

**TOWN**  
*Of*  
**PARADISE VALLEY**



**STAFF REPORT**

**TO:** Hillside Building Committee

**FROM:** Chad Weaver, Community Development Director  
 Paul Michaud, Planning Manager  
 Shar Johnson, Town Engineer  
 Jose Mendez, Hillside Development Planner  
 Juan Gonzalez Jr., Hillside Associate Engineer

**DATE:** April 10th, 2024

**DEPARTMENT:** Community Development Department  
 Jose Mendez, (480)348-3519  
 Juan Gonzalez Jr., (480)348-3528

**AGENDA TITLE:**  
**Formal Review**  
**New Single Family Residence**  
 A-I-R Inc.  
 6019 E Foothill Drive (APN 169-03-056)  
 HILL-24-04

**RECOMMENDATION:**  
 Staff recommends the Hillside Building Committee to **approve** Case HILL-24-04, a request by A-I-R Inc. - Architectural Designer, for 6019 E Foothill Drive, for a New Single-Family Residence, subject to stipulations below.

**BACKGROUND/DISCUSSION/SUMMARY (PROVIDED BY APPLICANT)**

The request is for a New Single Family Residence with an approximate total of 8,950 SF of livable area and 6 car garage.

Lot Data	
1. Area of Lot	1.59 ac or 69,227 SF
2. Area Under Roof	15,440 SF
3. Floor Area Ratio	22.3%
4. Building Site Slope	24.0%
5. Allowable Disturbed Area	9,733 SF (14.05%)
6. Existing Gross Disturbed Area	0 SF (00.00%)
7. Proposed Net Disturbed Area	9,387 SF (13.95%)
8. Maximum Building Height	28 ft - 6 in
9. Overall Height	30 ft - 4 in

10. Volume of Cut/Fill	2,622 C.Y.
11. Hillside Assurance	\$63,550

Single Family Residence

The request is for a New Single Family Residence with an approximate total of 8,950 ft<sup>2</sup> of livable area and 6 car garage.

Variance

N/A.

Guesthouse and/or Accessory Structures

N/A

Driveway

A new driveway is proposed entering from E Foothill Drive. Driveway to be lined with porous concrete pavers in the color “Silversmoke 8084” (LRV 30).

Pool

A pool is proposed toward the southeast of the property. Pool surface to be plastered with a “SW7073 Network Gray” (LRV 37) finish.

Solar

No Proposed Solar.

Walls and Fences

The applicant is adding retaining walls with varying heights. Walls to not exceed 8 feet in height.

Building Materials

The applicant proposes a color integrated stucco “SW 6994 Green Black” (LRV4), with tin paneling in the color “VM Zinc Pigmento – Brun/Brown” (LRV 8). For roofing materials, the applicant is proposing a ballast roof with a “3/4” Pea Gravel” (LRV 38) and metal standing seem roof in the color “VM Zinc Pigmento – Brun/Brown” (LRV 8). All materials shall have a Light Reflective Value (LRV) of 38 or less, per Hillside Development Regulations.

Hardscape Materials

The applicant proposes porcelain patio pavers in the color “Seastone Grey” (LRV 23) as well as stabilized decomposed granite for the backyard area, and porous concrete “Silversmoke 8084” (LRV 30) pavers. All materials shall have an LRV of 38 or less, per Hillside Development Regulations.

Building Lighting

Proposed building lighting is provided on the table below:

Light Type	Quantity	Lumens	Lumens Allowed
Kelvix Low Voltage Tape Lights	494 L.F.	322	750

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Landscape & Driveway Lighting

New proposed landscape or driveway lighting. Please see chart below:

<b>Light Type</b>	<b>Quantity</b>	<b>Lumens</b>	<b>Lumens Allowed</b>
Oracle In-Ground Well Light	5	250	250
Oracle "Old2" Spot with Hood	2	150	150

Note: Maximum color temperature specified is 2700 Kelvin (K). No lighting in undisturbed areas is allowed, see Stipulation #2.

Landscaping

New native plants to be planted and salvaged. Please see chart below:

<b>Cacti / Accents / Shrubs</b>	<b>Cacti / Accents / Shrubs</b>	<b>Cacti / Accents / Shrubs</b>
Ocotillo	Creosote	Brittlebush
Chuparosa	Parry's Agave	Beardtongue
Desert Marigold	Globe Mallow	Beardtongue
Ironwood	Palo Verde	

Mountain Profile Inviolate

At and above an elevation of 1,500 feet mean sea level, no development shall occur which will alter the mountain top ridge lines. Further, no structure may extend above a plane that originates on the Primary Ridge Line and angles downward from the Primary Ridge Line by twenty degrees. The property is not within the vicinity of a Primary Ridge Line and no further restrictions shall apply.

Land Disturbance

0% (0 SF) of disturbance currently exists on the lot and the building pad slope of 24.0% allows a disturbance of 14.05% (9,733 SF) on the lot. The applicant has proposed a net disturbed area of approximately 13.95% (9,387 SF).

Grading and Drainage

The proposed construction of the property shall be required to properly retain the greater of "pre vs post" or "first flush" storm water volumes for the 100-year, 2-hour rainfall event per the Town's Storm Drainage Design Manual requirements. All historic flows shall be required to maintain the same entry and exit points on the property. The applicant proposes new gunite swale, 24" storm drain pipe and 12" trench drain for conveyance, as well as check dams for dissipation, 48" dry well and retention basins for On-Site retention.

Sewer

No public sewer connection is available on E Foothill Drive and the applicant is proposing a septic system.

Fire Protection

Per the Fire Marshal, the site meets fire protection requirements.

### 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. No public comments were presented to Staff.

### **ANALYSIS:**

The applicant has proposed a remodel to the existing home that meets the requirements of the Town Code and the adopted Zoning Ordinance.

### **STIPULATIONS:**

- 1.) Update Assurance Bond from \$63,550 to \$90,619.
- 2.) All improvements shall be in compliance with the enclosed Standard Approval Information.

### **REQUIRED ACTION:**

The Hillside Building Committee must consider the facts and determine if the application is in compliance with Article XXII - Hillside Development Regulations. The Hillside Building Committee may take the following actions:

1. Deny the application request if not compliant with Article XXII or if further information is needed.
2. Approve the application requests, subject to the stipulations noted by Staff and/or Hillside Building Committee.
3. Continue the application for further review.

### **NOTICING:**

Public notification was performed in accordance with the public hearing process. Staff received no comments.

### **NEXT STEPS:**

If approved the applicant shall acquire all required permits to complete the proposed scope of work. Plans submitted to the Town for permits shall be in compliance with the plans, stipulations, and approved by the Hillside Building Committee.

### **ATTACHMENTS:**

- A. Staff Report
- B. Hillside & Vicinity Maps
- C. Application
- D. Notification Materials
- E. Plans
- F. Standard Approval Information