

# Hillside Check List

1. Determine if property is located within the adopted Hillside Development Plan Overlay District or is located within an area of slopes in excess of 15%.
2. If the property is subject to the Hillside Ordinance and is zoned residential, DH or PS, the density and site disturbance is determined by a slope analysis. If the property is zoned RS-1A or RS-2, the density and site disturbance is determined by 19.6.9.D.1. If the property is zoned RS-1A or RS-2 and the applicant proposes to rezone the property, the density and site disturbance is determined by a slope analysis.
3. Applicant shall submit a Hillside Development Plan consisting of:
  - a. Slope analysis map or zoning map if zoned RS-1A or RS-2 and not proposed to be rezoned.
  - b. Density and site disturbance calculations.
  - c. Tentative map or site plan.
  - d. Preliminary grading plan to include:
    1. Preliminary road grades.
    2. Preliminary pad elevations.
    3. Preliminary driveway grades
    4. Heights of cut/fill slopes and lengths.
    5. Building footprints.
    6. Plan and profile.
    7. Preliminary retaining walls.
    8. Start/end points on roads.
    9. Preliminary drainage flow paths.
    10. Any existing structures, facilities or features.
    11. Sensitive ridgeline (if applicable)
    12. Hillside Overlay boundaries.
    13. Labeled contours in 5-foot increments.
    14. Cross-section of final grade(s) of project site to adjacent site(s). Exhibit should reflect any adverse impacts project site will have on adjacent sites per Section 19.9.12.D.
    15. Exhibit reflecting the cuts and fills by color designation and amount of cut/fill.
4. The preliminary grading plan must be reviewed and approved by the Public Works Director and Director of Community Development prior to development approval or Planning Commission hearing.
5. Applicant to provide a 3D model, physical model or other model as approved by staff of the existing site conditions and the proposed development. Model(s) to be submitted and reviewed at time of initial applications.
6. The Hillside Development Plan shall be evaluated by staff for compliance with Section 19.6.9 of the Henderson Development Code.