

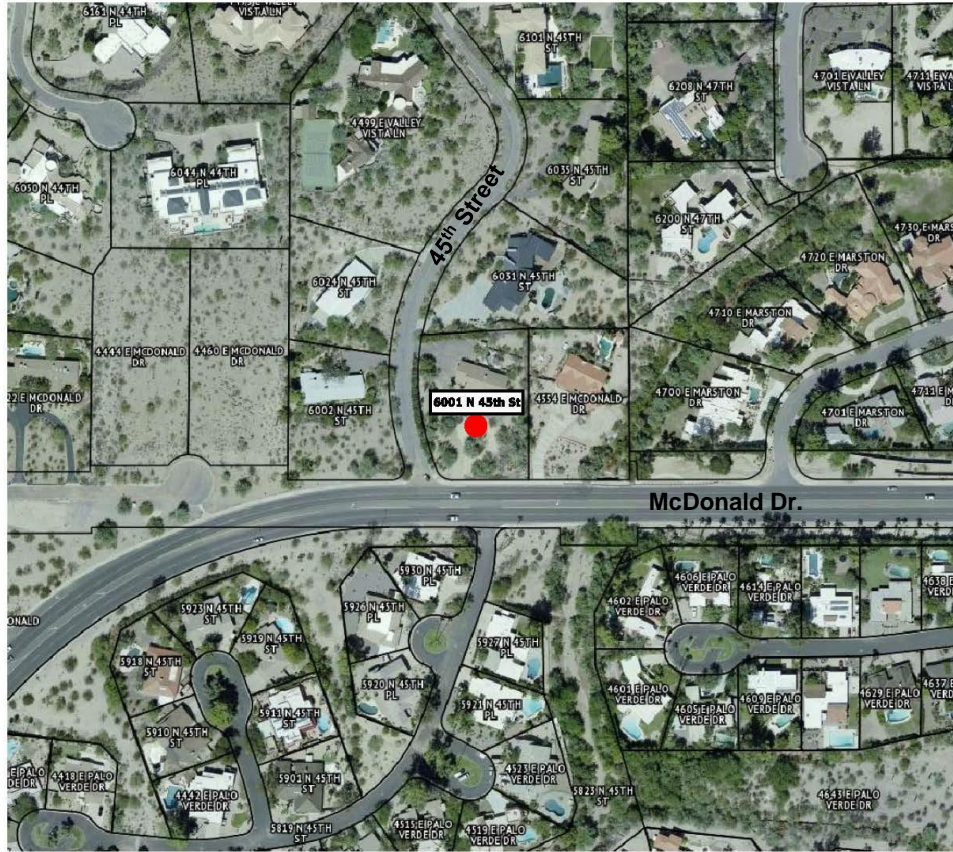
# TOWN OF PARADISE VALLEY

Hillside Designation Removal Request  
6001 N. 45<sup>th</sup> Street



Town Council  
April 12, 2018

# Vicinity Map



AERIAL PHOTO MAP

Camelhead Vista,  
Lot 1

6001 N 45th St

● SITE LOCATION

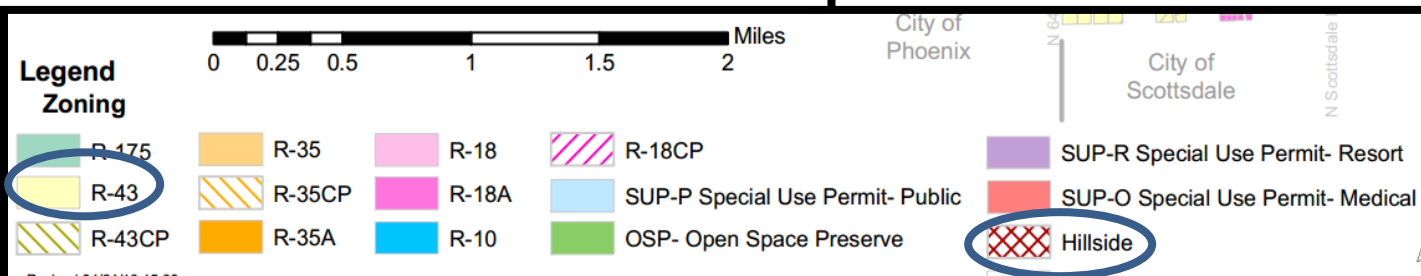
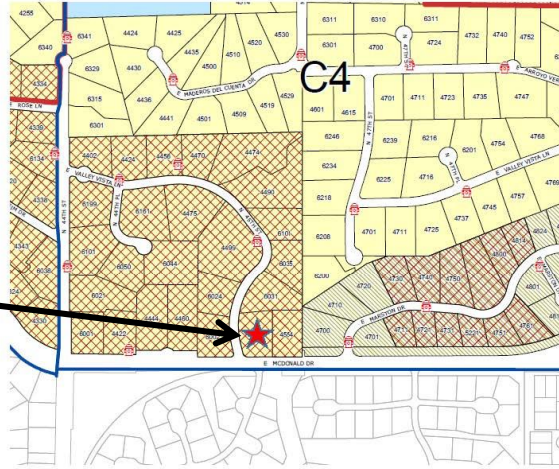


0 100' 200'  
SCALE: 1" = 200'



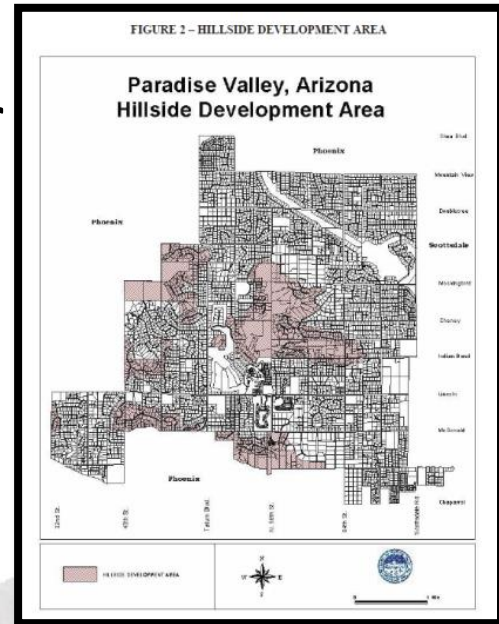
# Zoning Map

Subject Property



# Hillside Designation

- How to determine if lot is hillside
  - Lot shown on Figure 2 Map
  - Building pad slope 10% or greater
  - New lots use average lot slope



# Hillside Removal Process

- No process described to remove lots from hillside in current Zoning Ordinance
  - Past Practices for hillside designation removal
  - Use average lot slope and building pad slope to determine if less than 10%
  - Hillside Building Committee review and Council approval

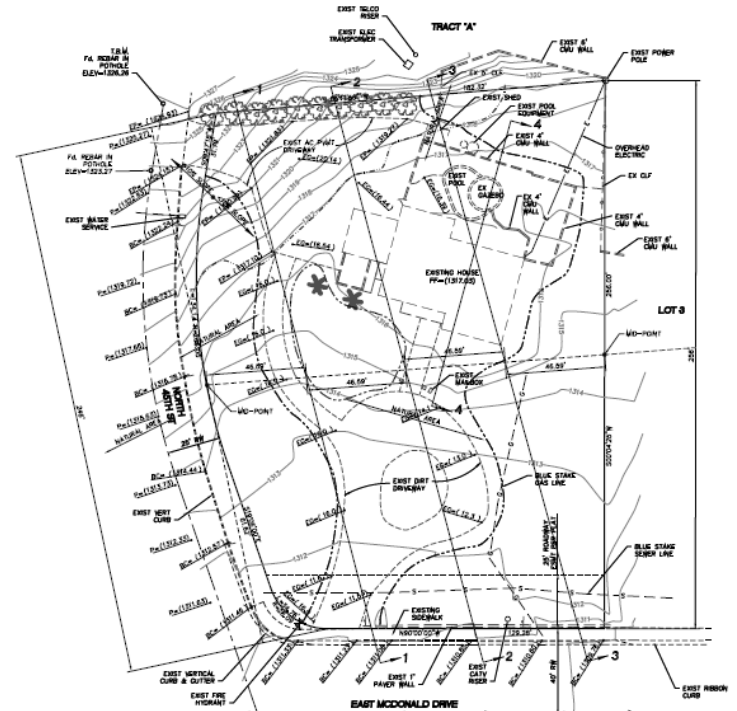


# Site Photos



# Slope Analysis

- 6001 N 45<sup>th</sup> St. (1.03 acres)
- Borders McDonald Dr.
- Avg lot slope = 4.3%
- Building Pad Slope = 3.4%



# Hillside Building Committee

- March 14, 2018 Meeting
- 4-0 Recommendation to remove hillside designation





# Action

[Approve/Deny Resolution 2018-11] the request to remove the hillside designation on 6001 N. 45<sup>th</sup> Street (APN 169-50-002)



# Questions

Subject Property

