



## **PARADISE VALLEY HILLSIDE BUILDING COMMITTEE ACTION SUMMARY**

**DATE:**           **January 14, 2016**

**HILLSIDE COMMITTEE MEMBERS:**

Present: Chairman Scott Jarson, Jonathan Wainwright, Daran Wastchak, and Scott Moore.

Absent: Scott McPherson

**STAFF PRESENT:**

George Burton, Planner; Jeremy Knapp, Engineering Services Analyst; and Paul Michaud, Senior Planner; Robert Lee, Building Safety Manager; and Natalie Montenegrino, Administrative Assistant.

**SUMMARY:**

**A. COMBINED REVIEW FOR DETACHED GUEST HOUSE AND  
RETAINING WALLS LOCATED AT 4708 E. SAGUARO PLACE (APN:  
169-07-093)**

Chair Jarson motioned to approve the application request subject to the following stipulations. Committee Member Wainwright seconded the motion, which carried unanimously, 4-0.

1. All construction parking shall be located on site as much as possible. Any off street parking shall be confined to the north side of E Saguaro Pl. No construction materials or debris will be allowed on the Town's right-of-way.
2. No final approval shall be issued until all hillside stipulations and all Town Code requirements are complied with, including landscaping.
3. 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 be limited to use between the hours of 7:00 am or sunrise, whichever is later, and 6:00 pm and sunset, whichever is earlier, Monday through Friday; Saturday from 9:00 am to 2:00 pm and no work on Sunday or legal holidays.
4. The final roof surface color must be approved by the Hillside Committee Chair prior to issuance of a permit and any change in color must be approved by the Hillside Committee Chair.

5. The Town Engineer must approve the drainage for this project.

**B. COMBINED REVIEW FOR AN ADDITION LOCATED AT 5702 N. 55TH PLACE (APN: 172-47-933)**

Committee Member Wainwright motioned to approve the application request subject to the following stipulations. Committee Member Moore seconded the motion, which carried unanimously, 4-0.

1. All construction parking shall be located on the property as much as possible. Any offsite parking shall be confined to the north side of Solano Drive. No construction materials will be allowed to be stored on the roadway;
2. No final approval or certificate of occupancy shall be issued until all hillside stipulations and all Town Code requirements are complied with, that may include, but are not limited to, landscaping, fire flow, fire safety and all onsite and offsite improvements;
3. 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 be limited to use between the hours of 7:00 am or sunrise, whichever is later, and 6:00 pm and sunset, whichever is earlier, Monday through Friday; Saturday from 9:00 am to 2:00 pm and no work on Sunday or legal holidays;
4. 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 plans; and
5. Prior to issuance of a building permit, the applicant shall submit a hillside assurance in the amount of \$3,750.

**C. CONCEPT REVIEW FOR A NEW SINGLE FAMILY RESIDENCE LOCATED AT 4708 E. CRYSTAL LANE (APN: 169-11-044)**

The Hillside Committee reviewed the conceptual plans in accordance with the hillside code.

**D. COMBINED REVIEW FOR A DECK AND POOL LOCATED AT 5624 N. SUPERSTITION LANE, CASA 11 (APN: 172-02-096)**

The Hillside Committee reviewed the application and determined that additional information is needed in order to fully evaluate the scope of the improvements. The Committee identified that elevations, an aerial photo with the improvements overlaid on it, colors and landscape, dimensions and heights are needed. Committee Member Moore motioned to continue the application to the next meeting. Committee Member Wastchak seconded the motion, which carried unanimously 4-0.

**E. COMBINED REVIEW FOR SOLAR PANELS, BACK-UP GENERATOR, AND A PROPANE TANK LOCATED AT 4551 E. DESERT PARK PLACE (APN: 169-11-097)**

1. All construction parking shall be located on the property as much as possible. Any offsite parking shall be confined to the south side of Desert Park Place. No construction materials will be allowed to be stored on the roadway;
2. No final approval or certificate of occupancy shall be issued until all hillside stipulations and all Town Code requirements are complied with, that may include, but are not limited to, landscaping, fire flow, fire safety and all onsite and offsite improvements;
3. 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 be limited to use between the hours of 7:00 am or sunrise, whichever is later, and 6:00 pm and sunset, whichever is earlier, Monday through Friday; Saturday from 9:00 am to 2:00 pm and no work on Sunday or legal holidays;
4. 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 plans;
5. Prior to issuance of a building permit, the applicant shall submit a hillside assurance in the amount of \$100.
6. The propane tank must be setback in compliance with the Town building regulations, and not less than 10 feet from the property line.
7. The generator shall comply with all noise standards of Article 10-7 of the Town Code. If the Town receives a complaint from an offsite owner, and it is substantiated that the generator exceeds the maximum allowable decibels, the Town Manager or designee may require the property owner to make the necessary modifications (e.g., noise barrier screening) to reach compliance and/or require a noise statement from a qualified acoustical professional.
8. The solar panels shall be located and installed as shown on the site plan with this application, the existing roof tile shall be removed underneath the area of the solar panel installation, the solar panels shall be mounted parallel to the roof, and the solar panel shall be a black-on-black type panel.

**F. COMBINED REVIEW FOR A POOL, RETAINING WALLS AND LANDSCAPE IMPROVEMENTS LOCATED AT 4242 E. HIGHLAND DRIVE (APN: 169-53-024A)**

1. All construction parking shall be located on the property as much as possible. Any offsite parking shall be confined to the north side of E. Highland Drive. No construction materials will be allowed to be stored on the Town's right-of-way;

2. Prior to issuance of a building permit, the applicant shall submit a hillside assurance in the amount of \$8,875.00;
3. 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;
4. 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.
5. 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 be limited to use between the hours of 7:00 am or sunrise, whichever is later, and 6:00 pm and sunset, whichever is earlier, Monday through Friday; Saturday from 9:00 am to 2:00 pm and no work on Sunday or legal holidays.
6. The applicant must provide an elevation demonstrating compliance with the overall height limit of 40'.
7. The applicant must locate the septic system prior to construction.

**G. CONCEPT REVIEW FOR A MAJOR REMODEL/ADDITION TO THE RESIDENCE LOCATED AT 5301 E. PARADISE CANYON ROAD (APN: 169-06-018)**

The Hillside Committee reviewed the conceptual plans in accordance with the hillside code.

Next Hillside Building Committee meeting dates were tentatively scheduled for Thursday, February 11, 2016 at 8:00 a.m. and Thursday, March 10, 2016 at 8:00 a.m.