



Legislation Text

File #: 21-291, **Version:** 1

To: Hillside Building Committee

From: Hugo Vasquez; Hillside Development Administrator

Date: September 8th, 2021

Subject: Combined review for a new pool, cabana, pool deck, and carport shade structure at 5001 E Valle Vista Way (APN 172-04-008).

Narrative: The proposed project shall construct a new pool, cabana, pool deck, and carport shade structure. The new project has an application date of March 23rd, 2021 and will be reviewed under the 2018 Hillside Development Regulations.

Lot Data		
1.	Area of Lot	1.844 ac or 80,308 ft ²
2.	Area Under Roof	3,989 ft ²
3.	Floor Area Ratio	4.97%
4.	Building Site Slope	37.50%
5.	Allowable Disturbed Area	8,035 ft ² (10.01%)
6.	Existing Gross Disturbed Area	9,792 ft ² (12.19%)
7.	Proposed Net Disturbed Area	6,743 ft ² (8.40%)
8.	Maximum Building Height	24 ft - 8 in
9.	Overall Height	38 ft - 6 in
10.	Volume of Cut/Fill	149 yd ³
11.	Hillside Assurance	\$8,295

Background

The property contains an existing residence constructed in 1980.

Single Family Residence

Improvements to the existing single family residence are not proposed. The existing residence contains approximately 3,200 ft² of livable area.

Carport

The new project shall construct a trellis shade structure at the driveway.

Driveway

The existing driveway will be resurfaced using a dark gray paver (LRV 18). All materials shall have an LRV of 38 or less.

Pool

A negative edge pool is proposed north of the residence. Pool trough wall tile shall be gray (LRV 18) and the applicant

has also proposed a second option with a darker gray tile (LRV 14). All materials shall have an LRV of 38 or less. Pool equipment shall be located west of the pool in a mechanical yard.

Construction Materials

The proposed construction materials shall include grey concrete finishes (LRV 30) for retaining walls and fire features. Steel shall either be raw (LRV 14), painted gray (Dunn Edwards, DE6364, LRV 8), or weathered (LRV 8) for steel structures and planters. All materials shall have an LRV of 38 or less.

Hardscape

Tan exposed aggregate concrete (LRV 38) is proposed for deck surfaces. All materials shall have an LRV of 38 or less.

Shade Structure and Cabana Lighting

All proposed shade structure and cabana lighting shall be provided through twenty-six (26) hooded can lights (455 lumens actual / 750 lumens allowable). All light sources shall have a maximum color temperature of 3000K.

Landscape Lighting

Proposed landscape lighting includes seven (7) hooded well lights (135 lumens actual / 250 lumens allowable), four (4) up lights (135 lumens actual / 150 lumens allowable), ten (10) inground lights (5 lumens actual / 250 lumens allowable), and eleven (11) wall lights (32 lumens actual / 250 lumens allowable). All light sources shall have a maximum color temperature of 3000K.

Landscaping

Proposed site vegetation for the improved areas are provided on the table below:

Trees	Cacti / Accents / Shrubs
Blue Palo Verde	Purple Heart
	Cardon Grande
	Mexican Fencepost

Land Disturbance

A building pad slope of 37.50% allows a disturbance of 10.01% (8,035 ft²) the lot. The applicant has proposed a net disturbed area of approximately 8.40% (6,743 ft²), which is less than the allowable disturbance.

Grading and Drainage

A grading and drainage plan has been provided. The proposed construction of the property shall be required properly retain the greater of “pre vs post” or “first flush” storm water volumes for the 100-year, 2-hour rainfall event. Since stormwater retention basins or drywells will not drain within 36 hours, underground storm water storage is proposed on the property beneath the new pool deck to capture runoff generated by the new development. The underground storage will release to historical locations at a rate of 1 cfs or less. The property will also maintain historical storm water flow across the site. A new drop inlet with trash rack is proposed just south of the driveway. A full grading and drainage plan review will be completed by staff with the building permit plan submittal.

Sewer

Public sewer is located east of the residence on E Valle Vista Way. The proposed improvements are not anticipated to meet the building permit valuation threshold of \$500,000 to require the property to extend the public sewer. The existing septic system shall remain in place.

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. Concrete barriers or another type of barrier on the north side of E Cheney Drive shall be required during construction due to the steep drop off.
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 \$8,295.
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. 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.

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

13. 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.

14. 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.

15. A suitable desert seed mix shall be provided for all undisturbed areas requiring revegetation and all retention basins.

16. Proposed carport shall be structurally attached to main residence.

17. Applicant shall correct labels for "L3 LANDSCAPE LIGHTING 4" and "L4 LANDSCAPE LIGHITNG 3" on Sheet L102 on building permit application.