

From: Scott Jarson <Scott@azarchitecture.com<mailto:Scott@azarchitecture.com>>  
Date: January 26, 2019 at 1:10:57 PM MST  
To: Council Member Julie Pace <jpace@paradisevalleyaz.gov<mailto:jpace@paradisevalleyaz.gov>>  
Cc: Scott Jarson <Scott@azarchitecture.com<mailto:Scott@azarchitecture.com>>, Jeremy Knapp  
<jknapp@paradisevalleyaz.gov<mailto:jknapp@paradisevalleyaz.gov>>, George Burton  
<gburton@paradisevalleyaz.gov<mailto:gburton@paradisevalleyaz.gov>>, Vice Mayor Scott Moore  
<smoore@paradisevalleyaz.gov<mailto:smoore@paradisevalleyaz.gov>>, Brian Dalke  
<bdalke@paradisevalleyaz.gov<mailto:bdalke@paradisevalleyaz.gov>>, Dawn Marie Buckland  
<dbuckland@paradisevalleyaz.gov<mailto:dbuckland@paradisevalleyaz.gov>>, Hillside - Scott Tonn  
<stonn@tonninv.com<mailto:stonn@tonninv.com>>, Planning Commissioner Daran Wastchak  
<dwastchak@paradisevalleyaz.gov<mailto:dwastchak@paradisevalleyaz.gov>>, "Andrew Miller"  
<amiller@paradisevalleyaz.gov<mailto:amiller@paradisevalleyaz.gov>>, Deborah Robberson  
<drobberson@paradisevalleyaz.gov<mailto:drobberson@paradisevalleyaz.gov>>, Mayor Jerry Bien-Willner  
<jbienwillner@paradisevalleyaz.gov<mailto:jbienwillner@paradisevalleyaz.gov>>  
Subject: Re: 5564 E Palo Verde Dr (Permit BD17-40851)

Hello all- I have read the entire string of correspondence regarding these issues. Thank you for noting the field change to this application. I am very pleased that work has stopped in regards to the solar.

As a practice, at the Hillside Meetings, I try to ask the question of every applicant if they are considering solar, so to anyone who has made Hillside Application and been through the process, it's hard to think they would miss the necessity of Hillside approval for such installation.

I do like the idea of considering roof color and perhaps there is more we can do to encourage something other than white, even for those not located in hillside. It would make a significant visual difference.

Thanks again for everyones attention and hard work..

Scott

Scott Jarson, Director of Sales + Creative Development C 480.254.7510 | P 480.425.9300 |  
[www.azarchitecture.com](http://www.azarchitecture.com)<<http://www.azarchitecture.com/>>

#1 Real Estate: Team - 2018 Ranking Arizona Top 10 Real Estate: Agents - 2018 Ranking Arizona Top 10 Real Estate: Companies - 2018 Ranking Arizona

[cid:0AB474FF-E1A7-4462-ABFA-38BA55F4A54E]

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On Jan 26, 2019, at 8:35 AM, Council Member Julie Pace  
<jpace@paradisevalleyaz.gov<mailto:jpace@paradisevalleyaz.gov>> wrote:

Thank you. Scott tonn called to let me know the house is going to be beautiful, living deck is on lower part, so that is good. He said no one spoke about it at all

We may need to look at updating solar requirements since they really glare to houses above and putting a low level parapet wall does not solve the issue. So we should see if this needs to be tweaked on Hillside homes

We also need to consider the white roof issue for entire town. Scottsdale desert palette for homes in mountains area has a desert palette that blends in better than the bright white roofs. And it costs virtually nothing to add a light tan tint into foam going onto roofs with no real reduction in reflection. So it may be time to get this addressed on our retreat agenda to fix for entire town

Not sure if there are more items like this but these two would help reduce conflict in the town and make it more aesthetically pleasing

We also should consider whether to revisit the mediation program I previously had on retreat list to address drainage disputes between neighbors as there seems to be an increasing number of disputes especially when new construction starts. I talked to Andrew Miller about this earlier this week.

Thanks

Julie Pace 602.322.4046

On Jan 26, 2019, at 8:13 AM, Jeremy Knapp  
<jknapp@paradisevalleyaz.gov<mailto:jknapp@paradisevalleyaz.gov>> wrote:

Hello Council Member Pace,

Understood, thank you.

Jeremy

On Jan 26, 2019, at 7:44 AM, Council Member Julie Pace

<jpace@paradisevalleyaz.gov<mailto:jpace@paradisevalleyaz.gov><mailto:jpace@paradisevalleyaz.gov>> wrote:

Hi. Suggestion to George in the way you are writing to developers. Your wording below to a developer indicates the applicant merely needs to go through an approval process and solar will be approved.

Instead my suggestion is you use words like :. If you get an approval for solar ....

Instead you write after you get application in and Hillside approves as though it is just a step to complete paperwork and then it will happen

All the communications seem to assume it will be approved. There was no caveats that it may not be approved. And if not approved they need to remove all those penetrations as they look bad from sanctuary casitas

We need to be careful to put builders on notice about requirements of Solar on hillside and it is not generally approved. Many have been turned down for the exact reasons raised in this case by surrounding neighbors and owners. Thx for the consideration

Julie Pace 602.322.4046

Begin forwarded message:

From: Council Member Julie Pace

<jpace@paradisevalleyaz.gov<mailto:jpace@paradisevalleyaz.gov><mailto:jpace@paradisevalleyaz.gov>>

Date: January 26, 2019 at 7:35:14 AM MST

To: Hillside - Scott Tonn <stonn@tonninv.com<mailto:stonn@tonninv.com><mailto:stonn@tonninv.com>>,

"scott@azarchitecture.com<mailto:scott@azarchitecture.com><mailto:scott@azarchitecture.com>"

<scott@azarchitecture.com<mailto:scott@azarchitecture.com><mailto:scott@azarchitecture.com>>, Planning

Commissioner Daran Wastchak

<dwastchak@paradisevalleyaz.gov<mailto:dwastchak@paradisevalleyaz.gov><mailto:dwastchak@paradisevalleyaz.gov>

>

Cc: Vice Mayor Scott Moore

<smoore@paradisevalleyaz.gov<mailto:smoore@paradisevalleyaz.gov><mailto:smoore@paradisevalleyaz.gov>>

Subject: Fwd: 5564 E Palo Verde Dr (Permit BD17-40851)

We probably need more sensitivity to contemporary houses that want to use rooftops as living decks, which expands height and use of building that causes noise, light, intrusion into privacy of neighbors in surrounding homes etc

Council has been evaluating and discussing these categories regularly on projects it is dealing with when considering proposals next to residences.

Many have felt this home is too massive and too intrusive and it is an item that sanctuary has identified to support increased density and height next to residences thx

Julie Pace 602.322.4046

Begin forwarded message:

From: George Burton  
<gburton@paradisevalleyaz.gov<mailto:gburton@paradisevalleyaz.gov><mailto:gburton@paradisevalleyaz.gov>>  
Date: January 25, 2019 at 3:13:14 PM MST  
To: Vice Mayor Scott Moore  
<smoore@paradisevalleyaz.gov<mailto:smoore@paradisevalleyaz.gov><mailto:smoore@paradisevalleyaz.gov>>  
Cc: Council Member Julie Pace  
<jpace@paradisevalleyaz.gov<mailto:jpace@paradisevalleyaz.gov><mailto:jpace@paradisevalleyaz.gov>>, Jeremy  
Knapp <jknapp@paradisevalleyaz.gov<mailto:jknapp@paradisevalleyaz.gov><mailto:jknapp@paradisevalleyaz.gov>>, Hugo Vasquez  
<hvasquez@paradisevalleyaz.gov<mailto:hvasquez@paradisevalleyaz.gov><mailto:hvasquez@paradisevalleyaz.gov>>  
Subject: RE: 5564 E Palo Verde Dr (Permit BD17-40851)

Dear Vice Mayor,

I apologize for the confusion. When we spoke on Tuesday evening, I was going off of memory and I thought the house had a grass roof.

I checked the plans in more detail and the western part of the house was approved in 2017 by the Hillside Committee with living/green roof.

The landscape plan shows that the western roof will have a mixture of 2 cactus (see below).

If you have any questions, please contact me at 480-348-3525.

<image001.png>

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

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From: Vice Mayor Scott Moore  
Sent: Wednesday, January 23, 2019 1:51 PM  
To: George Burton  
<gburton@paradisevalleyaz.gov<mailto:gburton@paradisevalleyaz.gov><mailto:gburton@paradisevalleyaz.gov>>  
Cc: Council Member Julie Pace  
<jpace@paradisevalleyaz.gov<mailto:jpace@paradisevalleyaz.gov><mailto:jpace@paradisevalleyaz.gov>>, Jeremy  
Knapp <jknapp@paradisevalleyaz.gov<mailto:jknapp@paradisevalleyaz.gov><mailto:jknapp@paradisevalleyaz.gov>>  
Subject: Re: 5564 E Palo Verde Dr (Permit BD17-40851)

Thanks George. We will want to inform the hillside committee that this roof with its grass surface that was approved is going to generate a lot of activity and possibly noise, aside from the obvious which is visual impact to Sanctuary and the surrounding community.

Sincerely,

Scott Moore  
Vice Mayor  
Town of Paradise Valley  
(480) 828-8518

smoore@paradisevalleyaz.gov<mailto:smoore@paradisevalleyaz.gov><mailto:smoore@paradisevalleyaz.gov>

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On Wed, Jan 23, 2019 at 1:01 PM -0700, "George Burton"

<gburton@paradisevalleyaz.gov<mailto:gburton@paradisevalleyaz.gov><mailto:gburton@paradisevalleyaz.gov>>  
wrote:

Dear Vice Mayor,

Per our discussion yesterday, staff contacted the contractor regarding the roof penetrations at 5564 E Palo Verde Dr.

The contractor noted that the penetrations are for roof mounted solar.

The contractor was informed that solar is not included in the original Hillside approval and that the solar panels must go back to the Hillside Committee for review and approval.

The contractor will submit a hillside application shortly to get the process started.

If you have any questions, please contact me at 480-348-3525.

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

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From: George Burton  
Sent: Wednesday, January 23, 2019 11:07 AM  
To: drew  
Cc: Jeremy Knapp  
(jknapp@paradisevalleyaz.gov<mailto:jknapp@paradisevalleyaz.gov><mailto:jknapp@paradisevalleyaz.gov>)  
<jknapp@paradisevalleyaz.gov<mailto:jknapp@paradisevalleyaz.gov><mailto:jknapp@paradisevalleyaz.gov>>; Hugo

Vasquez

<hvasquez@paradisevalleyaz.gov<mailto:hvasquez@paradisevalleyaz.gov><mailto:hvasquez@paradisevalleyaz.gov>>;  
Robert Lee <rlee@paradisevalleyaz.gov<mailto:rlee@paradisevalleyaz.gov><mailto:rlee@paradisevalleyaz.gov>>  
Subject: FW: 5564 E Palo Verde Dr (Permit BD17-40851)

Hi Drew,

Also, all work on the solar must stop immediately since there is no hillside or building approval for the roof mounted panels.

Once all required approvals are granted, the work and inspections on the solar can proceed.

If you have any questions, please contact me at 480-348-3525.

Best Regards,

George Burton

Town of Paradise Valley

Planner

480-348-3525

480-951-3715 Fax

gburton@paradisevalleyaz.gov<mailto:gburton@paradisevalleyaz.gov><mailto:gburton@paradisevalleyaz.gov>

From: George Burton

Sent: Wednesday, January 23, 2019 10:09 AM

To: drew

Cc: Hugo Vasquez

<hvasquez@paradisevalleyaz.gov<mailto:hvasquez@paradisevalleyaz.gov><mailto:hvasquez@paradisevalleyaz.gov>>;

Jeremy Knapp

(jknapp@paradisevalleyaz.gov<mailto:jknapp@paradisevalleyaz.gov><mailto:jknapp@paradisevalleyaz.gov>)

<jknapp@paradisevalleyaz.gov<mailto:jknapp@paradisevalleyaz.gov><mailto:jknapp@paradisevalleyaz.gov>>

Subject: FW: 5564 E Palo Verde Dr (Permit BD17-40851)

Hi Drew,

Thank you for the information and clarification.

The solar will require a Combined Hillside Committee review (and a revision to the existing building permit after the request is approved by the Hillside Committee).

Attached is a copy of the Hillside application.

Please reference page 15 of the application regarding the hillside solar submittal requirements.

Please submit the completed application with the applicable plans and documents to Hillside Administrator Hugo Vasquez for review.

Once the application is deemed complete, it will be scheduled on the next available Hillside Committee meeting agenda.

If you have any questions, please contact Hugo at 480-348-3528 or me at 480-348-3525.

Best Regards,

George Burton

Town of Paradise Valley

Planner

480-348-3525

480-951-3715 Fax

gburton@paradisevalleyaz.gov<mailto:gburton@paradisevalleyaz.gov><mailto:gburton@paradisevalleyaz.gov>

From: drew

Sent: Wednesday, January 23, 2019 8:49 AM

To: George Burton

<gburton@paradisevalleyaz.gov<mailto:gburton@paradisevalleyaz.gov><mailto:gburton@paradisevalleyaz.gov>>

Subject: RE: 5564 E Palo Verde Dr (Permit BD17-40851)

Hi George,

I apologize, once construction started, I shift to several other project and am no longer involved in the day to day with the Mclinden Residence.

Unfortunately, no one told me about the addition of solar and Andy was unaware that hillside approval was required for the solar panels.

I will be submitting drawings ASAP for hillside review.

The solar that we are proposing will be located on the lower parapet roof of the garage/kitchen wing.

The panels will be mounted with minimal slope and will be fully screened in elevation with a +/- 13" parapet.

The mounts will be dark and the panels will also be the darker than the approved roof.

Please let me know what the hillside process for the addition of the solar.

I'm assuming this can not be done administratively and will need to go through the Combined review.

Please let me know if you need me to come in for a pre-app meeting.

I apologize again for the confusion.

Thanks,

drew bausom |  
the construction zone