



Legislation Text

File #: 20-209, **Version:** 1

To: Hillside Building Committee

From: Hugo Vasquez; Hillside Development Administrator

Date: May 13th, 2020

Subject: Combined Review for an enclosed dog run at 4700 E Charles Drive (APN 168-69-014).

Narrative: The proposed project will construct an enclosed dog run for the existing single family residence. The project has an application date of February 21st, 2020 and will be reviewed under the 2018 Hillside Development Regulations.

Lot Data		
1.	Area of Lot	1.003 ac or 43,676 ft ²
2.	Area Under Roof	8,751 ft ²
3.	Floor Area Ratio	20.04%
4.	Building Site Slope	10.00%
5.	Allowable Disturbed Area	26,206 ft ² (60.00%)
6.	Existing Net Disturbed Area	20,600 ft ² (47.17%)
7.	Proposed Net Disturbed Area	22,428 ft ² (51.35%)
8.	Volume of Cut/Fill	0 yd ³
9.	Hillside Assurance	\$0

Background

The property currently contains a 6,100 ft² residence constructed in 2016.

Dog Run and Fence

New fencing shall be provided around the proposed dog run. All materials shall be natural steel that shall rust and have an LRV of 11-19. Fencing and gates shall be at least 80% open.

Landscaping

Artificial turf is proposed for the dog run. Small Palo Verde, Cholla, and Creosote shall be removed in order to provide space for the dog run.

Lighting

Newly proposed path lighting shall include three (3) 160 lumen fixtures (250 lumens allowable). All proposed lighting shall have a maximum color temperature of 3000K.

Land Disturbance

The proposed Disturbed Area shall be 22,428 ft² (51.35%), which falls under the Allowable Disturbance of 26,206 ft²

(60.00%).

Drainage

No changes to onsite drainage shall occur.

Hillside Safety Improvement Plan

The scope of work did not require a Safety Improvement Plan.

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.