



Variance Request 5712 East Glen Drive Paradise Valley, Arizona

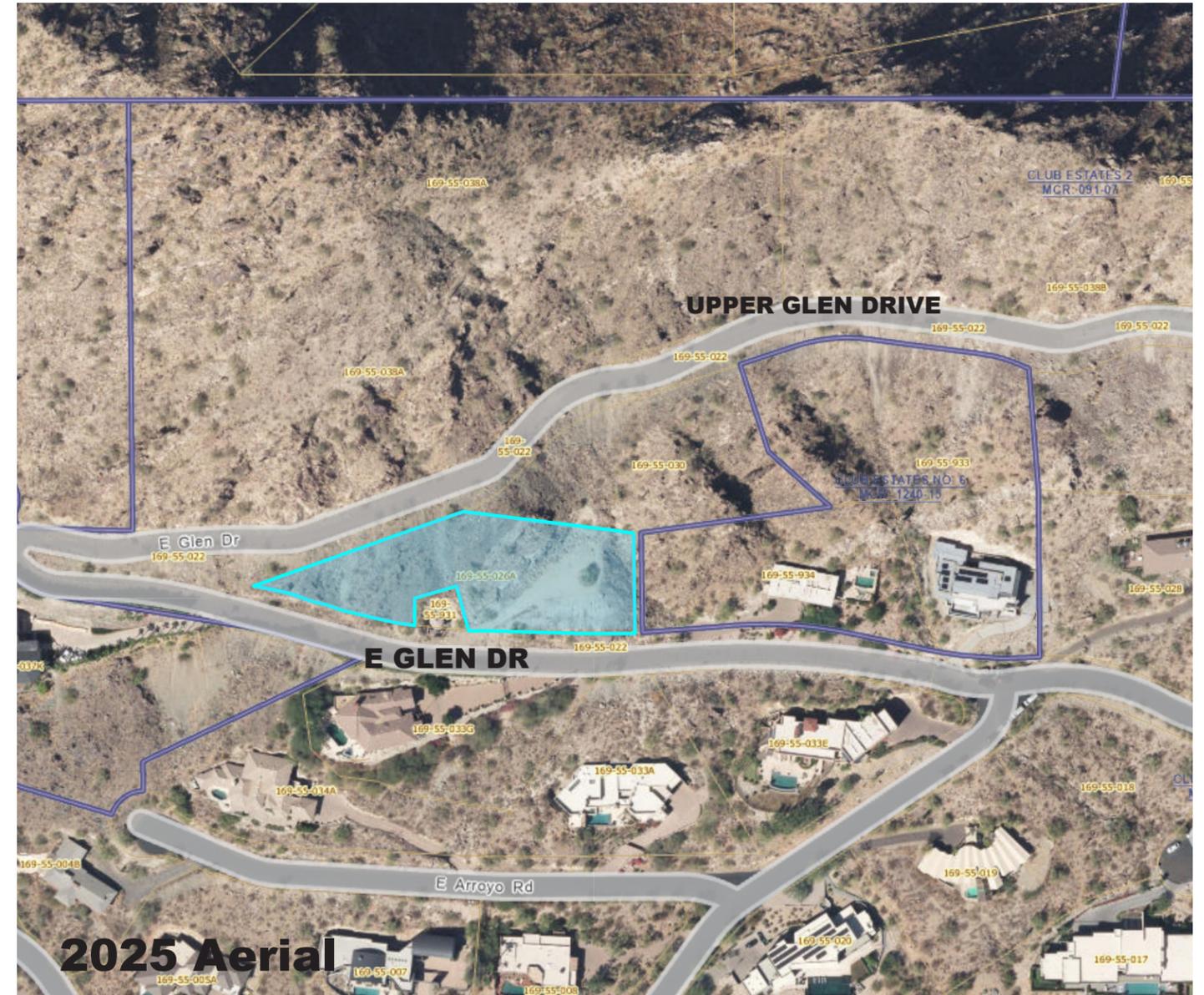
Site Location

The property at 5712 East Glen Drive (APN 169-55-026A) is located on the south side of Mummy Mountain, visible from much of Paradise Valley and Camelback Mountain to the south. The site measures approximately 1.03 acres (44,786 SF).



Site History

The lot was originally graded in the early 1970s, as shown by 1976 aerial photography, creating the existing building pad and spill slope. This pad has remained undeveloped for nearly 50 years, standing as a visible scar on the hillside.





Property Hardships

Hardship 1 – Irregular Lot & Building Pad

The parcel's small, irregularly shaped building pad severely reduces the viable area for siting a residence.

Hardship 2 – Steep Slopes

The lot drops steeply from north to south. No home could reasonably be constructed here without reliance on the existing graded pad.

Hardship 3 – Rocky Cliff Face

A rocky cliff face, enlarged with the creation of the spill slope in the 1970s, further restricts opportunities for siting and orienting a home. 47% of the building envelope.

Hardship 4 – Booster Station

A large utility booster station bisects the lot, limiting circulation, restricting driveway location, and isolating the northwest portion of the site as unbuildable.

Hardship 5 – Non-Conforming Lot

Non-Conforming Lot Area:

The minimum required lot size for property with a 36% slope is 4.4 acres (191,664 square feet). The subject property contains only 44,786 square feet, resulting in a deficiency of 146,878 square feet. This substantial shortfall creates a hardship by limiting build able area and design flexibility while still requiring compliance with hillside and zoning regulations intended for much larger lots.

Non-Conforming Lot Depth:

The standard R-43 lot depth is 205 feet. The subject property measures only 120 feet in depth, making it 85 feet shallower than required. This restricts building placement, grading design, and compliance with required setbacks.

Non-Conforming Lot Diameter:

The standard R-43 lot diameter is 165 feet, whereas the subject property measures only 120 feet, resulting in a 45-foot deficiency. This reduced diameter further constrains the build able envelope, limiting opportunities for reasonable development consistent with surrounding hillside properties.

Hardship 6 – Existing Spill Slope

The man-made spill slope, created in the 1970s, remains a visible scar on the landscape, clearly apparent from both Mummy Mountain and Camelback Mountain. Portions of the slope are steeper than 1:1. Full removal would be cost-prohibitive and environmentally damaging; however, stabilization and enhancement with native boulders and vegetation are proposed to improve and restore the hillside.

Hardship 5

Non-Conforming Lot Size (Area)

Minimum R-43 lot size for 36% slope=4.4 acres. 191,664sf

Lot size= 44,786 sf.

Undersized by 146,878 sf.

Hardship 5: undersized lot depth

Standard R-43: 205'

Subject Property: 120'

Result: Undersized by 85'-0"

Hardship 1 – Irregular Lot & Pad

Hardship 2 – Steep Slopes

Hardship 3 – Rocky Cliff Face

**UNBUILDABLE PORTION
OF LOT**

Hardship 5 Non conforming lot diameter

Standard R-43 = 165'

VS. OUR LOT = 120'

= 45'-0" Undersized

Existing spill slope

205' Minimum' lot depth

120' lot depth. 85' shallower

Hardship 4 – Booster Station

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Building Envelope With A Cliff Face And Spill Slope - Calculations



Building Envelope 12,124 SF.

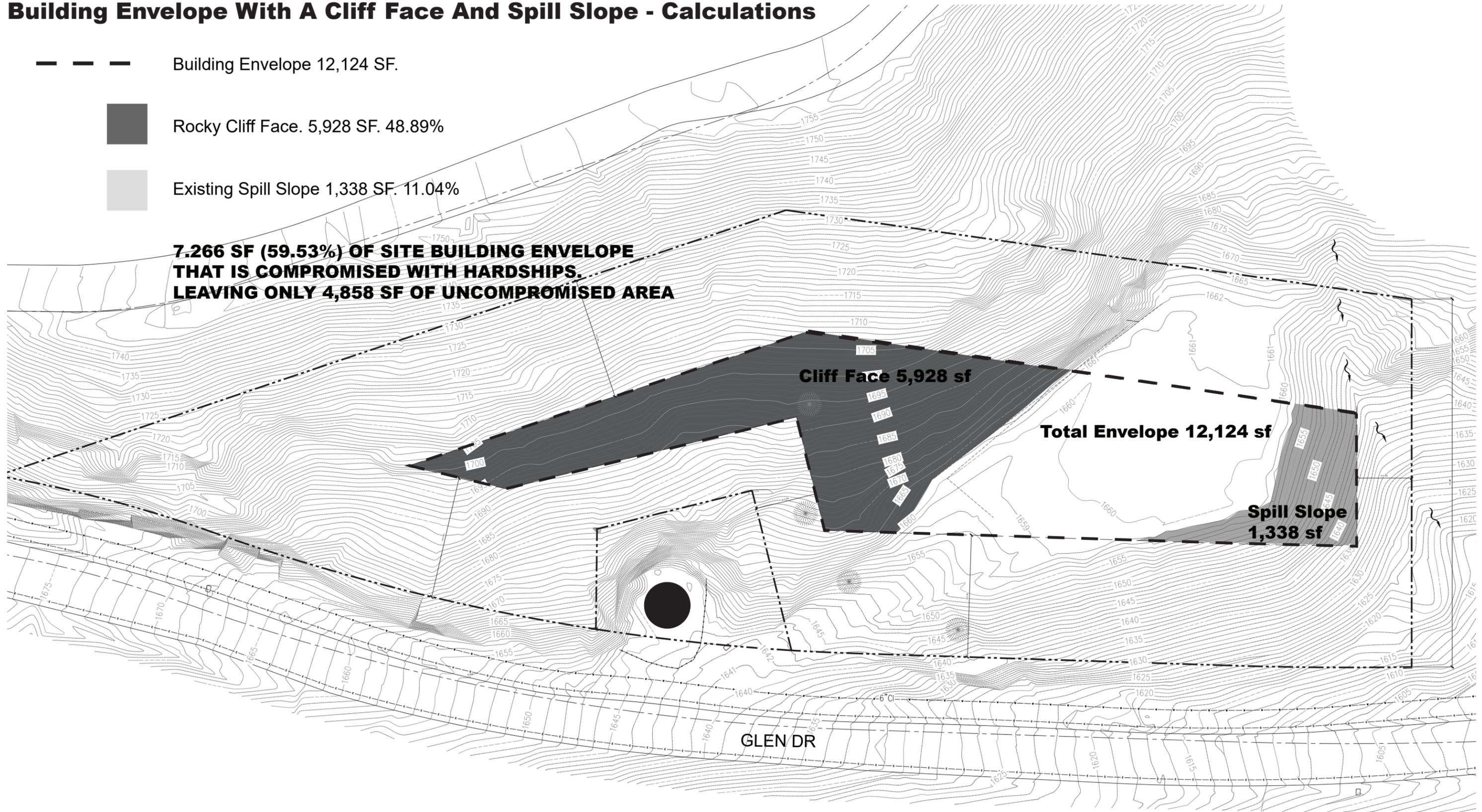


Rocky Cliff Face. 5,928 SF. 48.89%



Existing Spill Slope 1,338 SF. 11.04%

7.266 SF (59.53%) OF SITE BUILDING ENVELOPE THAT IS COMPROMISED WITH HARDSHIPS, LEAVING ONLY 4,858 SF OF UNCOMPROMISED AREA



Historically Approved Variances

This property has a long history of approved variances, each recognizing the site's unique hardships. The record of past approvals and the lot's lack of prior development highlight the complexity of the site and confirm that these challenges are not self-imposed but inherent to the property.

2017 – Case No. BA-16-5

Approved to allow:

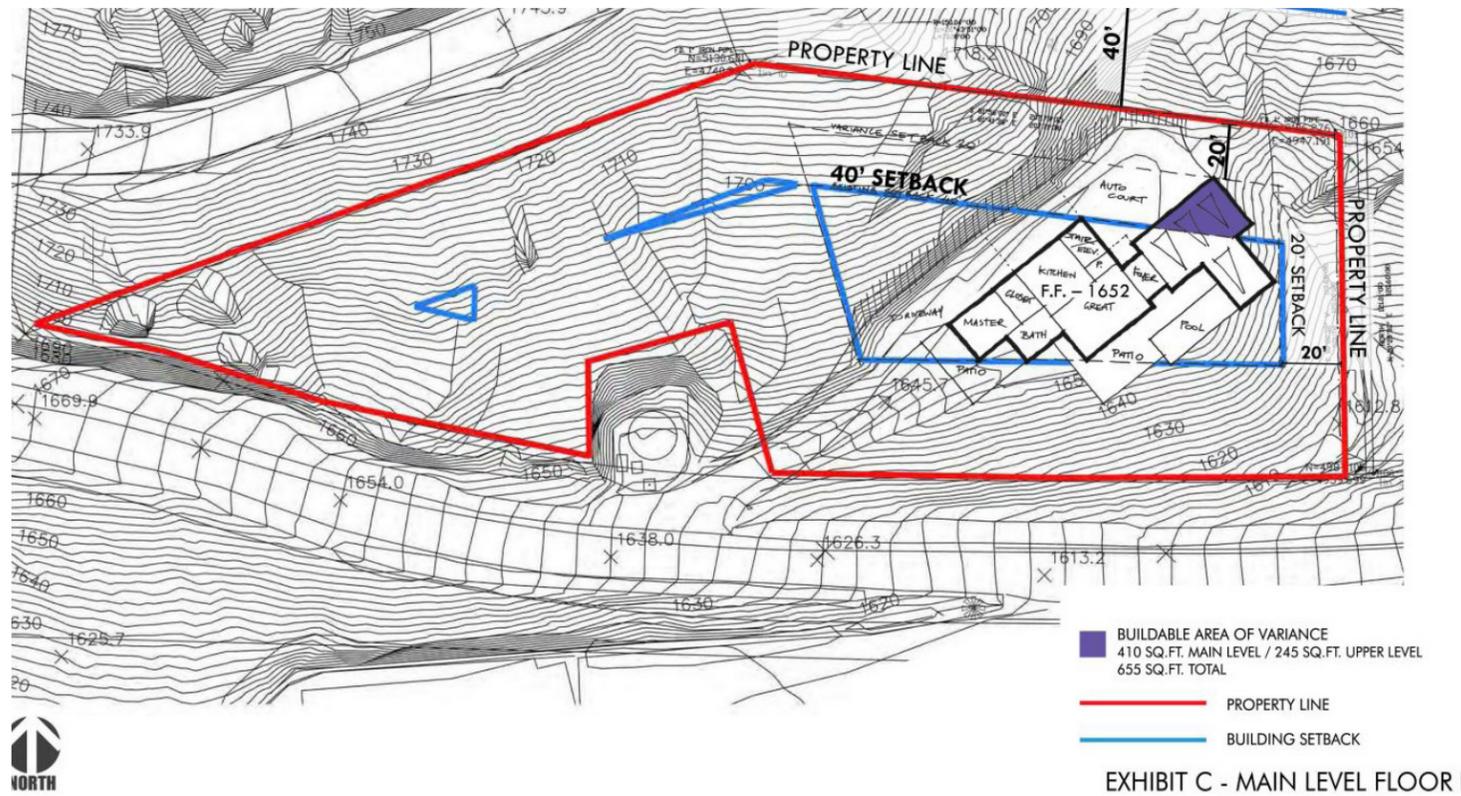
- 1.) Portions of a proposed home to encroach into the rear 40' setback. This variance showed a front patio extending beyond the front setback at an elevation 9' above natural grade, which was permissible under the hillside standards in effect then.

2021 – Case No. BA-21-11

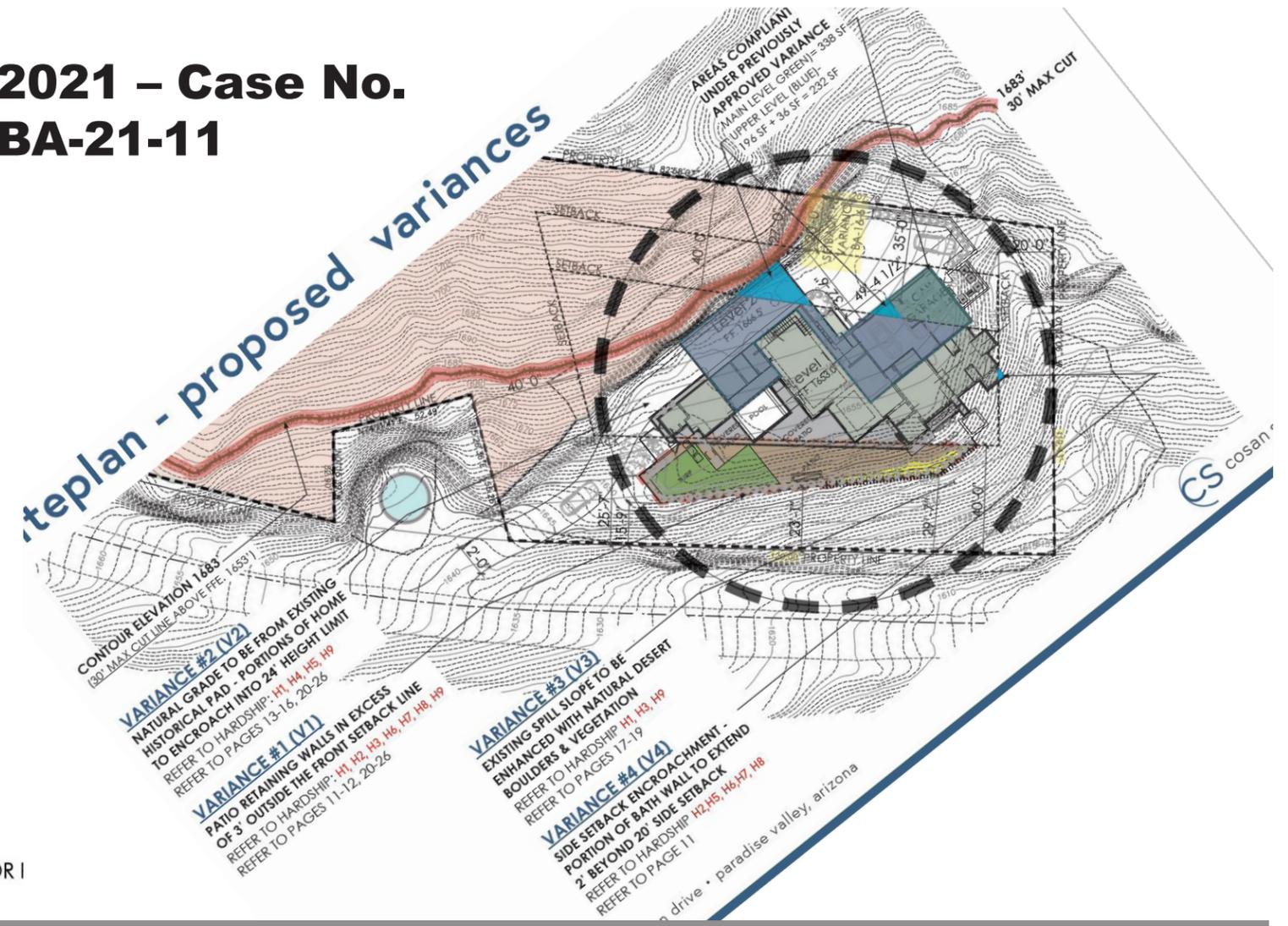
Approved to allow:

- 1.) A raised outdoor living area/patio to encroach into the front yard setback and exceed the 8' height limit measured from natural grade.
- 2.) A new single-family residence to exceed the height limit.
- 3.) Modification and maintenance of a nonconforming spill slope.
- 4.) A portion of the new single-family residence to encroach into the side yard setback.

2017 – Case No. BA-16-5



2021 – Case No. BA-21-11



Variance Request Overview

The variance request pertains to an approximately 1.028-acre (parcel located at 5712 East Glen. The property presents several unique challenges, including its steep slope, irregular shape, undersized lot area, shallow depth, an existing water booster station, and a rocky cliff face with a spill slope created around 1975.

To allow the current owners to construct a new home consistent in size and quality with neighboring residences, we are requesting the following variance approvals (all of which have been historically approved per their respective design):

Variance 1: Retaining walls exceeding 3'-0" in height, located within the 40' front setback.

Variance 2: Allow a new single-family residence to exceed the 24' sloping height limit.

Variance 3: Enhancement of the existing spill slope with natural desert boulders and vegetation.

Variance 4: Allow a portion of the new single-family residence to encroach into the 20' side yard setback.

Variance 5: Allow portions of a proposed home to encroach into the rear 40' setback.

Approval of these variances would allow a reasonably scaled new home to be built on the existing historical pad (lowered 10' from its current elevation), which has been in place since at least 1976. This approach minimizes further site disturbance while making thoughtful use of the previously developed area.

Due to the property's highly unique conditions and the presence of the long-established pad, it is nearly impossible to accommodate even a modest home, three-car garage, outdoor barbecue, and limited outdoor living space without approval of the requested variances.

SITE DATA AND EXISTING/PROPOSED SITE CALCULATIONS

SITE DATA

APN:	169-55-026A
ADDRESS:	5712 E GLEN DR., PARADISE VALLEY, AZ 85253
ZONING:	R-43 (HILLSIDE)
LOT AREA:	44,786 S.F. (1.028 AC.)
QS #:	23-41
AREA SUMMARY	
<u>MAIN LEVEL:</u>	
LIVABLE:	1,635 S.F.
MECH./UNCONDITIONED:	377 S.F.
GARAGE/STORAGE:	941 S.F.
TOTAL:	2,953 S.F.
<u>UPPER LEVEL:</u>	
LIVABLE:	4,089 S.F.
TOTAL:	4,089 S.F.
<u>TOTAL ENCLOSED AREA:</u>	<u>7,330 S.F.</u>
TOTAL AREA UNDER ROOF:	6,958 S.F.
LOT COVERAGE:	15.54% < 25%
DISTURBED AREA:	15,427 S.F. (0.354 AC.)

DISTURBED AREA CALCULATIONS

EXISTING LOT AREA:	44,786 S.F. (1.028 AC.)
TOTAL AREA UNDER ROOF:	6,958 S.F.
FLOOR AREA RATIO: (AREA UNDER ROOF/AREA OF LOT)	15.54% < 25%
BUILDING PAD SLOPE:	36.11%
VERTICAL:	39 FT
HORIZONTAL:	108 FT
ALLOWABLE NET DISTURBED AREA:	10.1%
ALLOWABLE NET DISTURBED AREA:	4,523.4 S.F.
EXISTING GROSS DISTURBED AREA:	58.98%
EXISTING GROSS DISTURBED AREA:	26,414 S.F.
PROPOSED NEW DISTURBED AREA*:	15,427 S.F. (34.44%)

Pad Elevation / Cut

- Existing Pad Elevation: 1,662'
- Proposed Pad Elevation: Pad 1649.50 FF:1,650'
- Proposed FFE (Pad Cut): 12' reduction
- Top of Cut 1679. Bottom Pad height 1649.50=29.50

Existing Spill Slope

- Total Area: 10,600 SF
- Proposed Spill Slope Removal: 2,508 SF
- Proposed Spill Slope Restoration: 8,092 SF

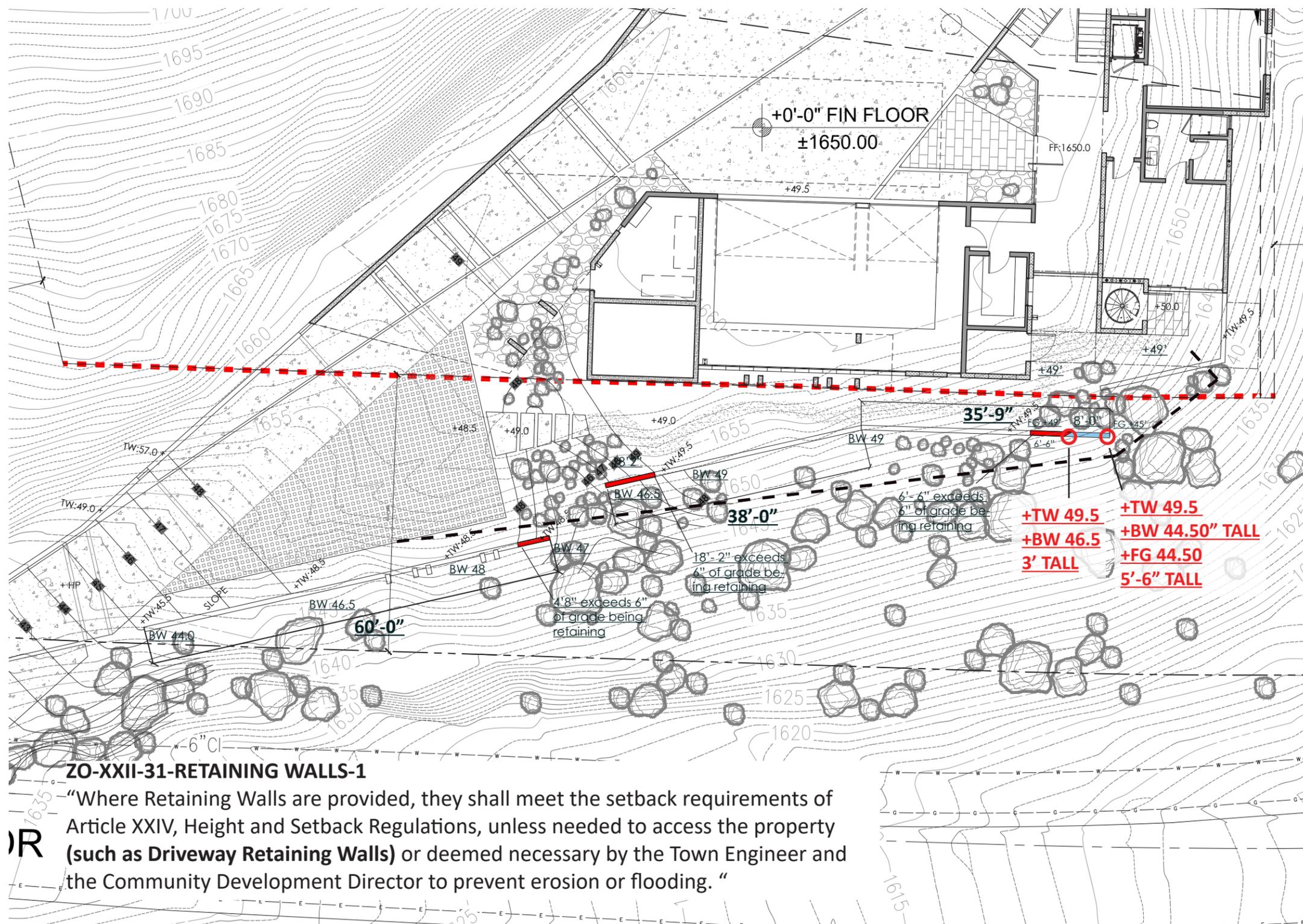
Building Pad Slope

- Vertical Elevation Change: 39'
- Horizontal Length: 108'
- Calculated Slope: 36%

Encroachment:

- Side yard: 59 sf. (22 sf is roof overhang)
- Rear yard: Lower level 643 sf, Main Level 1,151sf overhang 365
- **Total: 2,159 sf of floor area.**

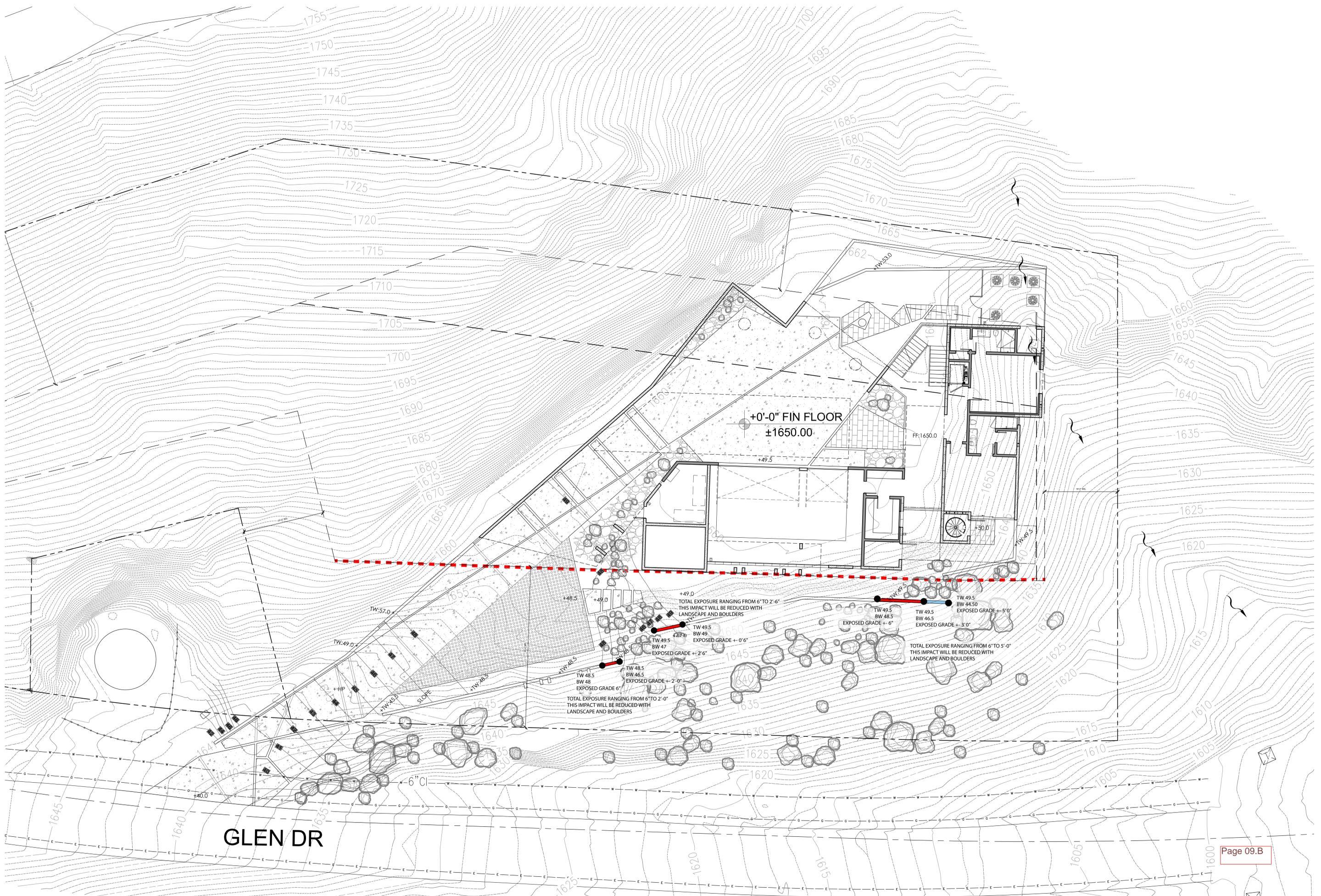
Variance 1: Retaining Walls Exceeding 3' and 6" above grade it is retaining.



- 40' Front yard set back [Red dashed line]
- Previously approved BA-21-11 Location of retaining walls in excess 3' [Black dashed line]
- Portion of Retaining walls in excess of 3' within the front yard setback line and 6" above the grade its retaining. 8' total [Blue square]
- Portion of Retaining walls in excess of 6" above the grade its retaining within the front yard setback. These walls are below the 3' height limit. Approximately 37'-4" of retaining wall extends more than 6 inches above the material it retains. This condition is necessary to provide proper drainage, maintain a stable slope, and ensure effective water management and erosion control. Only 8 linear feet of this wall section exceeds the 3-foot allowable height limit. [Red square]
- Retaining wall height control points [Red circle]

ZO-XXII-31-RETAINING WALLS-1

"Where Retaining Walls are provided, they shall meet the setback requirements of Article XXIV, Height and Setback Regulations, unless needed to access the property (such as Driveway Retaining Walls) or deemed necessary by the Town Engineer and the Community Development Director to prevent erosion or flooding."



GLEN DR

Variance 1: Retaining Wall Exceeding 3' and 6" above the material it retains.

 Variance 1: Portion of Retaining Wall Exceeding 3' in Height and Extending More Than 6" Above the Grade it Retains Within the Front Yard 40' Setback

 Variance 1: A portion of the retaining wall located within the 40-foot front yard setback extends more than 6 inches above the grade it retains. Importantly, these wall segments do not exceed the 3-foot maximum height limit.

The photos highlight in blue and red portions of the retaining wall that exceed the 3' height limit and 6" above grade retaining. Both walls are set back from the street and are designed to retain only what is necessary for site stability. In coordination with the landscape architect, these areas will be screened with boulders and plantings to reduce visual impact and blend the walls into the natural setting.



Variance 2: Allow a Portion of the Residence to Exceed the 24' Sloping Height Limits

We are requesting a variance for one portion of the home to exceed the 24' sloping height limits. This request is necessary due to the site's limited buildable footprint, the steep rock face to the west (which we intend to preserve), and the need to avoid further disturbance of the site. In addition, the property's drastic topography further restricts the building envelope, making compliance with the height limit especially challenging.

As part of the design solution, we propose reducing the existing spill slope pad by 10', removing an unstable area of dirt and loose soil that was previously built up and has become a visual blight. The result is a more compact footprint that minimizes disturbance, reduces the spill slope, and creates a building pad consistent with current hillside development standards.

Previously Approved Variance – Case No. BA-21-11 (2021)

In 2021, Case No. BA-21-11, a variance was granted allowing four portions of a residence—including parapet walls, the roof, a chimney, and roof deck railing—to exceed the 24' above natural grade height limit.

That variance cited the same site hardships present here: a limited buildable footprint, existing cuts, and challenging topography.

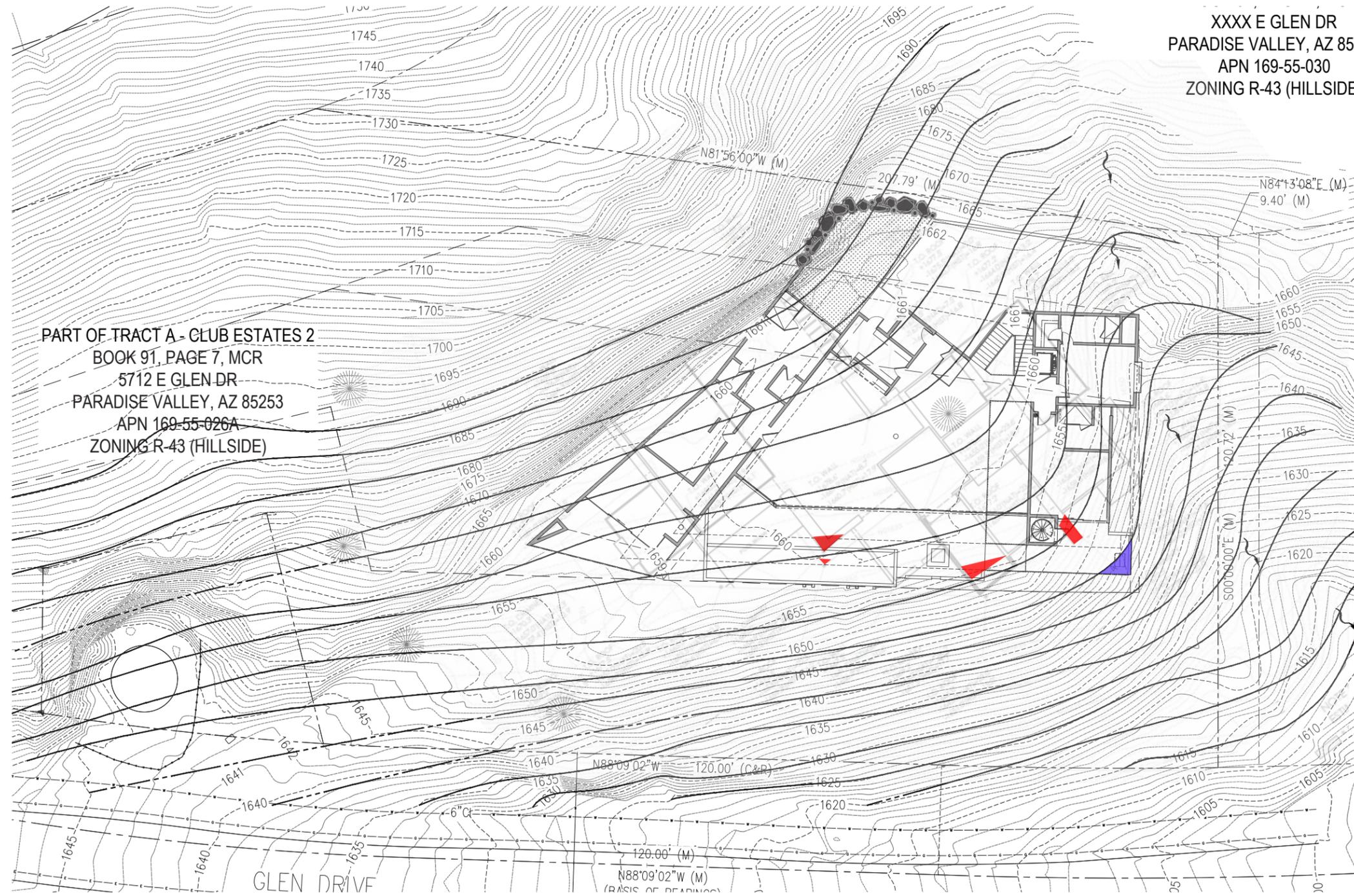
Comparison:

BA-21-11: Approved relief for four portions of a residence.

Current Request: Relief for only one portion, similar in location and scale to those previously approved.

In summary: Granting this variance will allow the home to be sensitively integrated into the hillside, minimize future disturbance, remove an existing site scar, and remain consistent with prior approvals for this property.

Variance 2: Portions of Roof to Exceed 24' Height Limit – Overlay of Requested vs. Previously Approved (BA-21-11)

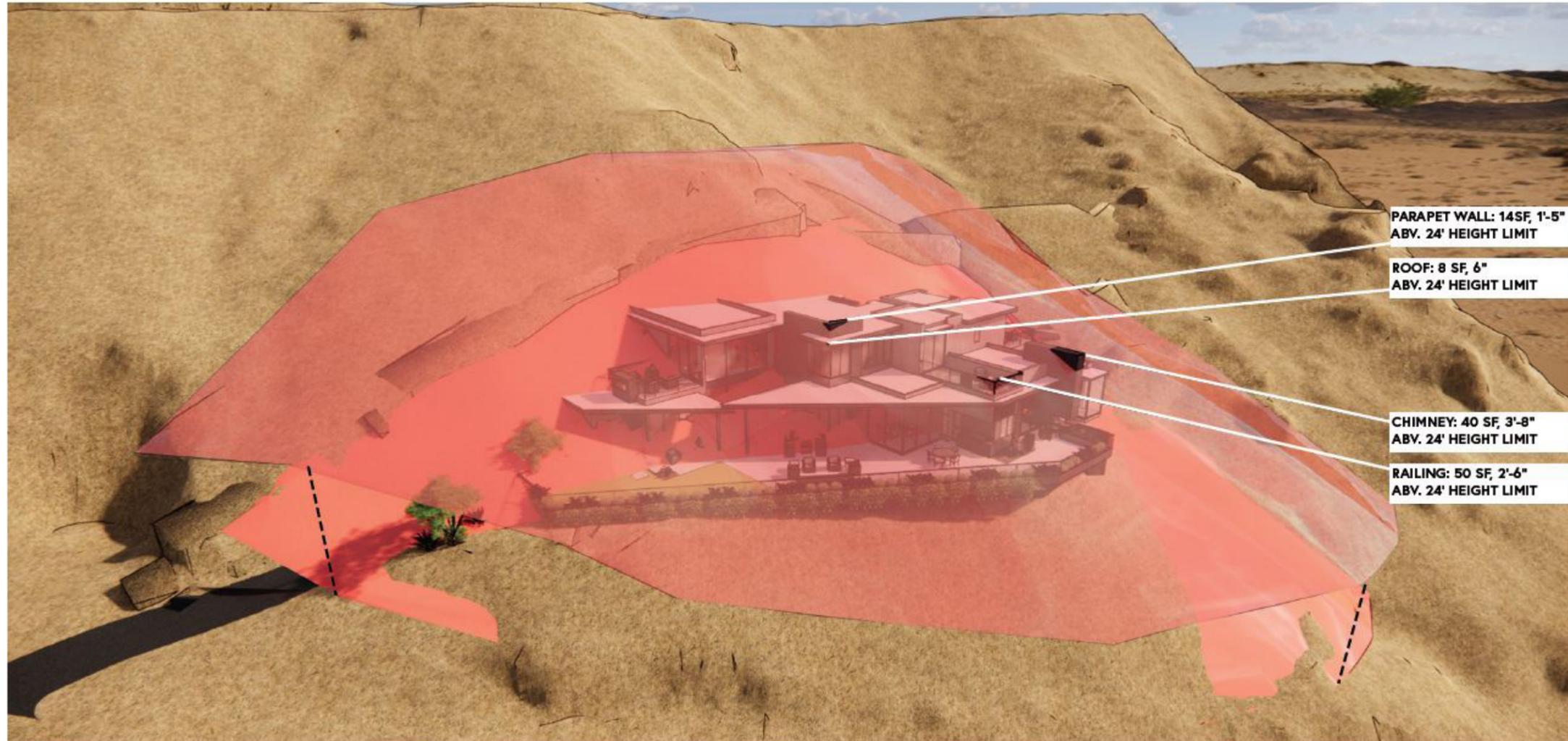


**Requested Portions of roof
Exceeding the 24' height limit.** ■

**BA-21-11 Approved portions of
roof exceeding the 24' height limit.** ■

See the next two pages for area
breakdown and elevation call outs.

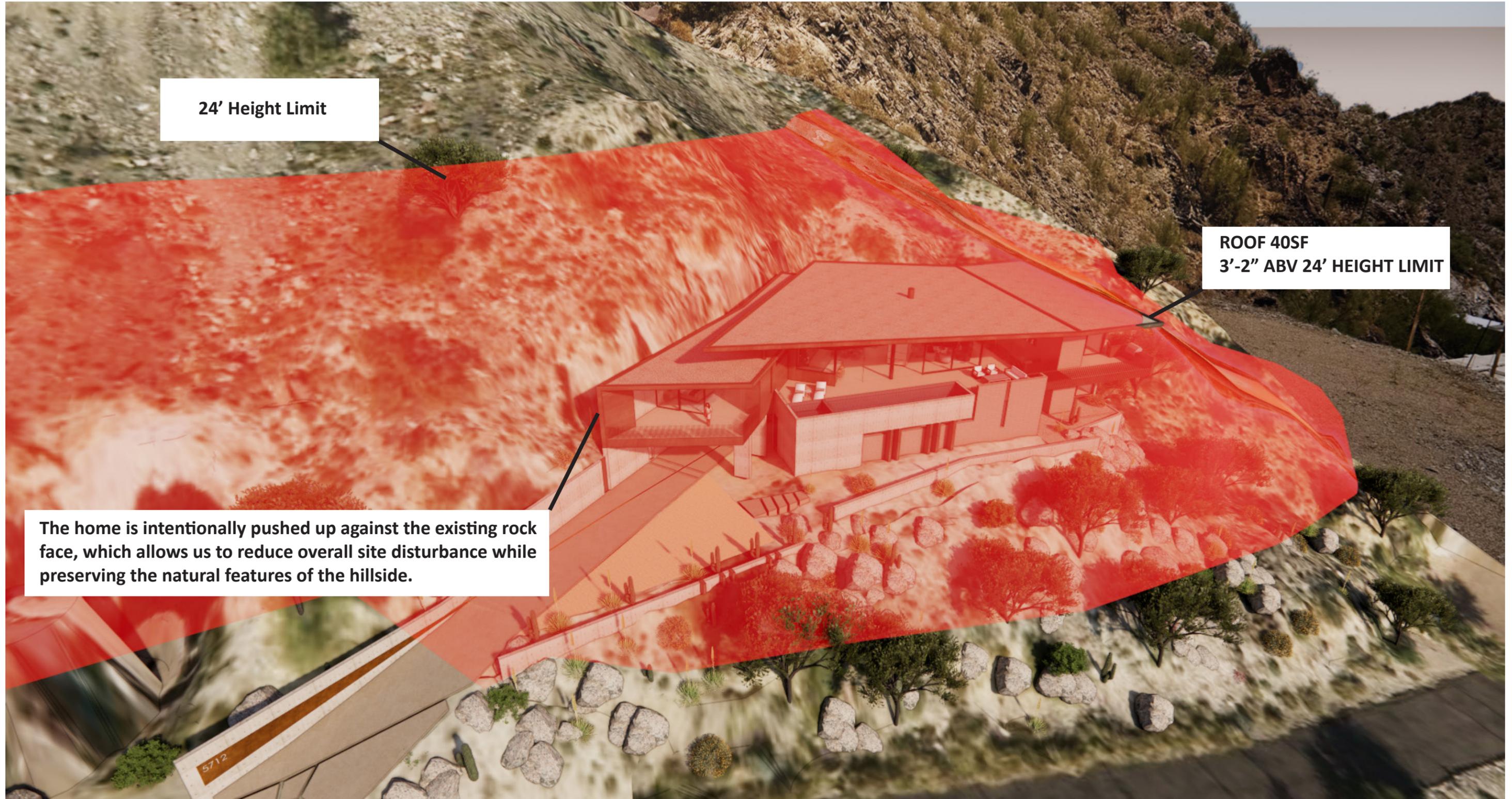
variance 2: portions of structure over 24' natural grade height overlay



13 variance request • 5712 east glen drive • paradise valley, arizona



Variance 2: Proposed Design – Portion of Roof Over 24'



24' Height Limit

ROOF 40SF
3'-2" ABV 24' HEIGHT LIMIT

The home is intentionally pushed up against the existing rock face, which allows us to reduce overall site disturbance while preserving the natural features of the hillside.

Variance 3: Existing Spill Slope to Be Reduced and Enhanced with Native Boulders & Vegetation

The homeowner respectfully requests approval to stabilize and enhance the existing historical spill slope on the lot using natural desert boulders and vegetation, allowing the slope to blend seamlessly with its surroundings. At present, the slope remains in its original “spill slope” condition, a practice no longer permitted under current Paradise Valley hillside regulations.

Approximately 24% of the spill slope will be removed as part of lowering the existing building pad. The remaining 76% will be restored and enhanced in full compliance with hillside code requirements and will be subject to review by the Hillside Building Committee.

Complete removal of the 45-year-old spill slope is impractical and undesirable. Due to its size, steepness, and location—directly above neighboring homes—full removal would be prohibitively expensive, unsafe, and highly disruptive, while further scarring the fragile desert landscape. Additionally, because the Natural Grade beneath the slope has been buried for more than four decades, it is impossible to determine with certainty the depth and extent of the fill materials versus the natural substrate to remain.

Previously Approved Variance for a Spill Slope — Case No. BA-21-11

In Case No. BA-21-11, the Town granted a variance to “modify and maintain a nonconforming spill slope.” Our current design builds upon this precedent by restoring the area previously approved, while also removing an additional 308 square feet of spill slope. To ensure consistency with the Town’s prior approval and the hillside design standards, we have engaged the same landscape architect—Greedy Pickett—to oversee the restoration and enhancement. This will help ensure that our request aligns with the intent of the earlier variance while providing further improvement to the site conditions.

Spill Slope Area Breakdown

Existing spill slope area ~10,600 sf

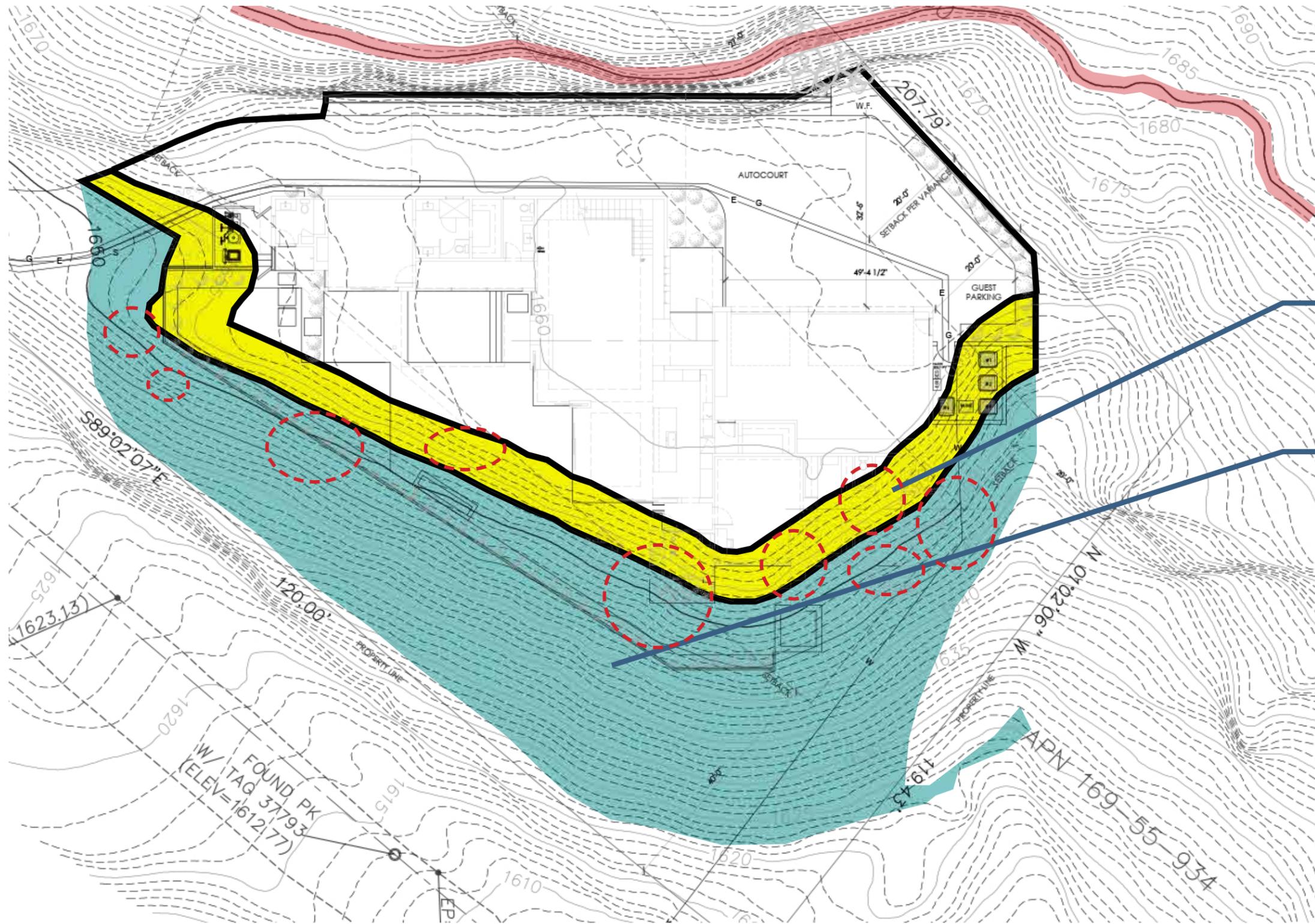
- Spill slope to be removed with 11’ cut ~ 2,508 sf
- Remaining spill slope to be enhanced / restored ~ 8,092 sf

Spill Slope Angle

- Portions of the spill slope are greater than 1:1 or 45 degrees
- The avg. Spill slope is 1:1.5 or 34 degrees

* Average slope of Natural Grade below the proposed spill slope to remain is Estimated at 1:1.7 to 1:1.5 (Between 30 - 34 degrees).

Variance 3: Previously Approved Variance Exhibit – Spill Slope (Case No. BA-21-11)



1683'

TOTAL SPILL SLOPE ~ 10,600SF

± 2,200 SF OF EXISTING PORTION OF SPILL SLOPE TO BE REMOVED FOR NEW BUILDING PAD ENLARGEMENT.

± 8,400SF OF EXISTING SPILL SLOPE TO BE RESTORED. REFER TO LANDSCAPE EXHIBIT FOR RESTORATION PLAN. AVG. SLOPE = 1:1.5 OR 34 DEG.

AVG. SLOPE OF NATURAL GRADE (ESTIMATED) = 1:1.7 (30 DEG.) TO 1:1.5 (34 DEG.)

PORTION OF SPILL SLOPE WITH SLOPE GREATER THAT 1:1 OR 45 DEG.

Variance 3: Proposed Spill Slope Removal and Restoration – Diagram



TOTAL SPILL SLOPE ≈ 10,600

(±) 2,508 SF OF EXISTING PORTION OF SPILL SLOPE TO BE REMOVED FOR NEW BUILDING PAD ENLARGEMENT.



(±) 8,092 OF EXISTING SPILL SLOPE TO BE RESTORED. REFER TO LANDSCAPE EXHIBIT FOR RESTORATION PLAN. AVG SLOPE- 1:1.5 OR 34 DEG.



AVG. SLOPE OF NATURAL GRADE (Estimated) = 1=1.7 (30 DEG.) TO 1:1.5 (34 DEG.)

PORTION OF SPILL SLOPE WITH A SLOPE GREATER THAN 1:1 OR 45 DEG.



Variance 3: Proposed Spill Slope Restoration – Exhibit

- NATIVE DESERT/REVEG LIST**
 BURSAGE = 70 % OF EXISTING NATURAL SURROUNDING AREAS
- CREOSOTE
 - JOJOBA
 - PINK FAIRY DUSTER
 - GLOBE MALLOW
 - BRITTLE BUSH
 - FISHHOOK BARREL
 - OCOTILLO
 - CHOLLA
 - PRICKLY PEAR CACTUS

NOTE: CONTAINER PLANT MATERIAL TO BE DRIP IRRIGATED. TEMPORARY POP UP ROTARY HEAD SPRINKLERS TO BE INSTALLED TO PROMOTE GROWTH FROM SEEDS.

NOTE THIS EXHIBIT IS NEARLY IDENTICAL TO THE PREVIOUSLY APPROVED BA-21-11 VARIANCE. WHILE THE ARCHITECTURE HAS CHANGED THE DESIGN INTENT AND GOALS OF THE SITE RESTORATION REMAIN THE SAME. NO ADDITIONAL ENCROACHMENT ON THE SLOPE IS PROPOSED.



Glen Residence
 Paradise Valley, AZ

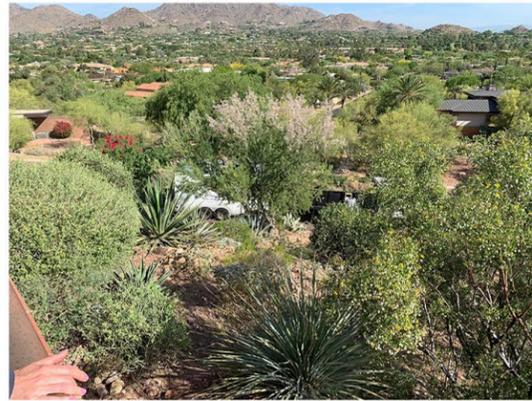
Slope Restoration Exhibit

GREY|PICKETT
 1"=10'-0" Oct 01, 2025

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Variance 3: Spill Slope Restoration – Examples



BEFORE
5135 E Valle Vista Way
Paradise Valley, AZ

AFTER

BEFORE
4700 E Moonlight Way
Paradise Valley, AZ

AFTER

NOTE THIS EXHIBIT IS IDENTICAL TO THE PREVIOUSLY APPROVED BA-21-11 VARIANCE. WHILE THE ARCHITECTURE HAS CHANGED THE DESIGN INTENT AND GOALS OF THE SITE RESTORATION REMAIN THE SAME.

Glen Residence

Slope Restoration Examples

GREY|PICKETT
09-08-2025

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Variance 4: Side Setback Encroachment

We respectfully request approval for a minor encroachment in which a portion of the guest bedrooms and associated roof overhang extends 0' to 2' feet beyond the required 20-foot side setback.

The floor plan has been carefully organized to maximize the limited build able area of this small and irregularly shaped lot. To achieve this, the design already pushes further into the rock face on the western edge of the property, while still seeking to balance the home sensitively within the site.

Several restrictive site conditions create unique challenges that limit the placement of the residence:

Undersized lot – At 44,786 SF, the property falls below the standard R-43 zoning allowance for a property with a 36% slope which would be 4.4 acres.

Booster station – The existing utility booster station restricts the ability to shift the home east or west.

Natural site constraints – A rock face to the north and west and a historical spill slope to the south further constrain development.

Given these hardships, the proposed encroachment is minimal, functional, and carefully considered. It preserves the overall intent of the 20-foot side setback requirement while allowing a workable and efficient floor plan that respects the sensitive hillside conditions. Importantly, sliding the house further west to avoid the setback would require substantial additional excavation into the hillside rock face—causing greater disturbance to the site and surrounding environment than the small encroachment requested.

Previously approved variance for a Side Yard Setback Encroachment.

In Case No. BA-21-11, the Town granted a variance to “**allow a portion of the new single-family residence to encroach into the side yard setback.**” Our design requests a similar encroachment into the same side yard setback, based on comparable site hardships. In an effort to minimize overall impact, the home has been carefully positioned to reduce disturbance to the west and avoid unnecessary additional grading into the hillside.

Side Yard setback Encroachment Comparison

Previously approved side yard encroachment: 8 SF – representing 0.01% of the total lot area (44,786 SF).

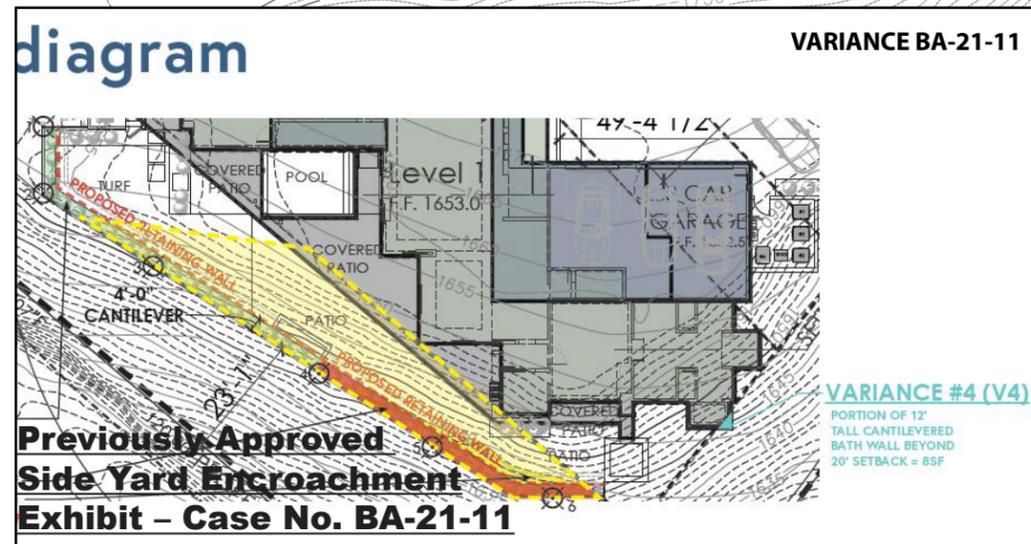
Requested side yard encroachment:

Building footprint: 37 SF – 0.08% of the total lot area.

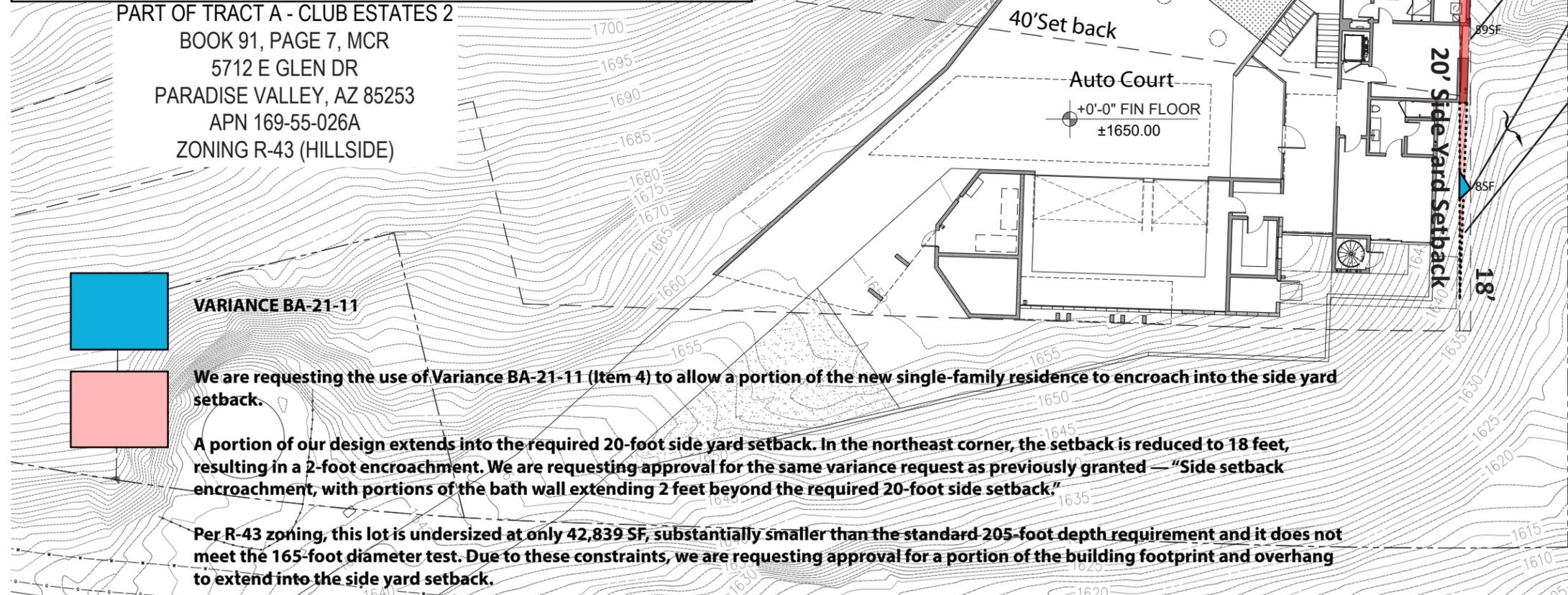
Roof overhang: 22 SF – 0.04% of the total lot area.

Total requested side yard encroachment: 59 SF – 0.13% of the total lot area.

Variance 4: Side Setback Encroachment



PART OF TRACT A - CLUB ESTATES 2
 BOOK 91, PAGE 7, MCR
 5712 E GLEN DR
 PARADISE VALLEY, AZ 85253
 APN 169-55-026A
 ZONING R-43 (HILLSIDE)



X)
 PARADI:
 A
 ZONIN

- Requested side yard encroachment
Building footprint 37 sf
- BA-21-11 Previously approved
Side yard setback encroachment. 8sf
- Requested side yard encroachment
Roof overhang 22sf.

Side Yard setback Encroachment Comparison

Previously approved side yard encroachment:
 8 SF – representing 0.01% of the total lot area
 (44,786 SF).

Requested side yard encroachment:
Building footprint: 37 SF – 0.08% of the total lot area.

Roof overhang: 22 SF – 0.04% of the total lot area.

Total requested side yard encroachment: 59 SF
 – 0.13% of the total lot area.

VARIANCE BA-21-11

We are requesting the use of Variance BA-21-11 (Item 4) to allow a portion of the new single-family residence to encroach into the side yard setback.

A portion of our design extends into the required 20-foot side yard setback. In the northeast corner, the setback is reduced to 18 feet, resulting in a 2-foot encroachment. We are requesting approval for the same variance request as previously granted — “Side setback encroachment, with portions of the bath wall extending 2 feet beyond the required 20-foot side setback.”

Per R-43 zoning, this lot is undersized at only 42,839 SF, substantially smaller than the standard 205-foot depth requirement and it does not meet the 165-foot diameter test. Due to these constraints, we are requesting approval for a portion of the building footprint and overhang to extend into the side yard setback.

VARIANCE 5 REAR YARD SETBACK ENCROACHMENT

We are requesting a variance to allow a portion of the proposed single-family residence to encroach into the 40-foot rear yard setback.

This request is necessary due to the unique constraints of the lot, including its irregular shape, steep topography, and the location of a previously disturbed pad. The existing conditions limit the usable building envelope, and strict application of the 40-foot setback would force the home into undisturbed areas, resulting in greater grading and disturbance than the current design solution.

It is important to note that in Case No. BA-16-6, the Board previously granted a variance allowing this rear yard encroachment. A design following that approval BA21-11 was entitled to rely on the use of the variance. Our current request is consistent with that prior approvals general location while maintaining the same fundamental site constraints and conditions.

The proposed home is approximately 5,700 livable square feet, consistent with the scale and character of other homes in the surrounding community. The requested setback reduction is minimal in scope and applies only to the area directly adjacent to the existing pad, allowing the residence to be properly sited while reducing environmental impact.

Importantly, the variance will not create adverse impacts on neighboring properties. The parcel directly upslope to the east sits at a significantly higher elevation, preserving both privacy and views. The design remains harmonious with adjacent homes and maintains the intent of the zoning ordinance while addressing site-specific hardships.

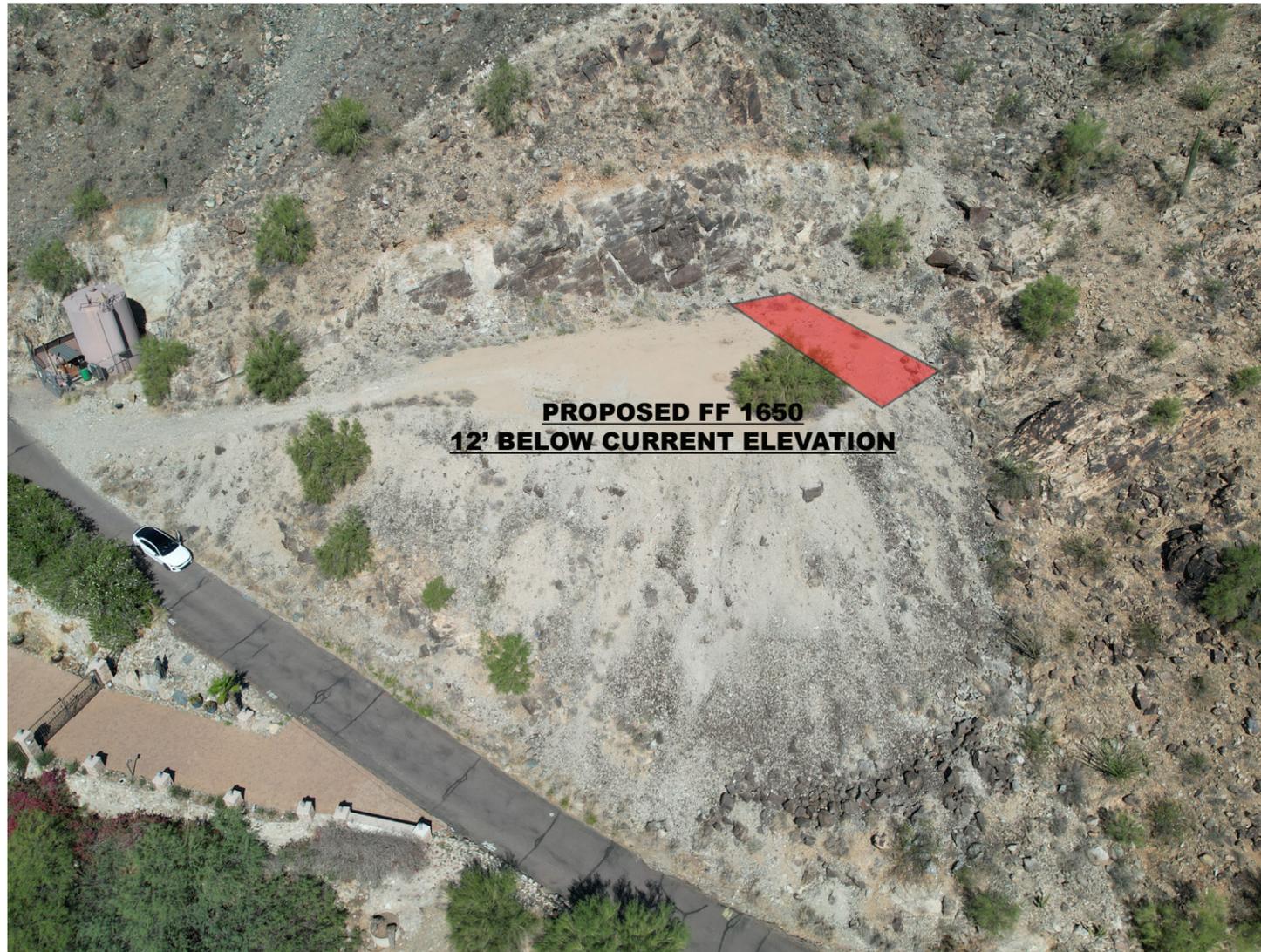
In summary, granting this variance — consistent with the Town's prior approval under Case BA-16-6 — allows the home to be appropriately integrated into the site, minimizes additional disturbance, and ensures the property can enjoy reasonable use and privileges consistent with other parcels in the R-43 zoning district.

Variance 5: Rear Yard Setback – Photos

The attached photos illustrate the location of this encroachment in context. It is positioned directly against a natural rock wall, not visible from the street or from the hillside below, and will have no impact on the public perspective of the home.

The proposed finish floor elevation is 1650, while the neighboring upslope property could not reasonably be developed below elevation 1700, given the street elevation is around 1755. This places any future home on that lot approximately 50 feet above our residence, ensuring that the encroachment will not affect the privacy, views, or enjoyment of adjacent properties.

To further minimize visibility, we are also proposing a ballast roof system, which will help screen the residence from above and soften the visual impact when viewed from higher elevations.

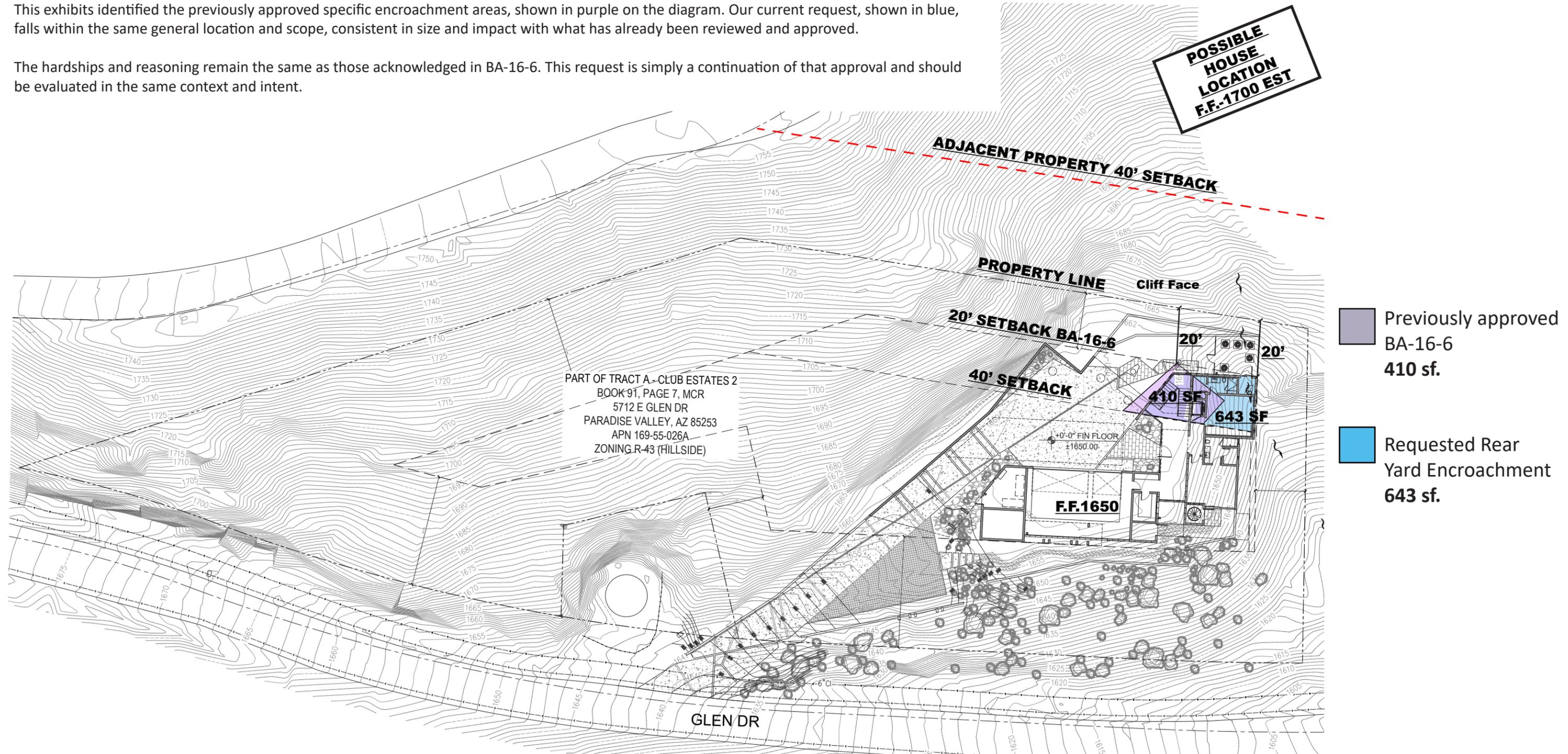


Variance 5: Rear Yard Setback Encroachment – Lower Level - Previously Approved Overlay

A variance was granted in May 2017 under BA-16-6 allowing portions of the home to encroach into the rear yard setback. This property is undersized at 44,786 SF

This exhibits identified the previously approved specific encroachment areas, shown in purple on the diagram. Our current request, shown in blue, falls within the same general location and scope, consistent in size and impact with what has already been reviewed and approved.

The hardships and reasoning remain the same as those acknowledged in BA-16-6. This request is simply a continuation of that approval and should be evaluated in the same context and intent.

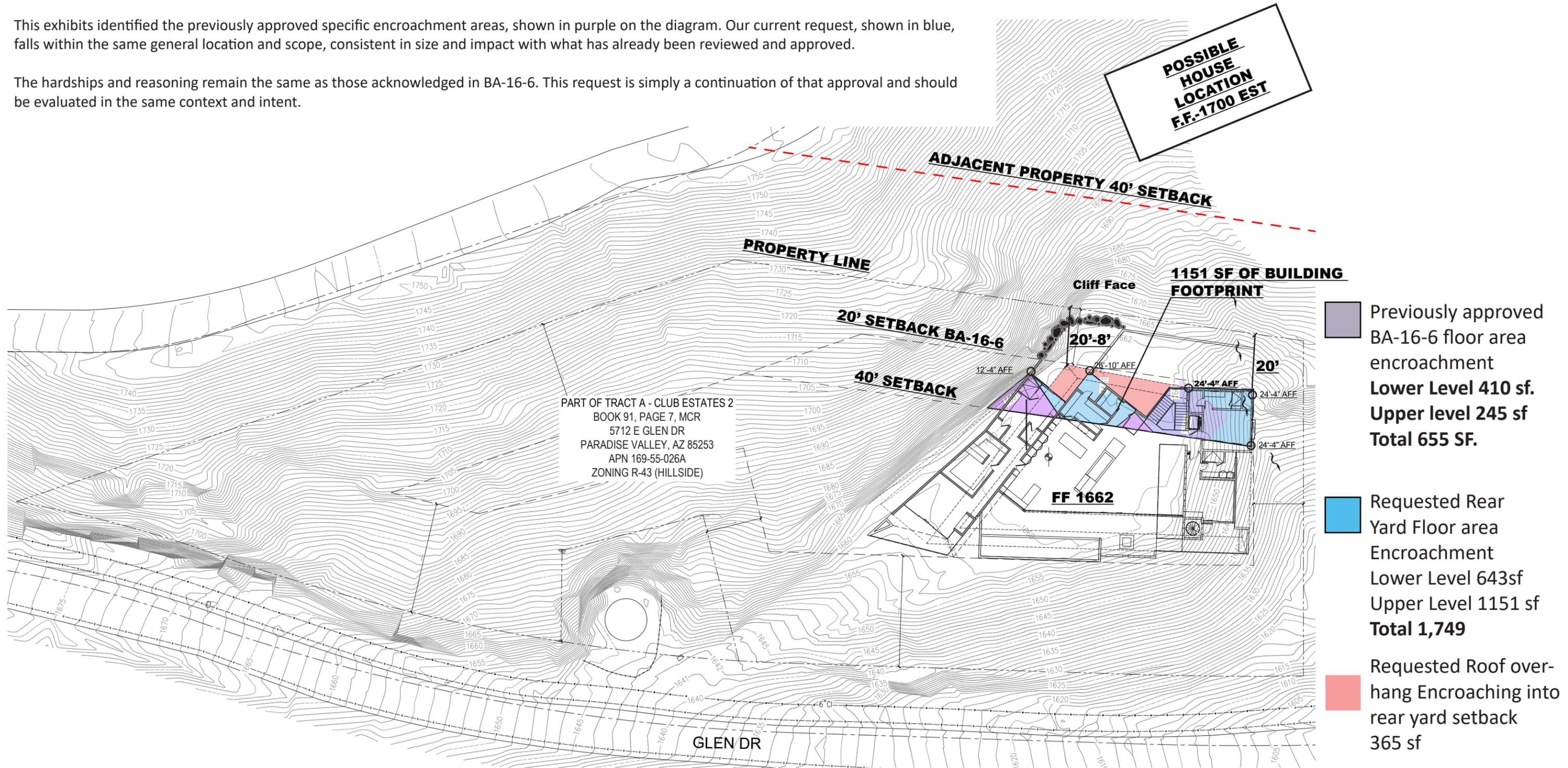


Variance 5: Rear Yard Setback Encroachment – Upper Level - Previously Approved Overlay

A variance was granted in May 2017 under BA-16-6 allowing portions of the home to encroach into the rear yard setback. This property is undersized at 44,786 SF.

This exhibits identified the previously approved specific encroachment areas, shown in purple on the diagram. Our current request, shown in blue, falls within the same general location and scope, consistent in size and impact with what has already been reviewed and approved.

The hardships and reasoning remain the same as those acknowledged in BA-16-6. This request is simply a continuation of that approval and should be evaluated in the same context and intent.

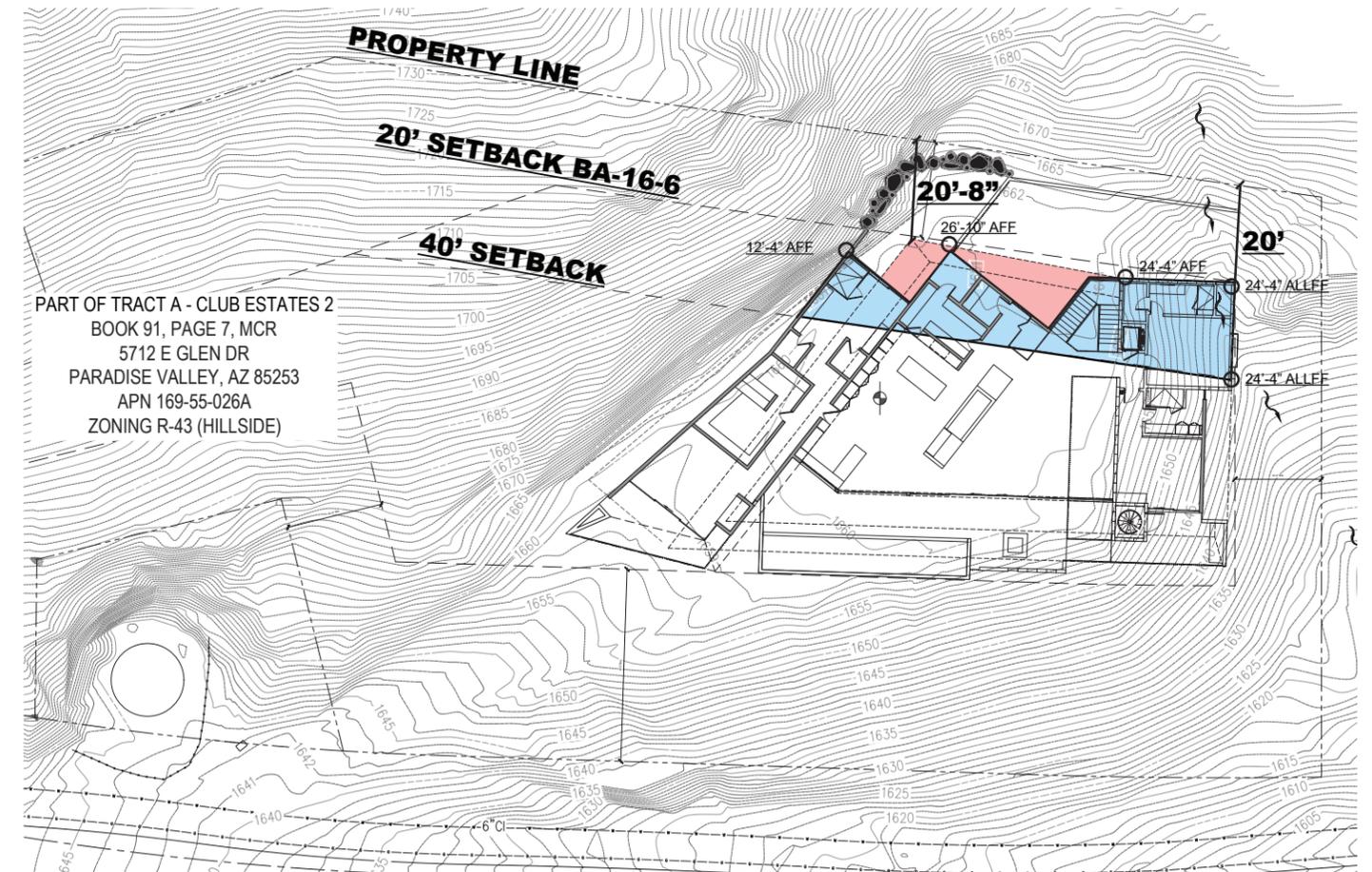
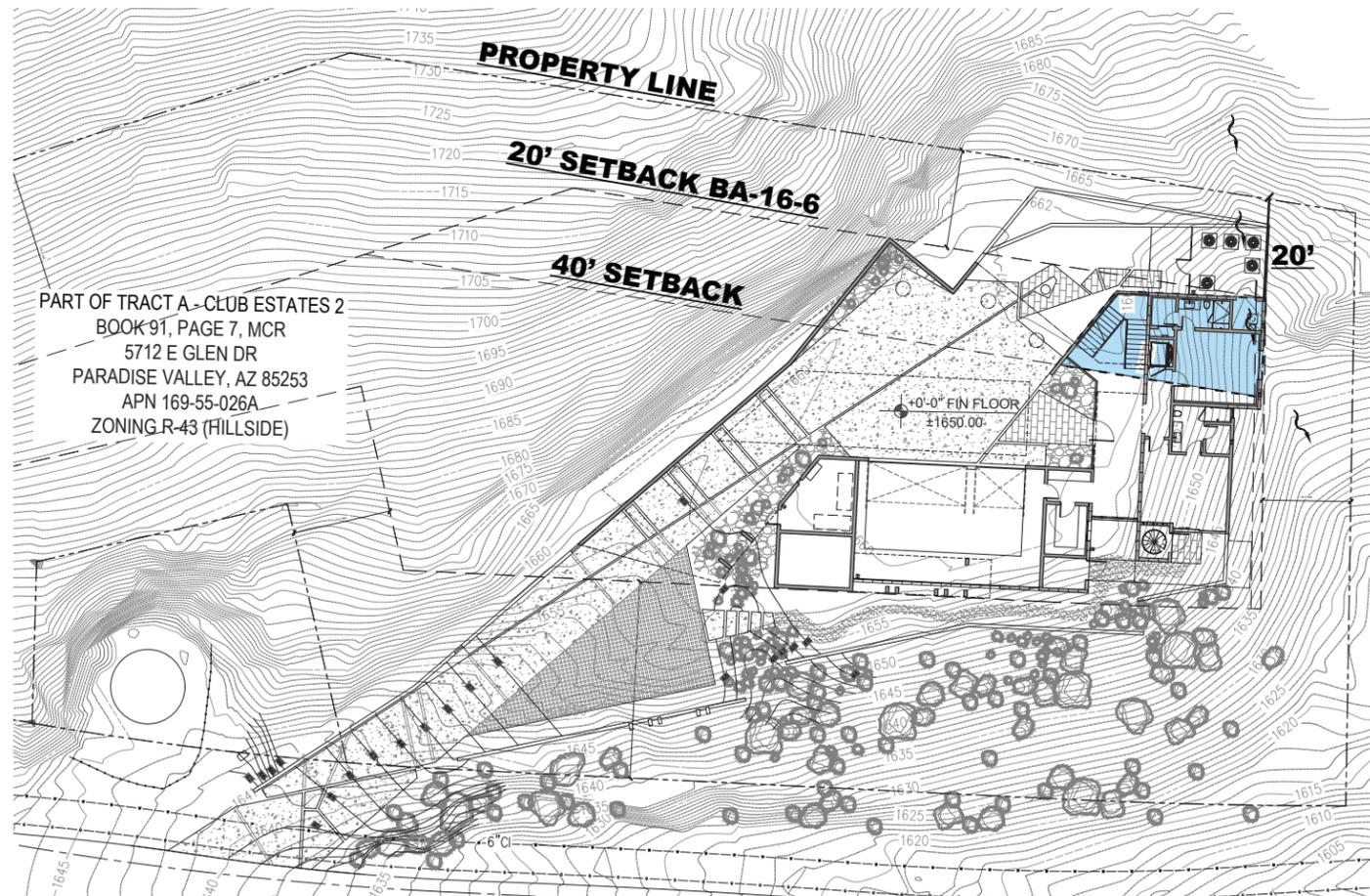


Variance 5: Rear Yard Setback Encroachment – Requested

Rear Yard Lower Level Floor Area and Footprint Encroachment - 643 SF.
Total - 643 SF.

Rear Yard Main Level Footprint Encroachment - 1,151 SF.
 Roof Overhang Encroachment - 365 SF.
Total - 1,516 SF.

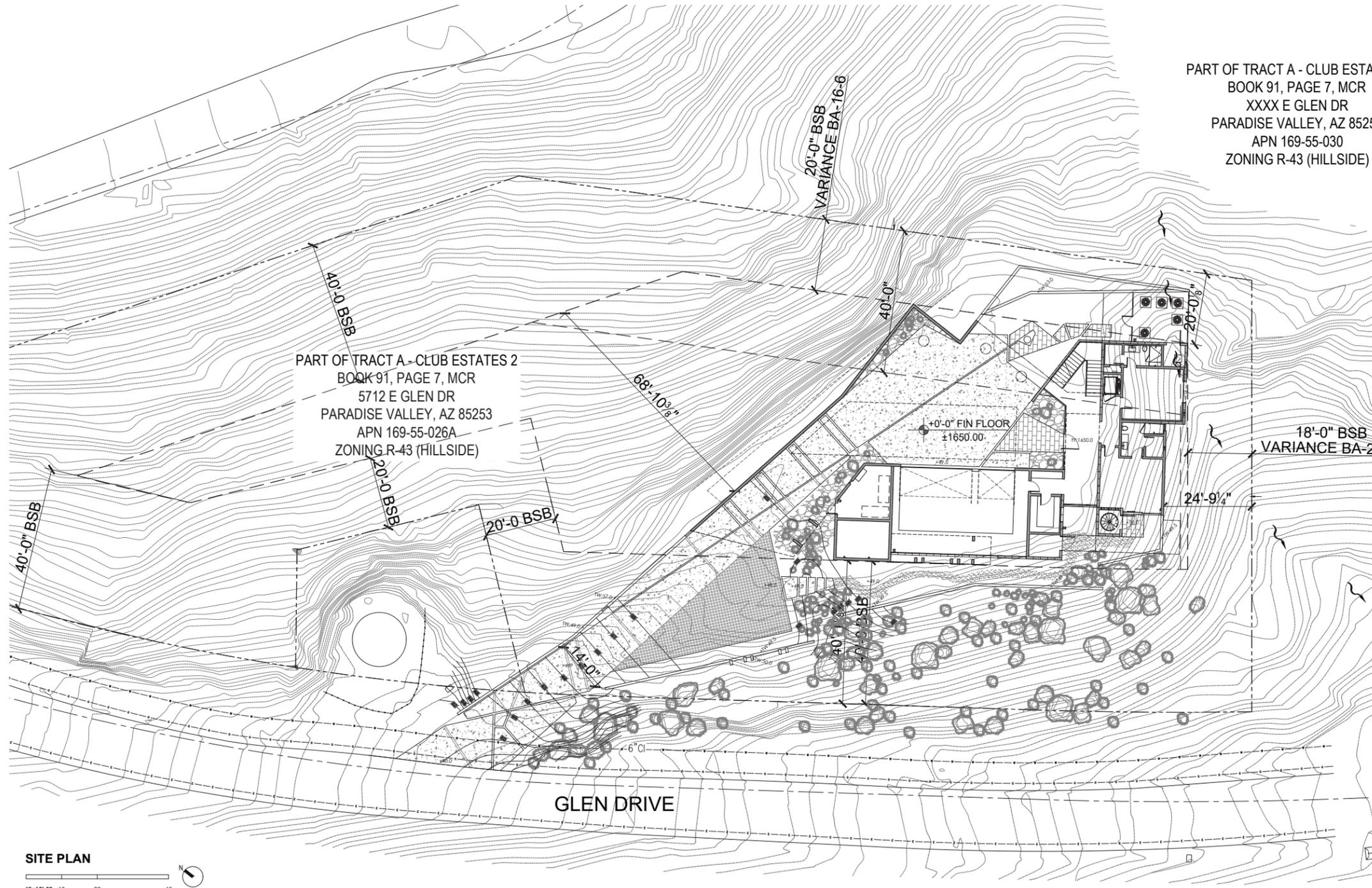
Total Rear Yard Encroachment inclusive of Building Area and overhangs = 2,159 sf,



■ Requested Rear Yard Encroachment
 ■ Roof Overhang Encroaching Into Setback



PART OF TRACT A - CLUB ESTATES
 BOOK 91, PAGE 7, MCR
 XXXX E GLEN DR
 PARADISE VALLEY, AZ 85253
 APN 169-55-030
 ZONING R-43 (HILLSIDE)



PART OF TRACT A - CLUB ESTATES 2
 BOOK 91, PAGE 7, MCR
 5712 E GLEN DR
 PARADISE VALLEY, AZ 85253
 APN 169-55-026A
 ZONING R-43 (HILLSIDE)



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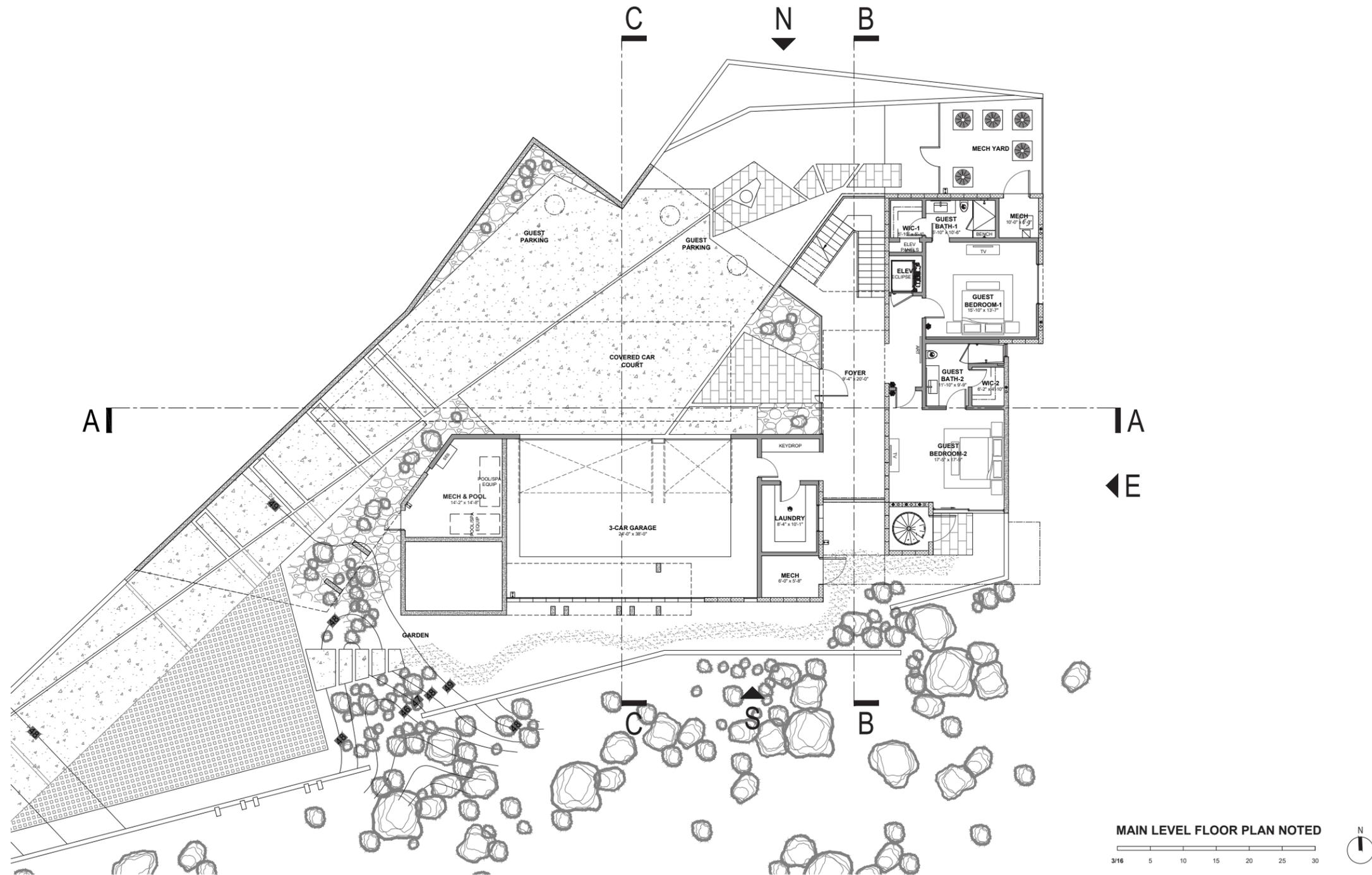
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MARK	DATE	DESCRIPTION

ISSUE: 10/1/25 Variance Submittal

PROJECT NO:
 CAD DWG FILE:
 DRAWN BY: RVH
 CHECKED BY: BK

SHEET TITLE:
**ARCHITECTURAL
 SITE PLAN**
A-1.0



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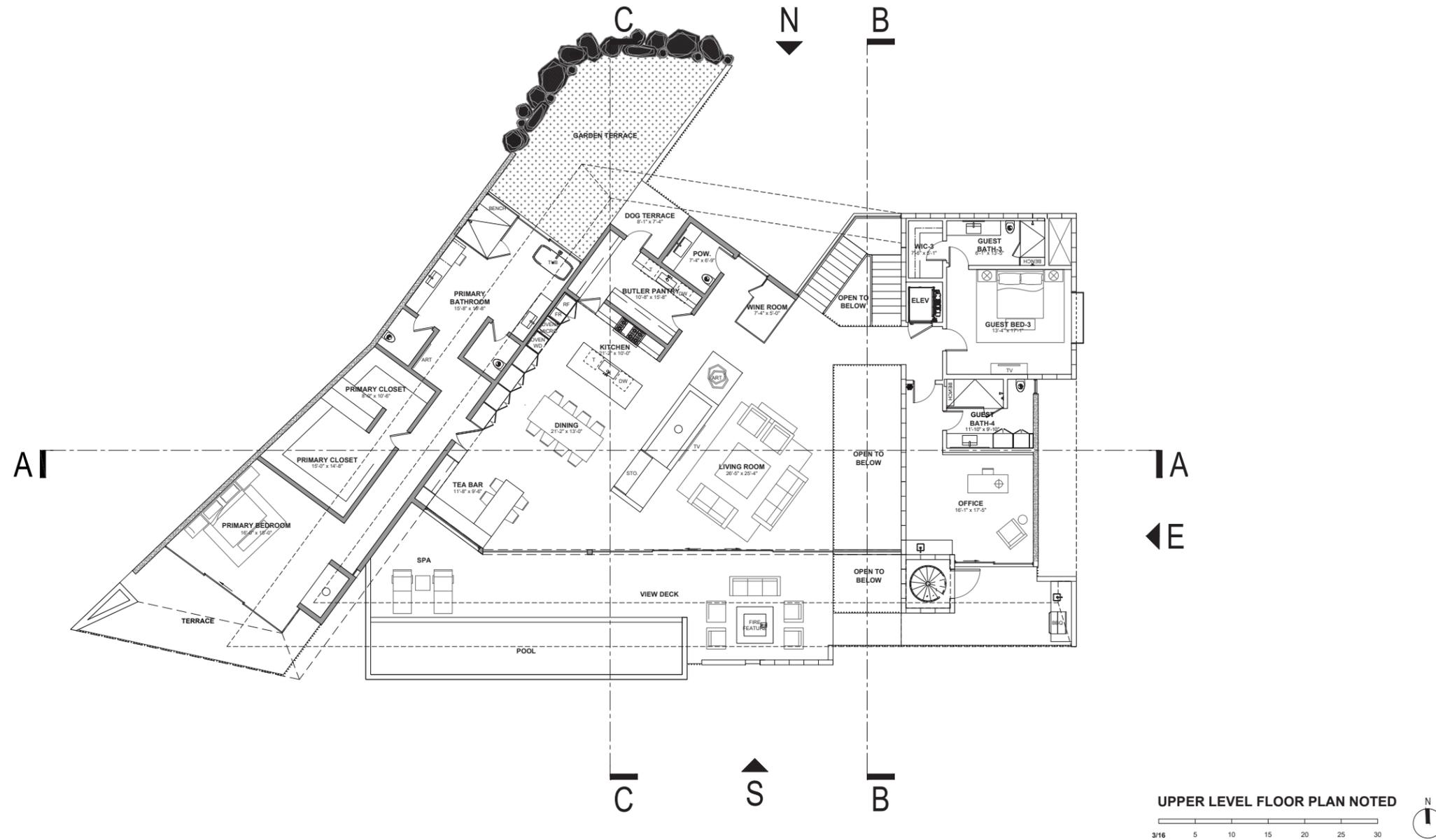
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ISSUE: 10/1/25 Variance Submittal

PROJECT NO.:	
CAD DWG FILE:	
DRAWN BY: RvH	
CHECKED BY: BK	

SHEET TITLE:
**LOWER LEVEL
 FLOOR PLAN
 NOTED**
A-2.0



 <p>KENDLE DESIGN COLLABORATIVE 6115 NORTH CATTLETRACK SCOTTSDALE, ARIZONA 85250 PH 480.951.8558 BRENT@KENDLEDESIGN.COM KENDLEDESIGN.COM</p>	<p>Glen Residence 5712 East Glen Drive Paradise Valley, AZ 85253</p>	<p>All drawings and written material appearing herein constitute the original and unpublished work of Kendle Design Collaborative. Any duplication or reproduction of these documents or any portion herein without the expressed written permission from Kendle Design Collaborative is prohibited by law.</p>	<table border="1"> <thead> <tr> <th>MARK</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>▲</td> <td></td> <td></td> </tr> </tbody> </table> <p>ISSUE: 10/1/25 Variance Submittal</p>	MARK	DATE	DESCRIPTION	▲			▲			▲			▲			<p>PROJECT NO: _____ CAD DWG FILE: _____ DRAWN BY: RvH CHECKED BY: BK</p>	<p>SHEET TITLE: MAIN LEVEL FLOOR PLAN NOTED A-2.1</p>
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GENERAL NOTES

NOTES:

- SEE A-4 SHEETS FOR HEAD, JAMB AND SILL DETAILS FOR EACH EXTERIOR OPENING.
- SEE DETAIL ## ON A-# FOR TYPICAL EXTERIOR OUTER CORNER DETAIL AT STANDING SEAM METAL FINISH.
- SEE DETAIL ## ON A-# FOR TYPICAL EXTERIOR INNER CORNER DETAIL AT STANDING SEAM METAL FINISH.
- SEE DETAIL ## ON A-# FOR TYPICAL STANDING SEAM METAL FINISH PATTERNING.
- SEE DETAIL ## ON A-# FOR BASE FLASHING DETAIL AT STANDING SEAM METAL FINISH.
- CONTRACTOR TO PROVIDE FULL-SIZED MOCK-UP OF ALL FINISH FOR REVIEW AND APPROVAL BY OWNER & ARCHITECT.
- SEE ROOF PLANS (A-7 SHEETS) FOR ROOF SLOPES.

INSULATION SPECIFICATIONS

BUILDING THERMAL ENVELOPE MUST BE DURABLY SEALED TO LIMIT INFILTRATION OR LEAKAGE. SEE IECC SECTION 402.4.

ROOF:
R-VALUE R-38 MINIMUM. INSTALLED AT UNDERSIDE OF ROOF DECK. ICYNENE CLASSIC MAX SELECT SPRAY-IN-PLACE LOW DENSITY OPEN CELLED POLYURETHANE FOAM INSULATION MANUFACTURED BY ICYNENE, INC. INSULATION SPRAYED FROM INSIDE OF BUILDING TO FILL ALL CRACKS, VOIDS AND TO COVER ALL SURFACES OF THE ROOF ASSEMBLY. ICC REPORT ESR 1826

WALLS:
R-VALUE R-13 MINIMUM. ICYNENE CLASSIC MAX SELECT SPRAY-IN-PLACE LOW DENSITY OPEN CELLED POLYURETHANE FOAM INSULATION MANUFACTURED BY ICYNENE, INC. INSULATION SPRAYED FROM INSIDE OF BUILDING TO FILL ALL CRACKS, VOIDS AND TO COVER ALL SURFACES OF THE ROOF ASSEMBLY. ICC REPORT ESR 1826

STATE SOUND ATTENUATION REQUIREMENTS PER ARS 28-8482

FRAME EXTERIOR WALL ASSEMBLY

WESTERN ONE-KOTE STUCCO SYSTEM, ICC-ES ESR-2729, OVER 1" THICK 1.5 P.C.F. DENSITY TYPE 2 T&G E.P. BOARD (ON AIS BOARD AT ATTIC AREAS) OVER 2 LAYERS OF GRADE 'D' BUILDING PAPER OR 1 LAYER TYPE 15 ASPHALT SATURATED ORGANIC FELT OVER 3/8" O.S.B. OVER 2X6'S AT 16" O.C. STAGGER JOINTS LAPPED MINIMUM 6" VERTICAL AND 2" HORIZONTAL WITH BUILDING PAPER OR FELT.

PROVIDE A GALVANIZED CORROSION RESISTANT METAL WEEP SCREED AS MANUFACTURED BY FRY REGLET CORPORATION LOS ANGELES, CA. OF EXTRUDED ALUMINUM .050" THICK WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES PLACED A MINIMUM 3/4 INCH BELOW THE FOUNDATION PLATE LINE ON ALL FRAME WALLS AND A MINIMUM 4 INCHES ABOVE ADJACENT FINISH GRADE. INSTALL PER TOWN APPROVED DETAILS.

CORNER REINFORCEMENT - 'K-LATH CORP.' KWIK CORNER FOR EXTERIOR ANGLES (PER MANUFACTURER'S INSTALLATION INSTRUCTIONS).

ONE-COAT STUCCO SYSTEM

ALL ONE-COAT STUCCO SYSTEMS SHALL BE APPLIED BY MANUFACTURER APPROVED INSTALLERS. ALL WEATHER RESISTIVE BARRIERS SHALL BE INSTALLED OVER ALL FRAMING AND WOOD BASED SHEATHING.

THE BUILDING DEVELOPMENT DIVISION WILL REQUIRE THE INSTALLATION CARD FROM THE STUCCO MANUFACTURER'S APPROVED APPLICATOR BE ON THE JOB SITE BEFORE THE APPLICATION OF THE WEATHER-RESISTIVE BARRIER.

A COPY OF THE INSTALLATION CARD MUST BE PRESENTED TO THE BUILDING INSPECTOR AFTER COMPLETION OF THE WORK AND BEFORE FINAL INSPECTION. A COPY OF THE INSTALLATION CARD SHALL BE LEFT AT THE JOB SITE FOR THE PROPERTY OWNER.

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THE WEATHER RESISTIVE BARRIER SHALL BE A HIGH-TEMPERATURE, SELF-ADHERING RUBBERIZED ASPHALT MEMBRANE UNDERLAYMENT WITH SPLIT-RELEASE FILM SIMILAR TO CARLSLE WIP 300 HT. INSTALL AND OVERLAP JOINTS PER MANUFACTURER'S SPECIFICATIONS.

EXTERIOR FINISH SPECIFICATIONS

METAL:
MTL-1: BRAKE METAL FINISH KG RUSTIC METAL FINISHES "VULCAN STEEL". SEE DETAILS ## AND ## ON A-# FOR ASSEMBLY AND SPACING INFORMATION. 22 GAUGE. SEE MEMBRANE UNDERLAYMENT SPECIFICATION ON THIS SHEET. SEE DETAIL ## ON A-# FOR ADDITIONAL ASSEMBLY INFORMATION.
MTL-2: FLAT METAL FINISH 22 GAUGE MIN. METAL FINISH TO MATCH MTL-1. VERTICAL BUTT-JOINTS W/ A BACK SLICE SEAM AND 1/8" TO 1/4" GAP BETWEEN FOR EXPANSION. HORIZONTAL JOINTS TO USE A PITTSBURGH SEAM.
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MTL-4: METAL SPARK ARRESTOR METAL SCREEN COVER PAINTED TO MATCH GLAZING FRAMES. SEE ROOF PLAN FOR DETAIL. PAINTED FINISH TO MATCH GLAZING SYSTEM. CARDINAL PAINT. COLOR: P000-BK247 FS 37036 BLACK FLAT (VERIFY COLOR W/ OWNER AND ARCHITECT).

STUCCO:
STC-1: INTEGRAL COLOR SYNTHETIC STUCCO FINISH SYSTEM (SOFFITS) 5/8" EXTERIOR GRADE FIBERGLASS MAT FACED GYPSUM BOARD W/ MOISTURE & MOLD RESISTANCE SUCH AS DENGLASS 'GOLDY' SHEATHING. INTEGRALLY COLORED SYNTHETIC STUCCO W/ FREESTYLE FINISH & COLOR TO MATCH STC-1. SEE DETAILS TAGGED ON RCP FOR CEILING REVEAL(S) AT SELECT EXTERIOR WALLS.

GLAZING/OPENINGS:
1" LOW-E INSULATED DOOR OR WINDOW GLAZING DARK BRONZE ANODIZED ALUMINUM FRAMES/CLEAR TEMP. GLASS. SATIN ETCH SECOND SURFACE WHERE OCCURS PER WINDOW AND DOOR SCHEDULE.

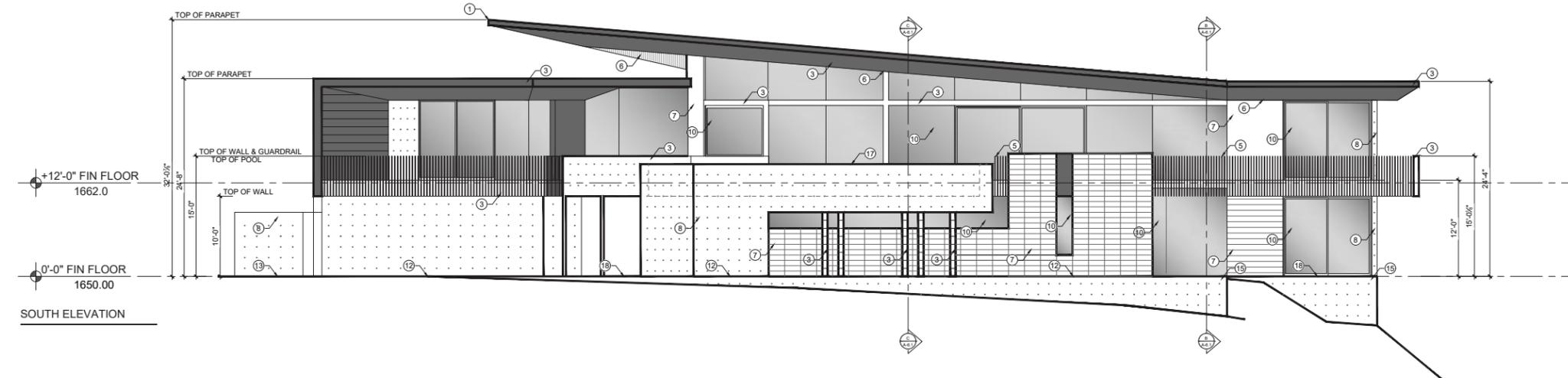
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CONCRETE:
CONC-1: CAST-IN-PLACE CONCRETE INTEGRAL COLOR: DAVIS PENWATER LRV: 31. COORDINATE CONTROL JOINT LOCATIONS, PANEL LAYOUT, & SNAP TIE LAYOUT W/ ARCHITECT & ENGINEER PRIOR TO CONSTRUCTION. CONTRACTOR TO ALSO PROVIDE SAMPLE WALL MOCK-UP. SEE GENERAL NOTES ON SHEET A-0.1 FOR SPECIFICATIONS.

MASONRY:
CMU-1: 8x8x24 TRENDSSTONE COLOR: MALIBU SAND LRV: 37. FINISH: GROUND. BOND: STACKED. VERTICAL JOINTS: V-JOINT. HORIZONTAL JOINTS: V-JOINT. MORTAR COLOR: COHILL'S TBD. SEE GENERAL NOTES ON SHEET A-0.1 FOR SPECIFICATIONS.

NOTES:
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DRAWN BY: RvH
CHECKED BY: BK

SHEET TITLE:
EXTERIOR ELEVATIONS
A-5.0

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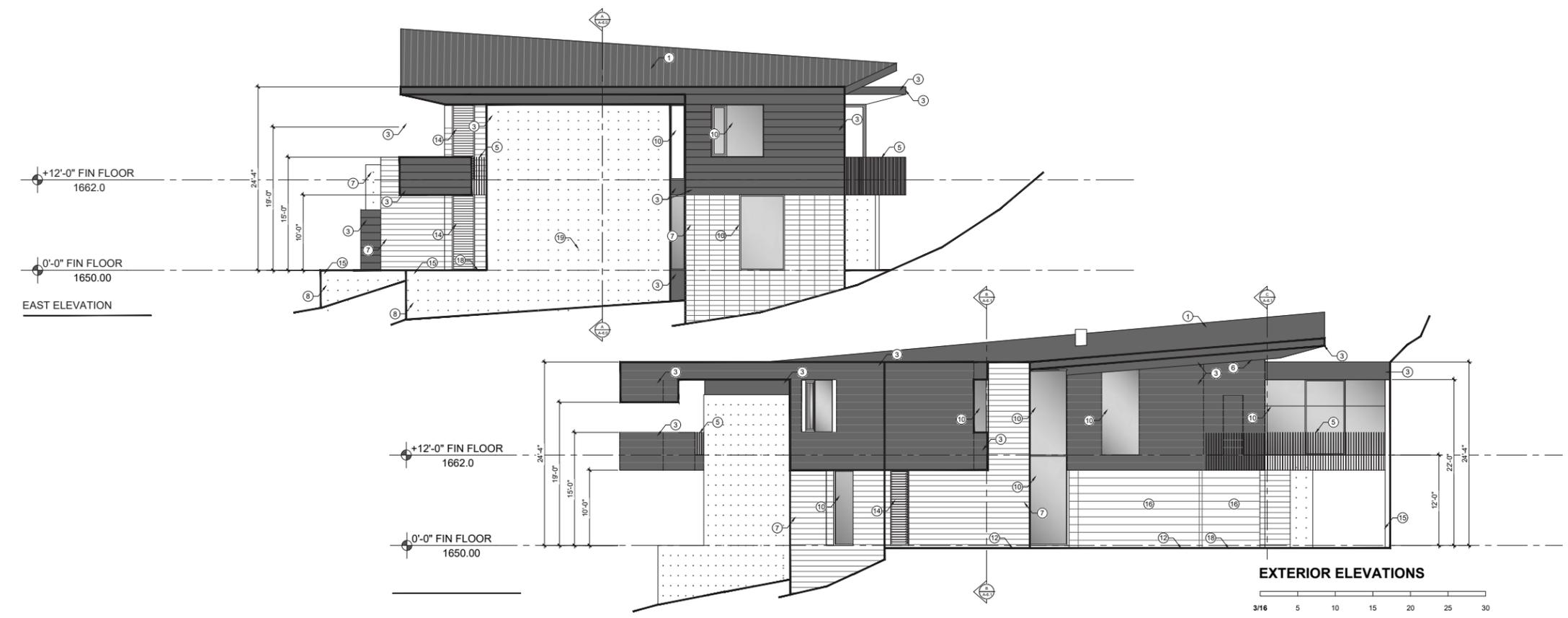
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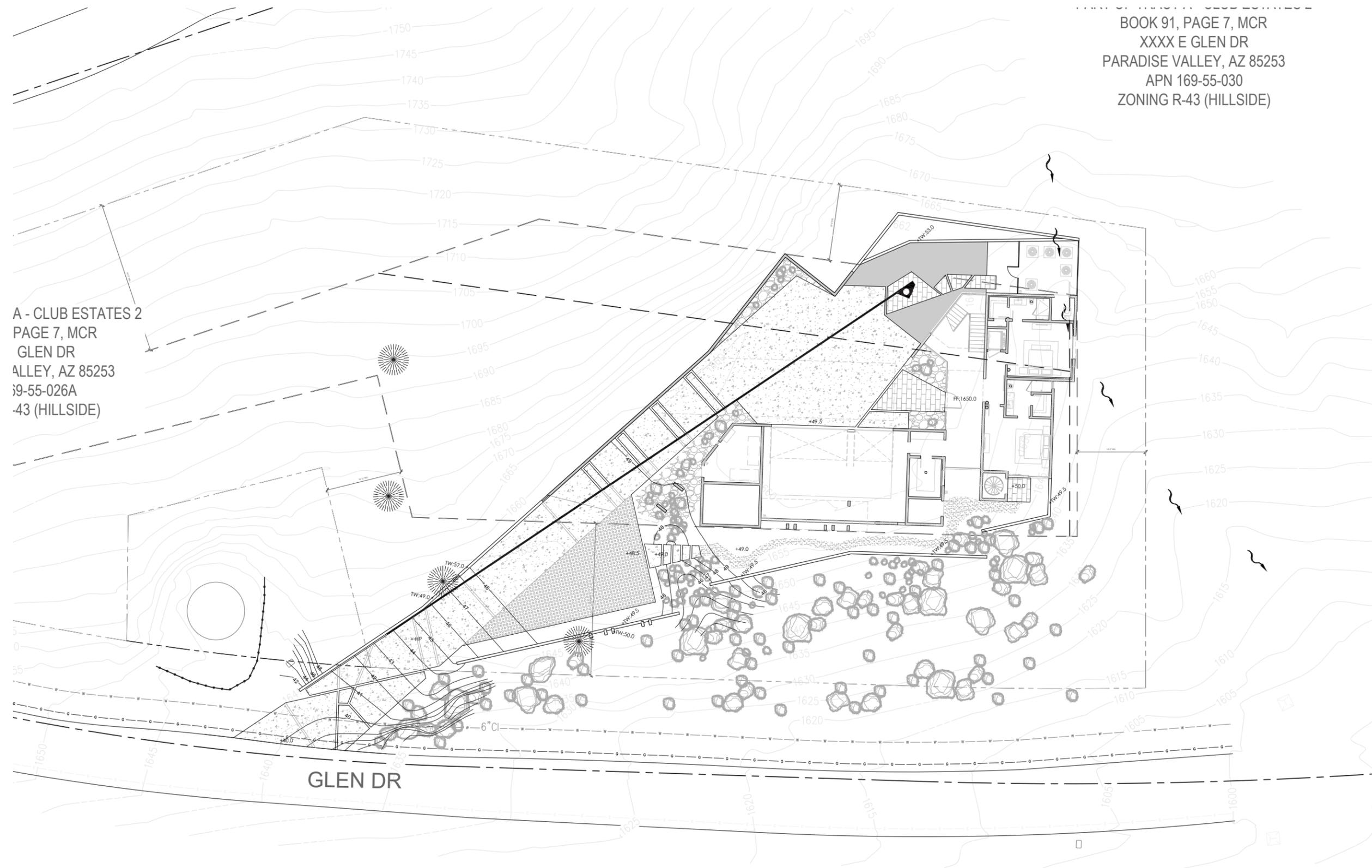
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A-5.1

BOOK 91, PAGE 7, MCR
XXXX E GLEN DR
PARADISE VALLEY, AZ 85253
APN 169-55-030
ZONING R-43 (HILLSIDE)



A - CLUB ESTATES 2
PAGE 7, MCR
GLEN DR
ALLEY, AZ 85253
19-55-026A
-43 (HILLSIDE)

GLEN DR

GENERAL SALVAGE NOTES:

1. PLANT MATERIALS MUST BE INDIVIDUALLY TAGGED IN THE FIELD AT THE TIME THE INVENTORY PLANS ARE SUBMITTED. TAGGED MATERIALS MUST BE CLEARLY MARKED WITH WATERPROOF INK AND INCLUDE THE NUMBER WHICH CORRESPONDS TO THE NUMBER SHOWN ON THE PLANS.
2. ALL PLANT MATERIALS MUST REMAIN ON SITE UNTIL THE SALVAGE PLAN IS APPROVED.
3. TAGS MUST BE ATTACHED SO THAT THEY WILL REMAIN ON THE PLANT FOR THE DURATION OF THE SALVAGE AND NURSERY STORAGE PERIOD.
4. ALL SALVAGEABLE MATERIAL IS TO BE CLEARLY FLAGGED WITH TAPE OR PLASTIC TAGS VISIBLE FROM ALL DIRECTIONS. TAGS SHALL BE NUMBERED TO CORRESPOND WITH THE PLANT INVENTORY PLAN AND LEGEND.
 COLOR CODE AS FOLLOWS:
 RED - SALVAGE AND RELOCATE
 WHITE - PRESERVE AND PROTECT IN PLACE
 BLUE - DESTROY, NOT SALVAGEABLE AND CANNOT REMAIN IN PLACE
5. ALL SALVAGEABLE PLANTS WILL BE STORED AT AN ON-SITE HOLDING YARD AND WILL BE RE-PLANTED ON-SITE AT A LATER DATE.
6. ALL MISCELLANEOUS CACTI UNDER 3' IN HEIGHT WILL BE SALVAGED AND STORED IN THE NURSERY IF THEY ARE WITHIN THE BUILDING ENVELOPE AND AFFECTED BY CONSTRUCTION.
7. UPON REMOVAL OF SALVAGEABLE NATIVE PLANTS THE SALVAGE CONTRACTOR SHALL SUBMIT A LIST IDENTIFYING THE TAG NUMBER OF THE PLANTS SURVIVING SALVAGE OPERATIONS TO THE CITY'S LANDSCAPE INSPECTOR PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PROJECT PROPERTY LINES PRIOR TO SALVAGE. ANY PLANT MATERIAL THAT IS LABELED SALVAGEABLE OR NON-SALVAGEABLE OUTSIDE OF FINAL STAKING BOUNDARIES IS TO REMAIN IN PLACE UNLESS OTHERWISE DIRECTED BY OWNER.
9. CONTRACTOR TO VERIFY WITH OWNER ALL PLANT MATERIAL LABELED SALVAGEABLE OR NON-SALVAGEABLE ADJACENT TO N.A.O.S. BOUNDARIES AND /OR DRAINAGE WAYS

ID	Variety	Inventory Designation	Tree Height-Ft.	Caliper Inches	Salvageability Comments	Tree Width-Ft.	Cacti Height-Ft
1	Palo Verde	Remove	8	5	Poor Location	14	
2	Palo Verde	Remove	8	6	Poor Location	15	
3	Palo Verde	Salvage	8	6		16	
4	Palo Verde	Remove	8	5	Poor Location	14	
5	Palo Verde	Remain	9	4	Poor Location	15	
6	Saguaro	Remain		12			3
7	Palo Verde	Remove	8	5	Poor Location	15	

Summary

Salvage Plants

- 1 Trees on this site to be salvaged totaling 6 caliper inches
- 0 Cacti on this site to be salvaged totaling 00 caliper inches
- 1 Total Plants to Salvage

Unsalvageable Plants (Destroy)

- 4 Trees on this site that are not salvageable (destroy) totaling 21 caliper inches
- 0 Cactus on this site that are not salvageable (destroy) totaling 00 caliper inches
- 4 Total Plants to Destroy (Unsalvageable)

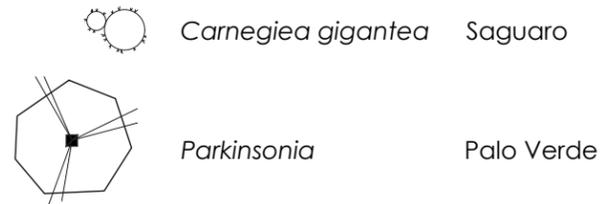
Plants to Remain

- 1 Trees to Remain in Place
- 1 Cacti to Remain in Place
- 2 Total Plants to Remain in Place

Abbreviation Legend

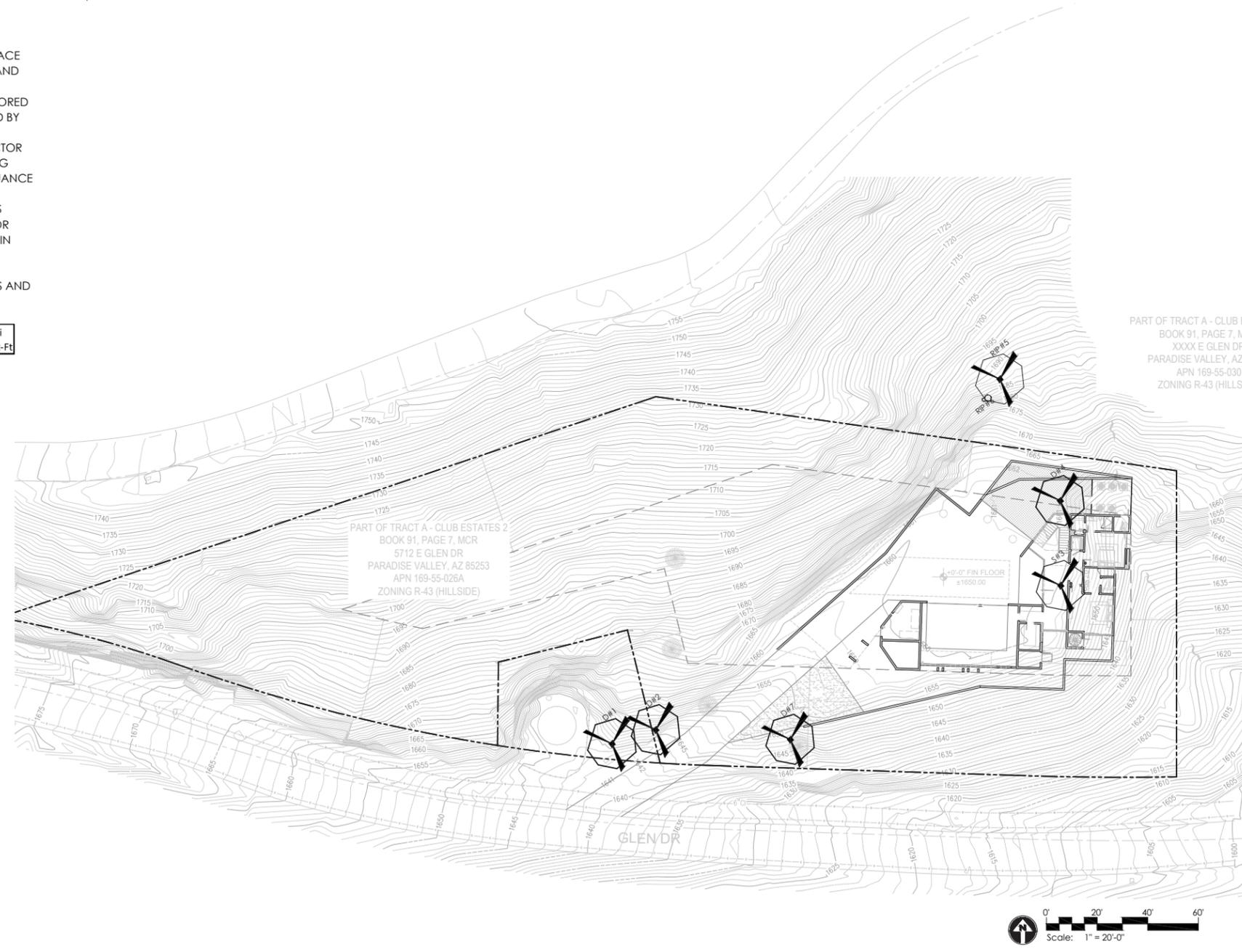
Abb	Botanical Name	Common Name
PLO	<i>Parkinsonia microphylla</i>	Palo Verde
SAG	<i>Carnegiea gigantea</i>	Saguaro

PLANT SYMBOL LEGEND:



INVENTORY COMPLETED BY:

ARIZONA SPECIALTY CACTUS
 PHONE: 602-694-3496
 E-MAIL: AZSPECIALTYCACTUS@GMAIL.COM
 CONTACT: ALEX GREY



PART OF TRACT A - CLUB E
 BOOK 91, PAGE 7, MCR
 XXXX E GLEN DR
 PARADISE VALLEY, AZ
 APN 169-55-030
 ZONING R-43 (HILLSIDE)

GLEN RESIDENCE
 5712 E. Glen Dr.
 Paradise Valley, AZ 85253

revisions:
 project #: KDC020
 scale: 1" = 20'-0"
 issued for: SUBMITTAL
 drawn by: TEAM
 date: 05/28/2025
 drawing: Native Plant Inventory
L2.0
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TOWN OF PARADISE VALLEY NOTES

- GRADING SHALL BE IN CONFORMANCE WITH 2018 I.B.C.
- PRIOR TO FIRST FOOTING INSPECTION OF ANY TYPE, ALL PROPERTY PINS SHALL BE PLACED BY A REGISTERED LAND SURVEYOR OF THE STATE OF ARIZONA, AND PROPERTY LINES MUST BE PHYSICALLY IDENTIFIED PRIOR TO INSPECTION.
- WHERE EXCAVATION IS TO OCCUR THE TOP 4" OF EXCAVATED NATIVE SOIL SHALL REMAIN ON THE SITE AND SHALL BE REUSED IN A MANNER THAT TAKES ADVANTAGE OF THE NATURAL SOIL SEED BANK IT CONTAINS.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) SPECIFICATIONS AND STANDARD DETAILS.
- ALL EXTERIOR SITE LIGHTING SHALL COMPLY WITH REQUIREMENTS OF SECTION 2208 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCES FOR FUTURE TYPE, LOCATION, HEIGHT, WATTAGE BASED UPON FIXTURES INSTALLED.
- A DUST CONTROL PLAN MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.
- A SEPARATE PERMIT IS NECESSARY FOR ANY OFFSITE CONSTRUCTION.
- AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
- EAVE PROJECTIONS INTO REQUIRED SETBACKS ARE LIMITED TO A MAXIMUM OF 24" PURSUANT TO SECTION 1008 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCES.
- ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT.
- ALL NEW AND EXISTING ELECTRICAL SERVICE TO BE BURIED UNDERGROUND PER THE TOWN OF PARADISE VALLEY STANDARDS.
- POOL, SPA, BARBECUE AND ANY PROPOSED STRUCTURES OVER 8 INCHES ABOVE GRADE REQUIRE SEPARATE PERMIT APPLICATIONS.
- POOLS SHALL BE CONSTRUCTED BY SEPARATE PERMIT AND SECURED FROM UNWANTED ACCESS PER SECTION 5-2-2 OF THE TOWN OF PARADISE VALLEY ORDINANCES.
- A SETBACK CERTIFICATION IS REQUIRED AND MUST BE GIVEN TO TOWN INSPECTOR AT STEM WALL INSPECTION.
- MAIL BOX TO COMPLY WITH THE TOWN OF PARADISE VALLEY STANDARDS FOR MAIL BOXES IN THE R.O.W. FOR HEIGHT, WIDTH AND BREAK AWAY FEATURES.
- ALL PATIOS, WALKS, AND DRIVES TO SLOPE AWAY FROM BUILDING AND GARAGES AT A MINIMUM SLOPE OF 1/4" PER FOOT UNLESS SPECIFIED OTHERWISE. ALL LAWN AREAS ADJOINING WALKS OR SLABS WILL BE GRADED TO 2" BELOW THE TOP OF SLAB. TYPICAL FINISHED GRADE AROUND PERIMETER OF BUILDING IS MINUS 6" BELOW FINISHED FLOOR UNLESS SPECIFIED OTHERWISE.
- ALL MATERIAL TO BE UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95% PER ASTM D698.
- SOILS COMPACTION TEST RESULTS MUST BE SUBMITTED TO THE TOWN ENGINEER'S OFFICE FOR BUILDING PADS THAT HAVE ONE (1) FOOT OR MORE OF FILL MATERIAL INDICATED. THIS INFORMATION MUST BE SUPPLIED PRIOR TO REQUEST FOR FINAL INSPECTION.
- TRENCH BED SHALL BE FREE OF ROCKS AND DEBRIS.
- FINISHED FLOOR ELEVATION CERTIFICATION IS REQUIRED AND SHALL BE PROVIDED TO TOWN INSPECTOR PRIOR TO STRAP AND SHEAR INSPECTION.
- REGULATION II RULE 20-3 OF THE MARICOPA COUNTY HEALTH DEPARTMENT, BUREAU OF AIR POLLUTION CONTROL SHALL BE OBSERVED AND ENFORCED.
- ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION COVERED BY THIS PLAN SHALL BE IN ACCORDANCE WITH THE M.A.G. STANDARD SPECIFICATIONS AND DETAILS AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL CITY OR TOWN UNLESS OTHERWISE IN THESE PLANS OR ELSEWHERE IN THE CONTRACT DOCUMENTS. CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH ALL REQUIRED STANDARD SPECIFICATIONS, DETAILS AND SUPPLEMENTS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
- THE CONTRACTOR IS TO COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION COVERED BY THIS PLAN.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
- ALL CONSTRUCTION IN THE PUBLIC RIGHTS-OF-WAY OR IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION.
- THE TOWN ONLY APPROVES THE SCOPE, NOT THE DETAIL, OF ENGINEERING DESIGNS; THEREFORE, IF CONSTRUCTION QUANTITIES ARE SHOWN ON THESE PLANS, THEY ARE NOT VERIFIED BY THE TOWN.
- THE APPROVAL OF PLANS IS VALID FOR SIX (6) MONTHS. IF AN ENCROACHMENT PERMIT FOR THE CONSTRUCTION HAS NOT BEEN ISSUED WITHIN SIX MONTHS, THE PLANS MUST BE RESUBMITTED TO THE TOWN FOR RE-APPROVAL.
- A PUBLIC WORKS INSPECTOR WILL INSPECT ALL WORKS WITHIN THE TOWN OF PARADISE VALLEY RIGHTS-OF-WAY AND IN EASEMENTS. NOTIFY INSPECTION SERVICES 24 HOURS PRIOR TO BEGINNING CONSTRUCTION BY CALLING 480-312-5750.
- WHENEVER EXCAVATION IS NECESSARY, CALL THE BLUE STAKE CENTER, 602-263-1100, TWO WORKING DAYS BEFORE EXCAVATION BEGINS. THE CENTER WILL SEE THAT THE LOCATION OF THE UNDERGROUND UTILITY LINES IS IDENTIFIED FOR THE PROJECT, CALL "COLLECT" IF NECESSARY.
- ENCROACHMENT PERMITS ARE REQUIRED FOR ALL WORK IN PUBLIC RIGHTS-OF-WAY AND EASEMENTS GRANTED FOR PUBLIC PURPOSES. AN ENCROACHMENT PERMIT WILL BE ISSUED BY THE TOWN ONLY AFTER THE REGISTRANT HAS PAID A BASE FEE PLUS A FEE FOR INSPECTION SERVICES. COPIES OF ALL PERMITS MUST BE RETAINED ON-SITE AND BE AVAILABLE FOR INSPECTION AT ALL TIMES. FAILURE TO PRODUCE THE REQUIRED PERMITS WILL RESULT IN IMMEDIATE SUSPENSION OF ALL WORK UNTIL THE PROPER PERMIT DOCUMENTATION IS OBTAINED.
- ALL EXCAVATION AND GRADING THAT IS NOT IN THE PUBLIC RIGHTS-OF-WAY OR NOT IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO CHAPTER 70, EXCAVATION AND GRADING, OF THE LATEST EDITION OF THE IBC BY THE ICC. A PERMIT FOR THIS GRADING MUST BE SECURED FROM THE TOWN FOR A FEE ESTABLISHED BY THE UNIFORM BUILDING CODE.
- EXCAVATIONS SHALL COMPLY WITH REQUIREMENTS OF OSHA EXCAVATION STANDARDS (29 CFR PART 1926, SUBPART P). UNDER NO CIRCUMSTANCES WILL THE CONTRACTORS BE ALLOWED TO WORK IN A TRENCH LOCATED WITHIN THE TOWN'S RIGHT-OF-WAY WITHOUT PROPER SHORING OR EXCAVATION METHODS.
- ON DEMOLITION, GRADING, REMODELING AND NEW CONSTRUCTION PROJECTS, PERMITTEE MUST NOTIFY ADJACENT PROPERTY OWNERS REGARDING THE NATURE OF THE PROJECT, THE TIME PERIOD FOR CONSTRUCTION, AND ANY UNUSUAL ACTIVITIES THAT MAY CAUSE DISRUPTION OF THE NORMAL COURSE OF TRAFFIC DURING CONSTRUCTION.
- ALL PERMITTEES MUST POST A 6 SQUARE FOOT (2'X3') IDENTIFICATION SIGN, MADE OF DURABLE MATERIAL, IN THE FRONT YARD OF SUBJECT PROPERTY AND NOT IN THE TOWN RIGHT-OF-WAY. THE SIGN MAY NOT EXCEED A MAXIMUM HEIGHT FROM GRADE TO TOP OF THE SIGN. THE SIGN MUST INCLUDE THE PERMITTEE OR COMPANY NAME, PHONE NUMBER, TYPE OF WORK, AND ADDRESS OF PROJECT.
- WHEN DEEMED NECESSARY, A 6-FOOT HIGH CHAIN LINK FENCE MUST BE INSTALLED AROUND THE CONSTRUCTION AREA TO PREVENT ANY POTENTIAL SAFETY HAZARD FOR THE PUBLIC. THE FENCE SHALL BE SETBACK AT LEAST 10 FEET FROM ALL RIGHTS-OF-WAY AND HAVE A 50-FOOT STREET CORNER SITE TRIANGLE WHERE APPLICABLE.
- CLEAR ACCESS FOR NEIGHBORING PROPERTIES AND EMERGENCY VEHICLES MUST BE MAINTAINED AT ALL TIMES. CONSTRUCTION RELATED VEHICLES MUST BE LEGALLY PARKED ONLY ON ONE SIDE OF THE STREET OR JOB SITE PROPERTY. IF A STAGING AREA IS NEEDED ON A PROPERTY OTHER THAN THE CONSTRUCTION SITE FOR CONSTRUCTION SUPPLIES AND EQUIPMENT, THE PERMITTEE MUST OBTAIN PROPERTY OWNER AND TOWN APPROVAL FIRST AND MUST INFORM THE ADJACENT PROPERTY OWNERS OF THE LOCATION OF STAGING AREA, AND TIME AND HOURS DURING THE DAY THE AREA WILL BE USED.
- EXCEPT AS OUTLINED IN ITEM 4, ALL CONSTRUCTION DEBRIS AND EQUIPMENT MUST BE CONTAINED ON SITE AT ALL TIMES. CONTRACTOR AND PROPERTY OWNER MUST MAINTAIN THE JOB SITE FREE OF LITTER AND UNSIGHTLY MATERIALS AT ALL TIMES. CONSTRUCTION MATERIALS ARE PROHIBITED IN THE TOWN RIGHT-OF-WAY OR NEAR ADJACENT PROPERTIES.
- BUILDING CONSTRUCTION MUST NOT START SOONER THAN SUNRISE AND MUST STOP NO LATER THAN SUNSET. ALSO, ORDINANCE #561 IMPOSES RESTRICTIONS ON CONSTRUCTION WORK ON SATURDAYS, SUNDAYS AND MAJOR BUSINESS HOLIDAYS. HILLSIDE PROJECTS MAY HAVE ADDITIONAL RESTRICTIONS. EQUIPMENT WITH AUDIBLE REVERSE DIRECTION WARNINGS MUST NOT BE OPERATED PRIOR TO 7:00 A.M.
- THE USE AND OPERATION OF FUEL-FIRED GENERATORS ON ANY CONSTRUCTION SITE, NEW, EXISTING OR REMODELING, IS PROHIBITED UNLESS DUE TO A HARDSHIP TOWN APPROVAL IS OBTAINED.
- THE CONTRACTOR AND PROPERTY OWNER WILL BE LIABLE FOR ANY DAMAGE DONE TO ANY PUBLIC PROPERTY AS A RESULT OF ANY CONSTRUCTION OR CONSTRUCTION RELATED ACTIVITIES. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL AFFECTED RIGHTS-OF-WAY ARE CLEANED AND/OR REPAIRED TO THEIR ORIGINAL CONDITION AND UNTIL ANY AND ALL DAMAGES TO AFFECTED PROPERTIES ARE RESTORED TO ORIGINAL CONDITION, OR UNTIL SUCH TIME THAT A WRITTEN, SIGNED AND LEGALLY BINDING AGREEMENT HAS BEEN REACHED BY THE PARTIES INVOLVED TO REPRAY AND REPAIR ANY VIOLATION WITHIN A REASONABLE TIME PERIOD, AND UNTIL ALL REQUIRED FEES ARE PAID IN FULL.
- THE NATURAL FLOW OF RAINWATER AND OTHER SURFACE DRAINAGE FROM THE PROPERTY MAY NOT BE ALTERED IN ANY WAY.
- A KEY SWITCH SHALL BE REQUIRED ON ALL NEW AND EXISTING ELECTRIC ENTRY CONTROL GATES. THE KEY SWITCH SHALL BE INSTALLED IN A LOCATION ON THE GATE CONTROL PANEL THAT IS READILY VISIBLE AND ACCESSIBLE. KNEX BOX ORDER FORMS ARE AVAILABLE AT THE PARADISE VALLEY BUILDING DEPARTMENT.
- ALL EQUIPMENT OF ALL GRADES ON OR AFFECTING THE JOB MUST BE CLEANED ONLY IN A PRE-DETERMINED AND DESIGNATED AREA. DEBRIS AND RUNOFF FROM SAID AREA MAY NOT EXTEND BEYOND THE BUILDING AREA.
- PROPERTY OWNER, BUILDER, OR GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR CONTROLLING DUST FROM THE SITE AT ALL TIMES. MEANS NECESSARY SHALL BE USED BY THE BUILDER OR GENERAL CONTRACTOR TO CONTROL THE EXISTENCE OF DUST CAUSED BY ANY EARTHWORK, SPRAY APPLICATION OF MATERIALS, OR OTHER DUST-CAUSING PRACTICES REQUIRED BY THE CONSTRUCTION PROCESS.
- AN INSPECTION FEE WILL BE CHARGED IF THE INSPECTION IS REQUIRED AS A RESULT OF A CODE VIOLATION.
- FOR DEMOLITION INSPECTION OWNER OR PERMITTEE SHALL NOTIFY OSHA FOR ASBESTOS INSPECTION. ALL DEMOLITIONS AND ALL RENOVATION ACTIVITIES THAT WILL DISTURB FRIABLE ASBESTOS CONTAINING MATERIALS MUST BE REPORTED TO THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT.

ENGINEERS NOTES

- MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION INCLUDING LATEST REVISION AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL TOWN OR CITY) ARE INCORPORATED INTO THIS PLAN IN THEIR ENTIRETY.
- ALL WORK COVERED BY THIS PLAN SHALL BE IN ACCORDANCE WITH THE M.A.G. STANDARD SPECIFICATIONS AND DETAILS AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL CITY OR TOWN UNLESS SPECIFIED OTHERWISE IN THESE PLANS OR ELSEWHERE IN THE CONTRACT DOCUMENTS. CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH ALL REQUIRED STANDARD SPECIFICATIONS, DETAILS AND SUPPLEMENTS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
- GRADING SHALL BE IN CONFORMANCE WITH 2018 IBC SEC. 1803 AND APPENDIX J.
- 5X MINIMUM SLOPE AWAY FROM BUILDING FOR A MINIMUM 10', U.N.O.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) SPECIFICATIONS AND STANDARD DETAILS.
- A DUST CONTROL PLAN MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.
- A SEPARATE PERMIT IS NECESSARY FOR ANY OFFSITE CONSTRUCTION.
- AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
- ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTOR DITCHES, PIPES, PROTECTIVE BERMS, BARRIER WALLS, CONCRETE CHANNELS OR OTHER MEASURES DESIGNED TO PROTECT ADJACENT BUILDINGS OR PROPERTY FROM STORM RUNOFF MUST BE COMPLETED PRIOR TO BUILDING CONSTRUCTION.
- ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT.
- ALL PATIOS, WALKS, AND DRIVES TO SLOPE AWAY FROM BUILDING AND GARAGES AT A MINIMUM SLOPE OF 1/4" PER FOOT UNLESS SPECIFIED OTHERWISE. ALL LAWN AREAS ADJOINING WALKS OR SLABS WILL BE GRADED TO 2" BELOW THE TOP OF SLAB. TYPICAL FINISHED GRADE AROUND PERIMETER OF BUILDING IS MINUS 6" BELOW FINISHED FLOOR UNLESS SPECIFIED OTHERWISE.
- ALL MATERIAL TO BE UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95% PER ASTM D698.
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- THE CONTRACTOR AND PROPERTY OWNER WILL BE LIABLE FOR ANY DAMAGE DONE TO ANY PUBLIC PROPERTY AS A RESULT OF ANY CONSTRUCTION OR CONSTRUCTION RELATED ACTIVITIES. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL AFFECTED RIGHTS-OF-WAY ARE CLEANED AND/OR REPAIRED TO THEIR ORIGINAL CONDITION AND UNTIL ANY AND ALL DAMAGES TO AFFECTED PROPERTIES ARE RESTORED TO ORIGINAL CONDITION, OR UNTIL SUCH TIME THAT A WRITTEN, SIGNED AND LEGALLY BINDING AGREEMENT HAS BEEN REACHED BY THE PARTIES INVOLVED TO REPRAY AND REPAIR ANY VIOLATION WITHIN A REASONABLE TIME PERIOD, AND UNTIL ALL REQUIRED FEES ARE PAID IN FULL.
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- ALL EQUIPMENT OF ALL GRADES ON OR AFFECTING THE JOB MUST BE CLEANED ONLY IN A PRE-DETERMINED AND DESIGNATED AREA. DEBRIS AND RUNOFF FROM SAID AREA MAY NOT EXTEND BEYOND THE BUILDING AREA.
- PROPERTY OWNER, BUILDER, OR GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR CONTROLLING DUST FROM THE SITE AT ALL TIMES. MEANS NECESSARY SHALL BE USED BY THE BUILDER OR GENERAL CONTRACTOR TO CONTROL THE EXISTENCE OF DUST CAUSED BY ANY EARTHWORK, SPRAY APPLICATION OF MATERIALS, OR OTHER DUST-CAUSING PRACTICES REQUIRED BY THE CONSTRUCTION PROCESS.
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- FOR DEMOLITION INSPECTION OWNER OR PERMITTEE SHALL NOTIFY OSHA FOR ASBESTOS INSPECTION. ALL DEMOLITIONS AND ALL RENOVATION ACTIVITIES THAT WILL DISTURB FRIABLE ASBESTOS CONTAINING MATERIALS MUST BE REPORTED TO THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT.

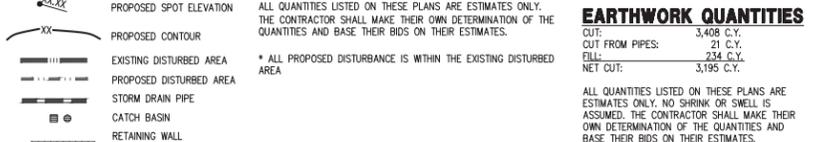
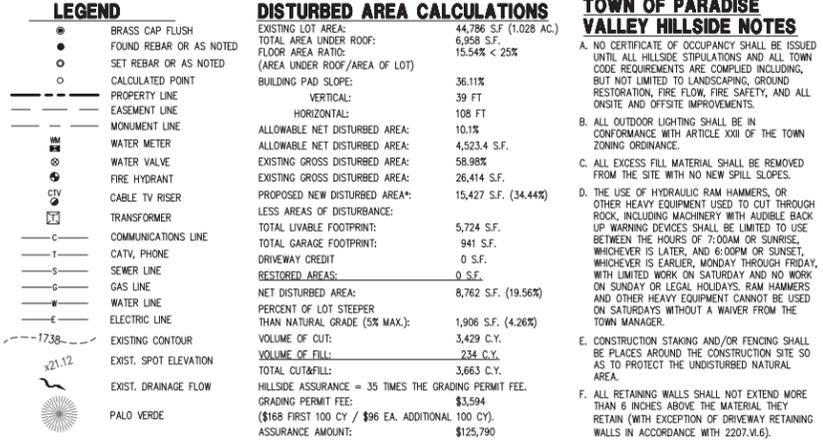
FIRE SPRINKLER SYSTEM

FIRE SPRINKLER SYSTEM TO BE INSTALLED PER THE REQUIREMENTS OF THE TOWN OF PARADISE VALLEY AND IN ACCORDANCE WITH I.B.C. SEC. 904.2.2 AMD. AND 2018 IFC, SEC. 903.

UTILITIES NOTES

HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE ONLY AND WILL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION WORK. CALL BLUE STAKE (602) 263-1100.

PRELIMINARY GRADING & DRAINAGE PLAN
GLEN RESIDENCE
5712 E GLEN DR., PARADISE VALLEY, AZ 85253
PART OF TRACT 'A' - CLUB ESTATES NO. 2
A SUBDIVISION PLAT RECORDED IN BOOK 91 OF MAPS, PAGE 07, MCR.,
LOCATED IN A PORTION OF THE SW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 4, T.2N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

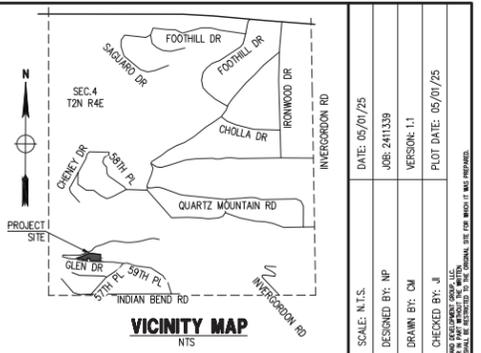


GRADING SPECIFICATIONS

- EXCAVATION AND GRADING OF THIS SITE IS CLASSIFIED AS "ENGINEERED GRADING" PER 2015 I.B.C. AND WILL BE PERFORMED ACCORDINGLY.
- THE CONTRACTOR WILL RETAIN A SOILS ENGINEER DURING CONSTRUCTION TO INSPECT PROGRESS OF CONSTRUCTION, CONCERNING PREPARATION OF GROUND TO RECEIVE FILLS, TESTING AND REQUIRED COMPACTION STABILITY OF ALL FINISH SLOPES INCLUDING CUT SLOPES.
- COMPACTION SHALL COMPLY WITH M.A.G. SECTION 601 AND PROVISIONS AS SET FORTH IN THE SOILS REPORT.
- BEARING MATERIALS FOR FILL UNDER RESIDENCE PAD IF NATIVE MATERIAL IS USED. LARGE ROCK FRAGMENTS MUST BE REMOVED THAT ARE IN EXCESS OF SIX INCHES. REMAINING MATERIAL MUST BE SMALLER PARTICLES OF SAND AND ROCK THAT CAN BE COMPACTED INTO A DENSE CONDITION.
- MAXIMUM PARTICLE SIZE - 6 INCHES
- PERCENT PASSING NO. 40 SIEVE - 35% TO 70%
- PERCENT PASSING NO. 200 SIEVE - 25% MAX.
- PLASTICITY INDEX - 10% MAX.
- CUT SLOPES: MAXIMUM FILL SLOPE TO BE 1.0 FEET HORIZONTAL TO 3.0 FEET VERTICAL PER GEOTECHNICAL STUDY.
- FILL SLOPES: MAXIMUM FILL SLOPE TO BE 2.0 FEET HORIZONTAL TO 1.0 FEET VERTICAL.
- COMPACTION FILL MATERIAL MUST BE PLACED ON LEVELED BENCHES CUT INTO UNDISTURBED EXISTING HILLSIDE. PLACE FILL IN HORIZONTAL LIFTS OF THICKNESS COMPATIBLE WITH THE COMPACTION EQUIPMENT USED. COMPACT TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM A.S.T.M. DENSITY AT THE OPTIMUM MOISTURE CONTENT OF ± 2 PERCENT. THIS PERTAINS TO ALL ENGINEERED STRUCTURAL FILL SUPPORTING STRUCTURES AND INCLUDING FILL UNDER ANY OF THE RETAINING WALLS. COMPACTION TEST RESULTS SHALL BE SUBMITTED TO THE SOILS ENGINEER AND TOWN OF PARADISE VALLEY BUILDING AND SAFETY DEPARTMENT.
- ANY RETAINING WALLS ADJACENT TO THE PROPERTY LINES WILL BE UNDER THE SCOPE OF SPECIAL INSPECTION BY THE SOILS ENGINEER. THE DEVELOPER SHALL NOTIFY THE ADJOINING PROPERTY OWNERS IN WRITING, TEN DAYS PRIOR TO START OF CONSTRUCTION ON THESE WALLS PER SECTION 2903-B OF IBC. THE DEVELOPER WILL HAVE TO PROVIDE MEANS OF PROTECTION OF ADJACENT PROPERTY WHILE THIS WORK IS UNDER CONSTRUCTION.
- ALL EXPOSED CUT AND FILL SHALL BE TREATED WITH AN APPROVED AGING AGENT TO MINIMIZE TO VISUAL CONTINUITY.
- 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.
- ALL OUTDOOR LIGHTING SHALL BE IN CONFORMANCE WITH ARTICLE XXII OF THE TOWN ZONING ORDINANCE.
- ALL EXCESS FILL MATERIAL SHALL BE REMOVED FROM THE SITE WITH NO NEW SPILL SLOPES.
- ALL EXCESS FILL MATERIAL SHALL BE REMOVED FROM THE SITE WITH NO NEW SPILL SLOPES.
- 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.
- CONSTRUCTION STAKING AND/OR FENCING SHALL BE PLACED AROUND THE CONSTRUCTION SITE SO AS TO PROTECT THE UNDISTURBED NATURAL AREAS.

DRAINAGE STATEMENT

- ULTIMATE STORM OUTFALL IS LOCATED AT THE SOUTHEASTERLY PROPERTY CORNER AT ELEVATION OF 1611.55.
- NEW SINGLE FAMILY RESIDENCE, NEW GARAGE, NEW DRIVEWAY, NEW POOL & SPA AND SITE IMPROVEMENTS ARE PROPOSED WITH THIS PROJECT.
- PROPOSED DEVELOPMENT DOES NOT IMPACT DRAINAGE CONDITIONS OF ADJOINING LOTS.
- HISTORIC DRAINAGE PATTERNS ARE RESTORED AND PRESERVED.
- THE MINIMUM FINISH FLOOR ELEVATIONS SHOWN ARE SAFE FROM INUNDATION DURING A 100-YEAR PEAK RUN-OFF EVENT IF CONSTRUCTED PER THE APPROVED CIVIL PLANS.
- PROPOSED STORM DRAIN SYSTEM SHALL BE INSPECTED AND CLEANED FROM DEBRIS AND SILT AFTER EVERY MAJOR STORM EVENT.
- CHECK DAMS, RIPRAP AND BouldERS ARE SPECIFIED AT ALL POINTS OF DISCHARGE TO MITIGATE EROSION AND TO CONVERT CONCENTRATED FLOWS BACK TO SHEET FLOWS.
- ON-SITE RETENTION IS PROVIDED FOR THE FIRST FLOOD STORM EVENT FOR THE LIMITS OF DISTURBANCE.



OWNER
 5712 E GLEN LLC
 15610 SIERRA MADRE DR
 FOUNTAIN HILLS, AZ 85268
 P: 480-951-8558
 WWW.KENLEDESIGN.COM

ARCHITECT
 KENDLE DESIGN COLLABORATIVE
 6115 N CATTLETRACK ROAD,
 SCOTTSDALE, AZ 85250
 CONTACT: RICHARD VAN HORNE
 P: 480-951-8558
 WWW.KENLEDESIGN.COM

CIVIL ENGINEER
 LAND DEVELOPMENT GROUP, LLC
 8808 N CENTRAL AVE, SUITE 288
 PHOENIX, AZ 85020
 CONTACT: NICK PROCTOR, PE
 P: 602 889 1984

SITE DATA

APN: 169-55-026A
 ADDRESS: 5712 E GLEN DR., PARADISE VALLEY, AZ 85253
 ZONING: R-43 (HILLSIDE)
 LOT AREA: 44,786 S.F. (1.028 AC.)
 OS #: 23-41
 AREA SUMMARY
 MAIN LEVEL: 1,635 S.F.
 LIVABLE: 377 S.F.
 MECH./UNCONDITIONED: 941 S.F.
 GARAGE/STORAGE: 2,953 S.F.
 TOTAL: 4,089 S.F.
 UPPER LEVEL: 4,089 S.F.
 TOTAL: 4,089 S.F.
 TOTAL ENCLOSED AREA: 7,330 S.F.
 TOTAL AREA UNDER ROOF: 6,958 S.F.
 LOT COVERAGE: 15.54% < 25%
 DISTURBED AREA: 15,427 S.F. (0.354 AC.)

BENCHMARK
 BRASS CAP FLUSH AT THE INTERSECTION OF 60TH STREET AND E INDIAN BEND ROAD HAVING AN ELEVATION OF 1423.87 NAVD 88 DATUM, GDACS# 24524-01

FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY #	PANEL #	SUFFIX	BASE FLOOD ELEVATION
040049	1765 OF 4425	L	N/A

MAP #	PANEL DATE	FIRM INDEX DATE	ZONE	ELEVATION
04013C	10/16/2013	11/04/2015	X*	N/A

*AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PROJECT DESCRIPTION

NEW SINGLE FAMILY RESIDENCE, NEW GARAGE, NEW DRIVEWAY, NEW POOL & SPA AND SITE IMPROVEMENTS WITH ON-SITE RETENTION.

FINISH FLOOR CERTIFICATION

I HEREBY CERTIFY THAT FINISHED FLOOR ELEVATIONS SHOWN ON THE PLAN OF 1650.00 & 1662.00 ARE MINIMUM OF 12" ABOVE THE 100-YEAR STORM ELEVATION ACCORDING TO THE TOWN OF PARADISE VALLEY CODE OF ORDINANCE.

Nick Proctor 05/01/25
 REGISTERED CIVIL ENGINEER DATE:

APPROVAL

THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH TOWN OF PARADISE VALLEY REQUIREMENTS PRIOR TO ISSUANCE OF PERMIT. THE TOWN NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. THIS COMPLIANCE APPROVAL SHALL NOT PREVENT THE TOWN ENGINEER FROM REQUIRING CORRECTIONS OF ERRORS OR OMISSIONS IN THE PLANS TO BE FOUND IN VIOLATION OF LAWS OR ORDINANCES.

TOWN ENGINEER: TOWN OF PARADISE VALLEY DATE: _____

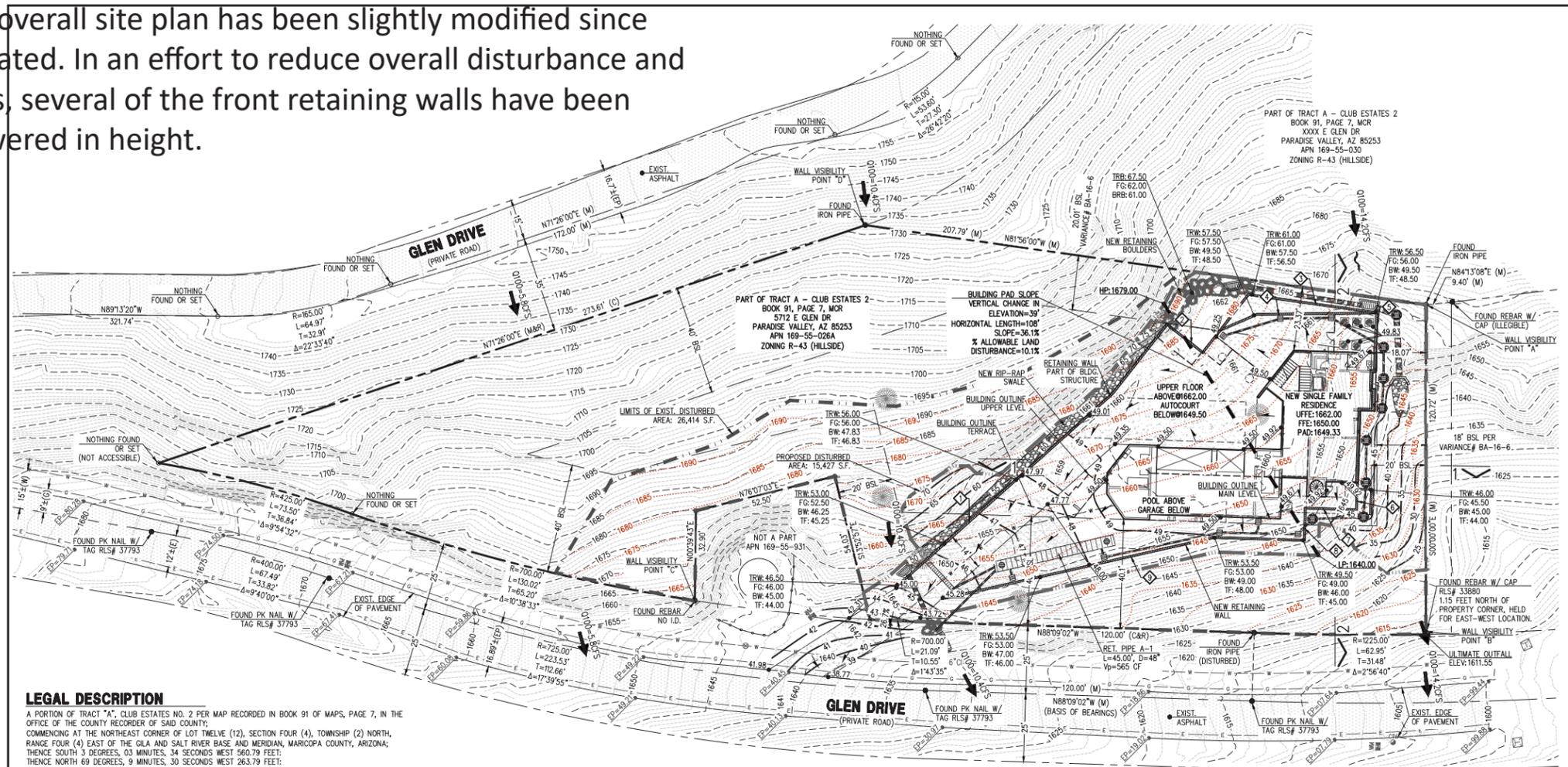
0 602 889 1984 E. 602 445 6482
 8808 N CENTRAL AVE., SUITE 288
 PHOENIX, AZ 85020
 P: 602 889 1984
 WWW.KENLEDESIGN.COM

Land DEVELOPMENT GROUP

ARIZONA
 Call 811 or click Arizona811.com

C-1
 1 OF 5

Please note that the overall site plan has been slightly modified since the civil plan was created. In an effort to reduce overall disturbance and retaining wall heights, several of the front retaining walls have been shifted north and lowered in height.



LEGAL DESCRIPTION

A PORTION OF TRACT "A", CLUB ESTATES NO. 2 PER MAP RECORDED IN BOOK 91 OF MAPS, PAGE 7, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; COMMENCING AT THE NORTHEAST CORNER OF LOT TWELVE (12), SECTION FOUR (4), TOWNSHIP (2) NORTH, RANGE FOUR (4) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; THENCE SOUTH 3 DEGREES, 03 MINUTES, 34 SECONDS WEST 560.79 FEET; THENCE NORTH 69 DEGREES, 9 MINUTES, 30 SECONDS WEST 263.79 FEET; THENCE SOUTH 74 DEGREES, 28 MINUTES, 40 SECONDS WEST 124.35 FEET; THENCE NORTH 84 DEGREES, 54 MINUTES, 20 SECONDS WEST 239.32 FEET; THENCE NORTH 89 DEGREES, 56 MINUTES, 30 SECONDS WEST 261.72 FEET; THENCE NORTH 86 DEGREES, 58 MINUTES, 50 SECONDS WEST 310 FEET; THENCE NORTH 155.00 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF UPPER GLEN DRIVE; THENCE WESTERLY 743.84 FEET ALONG THE SOUTH LINE OF SAID UPPER GLEN DRIVE TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING WESTERLY ALONG THE SOUTH LINE OF SAID UPPER GLEN DRIVE 268.87 FEET TO THE JUNCTION WITH THE NORTH LINE OF LOWER GLEN DRIVE; THENCE EASTERLY ALONG THE NORTH LINE OF LOWER GLEN DRIVE 467.89 FEET; THENCE NORTH 120.00 FEET TO A POINT; THENCE NORTH 81 DEGREES 59 MINUTES 00 SECONDS WEST 207.79 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PORTION OF THE TRACT "A" CLUB ESTATES NO. 2, ACCORDING TO BOOK 91 OF MAPS, PAGE 7, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT COMMON TO LOT 50, LOT 51 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF 57TH PLACE AS SHOWN ON SAID MAP OF CLUB ESTATES NO. 2; THENCE NORTH 32 DEGREES 20 MINUTES 00 SECONDS WEST 25.00 FEET TO A POINT ON THE CENTERLINE OF SAID 57TH PLACE SAID POINT MARKING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, THE CENTRAL POINT OF WHICH BEARS NORTH 32 DEGREES 20 MINUTES 00 SECONDS WEST, 275.00 FEET DISTANT THEREFROM; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20 DEGREES 54 MINUTES 30 SECONDS FOR A DISTANCE OF 100.34 FEET TO THE POINT OF INTERSECTION OF SAID 57TH PLACE WITH THE CENTERLINE OF GLEN DRIVE, SAID POINT MARKING THE BEGINNING OF A CURVE CONCAVE NORTHERLY, THE CENTER OF WHICH BEARS NORTH 5 DEGREES 10 MINUTES 00 SECONDS WEST 425.00 FEET DISTANT THEREFROM; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE 17 DEGREES 50 MINUTES 00 SECONDS FOR A DISTANCE OF 132.28 FEET TO A POINT MARKING THE BEGINNING OF GLEN DRIVE AS A PRIVATE ROAD AS SHOWN ON SAID MAP OF CLUB ESTATES NO. 2; THENCE NORTH 12 DEGREES 40 MINUTES 00 SECONDS EAST ALONG THE LINE DELINEATING THE END OF THE DEDICATED ROAD AND BEGINNING OF THE PRIVATE ROAD FOR A DISTANCE OF 26.00 FEET; THENCE NORTH 77 DEGREES 20 MINUTES 00 SECONDS WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PRIVATE ROAD 110.00 FEET TO A POINT MARKING THE BEGINNING OF A CURVE CONCAVE SOUTHERLY THE CENTRAL POINT OF WHICH BEARS SOUTH 12 DEGREES 40 MINUTES 00 SECONDS WEST 500.00 FEET DISTANT THEREFROM; THENCE ALONG THE ARC OF SAID CURVE AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PRIVATE ROAD THROUGH A CENTRAL ANGLE OF 18 DEGREES 10 MINUTES 00 SECONDS FOR A DISTANCE OF 158.53 FEET TO A POINT MARKING THE BEGINNING OF A REVERSE CURVE, THE CENTER OF WHICH BEARS NORTH 5 DEGREES 30 MINUTES 00 SECONDS WEST 1225.00 FEET DISTANT THEREFROM; THENCE ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 7 DEGREES 30 MINUTES 00 SECONDS FOR A DISTANCE OF 160.35 FEET; THENCE NORTH 88 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 120.00 FEET TO A POINT MARKING THE BEGINNING OF A CURVE CONCAVE NORTHERLY THE CENTRAL POINT OF WHICH BEARS NORTH 2 DEGREES 00 MINUTES 00 SECONDS EAST 700.00 FEET DISTANT THEREFROM; THENCE ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 1 DEGREE 46 MINUTES 00 SECONDS FOR A DISTANCE OF 21.58 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 5 DEGREES 18 MINUTES 16 SECONDS A DISTANCE OF 64.81 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 0 DEGREES 13 MINUTES 32 SECONDS WEST 32.90 FEET; THENCE NORTH 75 DEGREES 13 MINUTES 48 SECONDS EAST 52.49 FEET; THENCE SOUTH 14 DEGREES 46 MINUTES 12 SECONDS EAST 54.32 FEET TO THE TRUE POINT OF BEGINNING.

RETENTION CALCULATIONS

ON-SITE RETENTION FOR THE PRE VS. POST DEVELOPMENT RUNOFF FROM 100-YEAR, 2-HOUR STORM EVENT

$V = D \times A \times (C_w \text{ post} - C_w \text{ pre}) / 12$ | D - RAINFALL DEPTH = 2.22" | A - TRIBUTARY AREA, SF | C_w - WEIGHTED RUNOFF COEFFICIENT

$V = (D \times A \times C_w \text{ post}) / 12$ | D - RAINFALL DEPTH = 0.5" FIRST FLUSH | A - TRIBUTARY AREA, SF | C_w - WEIGHTED RUNOFF COEFFICIENT

DRAINAGE AREA	AREA S.F.	RUNOFF COEFFICIENT Cw	VOLUME REQUIRED PRE VS POST C.F.	RETENTION BASIN ID	CONTOUR ELEVATION	CONTOUR AREA S.F.	DEPTH FT	VOLUME PROVIDED C.F.	AS-BUILT VOLUME PROVIDED C.F.
A	14,987	0.14	388	A1	UNDERGROUND RETENTION PIPE	L=45'	D=48"	565	
TOTAL			388					565	

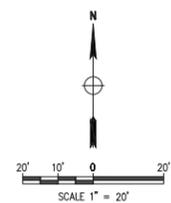
(1) RAINFALL DEPTH IS PER NOAA ATLAS 14, VOLUME 1, VERSION 5.

WEIGHTED RUNOFF COEFFICIENT, Cw PRE- DEVELOPMENT AREA A				WEIGHTED RUNOFF COEFFICIENT, Cw POST- DEVELOPMENT AREA A			
SURFACE TYPE	RUNOFF COEFFICIENT C	AREA SF	C*AREA	SURFACE TYPE	RUNOFF COEFFICIENT C	AREA SF	C*AREA
PAVEMENT & ROOF	0.95	0	0	PAVEMENT & ROOF	0.95	8,487	8,063
NATIVE HILLSIDE	0.70	14,987	10,491	NATIVE HILLSIDE	0.70	6,500	4,550
TOTAL		14,987	10,491	TOTAL		14,987	12,613
$C_w = C * \text{AREA} / \text{TOTAL AREA} = 0.70$				$C_w = C * \text{AREA} / \text{TOTAL AREA} = 0.84$			

RETAINING WALL TABLE

ID NUMBER	MAX. HEIGHT FT	LENGTH FT	VISIBLE WALL LENGTH			
			A	B	C	D
1	8	60.00				60.00
2	8	43.50				43.50
3	8	48.00	48.00			48.00
4	8	56.17	56.17			56.17
5	6.5	14.50	14.50	10.00		
7	4	18.75		18.75		
8	4	11.75		11.75		
9	6.5	134.17		134.17		
TOTAL		396.84	128.67	174.67	60.00	147.67

FOR LOCATIONS IDENTIFIED WITH KEYNOTE \diamond MAXIMUM LENGTH OF RETAINING WALLS VISIBLE FROM ANY POINT ON THE PROPERTY LINE = 174.67 < 300'. ALL WALL LENGTHS LISTED ABOVE ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ACCURACY OF WALL QUANTITIES AS SHOWN. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS AND DETAILS FOR WALL CONSTRUCTION, HEIGHT AND FINISH.



Contact Arizona 911 at least two full working days before you begin excavation
ARIZONA
 Call 911 or click Arizona911.com

DATE: 05/07/25
 JOB: 2411339
 VERSION: 1.1
 SCALE: 1"=20'
 DESIGNED BY: NP
 DRAWN BY: CM
 CHECKED BY: J
 PLOT DATE: 05/07/25

REVISIONS:

PRELIMINARY GRADING & DRAINAGE IMPROVEMENT PLAN ON HILLSIDE LOT MAIN LEVEL

GLEN RESIDENCE 5712 E GLEN DR., PARADISE VALLEY, AZ 85253

0.650 689 1984 E. 609 445 2492
 8800 N CENTRAL AVE., SUITE 200
 PHOENIX, AZ 85020
 PH: 602.998.0000
 FX: 602.998.0000

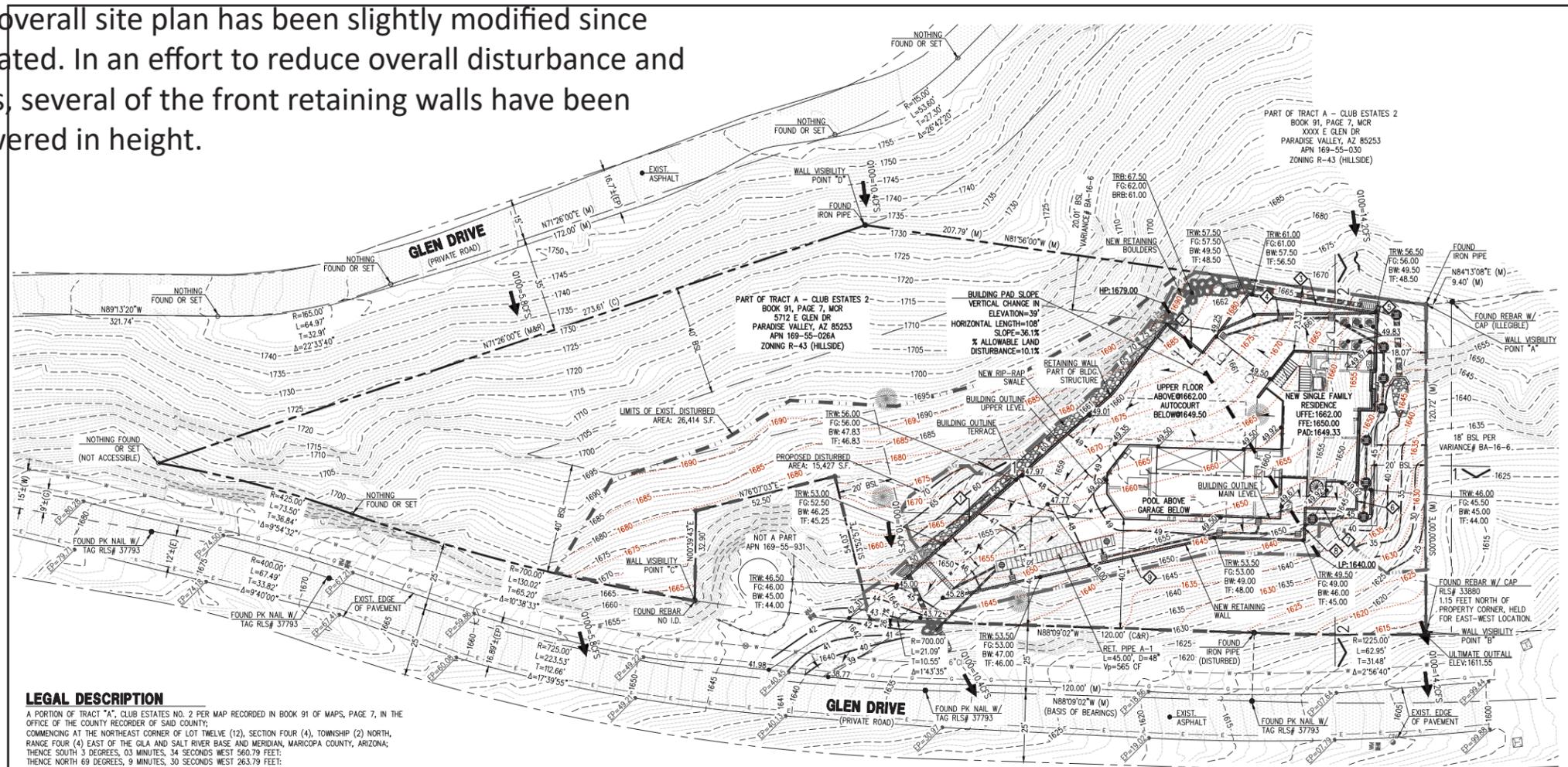
Land DEVELOPMENT GROUP

ARIZONA
 2 OF 5



Variance Request 5712 East Glen Drive Paradise Valley, Arizona

Please note that the overall site plan has been slightly modified since the civil plan was created. In an effort to reduce overall disturbance and retaining wall heights, several of the front retaining walls have been shifted north and lowered in height.



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TOTAL			388					565	

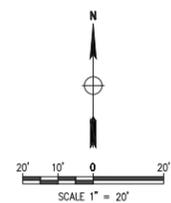
(1) RAINFALL DEPTH IS PER NOAA ATLAS 14, VOLUME 1, VERSION 5.

WEIGHTED RUNOFF COEFFICIENT, Cw PRE- DEVELOPMENT AREA A				WEIGHTED RUNOFF COEFFICIENT, Cw POST- DEVELOPMENT AREA A			
SURFACE TYPE	RUNOFF COEFFICIENT C	AREA SF	C*AREA	SURFACE TYPE	RUNOFF COEFFICIENT C	AREA SF	C*AREA
PAVEMENT & ROOF	0.95	0	0	PAVEMENT & ROOF	0.95	8,487	8,063
NATIVE HILLSIDE	0.70	14,987	10,491	NATIVE HILLSIDE	0.70	6,500	4,550
TOTAL		14,987	10,491	TOTAL		14,987	12,613
$C_w = C * \text{AREA} / \text{TOTAL AREA}$			0.70	$C_w = C * \text{AREA} / \text{TOTAL AREA}$			0.84

RETAINING WALL TABLE

ID NUMBER	MAX. HEIGHT FT	LENGTH FT	VISIBLE WALL LENGTH			
			A	B	C	D
1	8	60.00				60.00
2	8	43.50				43.50
3	8	48.00	48.00			48.00
4	8	56.17	56.17			56.17
5	6.5	14.50	14.50	10.00		
7	4	18.75		18.75		
8	4	11.75		11.75		
9	6.5	134.17		134.17		
TOTAL		396.84	128.67	174.67	60.00	147.67

FOR LOCATIONS IDENTIFIED WITH KEYNOTE \diamond MAXIMUM LENGTH OF RETAINING WALLS VISIBLE FROM ANY POINT ON THE PROPERTY LINE = 174.67 < 300'. ALL WALL LENGTHS LISTED ABOVE ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ACCURACY OF WALL QUANTITIES AS SHOWN. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS AND DETAILS FOR WALL CONSTRUCTION, HEIGHT AND FINISH.



DATE: 05/07/25
 JOB: 2411339
 VERSION: 1.1
 PLOT DATE: 05/07/25

SCALE: 1" = 20'
 DESIGNED BY: NP
 DRAWN BY: CM
 CHECKED BY: J

REVISIONS:

PRELIMINARY GRADING & DRAINAGE IMPROVEMENT PLAN ON HILLSIDE LOT MAIN LEVEL

GLEN RESIDENCE 5712 E GLEN DR., PARADISE VALLEY, AZ 85253

0 600 800 1000
 8000 N CENTRAL AVE., SUITE 200
 PHOENIX, AZ 85020
 PH: 602.998.1100
 WWW.KENDLEDESIGN.COM

Land DEVELOPMENT GROUP

ARIZONA
 Call 811 or click Arizona811.com

C-2
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