



## Legislation Text

**File #:** 18-300, **Version:** 1

**To:** HILLSIDE BUILDING COMMITTEE

**From:** Paul Mood, P.E.  
Town Engineer

**Date:** August 8, 2018

**Subject:** Combined review for a new three car garage and pool at 5055 E. Cottontail Run Rd. (APN 169-08-036).

**Narrative:** The proposed project will construct a new three car detached garage on the north end of the property and a new pool in the back patio area.

This project has an application date of March 29, 2018 and will be reviewed under the previous Hillside Development Regulations.

| Description                          | Quantities              |
|--------------------------------------|-------------------------|
| Area of Lot                          | 1.34 AC or 58,367 Sq Ft |
| Area Under Roof                      | 7,238 Sq Ft             |
| Floor Area Ratio                     | 12.4%%                  |
| Building Site Slope                  | 18.0%                   |
| Allowable Disturbed Area (%)         | 24.46%                  |
| Allowable Disturbed Area (Sq Ft)     | 14,276 Sq Ft            |
| Existing Disturbed Area              | 13,981 Sq Ft (23.95%)   |
| Proposed Disturbed Area (Sq Ft)      | 13,891 Sq Ft (23.80%)   |
| Volume of Cut/Fill                   | 1,300 CY                |
| Hillside Assurance                   | \$3,250                 |
| Number of Retaining Walls (New)      | 9                       |
| Length of Retaining Walls (New)      | 199.75 Ft               |
| Maximum Building Height (New Garage) | 15' - 8.5"              |

### Background

The property currently contains a 4,159 ft.<sup>2</sup> residential property constructed in 1985. There was an existing pool in the back patio area that was filled in by a previous owner in approximately 2014.

#### New Detached Garage

The proposed project will construct a new three car detached garage and turn around area on the north side of the property. The proposed garage is below the maximum height of 16' for an accessory structure. The majority of the construction is located within previously disturbed area.

#### New Pool

A new pool is proposed to be located in the rear patio area. There was a pool located in this area but it was filled in by a previous owner in approximately 2014.

#### Grading & Drainage

There will be grading associated with construction of the new garage to retain the “pre vs. post” storm water volumes for the 100 year, 2 hour rainfall event. A catch basin and storm drain pipe located in the driveway will collect runoff and direct it to a retention basin on the east side of the property.

#### Sewer

Sanitary sewer is not available in the area and the property will remain on a private septic system.

Should the Hillside Committee wish to approve this application, staff suggests the following stipulations:

1. 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.
2. 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.
3. All construction parking shall be located on the property as much as possible. Any offsite parking shall be confined to the adjacent street along the immediate property frontage. No construction materials will be allowed to be stored on the Town's right-of-way;
4. 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;
5. The limits of construction and proposed disturbed areas shall be clearly staked in the field, with visible roping, prior to and during construction and shall conform to the approved individual site analysis plan.
6. 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.

7. Prior to issuance of a building permit, the applicant shall submit a hillside assurance in the amount of \$3,250.