



Legislation Text

File #: 20-119, **Version:** 1

To: Hillside Building Committee

From: Hugo Vasquez; Hillside Development Administrator

Date: March 11th, 2020

Subject: Combined review for a remodel and addition to the residence at 4050 E Desert Crest Drive (APN 169-52-016A).

Narrative: The proposed project shall construct a new addition and remodel the existing residence. The project has an application date of December 23rd, 2019 and will be reviewed under the 2018 Hillside Development Regulations.

Lot Data		
1.	Area of Lot	1.960 ac or 85,363 ft ²
2.	Area Under Roof	6,656 ft ²
3.	Floor Area Ratio	7.80%
4.	Building Site Slope	6.80%
5.	Allowable Disturbed Area	51,218 ft ² (60.00%)
6.	Existing Net Disturbed Area	30,698 ft ² (35.96%)
7.	Proposed Net Disturbed Area	16,188 ft ² (18.96%)
8.	Maximum Building Height	19 ft - 6 in
9.	Overall Height	33 ft - 8 in
10.	Volume of Cut/Fill	0 yd ³
11.	Hillside Assurance	\$1,645

Background

The property is receiving a remodel, a new addition, removal of basketball court, and a conversion of an existing tennis court to basketball court. Hardscaped surfaces, such as the upper driveway and rear pool deck will receive updates.

Building Materials

The remodel shall include a dark gray stucco finish (Dunn Edwards, Soot, LRV 10) and the knife walls shall be painted in a darker shade (Dunn Edwards, Mink, LRV 7). The roof will be recoated with a tan (Lapolla, Desert Tan, LRV 39) and the new metal roof portions shall have a dark gray finish (Musket Gray, LRV 33). All materials shall have an LRV of 38 or less.

Driveway

The existing stone curb on the driveway shall be removed. The upper portion near the residence shall remove the existing asphalt and shall resurface with a new concrete finish (LRV 24).

Building Lighting

Twenty-three (23) new recessed soffit lights are proposed around the residence and shall provide 600 lumens (750 lumens allowable). All light sources shall have a maximum color temperature of 3000K.

Landscape Lighting

Existing landscape lighting shall be abandoned due to existing conditions. New lighting shall include forty-one (41) up lights (51 allowable), nine (9) path lights, and six (6) wall down lights. All light sources shall have a maximum color temperature of 3000K and shall not exceed the allowable regulations (150 lumens for up lights and 250 lumens for other detached uses).

Landscaping

A new ironwood tree has been proposed. The remaining plant list shall include Firestick, Ocotillo, Golden Barrel, Century Plant, Senita, Twin-Flowered Agave, Blue Elf Aloe, Boxwood Beauty Natal Plum, Dwarf Myrtle, Trailing Rosemary, Red Bird of Paradise, Bougainvillea, and Dallas Red Lantana. Seven (7) existing saguaros shall be relocated.

Land Disturbance

The net site disturbance shall be reduced by 14,510 ft² (30,698 ft² - 16,188 ft²) and shall provide a final disturbance of approximately 19%.

Septic

A new septic system shall replace the existing system.

Grading and Drainage

The site is providing a net reduction in runoff versus existing and will not be providing retention. Historic drainage patterns shall remain the same.

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 \$0.
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.