

# TOWN OF PARADISE VALLEY

Hillside Designation Removal Request  
4554 E. McDonald Drive

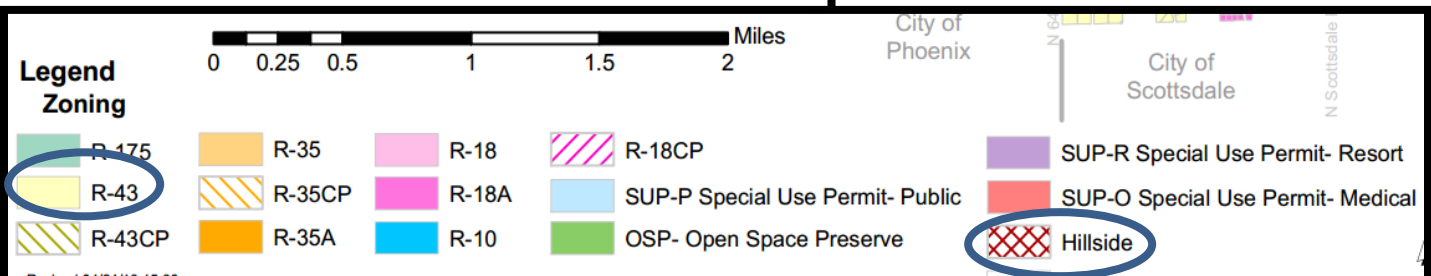
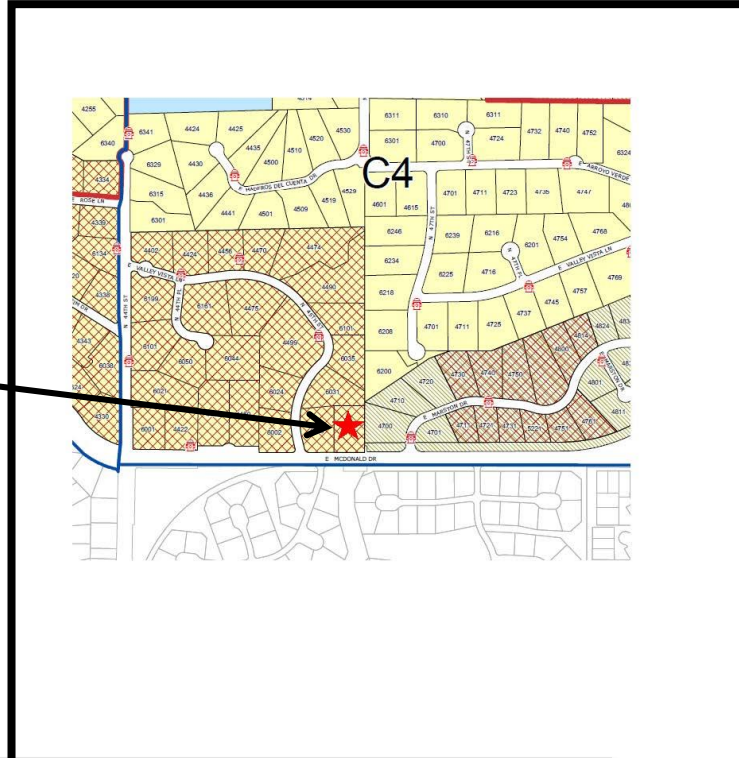


Town Council  
April 12, 2018



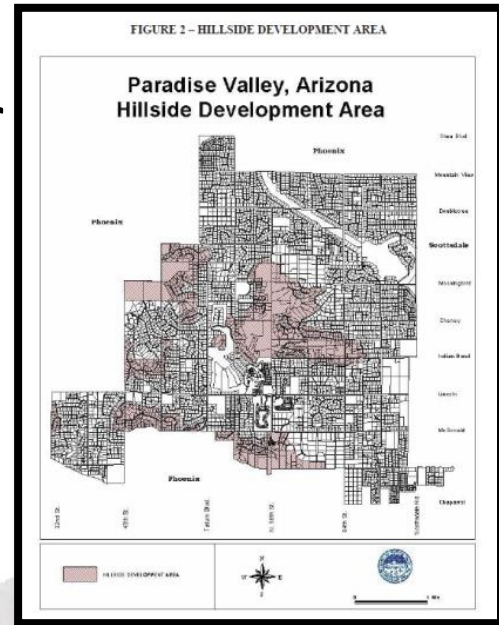
# Zoning Map

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

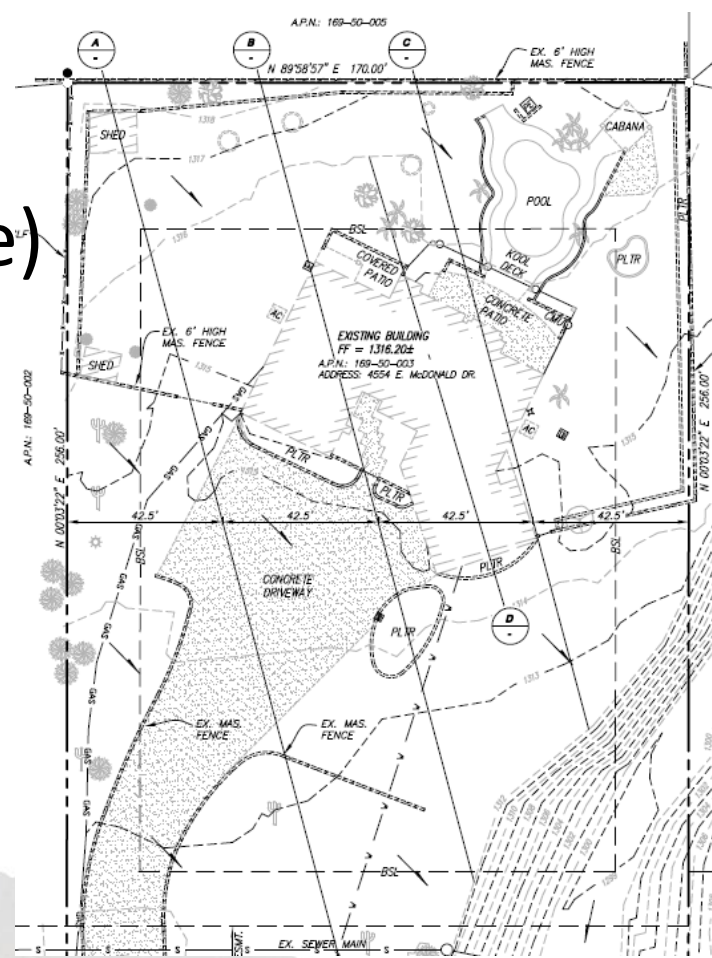


# Site Photos



# Slope Analysis

- 4554 E. McDonald (1.01 acre)
- Borders McDonald Dr.
- Adjacent to non-hillside lots
- Avg lot slope = 2.93%
- Building Pad Slope = 1.54%



# Hillside Building Committee

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





# Action

[Approve/Deny Resolution 2018-10] the request to remove the hillside designation on 4554 E. McDonald Dr. (APN 169-50-003)



# Questions

Subject Property

