

SARA JACOBY

Landscape Design

Attn: Bob Lee
Town of Paradise Valley, Building Department
6401 E. Lincoln Dr.
Paradise Valley, AZ 85253
P 480.348.3692

02.13.17

RE: Project Narrative for site improvements at 5506 E. Morrison Dr.

Dear Mr. Lee and Committee Members:

This project narrative serves to describe the purpose and nature of the improvements proposed for the property at 5506 E. Morrison Dr., owned by Jami and Fred Pryor. The principal reasons for the site improvements are to improve access, usability, and aesthetics of the site based on elements of comparable properties in the immediate vicinity. The areas of the site where improvements are proposed are as follows; the entry and driveway, the frontage and east/west perimeter landscape, and the front door entry area. All of the proposed improvements will be made to previously disturbed areas of the site.

Entry and Driveway

The driveway grade is of concern to the Pryors due to the fact that the slope of the driveway and crowning of the sloped street and rolled curb cause damage to the fenders and bumpers of vehicles including their own and those of visitors. Not only do the vehicles sustain damage, but the paving as well. They seek to remedy this problem by re-grading the driveway and entry so as to match the slope of the street with a longer transition uphill toward the residence. To do this would require lowering the grade of the driveway at the entry, and cutting the existing rolled curb to install a new driveway apron. Surrounding areas will need to be re-graded as well to transition and ensure the flow of drainage off the property. The new driveway paving will be concrete pavers with a flagstone

band edge to blend with the surrounding desert areas. A new mailbox will have to be built due to widening the driveway to level the grade at the existing mailbox location. All work in the R.O.W. will be reviewed under a separate R.O.W. permit.

Frontage and Perimeter Landscaping

The proposed frontage and perimeter landscaping will improve screening of the driveway pavement from views at higher elevations, increase site security by providing a perceived barrier, and stabilize hillside slopes while complimenting the architecture. Frontage plantings will include low water use shrubs, accents, and groundcover, with lower profile plantings at entries and accents at focal points. The plantings will help with erosion control on the slope along the Morrison Dr. frontage. In addition, natural boulders relocated from on-site are proposed to stabilize the mass of the slope along the Morrison Dr. frontage. Frontage improvements will be reviewed under a separate R.O.W. permit as well.

The west slope retaining wall with finishes to match the architecture will provide slope stabilization while providing a landscape space that is accessible to maintenance personnel. The east slope includes low water use plantings that will stabilize the slope and provide enhanced views from the residence toward the uphill slope. Synthetic turf along the east side of the residence will provide a low water use, walkable space for improved drainage from the northeast corner of the property. A drip irrigation system will supply water to proposed plantings and low voltage lighting is proposed to accent planting at focal points and paths of travel.

Front Door Entry

The proposed front door entry area will enhance security with low view walls, decorative railings, and columns that match the architectural finishes and metalwork of the house. The proposed front door entry area view walls and columns will be setback within the perimeter of the allowable building area and not extend past the existing architecture. This area will also function to provide a focal point for the front door entry of the house while obscuring views into front windows with planting and the low walls and columns. Enhanced paving of the front entry area will be natural flagstone.

Jami and Fred Pryor hope that the committee and town staff will find that these improvements are reasonable and in keeping with the Town of Paradise Valley's Hillside ordinance intent and goals. They have personally spoken with their neighbors regarding the project and their plans for improvement have been well received. We look forward to your recommendation for approval.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Sara Jacoby".

Sara Jacoby, RLA



To: HILLSIDE BUILDING COMMITTEE

Cc: Paul Michaud, Senior Planner
George Burton, Planner

From: Robert D Lee, CBO
Building Official, Fire Marshal

Date: March 1, 2017

Subject: Combined review for site improvements at 5506 E Morrison Dr.

Narrative: New site walls are proposed on either side of the entry and new retaining walls and landscaping are proposed on the west side of the property. A new brick paver auto court is also proposed. A revised driveway approach is planned and will be done under a separate Encroachment Permit through the Engineering Department.

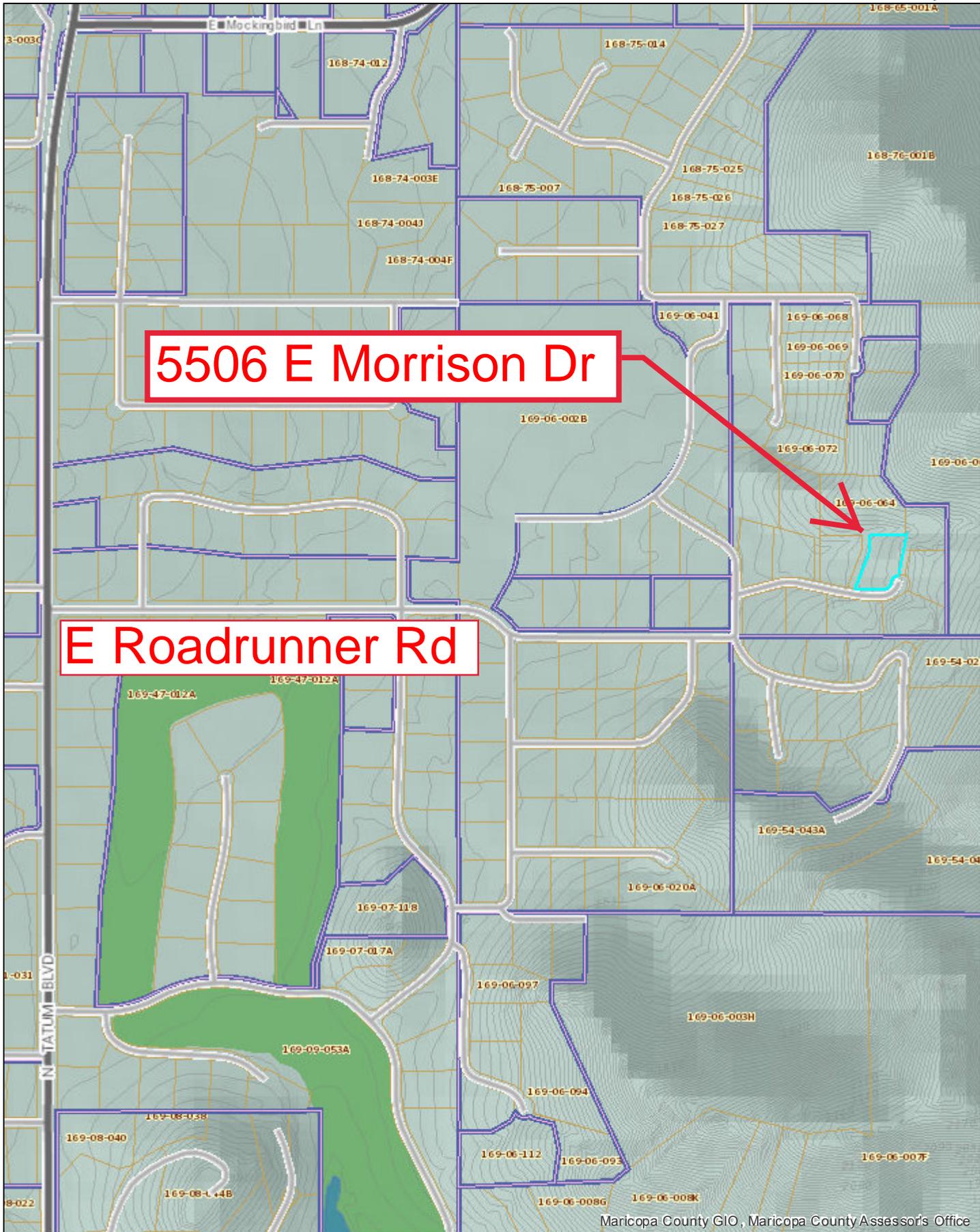
Description	Quantities
Area of Lot	1.010 acres or 43,998 Sq Ft
Area Under Roof	unknown
Floor Area Ratio	unknown
Building Site Slope	unknown
Allowable Disturbed Area (%)	unknown
Allowable Disturbed Area (Sq Ft)	unknown
Existing Disturbed Area	unknown
Proposed Disturbed Area (%)	No change
Proposed Disturbed Area (Sq Ft)	No change
Volume of Cut/Fill	0 Cubic Yards
Hillside Assurance	\$0
Number of Retaining Walls	1
Length of Retaining Walls	100 Ft
Maximum Building Height	24 feet 0 inches
Overall Height	40 feet 0 inches

Stipulations:

1. All construction parking shall be located on site as much as possible. Any off street parking shall be confined to the north side of E Morrison Dr. No construction materials or debris will be allowed on the Town's right-of-way.
2. No final approval shall be issued until all hillside stipulations and all Town Code requirements are complied with, including landscaping.
3. Noise from construction that can be heard off-site, including, but not limited to, hydraulic ram hammers, equipment used to cut through rock, machinery with audible back-up warning devices, powered machinery, truck delivery and idling, constant and persistent hammering, shall be limited to use between the hours of 7:00 AM and 5:00 PM Monday through Friday; no work on Saturday, Sunday or legal holidays. Summer hours start one hour earlier.
4. The limits of construction and proposed disturbed areas shall be clearly staked in the field, with visible roping, prior to and during construction and shall conform to the approved individual site analysis plan. No disturbance shall be permitted beyond the areas designated as the limits of disturbance both during and after construction
5. No Financial Assurance is required prior to the issuance of the building permit.



Map





Map





TOWN OF PARADISE VALLEY HILLSIDE DEVELOPMENT

DATE: 1/20/17

SUBDIVISION NAME: El Dorado Estates

ADDRESS OF PROPERTY 5506 E. Morrison Ln. Dr.
Paradise Valley, AZ 85253

ASSESSOR'S PARCEL NUMBER: 1169-06-058

LEGAL DESCRIPTION: Lot 7, El Dorado Estates, according to book 174 of maps, page 26, records of Maricopa County, AZ

ARCHITECT: Sara Jacoby 480.293.4163
NAME PHONE NUMBER

8637 E. Sandalwood Dr. Sara@sarajacoby.com
ADDRESS Scottsdale, AZ 85250 E-MAIL ADDRESS

ENGINEER/OTHER: Kevin McDougall 602.619.9900
NAME PHONE NUMBER

4624 E. Marilyn Rd. Kevin@mcDougalldecon.com
ADDRESS Phoenix, AZ 85032 E-MAIL ADDRESS

OWNER: Jami & Fred Pryor 816.674.6512
PRINT NAME PHONE NUMBER

5506 E. Morrison Ln. jami.pryor@gmail.com
ADDRESS Paradise Valley, AZ 85253 E-MAIL ADDRESS

Sara Jacoby 1/20/17
SIGNATURE OF OWNER OR REPRESENTATIVE DATE

PRE-APPLICATION CONFERENCE WITH STAFF ON: _____

APPLICATION SUBMITTED ON: _____

APPLICATION FEE: _____

RECEIPT NUMBER: _____ RECEIVED BY: _____

SARA JACOBY

Landscape Design

Attn: Paradise Valley Neighbor
6401 E. Lincoln Dr.
Paradise Valley, AZ 85253

02.14.17

RE: Combined Plan Review for Hillside Driveway & Landscape Improvements

Dear Neighbor,

An application has been submitted to the Town of Paradise Valley for driveway and landscape improvements at 5506 E. Morrison Dr. In compliance with Town requirements, this letter is being sent to you as a courtesy to inform you of the pending application. The Hillside Building Committee will be reviewing this application on Wednesday, March 8th, 2017 at 8:00 AM at the Paradise Valley Town Hall located at 6401 E. Lincoln Dr.

The purpose of the Formal Plan Review meeting is for the Hillside Committee to review the submittal for compliance with the goals, purposes, and specific criteria of the Town of Paradise Valley Hillside Development Regulations.

The Hillside Committee will approve, approve with stipulations, or deny the submittal.

This meeting is open to the public and you may feel free to attend.

If you have any questions, please contact the property owner, Jami Pryor, at 816.674.6512.

Thank you,



Sara Jacoby, RLA

From: Sara Jacoby
To: [Robert Lee](#)
Subject: Re: 5506 E. Morrison Dr. Hillside plans for review
Date: Tuesday, February 21, 2017 1:54:15 PM
Attachments: [PryorNotificationLetter.pdf](#)
[PryorNotificationLetterList.pdf](#)

Hi Bob,

Glad you are feeling better. I got in contact with Paul and dropped off a copy of the notification letter for you, mailed out the letters at the post office there, and picked up the notice sign last Friday. According to what I read in the ordinance (<http://paradisevalleyaz.gov/documentcenter/view/130> pg. ZO-XXII-9), letters are required for properties within 500'. Could you please confirm? Attached is the list of properties that I sent notification letters to, and the notification letter. Also, attached is an image of the map with properties numbered to correspond to the list. Letters were mailed to the mailing addresses on the list.

Thanks!