



Legislation Text

File #: 20-353, **Version:** 1

To: Hillside Building Committee

From: Hugo Vasquez; Hillside Development Administrator

Date: September 9th, 2020

Subject: Combined Review for a remodel, deck and patio expansion, and landscape improvements at 7819 N Mohave Road (APN 169-03-058).

Narrative: The proposed project shall remodel, add to the existing structure, and infilling the rear deck. The new project has an application date of July 1st, 2020 and will be reviewed under the 2018 Hillside Development Regulations.

Lot Data		
1.	Area of Lot	1.848 ac or 80,491 ft ²
2.	Area Under Roof	10,438 ft ²
3.	Floor Area Ratio	12.97%
4.	Building Site Slope	15.79%
5.	Allowable Disturbed Area	25,147 ft ² (31.24%)
6.	Existing Net Disturbed Area	24,128 ft ² (29.98%)
7.	Proposed Net Disturbed Area	24,372 ft ² (30.28%)
8.	Maximum Building Height	20 ft - 6 in
9.	Overall Height	39 ft - 10.75 in
10.	Volume of Cut/Fill	0 yd ³
11.	Hillside Assurance	\$0

Background

The property contains an existing 8,200 ft² residence constructed in 1990.

Remodel

The proposed project shall include an interior remodel, infilling the rear deck, and an updated entryway. A non-conforming structure located east of the residence shall be demolished.

Pool

No changes to the pool are proposed.

Building Materials

The proposed building materials shall include tan stucco finishes (SW7639, Ethereal Mood, LRV 38) and a natural stone veneer (LRV 44) at the front entry. Metal railings, fences, and fascia shall be dark gray (Benjamin Moore #1631, Midnight Oil, LRV 6). Aluminum window and door frames shall be black ((LRV 23). Window sill accents shall be tan concrete (LRV 42). Eaves and patios shall be white oak (LRV 32). All extensively used materials shall have an LRV of 38 or less.

Hardscape

The driveway and modified auto court shall use existing pavers (LRV 22). Natural stone tile with varying LRVs (28-45) are proposed for the entry walkway, read deck and, patio.

Building Lighting

Newly proposed building lighting shall be provided eight (8) customized wall sconces (600 lumens actual / 750 lumens allowable). The applicant has noted that wall sconces shall receive an LED retrofit through a custom order. Existing recessed can lights shall remain in place. All light sources shall have a maximum color temperature of 3000K.

Landscape Lighting

Landscape lighting is specified as thirty-four (34) path lights (90 lumens actual / 250 lumens allowable), twenty (20) step lights (78 lumens actual / 250 lumens allowable), and eight (8) up lights (90 lumens actual / 150 lumens allowable). All light sources shall have a maximum color temperature of 2700K.

Landscaping

Artificial turf is proposed in the driveway are between the main entry and the guesthouse. Proposed site vegetation is provided on the table below:

Trees	Shrubs	Accents/Cactus
Guava	Red Fairy Duster (D)	Whale's Tongue Agave
Nagami	Black Dalea (D)	Blue Agave
Pink Oleander	Turpentine Bush (D)	Candelilla
Desert Museum Palo Verde	Chuparosa (D)	Gopher Plant
Shrubs	Mexican Honeysuckle (D)	White Iceberg Rose
Blue hibiscus	Cape Plumbago (D)	Cape Aloe (D)
Powis Castle Artemisia	Upright Rosemary (D)	Blue Elf Aloe (D)
Cast Iron Plan	Chaparral Sage (D)	Churee (D)
Natal Plum Boxwood Beauty	Autumn Sage (D)	Fire Barrel Cactus (D)
Natal Plum Green Carpet	Mount Lemmon Marigold (D)	Giant Hesperaloe (D)
Sour Orange Hedge	Groundcovers	Beavertail Prickly Pear (D)
Hop Bush	Angelita Daisy	Blue Glow Agave (D)
Green Spire Euonymus	Germander	Vines
Euryops Daisy	Desert Marigold (D)	Bougainvillea
Dwarf Yaupon Holly	Damianita (D)	Guava
Arabian Jasmine	Sandpaper Verbena (D)	Pink Trumpet Vine
Little Ollie Dwarf Ollie	White Lantana (D)	Tombstone Rose
Russian Sage	Blackfoot Daisy (D)	Star Jasmin Vine
Indian Hawthorne	Pestemon Species (D)	
Upright Rosemary	Accents/Cactus	
Coral Fountain	Century Plant	
Yellow Bells	Twin Flower Agave	

*Plants marked with (D) are locate the driveway area only.

Land Disturbance

A net disturbed area of 29.98% (24,128 ft²) currently exists on the lot and the building pad slope of 15.79% allows a disturbance of 31.24% (25,147 ft²) the lot. The applicant has proposed a net disturbed area of approximately 30.28% (24,372 ft²), which is less than the allowable disturbance.

Grading and Drainage

No grading and drainage improvements are proposed.

Sewer

The property has an existing connection to the Paradise Valley sewer system.

Hillside Safety Improvement Plan

The applicant is not required to submit a Hillside Safety Improvement Plan based on the 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. 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.
5. 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.
6. 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.
7. 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.
8. Natural stone selections shall not exceed the maximum allowable LRV of 38. 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.

9. 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.

10. Applicant shall provide formal documentation from wall sconce manufacturer or supplier validating the custom LED retrofit order. Documentation shall be provided to Staff prior to the issuance of a building permit.