

4211 E. Claremont Project Narrative

- Overview:
 - We are in a mini valley. To view our property on the south side of the home, a person must look down from an adjacent property or use binoculars from a hillside property north of Lincoln.
 - The building pad slope and property slope are less than 10%.
 - We are not materially changing the grade/slope or elevation.
 - The Project Plan
 - Outline a natural looking path from the home to an open area to view the mountains.
 - Add a natural looking sitting area.
 - Add Sonoran Desert approved vegetation.
 - Add Low Voltage Lighting, section 2208 compliant.
 - Add Irrigation for the vegetation.
 - Remove silt from a natural desert wash.
 - We are avoiding most vegetation, especially classic desert (cactus, palo verde and creosote) vegetation.
 - We are not removing rocks, boulders or dirt from the property.

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.
 - 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. Add Sonoran Desert approved vegetation, referencing Town of Paradise Valley Landscape Guidelines.
















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QTY - Plant Legend - Botanical Name - Size

- 9  Hopsed Bush - *Dodonaea viscosa* - 5 gallon
- 6  Purple Sage Chihuahua - *Leucophyllum laevigatum* - 5 gallon
- 27  Golden Barrel Cactus - *Echinocactus grusonii* - 5 gallon
- 6  Smooth Blade Desert Spoon - *Dasylistrion wheeleri* - 5 gallon
- 14  Yellow Bells - *Tecoma stans* - 5 gallon
- 7  Lantana Trailing - *Lantana montevidensis* goldmound 5 gallon
- 8  Organ Pipe Cactus - *Stenocereus thurberi* - 5 gallon
- 2  Native or Velvet Mesquite - *Prosopis juliflora* or *velutina* - 25 gallon
- 12  Mexican Bird of Paradise - *Caesalpinia gilliesii*
- 6  Trailing Purple Lantana - *Lantana montevidensis* 5 gallon
- 12  Argentine Cereus - *Trichocereus* spp - 5 gallon
- 14  Yucca Alfolia - *Aloifolia* - 5 gallon
- 11  Agave - *Parryi* - 5 gallon

- h.
 - i.
- i. Add Low Voltage Lighting, compliant with section 2208.
 - i. 25 Total low voltage lights, <0.25fc 10' from fixture, <0.25fc at property line, >10' from property line, <250 lumens, all mounted, no up-lights.
 - 1. 7 of the 25 low voltage lights shielded from outside view by the home and property grade.
 - 2. 17 low voltage lights for low illumination of vegetation or boulders/terrain.
 - 3. 8 of the 25 low voltage lights are randomly placed walkway lights.
 - 4. No lights to illuminate the property walls or home.
- j. 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).

2) Vegetation in the area that will not be impacted:

- a. Brittle Bush – some
- b. Triangle Bursage (ragweed) - lots
- c. White Ratany – 1
- d. Buck-horn/Teddy Bear Cholla – 2
- e. Saguaro - 2
- f. Creosote – ~8
- g. Purple Rock Cress, aka Texas Sage - ~8
- h. Natural Palo Verde - ~10
- i. Rainbow Cactus – 1
- j. Strawberry Hedgehog Cactus – 2



Maricopa County Assessor's Office Parcel Viewer



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



[Zoom to](#)

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4211 E CLAREMONT AVE X
Show search results for 4211 E CLARE...



