



Legislation Details (With Text)

File #: 18-286 **Version:** 1 **Name:**
Type: Hillside **Status:** Agenda Ready
File created: 7/7/2018 **In control:** Hillside Building Committee
On agenda: 7/25/2018 **Final action:**
Title: Concept review for a new single family residence at 7550 N. Hummingbird Lane. (APN 169-04-007).
Sponsors:
Indexes:
Code sections:
Attachments: 1. Vicinity Map, 2. Aerial Photo, 3. Street View, 4. Application, 5. Notification Materials, 6. Civil & Architectural Plans

Date	Ver.	Action By	Action	Result
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To: HILLSIDE BUILDING COMMITTEE

From: Paul Mood, P.E.
Town Engineer

Date: July 25, 2018

Subject: Concept review for a new single family residence at 7550 N. Hummingbird Lane. (APN 169-04-007).

Narrative: The Proposed Project will demolish the existing residential home constructed in 1963 to allow for the construction of a new single-family residence, pool and retaining walls.

Description	Quantities
Area of Lot	4.92 AC or 214,384 Sq Ft
Area Under Roof	9,756 Sq Ft
Floor Area Ratio	4.55%
Building Site Slope	22%
Allowable Disturbed Area (%)	16.48%
Allowable Disturbed Area (Sq Ft)	35,330 Sq Ft
Existing Disturbed Area	45,322 Sq Ft (21.14%)
Proposed Disturbed Area (%)	16.47%
Proposed Disturbed Area (Sq Ft)	35,317 Sq Ft
Retention Area	To be determined
Volume of Cut/Fill	To be determined
Hillside Assurance	To be determined

Number of Retaining Walls	To be determined
Length of Retaining Walls	To be determined
Maximum Building Height	To be determined
Overall Height	To be determined

Background

The property currently contains a 2,145 ft.² residential property with a detached garage constructed in 1963 and has a harsh spill slope with minimal vegetation.

New Single-Family Residence

The proposed project will remove the existing structure and construct a new single story residence with approximately 6,200 s.f. of livable area. The finished floor elevation of the proposed home will be approximately 9' lower than the finished floor elevation of the existing home. The existing asphalt driveway will be removed and replaced with a shorter concrete driveway. Existing disturbed areas are also proposed to be revegetated to blend in with the existing desert.

Pool

A pool and water feature are proposed in the front of the property. More detailed information regarding the pool will be provided with the formal hillside review process and evaluated for code compliance. All pool barriers must maintain a minimum openness of 80%.

Grading & Drainage

There will be grading associated with construction of the property to retain the “pre vs. post” storm water volumes for the 100-year, 2-hour rainfall event. A series of storm drains and area drains will collect storm water runoff and direct it into two (2) dry wells. A new 36” culvert is proposed underneath the driveway to maintain the historical storm water flows through an existing wash.

Sewer

Sanitary sewer is available in the area and will need to be extended across the property frontage if the cost to do so is less than 10% of the overall project cost per section 5-10-8, C of the Town Code.

Hillside Safety Improvement Plan

The Applicant shall submit 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 prior to the Formal Hillside Building Committee review meeting.

Conservation Easements

If applicable, hillside property owners are encouraged to record a “conservation easement area” to the Mummy Mountain Trust (which the Trust may or may not accept). A property owner may grant all or a portion of the undeveloped property as conservation easement area in order to preserve and protect the hillside environment. Physical development will be prohibited in the conservation easement area; however, the easement area can be used for “land use rights” (including, but not limited to, floor area ratio calculations, setback measurements, disturbance area, and other uses).

Conceptual Plan Review

The purpose of the conceptual review meeting is to discuss, review, and give suggestions and guidance to the applicant. A detailed set of plans will be submitted for formal review in accordance with Section 2206. II. The following criteria are sections of the Hillside Building Code that govern the conceptual review:

- Section 2205.I. Concept Plan Review Meeting:
The Applicant, along with their architect and engineer shall submit a completed application and the required fees, to the Town Engineer, at the time they request a concept plan review meeting (pre-hillside meeting) with the Hillside Building Committee. The purpose of this meeting is to discuss, review, and give suggestions and guidance to the Applicant regarding the proposed development including: the location of the building pad and accessory uses; how these relate to Significant Natural Features; the preservation of existing vegetation; grading concepts and their adaptation to the natural hillside topography; and how the requirements pursuant to these hillside regulations and purpose statement will guide the proposed Development.
- Section 2206.I. Concept Plan Review Meeting.
The applicant shall submit the following:
 - A. Seven (7) copies of a preliminary site plan that includes, but is not limited to, the building footprint, driveway, swimming pool, and accessory use locations along with topographic information for the lot.
 - B. A 3-dimensional representation of the general massing of all proposed structures (e.g. a mass model, a 3-D rendering or a computer-generated model in relation to topography - not a detail model).
 - C. A recent aerial photo of the site (less than 3 years old), with topography, lot lines, and the building footprint superimposed on it, and identification of significant natural features as well as adjacent lots and structures within 100 feet of the perimeter of the subject property (min. 24"X 36").
 - D. Preliminary calculations on land disturbance and cut and fill methods.