



## Legislation Text

**File #:** 21-242, **Version:** 1

**To:** Hillside Building Committee

**From:** Hugo Vasquez; Hillside Development Administrator

**Date:** June 17<sup>th</sup>, 2021

**Subject:** Formal Review for a new single family residence at 5455 E Desert Jewel Drive (APN 169-06-068).

**Narrative:** The proposed project shall construct a new single family residence. The new project has an application date of December 23rd, 2020 and will be reviewed under the 2018 Hillside Development Regulations.

Lot Data		
1.	Area of Lot	1.128 ac or 49,155 ft <sup>2</sup>
2.	Area Under Roof*	14,609 ft <sup>2</sup>
3.	Floor Area Ratio	29.72%
4.	Building Site Slope	16.75%
5.	Allowable Disturbed Area	13,799 ft <sup>2</sup> (28.07%)
6.	Existing Gross Disturbed Area	28,956 ft <sup>2</sup> (58.91%)
7.	Proposed Net Disturbed Area	13,616 ft <sup>2</sup> (27.70%)
8.	Maximum Building Height	40 ft - 0 in
9.	Overall Height	40 ft - 0 in
10.	Volume of Cut/Fill	3,136 yd <sup>3</sup>
11.	Hillside Assurance	\$105,917

*\*Floor Area Ratio calculation does not include subterranean basement portions of the building.*

### **Background**

The property contains an existing single family residence constructed in 1990.

### **New Single Family Residence**

The new project shall demolish the existing residence and construct a new single family residence with an approximate total of 7,800 ft<sup>2</sup> of livable area.

### **Guesthouse**

An attached guesthouse is proposed west of the main residence.

### **Driveway**

A new driveway has been proposed entering from E Desert Jewel Drive. Proposed material for the driveway and auto court is charcoal acid etched concrete (LRV 24). All materials shall have an LRV of 38 or less.

**Pool**

An upper level pool is proposed west of the main residence.

**Building Materials**

The proposed building materials shall include stucco finishes in tan (DET620, Barnwood Grey, LRV 31) and roof fascia in bronze metal (LRV 15). Stone veneers (Verona El Dorado, LRV 35) and concrete cast-in-place features (LRV 38) are proposed. Roof shall be tan aggregate (LRV 32). Metal door and window frames shall be bronze (LRV 15). Exterior ceilings shall be white oak (LRV 28). All materials shall have an LRV of 38 or less.

**Hardscape**

Proposed material for the pool deck and patios is charcoal acid etched concrete (LRV 24). A grey stone coping (LRV 25-37) is proposed and a tan pea gravel blend (LRV 35) is proposed for the lower level. All materials shall have an LRV of 38 or less.

**Building Lighting**

All proposed building lighting within Town limits shall be provided through forty-two (42) recessed can lights (630 lumens actual / 750 lumens allowable). All light sources shall have a maximum color temperature of 3000K.

**Landscape Lighting**

Proposed landscape lighting includes eight (8) path lights (96 lumens actual / 250 lumens allowable), eight (8) up lights (135 lumens actual / 150 lumens allowable), and eleven (11) wall lights (78 lumens actual / 250 allowable). Two (2) water lights (100 lumens actual / 250 lumens allowable) are proposed for the lower level water feature. Vertical lighting of water feature is subject to committee approval. All light sources shall have a maximum color temperature of 3000K.

**Landscaping**

No seeding mix was provided but Staff recommends that a seeding plan be provided for approval by Chair and Staff (see Stipulation #15). Proposed site vegetation is provided on the table below:

<b>Trees</b>	<b>Cacti / Accents</b>	<b>Shrubs</b>
Blue Palo Verde	Barrel Cactus	Turpentine Bush
Ironwood	Ocotillo	Creosote
Native Mesquite	Santa Rita Prickly Pear	Fern Leaf Lavender
<b>Cacti / Accents</b>	Beaked Yucca	Russian Sage
Blue Glow Agave	Ghost Agave	Jobba
Desert Agave	Coral Aloe	Little Rev Flax Lily
Blue Elf Aloe	Totem Pole Cactus	Blue Emu Bush
Desert Milkweed	Elephant's Food	<b>Groundcover</b>
Saguaro Spear	Mother-in-Law's Tongue	Desert Marigold
San Pedro Cactus	Mexican Fence Post	

**Land Disturbance**

A gross disturbed area of 58.91% (28,956 ft<sup>2</sup>) currently exists on the lot and the building pad slope of 16.75% allows a disturbance of 28.07% (13,799 ft<sup>2</sup>) the lot. The applicant has proposed a net disturbed area of approximately 27.70% (13,616 ft<sup>2</sup>), which is less than the allowable disturbance.

**Grading and Drainage**

A grading and drainage plan has been provided. The proposed construction of the property shall be required properly retain the "pre vs post" storm water volumes for the 100-year, 2-hour rainfall event. A large retention basin is proposed for the site development in order to capture the required storm water runoff.

**Sewer**

A public sewer connection is currently available on the property from E Desert Jewel Drive.

**Hillside Safety Improvement Plan**

The Applicant submitted 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. The plan completed 45 days without any public comment.

**Formal 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 \$105,917.
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. All recommendations provided in the Safety Improvement Plan shall be followed by the applicant. An Arizona Registered Engineer contracted by the applicant shall review, for compliance with the recommendations provided in the Safety Improvement Plan, the proposed plans prior to submitting for a permit. The contracted Arizona Registered Engineer shall provide a sealed letter stating that the plans submitted are in accordance with the Safety Improvement Plan. Any field work related to the Safety Improvement Plan, including but not limited to rock bolting, rock cuts, mesh placement, and boulder stabilization methods, shall be inspected by a qualified Special Inspector contracted by the applicant. The qualified inspector shall be required to provide a written verification that the improvements were completed per plan prior to the final approval.
7. All recommendations provided in the Safety Improvement Plan shall be followed by the applicant. An Arizona Registered Engineer contracted by the applicant shall review, for compliance with the recommendations provided in the Safety Improvement Plan, the proposed plans prior to submitting for a permit. The contracted Arizona Registered Engineer shall provide a sealed letter stating that the plans submitted are in accordance with the Safety Improvement Plan. Any field work related to the Safety Improvement Plan, including but not limited to rock bolting, rock cuts, mesh placement, and boulder stabilization methods, shall be inspected by a qualified Special Inspector contracted by the applicant.
8. 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.
9. 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.

10. 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.

11. The Hillside Building Committee review is not a complete building permit review of grading and drainage plans. Additional comments may be generated during the building permit review process.

12. Desert varnish, such as Eonite or equivalent, shall be provided on all exposed rock cuts.

13. Natural stone selections shall not exceed the maximum allowable LRV of 38, unless explicitly approved by the Hillside Building Committee. Care should be taken when selecting to ensure that the maximum LRV is not exceeded. Failure to comply with may result in delays obtaining a Certificate of Occupancy.

14. A landscape as-built plan shall be provided by the landscape designer at the time of the Final Hillside inspection and prior to the issuance of a Certificate of Occupancy. See Stipulation #1 for more information.

15. A suitable desert seed mix shall be provided for all undisturbed areas requiring revegetation and the retention basin. Location and mix shall be approved by Chair and Staff prior to the issuance of a building permit.