



6115 North Cattletrack | Scottsdale, Arizona 85250 | p-480-951-8558 | f-480-951-8559 | www.kendledesign.com

November 22, 2017

Charles J Slack Jr & Elizabeth Joint Rev
2710 S Rural Rd
Tempe, AZ 85282

Subject: Formal Plan Review for a new residence at 5416 E. Desert Jewel Dr.

To whom it may concern,

An application has been submitted to the Town of Paradise Valley for a new home at 5416 E. Desert Jewel 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, December 13th, 2017 at 8:00 AM at the Paradise Valley Town Hall located at 6401 East Lincoln Drive.

The purpose of 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 call me at 480.951.8558

Sincerely,

A handwritten signature in dark ink, appearing to be 'Brent', with a long horizontal flourish extending to the right.

Brent Kendle, AIA, LEED AP



To: HILLSIDE BUILDING COMMITTEE

Cc: Paul Mood, Town Engineer
Paul Michaud, Senior Planner
George Burton, Planner

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

Date: December 6, 2017

Subject: Formal review for a new home at 5416 E Desert Jewel Dr

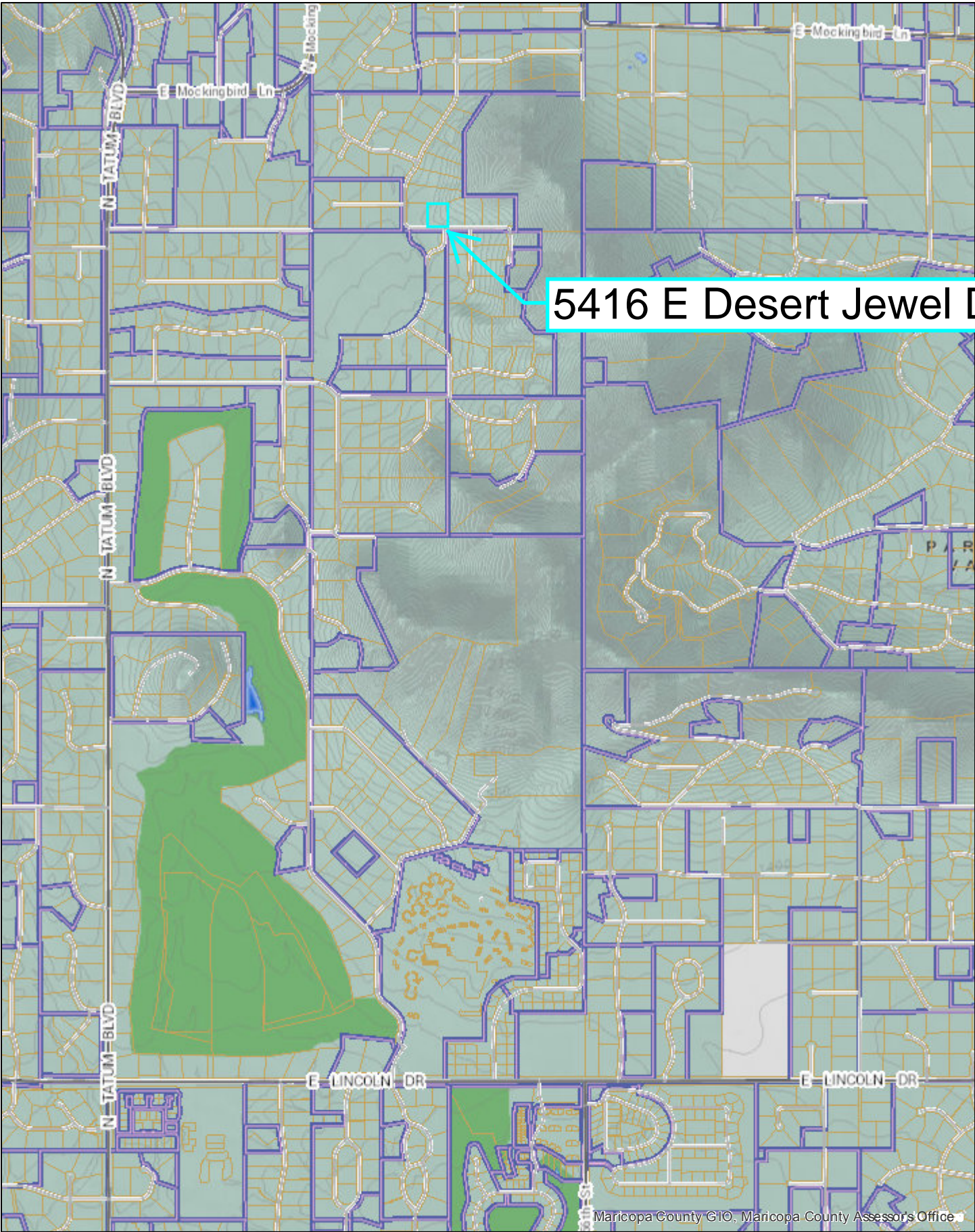
Narrative: This review is for a new residence of 5900 livable sf and a 4-car garage. There are significant rock outcroppings at the southern part of the site. The home is to be constructed of earth tone split face blocks and two tone stucco.

Description	Quantities
Area of Lot	1.002 acres or 43,655 Sq Ft
Area Under Roof	6,409 Sq Ft
Floor Area Ratio	14.68%
Building Site Slope	20.70%
Allowable Disturbed Area (%)	18.59%
Allowable Disturbed Area (Sq Ft)	8,116 Sq Ft
Existing Disturbed Area	0 Sq Ft
Proposed Disturbed Area (%)	18.58%
Proposed Disturbed Area (Sq Ft)	8,109 Sq Ft
Remaining Disturbed Area (%)	.01%
Volume of Cut/Fill	2360/999 Cubic Yards
Hillside Assurance	\$83,975
Number of Retaining Walls	7
Length of Retaining Walls	398 Ft
Maximum Building Height	23 feet 10 inches
Overall Height	38 feet 6 inches

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 Desert Jewel 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. An automatic fire sprinkler system will be installed in all attic spaces.
5. 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
6. A Financial Assurance in the amount of \$83,975 shall be paid prior to the issuance of the building permit.



Map



5416 E Desert Jewel Dr



Map





**PARADISE VALLEY
SPECIAL HILLSIDE BUILDING COMMITTEE MINUTES
October 11, 2017**

1. APPLICATION REVIEW

**A. Concept review for new single-family residence located at 5416 E
Desert Jewel Drive. (APN: 168-75-029)**

**Brent Kendle, Architect
Nick Prodanov, Engineer
Richard Van Horne, Architect**

George Burton said that this is a concept review of an application to construct a new home on a vacant lot at 5416 East Desert Jewel Drive. He said that this a concept review for a new single family residence and it will be coming back once more for a formal review. He said that preliminary data show that everything is compliant with the code and the applicant is here to discuss the project and detail.

Mr. Kendle stated that it is a new development because of the large rock that is on the property. He acknowledged that the house below this property has very large foliage. Mr. Kendle said that when the house is complete, it will be almost unchanged from the street view because of the rock out cropping.

Mr. Kendle acknowledged that they are using dark earth tones to blend in with background. Earth toned split face tone and retaining walls will disappear into the site.

Chair Jarson asked Mr. Kendle if he anticipates he will need any variances. Mr. Kendle confirmed that they do not anticipate any variances.

Chair Jarson asked Mr. Kendle if the client has any consideration for adding solar electricity. Mr. Kendle confirmed that the client has not made any requests for solar.

Chair Jarson asked if the synthetic lawn area displayed was for retention. Mr. Kendle confirmed that it was for dogs.

Mr. Tom Campbell asked what the function below the pool was for. Mr. Kendle confirmed there is not occupied space under it. Mr. Campbell said that it was a big face for the pool for the 20ft high wall. Mr. Kendle said there does not appear to be an obstruction of view for the downhill neighbor.

Mr. Tom Campbell said that the design was great, and only concern is that pool is so tall and so close to the rear property line. The committee agreed that Mr. Kendle should stake the area of the pool for formal review.

Mr. Scott Tonn asked Mr. Kendle if he is jumping the color off of the chimney instead of the base color of the house. Mr. Kendle confirmed this and said it will increase the visual mass of the house.

Chair Jarson asked Mr. Kendle to bring in actual samples of the palette. Chair Jarson said he approved of the dark color roof.

Chair Jarson said to be careful of the lighting placement in regards to the vertical surface.

Citizen Mr. David McClaughlin asked how big the driveway was going to be and had inquiries on the driveway ingress/egress.

Chair Jarson thanked the applicants for the concept review.

Chair Jarson motioned that the Committee move into Executive Session with the purposes of consulting with council. Mr. Richard Mahrle seconded. The motion was passed unanimously, 4-0.



TOWN OF PARADISE VALLEY HILLSIDE DEVELOPMENT

DATE: 8/9/2017

SUBDIVISION NAME: Vista Rica

ADDRESS OF PROPERTY 5416 E Desert Jewel Dr, Paradise Valley AZ 85253

ASSESSOR'S PARCEL NUMBER: 168-75-029

LEGAL DESCRIPTION: A subdivision plat recorded in book 171 of maps, page 28, mcr., located in a portion of the se 1/4 of the sw 1/4 of the se 1/4 of section 32, t.3n, r.4e of the gila & salt river base and meridian, maricopa county, arizona

ARCHITECT: Brent Kendle, Kendle Design Collaborative 480-951-8558
NAME PHONE NUMBER

6115 N. Cattletrack Rd., Scottsdale, AZ 85250 brent@kendledesign.com
ADDRESS E-MAIL ADDRESS

ENGINEER/OTHER: Nick Pradanov, PE, PMP 602-889-1984
NAME PHONE NUMBER

8808 N. Central Ave., Suite 288, Phoenix, AZ 85020 nick@ldgeng.com
ADDRESS E-MAIL ADDRESS

OWNER: Jason Scherr 954-261-9573
PRINT NAME PHONE NUMBER

6843 Lost Garden Terrace Parkland FL 33076 Jscherr@ntsbiz.xom
ADDRESS E-MAIL ADDRESS

 7/31/2017
SIGNATURE OF OWNER OR REPRESENTATIVE DATE

PRE-APPLICATION CONFERENCE WITH STAFF ON: 8/9/17

APPLICATION SUBMITTED ON: 9/21/17

APPLICATION FEE: \$6375-

RECEIPT NUMBER: 5041485 **RECEIVED BY:** SHARON



HARDSCAPE
TO MATCH INTERIOR: TBD

GUARDRAIL
42" HIGH TEMP. GLASS, CLEAR



METAL 1
TO MATCH WINDOW SYSTEM FINISH
LRV: 2.5



FLAT ROOF
DURO-LAST SINGLE PLY ROOF
MEMBRANE. COLOR: DARK GREY
LRV: 25



PERMEABLE PAVERS
ACKER-STONE PALOMINO GRIND
GROUND FACE
LRV: 24



SPLIT FACE CMU
Superlite Block, Integrally colored CMU
Color: Monterey Stone
LRV: 16.14



STUCCO
SMOOTH SAND FINISH. MATCH BENJAMIN
MOORE HC-166 KENDALL CHARCOAL
LRV: 12.6



STUCCO
SMOOTH SAND FINISH. MATCH BENJAMIN
MOORE AF-675 FUSION
LRV 36.3



GARAGE DOORS
TRANSLUCENT PANELS W/ FRAME
TO MATCH METAL 2



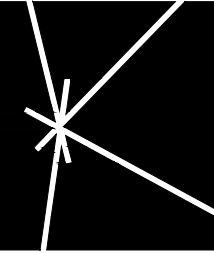
STONE
TBD:
LRV: TO NOT BE IN GREATER THEN
38%



METAL 2
TO MATCH WINDOW SYSTEM FINISH
LRV: 2.5



GLAZING
CLEAR, LOW-E INSULATED GLAZING
IN DARK BRONZE ANODIZED FRAME



KENDLE DESIGN
COLLABORATIVE

6115 NORTH CATTLETRACK
SCOTTSDALE, ARIZONA 85250
PH 480.951.8558
BRENT@KENDLEDESIGN.COM
KENDLEDESIGN.COM

Scherr Residence

5416 E. Desert Jewel Drive,
Paradise Valley, AZ
85253

All drawings and written material appearing herein constitute the original and unpublished work of Kendle Design Collaborative. Any duplication or reproduction of these documents or any portion herein without the expressed written permission from Kendle Design Collaborative is prohibited by law.

5		
4		
3		
2		
1		
MARK	DATE	DESCRIPTION

ISSUE: 12/5/17 - FORMAL REVIEW

PROJECT NO:

CAD DWG FILE:

DRAWN BY: CK, RV/H

CHECKED BY: BK

SHEET TITLE:

EXTERIOR
MATERIALS

A-7.0



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Brent Kendle, AIA, LEED AP

From: Richard Van Horne
To: [Robert Lee](#)
Subject: Staking 5416 E Desert Jewel
Date: Monday, December 04, 2017 9:01:20 AM

Bob,

Good morning, I hope you enjoyed your weekend. I have a couple of quick questions.

- Does the house staking require us to have a staking plan in a plastic bag on site? The house has been all staked out we just wanted to double check on this?
- Are the notification of hearing signs ready to be placed on the site? I have yet to hear if they are ready.
- Our letters for the hillside review were sent out on November 21, Three weeks prior to the hillside review scheduled on December 13.

Thank you,

Richard van Horne
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