



Legislation Text

File #: 21-240, **Version:** 1

To: Hillside Building Committee

From: Hugo Vasquez; Hillside Development Administrator

Date: June 16th, 2021

Subject: Combined review for a new pool at 5429 E Solano Road (APN 172-47-063).

Narrative: The proposed project shall add a pool for the property currently under construction. The project has an original application date of July 3rd, 2018 and will be reviewed under the 2018 Hillside Development Regulations.

Lot Data		
1.	Area of Lot	1.023 ac or 44,542 ft ²
2.	Area Under Roof	6,267 ft ²
3.	Floor Area Ratio	14.07%
4.	Building Site Slope	12.50%
5.	Allowable Disturbed Area	20,211 ft ² (45.38%)
6.	Existing Net Disturbed Area	15,178 ft ² (34.08%)
7.	Proposed Net Disturbed Area	18,405 ft ² (41.32%)
10.	Volume of Cut/Fill	3,334 yd ³
11.	Hillside Assurance	\$113,930.25

Background

The property is currently under construction and received hillside approval for the construction of a new residence on November 18th, 2018.

New Single Family Residence

A new residence with approximately 3,800 ft² of livable area is currently under construction on the property.

Pool

A new pool is proposed north of the residence. No pool was originally proposed on the property. Pool equipment shall be screened by large native boulders. Pool retaining walls shall be an earth-toned colored concrete (Adobe, LRV 14) and the pool finish shall be gray (Pebble Fina Classico, LRV > 38).

Hardscape

Pool deck finish shall be an earth-toned colored concrete (Adobe, LRV 14) and coping tile shall be gray porcelain tile (Ivory, LRV > 38). Materials with a light reflectance value greater than 38 percent are subject to committee approval.

Landscape Lighting

Proposed landscape lighting includes four (4) path lights (98.5 lumens actual / 250 lumens allowable) and four (4) up

lights (150 lumens actual / 150 lumens allowable. All light sources shall have a maximum color temperature of 2800K.

Land Disturbance

A gross disturbance of 34.08% (15,178 ft²) currently exists on the lot and the building pad slope of 12.50% allows a disturbance of 45.38% (20,211 ft²) the lot. The applicant has proposed a net disturbed area of approximately 41.32% (18,405 ft²), which is less than the allowable disturbance.

Grading and Drainage

There will be grading associated with the construction of the property in order to properly retain the “pre vs post” storm water volumes for the 100-year, 2-hour rainfall event. Stormwater generated onsite by the proposed pool development will be retained within a retention basin located west of the pool.

Hillside Safety Improvement Plan

The Applicant submitted a Hillside Safety Improvement Plan in accordance with the Hillside Safety Improvement Measures and Process Manual per Section 5-10-9 of the Town Code. The plan completed 45 days without any public comment.

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 \$113,930.25.
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. 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.

8. 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.

9. 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.

10. 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.

11. 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.

12. 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.