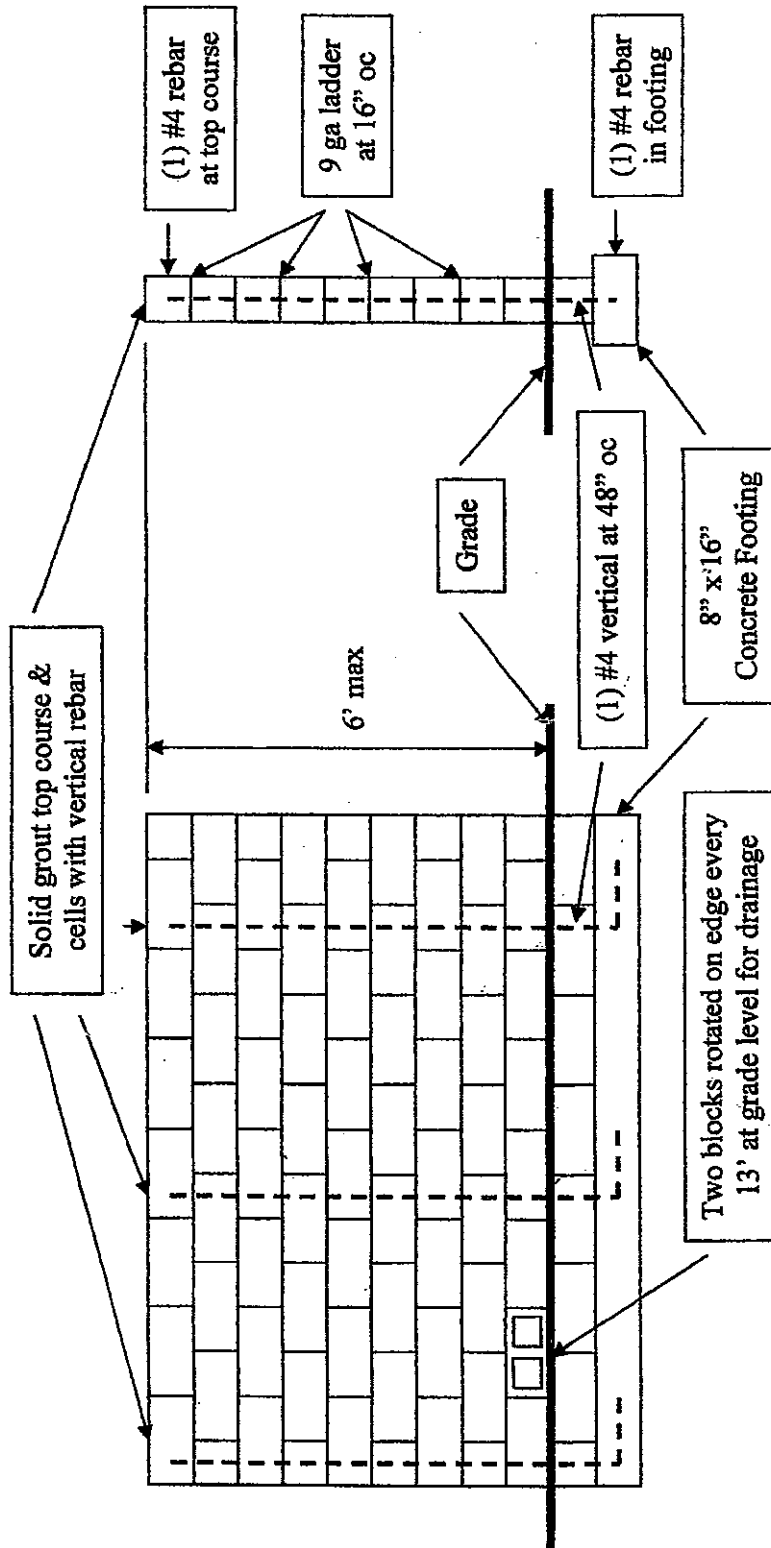
REMOVE EXISTING CONCRETE CAP

EXISTING WALL

12"



8" Masonry Fence



Height is measured on the exterior side of the fence (away from the property upon which the wall is built -- this includes washes).

The minimum finish on both sides of the fence is stucco and paint.

For most zoning classifications 6' high fences can be no closer than 40' to the front property line.

For most zoning classifications 3' high fences can be no closer than 10' to the front property line.

All construction must be accomplished on the lot of the permit holder unless a written agreement is reached with the neighbor.

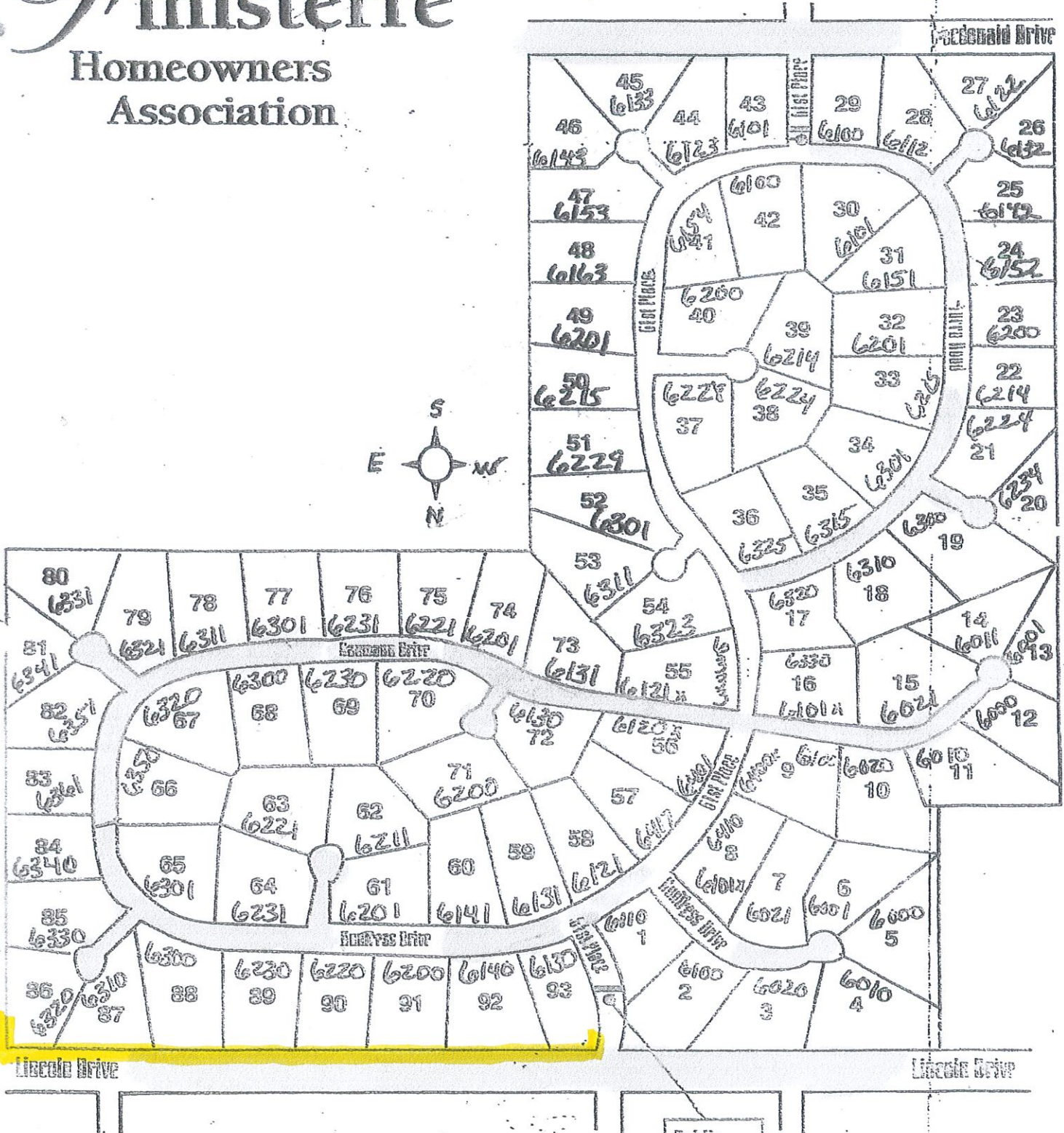
Engineering is required on all retaining walls that retain more than 24" of material.

Engineering is required on fences constructed of 4" fence blocks and pilasters.

The height of retaining walls is limited to no more than 6" above the material that is being retained.

Finisterre

Homeowners
Association



HIGHLIGHTED AREAS ARE PROPERTIES
 BACKING TO LINCOLN DRIVE WHERE
 WALL HEIGHT REQUEST IS MADE
 At Lincoln Drive and 61st Place
 Paradise Valley Arizona

Public
Entrance
(Gate House)

On Feb 22, 2018, at 5:21 PM, George Burton <gburton@paradisevalleyaz.gov> wrote:

Hi Mr. Pulatie,

Staff reviewed the April 13, 2005 letter from former Town Manager, Tom Martinson, regarding the increased subdivision wall height along Lincoln Drive. However, due to current code, staff cannot honor the April 13th letter and the proposed raise in wall height will require Planning Commission and Town Council review and approval. Staff is supportive of the increased wall height of 6' tall and the Town Manager will wave the application fee.

Also, regarding your inquiry, the asphalt/pavement behind the guard house may be extended. However, please provide a plan for Town Engineering Department review to ensure that there will be no damage to water valves, sewer valves, or other affected utilities that may be in that area.

If you have any questions, please contact me at [480-348-3525](tel:480-348-3525).

Best Regards,
George Burton
Town of Paradise Valley
Planner
480-348-3525
480-951-3715 Fax
gburton@paradisevalleyaz.gov

From: George Burton
Sent: Friday, June 30, 2017 2:47 PM
To: timmm@mg-az.com
Cc: dpulatie1@cox.net
Subject: Finisterre Pre-Application

Hi Tim,

Staff's review of the pre-application to raise the height of the Finisterre subdivision wall generated the following comments:

1. Please identify the maximum height of each fence wall.
2. Please identify if a berm will be placed next to the wall in order to limit the exposed vertical plane of the wall to 6' in accordance with Section 2404.a.3 (see attached Article 24).
3. Please identify if there is any additional landscaping will be placed in front of the raised walls? If so, please provide a landscape plan and any associated landscape lighting (if applicable).
4. Please identify the color and finish of the modified fence walls.
5. Please verify if the affected walls are located on the property line (and is not located in the Town's right-of-way).
6. Since the original subdivision wall was approved by Planning Commission and Town Council action, the modification to raise the height of the walls must go through the same process. Please complete the attached Subdivision Wall Application along with the updated plans and documents. Please be advised that the Planning Commission does not take any action during July and August. The Commission can perform work study reviews, but cannot take action (via a public hearing) until September.

If you have any questions, please contact me at [480-348-3525](tel:480-348-3525).

Best Regards,
George Burton
Town of Paradise Valley
Planner
480-348-3525
480-951-3715 Fax
gburton@paradisevalleyaz.gov

All points reviewed with
George Burton



<Subdivision Wall Application Form.pdf>
<Article 24.pdf>
<Fee Schedule.pdf>

✓ Received 4/18/05
by Beth Mulcahy



**TOWN OF
PARADISE VALLEY**

PHONE: (480) 948-7411
FAX: (480) 951-3715
TDD: (480) 483-1811

OFFICE OF: TOWN MANAGER

8401 EAST LINCOLN DRIVE
TOWN OF PARADISE VALLEY, ARIZONA 85253 4399

April 13, 2005

Beth Mulcahy
Mulcahy Law Firm, P.C.
1232 East Missouri
Phoenix, AZ 85014

Re: Lincoln Drive Sidewalk Project – Finisterre Perimeter Wall

Dear Ms. Mulcahy:

Sincerely,

Your letter of April 9, 2005 regarding the Lincoln Drive Sidewalk Project with reference to the Finisterre perimeter wall along Lincoln Drive, will be provided to members of the Paradise Valley Town Council. Please consider this letter in response to the issues you raised on behalf of Finisterre residents, and in the event that the matter is scheduled for formal Town Council action at some point in the future, the Town staff will recommend the following.

The Town will allow raising the height of the Lincoln Drive perimeter wall to an elevation eight feet higher than the south Lincoln Drive curb. The wall can be no higher than six feet with a berm two feet in height, totaling eight feet. There are several properties within Finisterre who have already raised the wall adjacent to their properties to conform to this additional height.

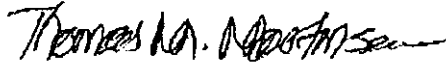
The Town does not pay for improvements on private property, such as the raising of the perimeter wall. All improvements on private property are the responsibility of the respective owner or association. A Town building permit is required for the wall construction.

At such time as a sidewalk may be built along Lincoln Drive, care will be taken to minimize the impact upon existing landscape and other features. The aesthetics of the right of way outside the perimeter wall will be maintained, and the cost of such work will be included as part of the sidewalk construction.

Beth Mulcahy
April 13, 2005
Page 2

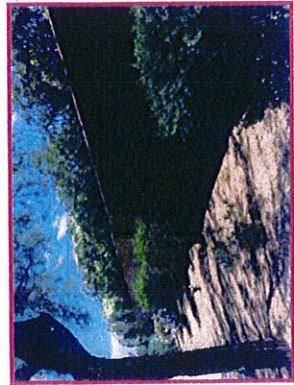
I hope that this letter satisfactorily responds to the issues you raised. If you would like to discuss the Lincoln Drive Sidewalk Project or raising of the Finisterre perimeter wall further, please do not hesitate to call.

Sincerely,

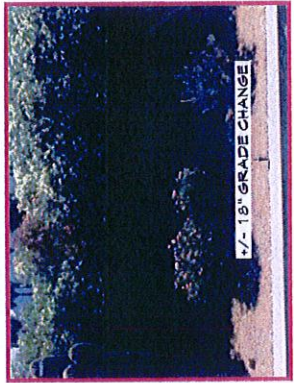


Thomas M. Martinsen
Town Manager

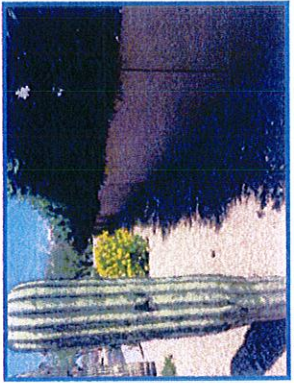
TMM/nm



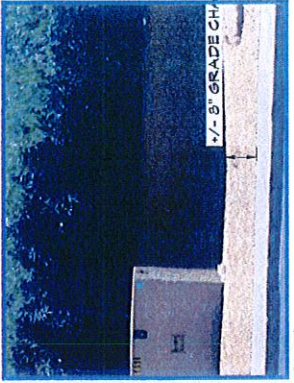
WEST



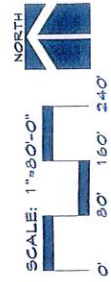
WEST



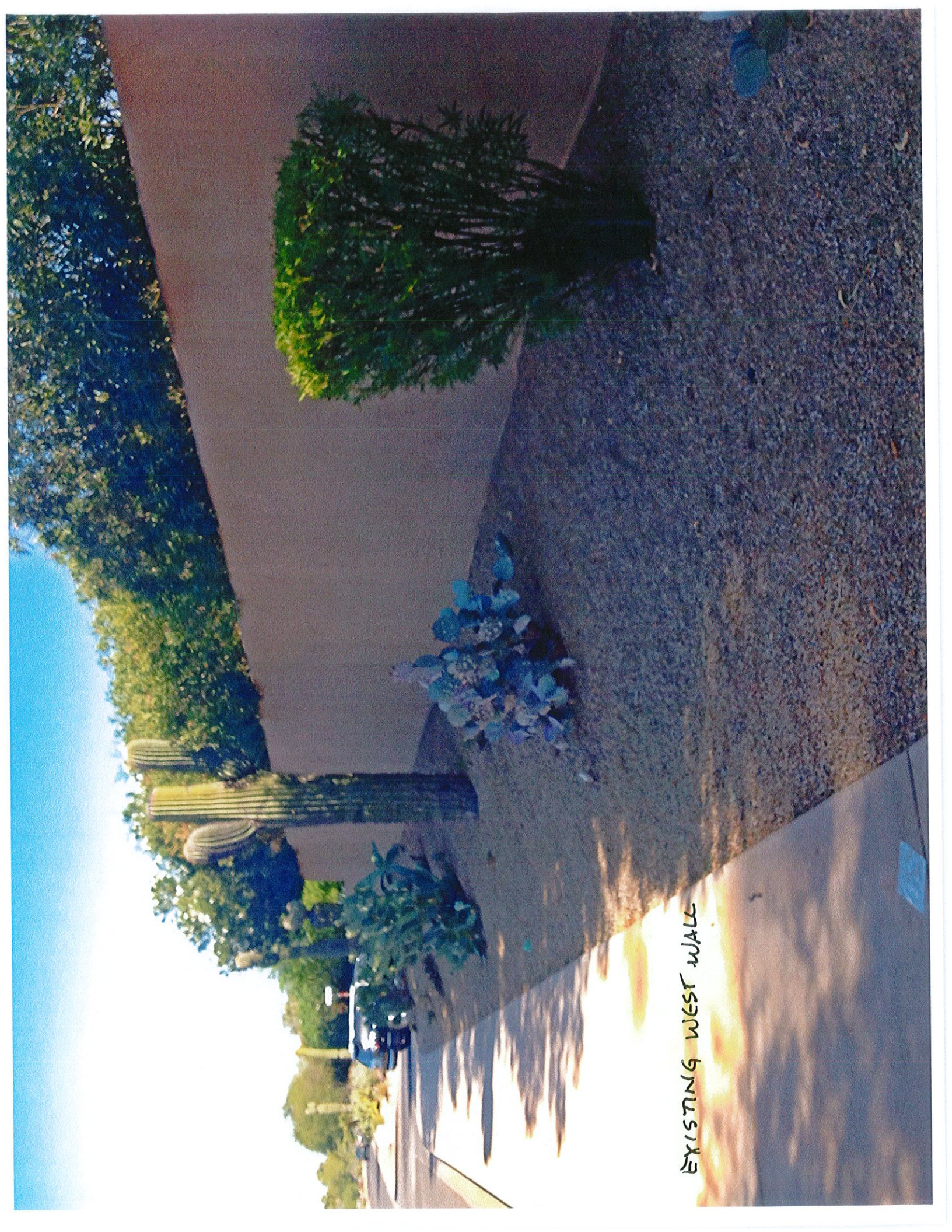
EAST



EAST



FINISTERE
 LINCOLN STREET PERIMETER WALL AMENDMENT
 61ST PLACE AND LINCOLN STREET
 MAY 8, 2017



EXISTING WEST WALL

EXISTING WEST WALL





EXISTING EAST WALL



EXISTING EAST WALL



12" FOOTING BASE
ALONG EAST WALL

FEB 28, 2018

TO: Paradise Valley Town Council
AND Planning Commission

FM: David Pulate

SUBJECT: Building Permit Application

ENCLOSED PLEASE FIND REQUIRED DRAWING SUPPORT AND APPLICATION MATERIALS FOR A BUILDING PERMIT TO RAISE MY RESIDENTIAL SUBDIVISION WALL ALONG INVERGORDEN RD. THE PURPOSE OF THIS WALL RAISING IS TO IMPROVE PRIVACY, ENHANCE SECURITY AND REDUCE NOISE FOR MY PROPERTY.

WHILE THE WALL IS 170' IN LENGTH, THE RAISING BY ONE 8" BLOCK APPLIES TO THE TWO LOWEST SECTIONS OF THE EXISTING WALL, AT EITHER END, BOTH WALL HEIGHTS MEASURING BETWEEN 4'8" AND 4'10" BEFORE THE REQUESTED ADDITION. TOTAL ADDED LENGTH IS ABOUT 110'. WALL HEIGHTS AFTER RAISING ARE 5'4" TO 5'7". ALLOWABLE IS 6'. NO BURMING WILL BE REQUIRED.

DESIGN CARE HAS BEEN TAKEN TO INSURE STEPS/DOWNS ARE CONSISTENT WITH OVERALL WALL DESIGN AND FLOW FROM ADJACENT PROPERTIES.

Thank you for your review and consideration.



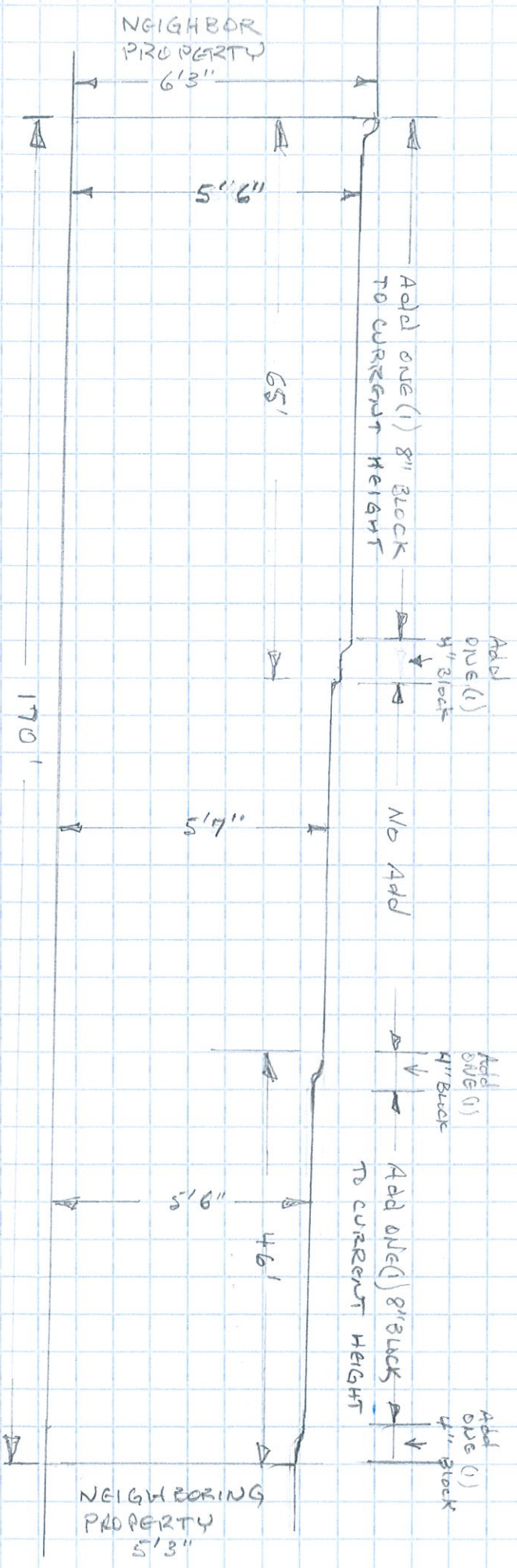
WALL RAISING PROJECT

LOCATION: INVERGORDON PERIMETER WALL TO 6361 E. NADYMAN 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

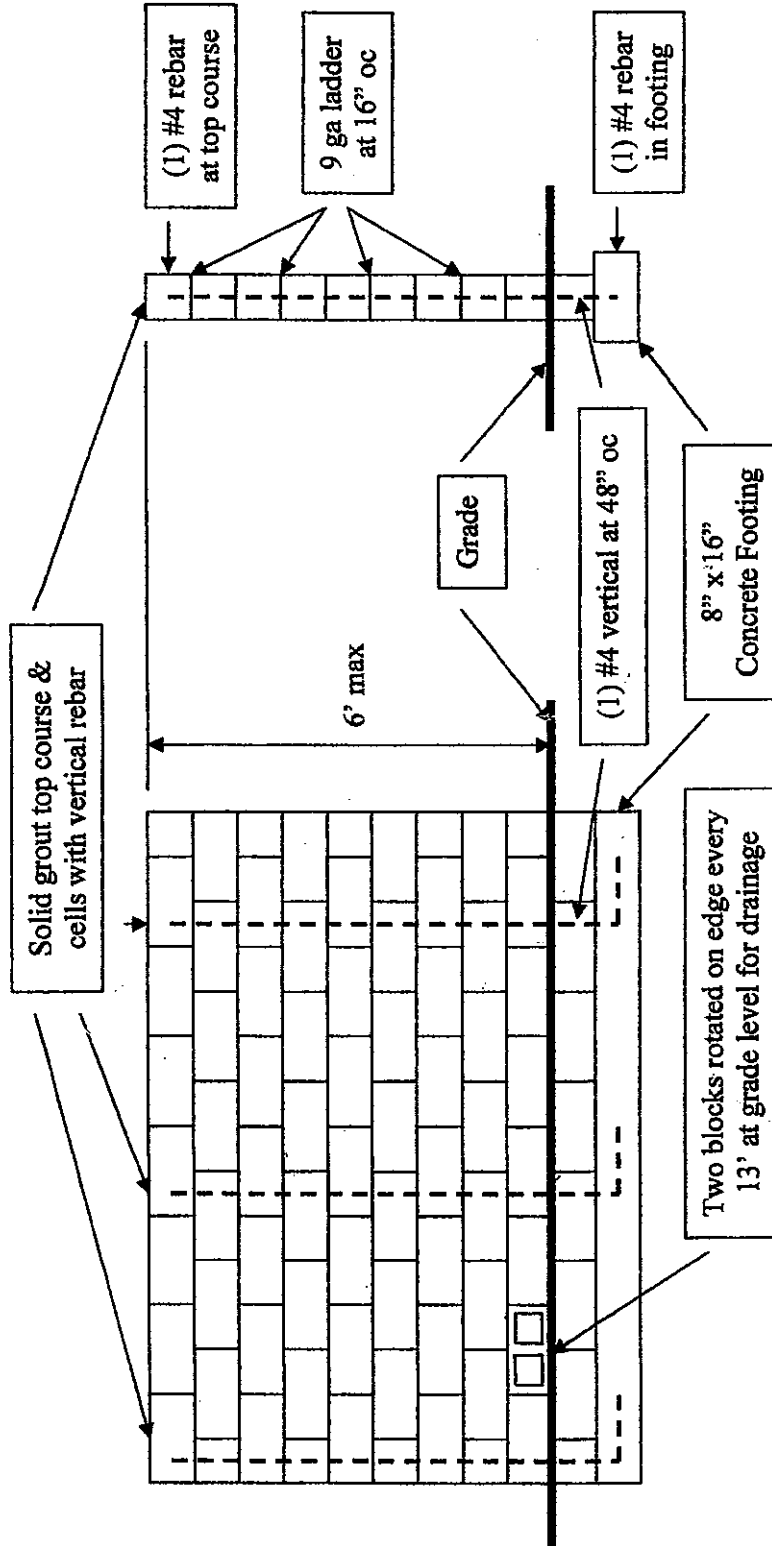


- INVERGORDON RD. PERIMETER WALL
- NOTE NATURAL GRADE DESCENT
- NO BURM NOW OR PLANNED

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



8" Masonry Fence



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For most zoning classifications 3' high fences can be no closer than 10' to the front property line.

All construction must be accomplished on the lot of the permit holder unless a written agreement is reached with the neighbor.

Engineering is required on all retaining walls that retain more than 24" of material.

Engineering is required on fences constructed of 4" fence blocks and pilasters.

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From: George Burton gburton@paradisevalleyaz.gov
Subject: RE: Finisterre Pre-Application
Date: Feb 23, 2018, 10:16:17 AM
To: David Pulatie dpulatie1@cox.net

Hi Mr. Pulatie,

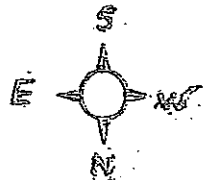
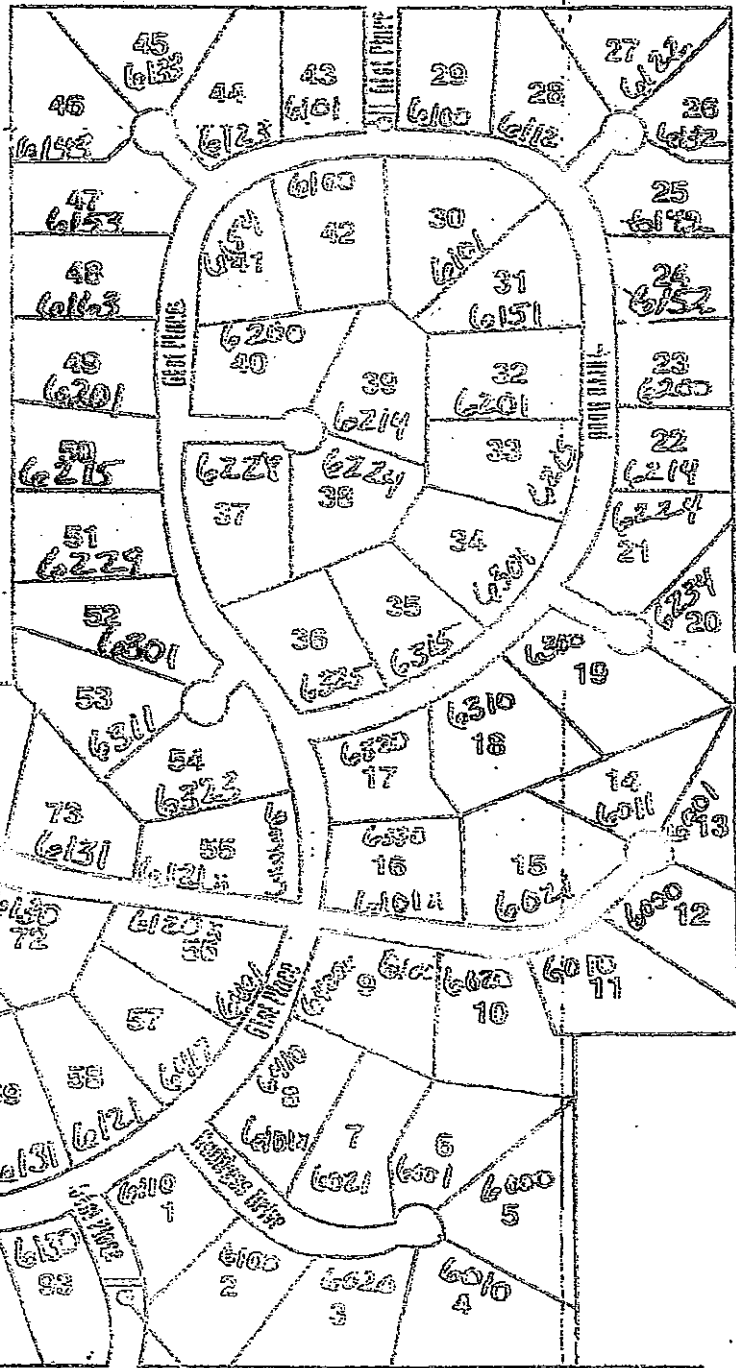
Please incorporate the raise in your wall height with the request to raise the Lincoln Dr wall height. If the request is approved by Council, then the next step will be the issuance of a building permit. If you have any questions, please contact me at [480-348-3525](tel:480-348-3525).

Best Regards,
George Burton
Town of Paradise Valley
Planner
[480-348-3525](tel:480-348-3525)
[480-951-3715](tel:480-951-3715) Fax
gburton@paradisevalleyaz.gov

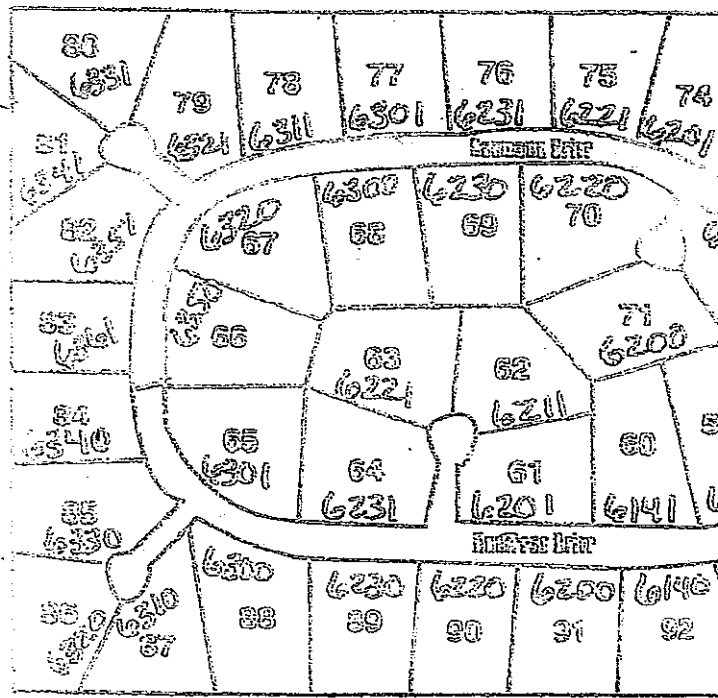
Ministerre

Homeowners
Association

Paradise Valley Drive

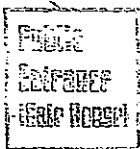


* HIGHLIGHTED AREAS FOR WALL RAISING.



Lincoln Drive

Lincoln Drive



At Lincoln Drive and 61st Place
Paradise Valley Arizona



