



Legislation Details (With Text)

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On agenda: 6/8/2022 **Final action:**
Title: Combined review of a natural-looking path and sitting area with Sonoran Desert vegetation 4211 E Claremont Avenue (APN: 169-22-097). (continued)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Hillside Map.pdf, 2. Vicinity Map.pdf, 3. Aerial.pdf, 4. Application.pdf, 5. Notification Materials (05112022).pdf, 6. Narrative (06082022).pdf, 7. Report (06082022).pdf, 8. Plans (06082022).pdf, 9. Narrative (05112022).pdf, 10. Report (05112022).pdf, 11. Plans (05112022).pdf, 12. Material Board.pdf, 13. Comments (05112022).pdf

Date	Ver.	Action By	Action	Result
6/8/2022	1	Hillside Building Committee		

To: Hillside Building Committee

From: Hugo Vasquez; Hillside Development Administrator Jose Mendez; Hillside Development Planner

Date: June 8th, 2022

Subject: Combined review of a natural-looking path and sitting area with Sonoran Desert vegetation 4211 E Claremont Avenue (APN: 169-22-097). (continued)

Narrative: The proposed project shall construct a sitting area and path with additional landscaping and landscape/pathway lighting. The new project has an application date of October 4th, 2021 and will be reviewed under the current Hillside Development Regulations.

Lot Data		
1.	Area of Lot	1.032 ac or 44,935 ft ²
2.	Area Under Roof	No Change
3.	Floor Area Ratio	No Change
4.	Building Site Slope	7.20%
5.	Allowable Disturbed Area	26,961 ft ² (60.00%)
6.	Existing Net Disturbed Area	15,468 ft ² (34.42%)
7.	Proposed Net Disturbed Area	17,200 ft ² (38.28%)
8.	Maximum Building Height	No Change
9.	Overall Height	No Change
10.	Volume of Cut/Fill	No Change

11.	Hillside Assurance	\$0
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Background

The property contains a single family residence originally constructed in 1994. The Town was recently notified that the property had created a landscaped path and created disturbances without hillside approval. The applicant intends to complete the landscaped path, landscaping, and lighting if approved by the Hillside Building Committee. The Hillside Building Committee elected to continue the application during the May 11th, 2022 meeting after providing feedback to the applicant. The applicant has now proposed reduced the scope of work and has also proposed additional desert varnish treatment to the DC cobble rip rap.

Hardscape

A mix of gray and brown pavers (LRV 12-37), DC cobble rip rap, and decomposed granite (Madison Gold) are proposed for the walking path and sitting area surfaces taking 1,732 ft² of disturbance. DC cobble rip rap has been proposed for the path border. The applicant has proposed to use Natina desert varnish (or equivalent) to blend the DC cobble rip rap more effectively to the surrounding area. All materials shall have an LRV of 38 or less.

Landscape Lighting

Proposed landscape lighting shall be provided by four (4) downward aimed spotlights (164 lumens actual / 250 lumens allowable) on the steeper steps along the east side of the residence and eight (8) path lights (150 lumens actual / 250 lumens allowable). The applicant previously proposed the use of seventeen (17) downward-aimed spotlights (164 lumens actual / 250 lumens allowable) and eight (8) path lights (150 lumens actual / 250 lumens allowable). All light sources shall have a maximum color temperature of 3000K.

Landscaping

The applicant shall provide a native desert seed mix to the area in lieu of the previously proposed landscaping. Landscape vegetation previously proposed is provided on the table below:

Cacti / Accents / Shrubs	Cacti / Accents / Shrubs	Cacti / Accents / Shrubs
Hopseed Bush	Purple Sage	Golden Barrel
Desert Spoon	Yellow Bells	Training Lantana
Organ Pipe	Native Mesquite	Mexican Bird of Paradise
Trailing Purple Lantana	Argentine Cerus	Yucca Alfolia
Agave		

Land Disturbance

An existing net disturbance of 34.42% (15,468 ft²) currently exists on the lot and the building pad slope of 7.20% allows a disturbance of 60.00% (26,961 ft²) the lot. The applicant has proposed a net disturbed area of approximately 38.28% (17,200 ft²), which is less than the allowable disturbance.

Grading and Drainage

No grading work has been proposed. The applicant shall construct the path in a manner that does not negatively affect storm water flow. If future grading work is required, the applicant shall submit a grading permit applicant for review.

Sewer

The property has an existing connection to a public sewer system.

Hillside Safety Improvement Plan

The applicant was not required to submit a Hillside Safety Improvement Plan based on the proposed scope of work.

Combined Plan Review

Should the Hillside Committee wish to approve this application, staff suggests the following stipulations:

1. Any changes to the Hillside-approved plans may result in delays in permit plan review and inspection processes.

Any proposed changes should be reported to the Staff to determine compliance with Hillside Development Regulations. Changes may be subject to a Staff, Chair, or Committee review.

2. The Applicant shall submit a Construction Staging Plan to the Town per the Hillside Safety Improvement Measures and Process Manual for review and approval prior to being issued a building permit.

3. The Applicant shall submit a liability insurance policy for the proposed project in the amount of \$2 million per occurrence and \$5 million aggregate naming the Town of Paradise Valley as an additional insured prior to being issued a building permit.

4. Prior to issuance of a permit, the Applicant shall submit a Hillside Assurance in the amount of \$0.

5. All construction parking shall be located on the property as much as possible. Any offsite parking shall be confined to the adjacent streets along the immediate property frontage. All offsite parking shall be located on the same side of the street. No construction materials will be allowed to be stored on the Town's right-of-way.

6. All recommendations provided in the Safety Improvement Plan shall be followed by the applicant. An Arizona Registered Engineer contracted by the applicant shall review, for compliance with the recommendations provided in the Safety Improvement Plan, the proposed plans prior to submitting for a permit. The contracted Arizona Registered Engineer shall provide a sealed letter stating that the plans submitted are in accordance with the Safety Improvement Plan. Any field work related to the Safety Improvement Plan, including but not limited to rock bolting, rock cuts, mesh placement, and boulder stabilization methods, shall be inspected by a qualified Special Inspector contracted by the applicant. The qualified inspector shall be required to provide a written verification that the improvements were completed per plan prior to the final approval.

7. No final approval or certificate of occupancy shall be issued until all Hillside stipulations and all Town Code requirements are complied with, including, but not limited to, landscaping, fire flow, fire safety and all onsite and offsite improvements.

8. The limits of construction and proposed disturbed areas shall be clearly staked in the field, with visible roping, prior to demolition and during construction and shall conform to the approved individual site analysis plan. Photos of the staking shall be provided prior to issuance of a demolition and/or building permit.

9. 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 comply with Article 8-10, Nuisance Noise, as set forth in the Town Code. Heavy Equipment and construction-related deliveries are generally limited between the hours of 7:00 a.m. and 5:00 p.m. Monday through Friday; no work on Saturday, Sunday or legal holidays. Exceptions include a one hour early start time in summer, time exceptions granted by the Town Manager, and construction not defined as Heavy Equipment or deliveries that can occur outside the 7:00 a.m. to 5:00 p.m., Monday through Friday, time frame.

10. The Hillside Building Committee review is not a complete building permit review of grading and drainage plans. Additional comments may be generated during the building permit review process. Offsite improvements such as curb installation may be required during the permitting process.

11. Desert varnish, such as Eonite or equivalent, shall be provided on all exposed rock cuts.

12. Natural stone selections shall not exceed the maximum allowable LRV of 38, unless explicitly approved by the Hillside Building Committee. Care should be taken when selecting to ensure that the maximum LRV is not exceeded. Failure to comply with may result in delays obtaining a Certificate of Occupancy.

13. A landscape as-built plan shall be provided by the landscape designer at the time of the Final Hillside inspection and prior to the issuance of a Certificate of Occupancy. See Stipulation #1 for more information.

14. A suitable desert seed mix shall be provided for all undisturbed areas requiring revegetation and all retention basins. Any existing non-native fountain or buffel grasses shall be removed from the property.