



Legislation Text

File #: 19-333, **Version:** 1

To: Hillside Building Committee

From: Hugo Vasquez; Hillside Development Administrator

Date: September 11th, 2019

Subject: Combined Review for an addition of an exercise room at 4201 E Keim Drive (APN 169-22-042).

Narrative: The proposed project shall construct an exercise room at the northwest portion of the property. The new project has application date of July 30th, 2019 and will be reviewed under the 2018 Hillside Development Regulations.

Lot Data		
1.	Area of Lot	1.641 ac or 71,475 ft ²
2.	Area Under Roof	11,183 ft ²
3.	Floor Area Ratio	15.65%
4.	Building Site Slope	4.50%
5.	Allowable Disturbed Area	42,885 ft ² (60.00%)
6.	Existing Gross Disturbed Area	42,680 ft ² (59.71%)
7.	Proposed Gross Disturbed Area	42,680 ft ² (59.71%)
8.	Volume of Cut/Fill	24 yd ³
9.	Hillside Assurance	\$4,970

Background

The property currently contains a 6,800 ft² residential property constructed in 2009.

Addition

The proposed project shall construct a first-floor exercise room addition on the existing residence. The new addition shall add approximately 330 ft² of living area.

Materials

The proposed building materials shall include a natural stone veneer (D.C. Ranch Cobble, LRV 36), a dark bronze metal roof (Midnight Bronze, LRV 6), and a dark bronze door system (Dark Bronze, LRV 2). Windows shall be brushed red cedar (LRV 10) and shall include stone sills (Café III Cantera, LRV 32). Patio stoops shall reuse existing flagstone. All new materials shall have an LRV of 38 or less.

Building Lighting

Existing non-compliant light fixtures will be relocated to the outer walls of the new addition.

Land Disturbance

The gross disturbance of the property will remain the same (59.71%).

Grading and Drainage

There will be grading associated with the construction of the property in order to properly retain the required “pre vs post” storm water volumes for the 100-year, 2-hour rainfall event.

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 \$4,970.
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. 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.
7. 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.
8. 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.