



Legislation Text

File #: 19-046, **Version:** 1

To: Hillside Building Committee

From: Hugo Vasquez; Hillside Development Administrator

Date: February 13th, 2019

Subject: Combined review for an addition to the residence at 4237 E Highlands Drive (APN 169-53-005).

Narrative: The proposed project shall enlarge the entry patio/deck and shall renovate an existing bath for the 1966 residence. The new project has an application date of January 11th, 2019 and shall be reviewed under the 2018 Hillside Development Regulations.

Lot Data		
1.	Area of Lot	1.01 ac or 44,012 ft ²
2.	Area Under Roof	4,704 ft ²
3.	Floor Area Ratio	10.69%
4.	Building Site Slope	14.70%
5.	Allowable Disturbed Area	15,554 ft ² (35.34%)
6.	Existing Net Disturbed Area	25,854 ft ² (58.74%)
7.	Proposed Net Disturbed Area	25,854 ft ² (58.74%)
8.	Volume of Cut/Fill	0 yd ³
9.	Hillside Assurance	\$0

Background

The property currently contains a 3,100 ft² residential property with an attached garage constructed in 1966.

New Deck

The proposed project shall add a deck between two existing bridges at the entry of the residence. The addition will provide approximately 212 ft² to the building footprint. The existing railing will be replaced with a new view fence design. No new site disturbances are proposed.

Window

A new window is proposed for the west side of the home as part of the bath remodel.

Materials

The new Trex decking will be painted dark tan (Dunn Edwards Kiln Dried, DET 692, LRV 32) and the new railing will be painted brown (Dunn Edwards, Weathered Brown, DEC 756, LRV 8). The new window frame shall be painted black (Dunn Edwards, Black, DEA 187, LRV 4). All material shall have an LRV of 38 or less.

Lighting

No new lighting is proposed.

Landscaping

No new landscaping is proposed.

Grading and Drainage

The drainage plan shall remain as previously approved in 2016. Drainage patterns shall remain the same.

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.