

4211 E. Claremont Project Update

Based upon feedback from the May 11, 2022 meeting with the Paradise Valley Hillside Building Committee we propose the following updates to our original plan:

- 1) Treat the DC Cobble rocks to darken their color.
 - a. Permeon is another mentioned product. Reached Eric Tyler and Tyler Mefferd to obtain additional product information.
 - b. Natina is a local firm with an available product, a "natural rock stain". I have a cost estimate and application notes.
 - c. The firm in charge of our path has recommended a stain available via Marvel Building Supply.
- 2) Remove all 13 vegetation lights from the visible portion of the path. Only 5 path lights will remain on the portion of the path visible from neighbors. Note, the path adjacent the east side of the home is below the elevation of the home and the soil.
- 3) Rake the entire disturbed area to integrate the rock and soil for a more natural look.
- 4) Replace the planned vegetation with a native seed mix. Currently seeking a "Desert Mountain Seed Mix" or "Sonoran Desert Shrub Seed Mix" from Native Seeds and Cactus Store.

1) The Project

- a. Lot 16 of Clearview Edition subdivision
- b. Lot Area: 44,935 sq ft or 1.03 acres, per Maricopa County Assessor's Office
- c. Disturbed Area Info
 - **Building Pad Slope: 7.2%**
 - Vertical: 12.5 feet
 - Horizontal: 173 feet
 - **Site Slope: 7.4%**
 - Vertical: 20 feet
 - Horizontal: 271 feet (shortest)
 - **Allowable Disturbed Area per Table 1, Article XXII: 60% for a 10% slope**
 - Allowable Disturbed Area: 26,961 sq ft
 - Existing Disturbed Area including Total Livable Footprint, Garage, and Driveway:
 - 23,817 sq ft
 - 53%
 - **Proposed Additional Disturbed Area: 1732 sq ft**
 - 309 ft path, 5 ft wide: 1545 sq ft
 - Two 3 ft x 3 ft trees: 18 sq ft
 - Paver pad: 169 sq ft
 - **Net Proposed Disturbed Area Calculation: 17,200 sq ft or 38.2%**
 - Proposed Gross Disturbed Area: 25,549 sq ft
 - Subtract Total Livable Footprint: 6612 sq ft
 - Subtract Attached Garage Footprint: 1737 sq ft
 - Subtract Driveway Credit (50% of total area): 0 sq ft
 - Equals Net Proposed Disturbed Area: 17,200 sq ft or 38.2%
- d. Natural Path out to an open area to view Phoenix Mountain Preserve
 - i. No change in grade/slope or elevation.
 - ii. Strongly encourages humans to stay on the path and avoid the natural vegetation, rocks, etc.
 - iii. Outlined with DC Cobble Rip Rap (same used on 6149 E. Indian Bend and approved by Hillside Committee). This local rock matches some of the natural rock and "gravel" colors. Drainage can and will flow around the edges of each rock. → The DC Cobble will be treated to darken their color.
 - iv. Similar to paths in Desert Botanical Gardens, Phoenix Mountain Preserve, etc.
 - v. Path location winds to avoid most vegetation and not disturb cactus, palo verde and creosote.
 - vi. Add ~0.25" ¼ minus to slightly smooth the path.

- e. Steps to provide a more stable path
 - i. Step is made from DC Cobble
 - ii. Conform to the terrain grade and elevation. These are not classic steps with an approximate 6" Tread Depth (vertical rise) and a horizontal top surface. These steps have a rise of 3-6" and the horizontal surface and ascending path match the terrain grade.
- f. Natural looking sitting area
 - i. Mega Libre pavers of Bella color. This color clearly matches the surrounding natural dirt/rock. The pavers have been cut such that the resulting paver area is a natural looking feature (not square, rectangular, circular and without typical man-made edges).
 - ii. Two "love seats" of bronze metallic finish, very narrow metal construction to minimize the viewable area. They have no glare or reflection and have no cloth or wood surface.
 - iii. The intent is to sit or stand and enjoy the view. No other structures, firepits, etc.
- g. Revegetate with Native Seed Mix
- h. Add Low Voltage Lighting, compliant with section 2208.
 - i. 12 Total low voltage lights, <math><0.25\text{fc}</math> 10' from fixture, <math><0.25\text{fc}</math> at property line, >10' from property line, <math><250</math> lumens, all mounted, no up-lights.
- i. Remove silt from a natural desert swale.
 - i. Remove silt and sand from natural swale.
 - ii. This swale is ~3" deep. Natural lining (no rip rap or gravel).



+ 4211 E CLAREMONT AVE X 🔍
- Show search results for 4211 E CLARE...

Feature Information

(1 of 1)

Clear ?

169-22-097

Owner Information

Owner Name: YK WELLNITZ LIVING TRUST
 Property Address: 4211 E CLAREMONT AVE PARADISE VALLEY 85253
 Mailing Address: 4211 E CLAREMONT AVE PARADISE VALLEY AZ 85253
 Deed Number: 200300426
 Sale Date: 04/1/2020
 Sale Price: \$2,095,000

Property Information

Lat/Long: 33.528210, -111.989429
 S/T/R: 7 2N 4E
 Jurisdiction: PARADISE VALLEY
 Zoning: R-43
 PUC: 0171
 Lot Size (sq ft): 44935
 MCR #: 195-46
 Subdivision: CLEARVIEW EDITION
 Lot #: 16
 Floor: 1
 Construction Year: 1994
 Living Space (sq ft): 5,676

Valuation Information

Tax Year:	2022	2021
FCV:	\$2,080,800	\$1,961,200
LPV:	\$2,005,722	\$1,910,211
Legal Class:	3.1	3.1



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