

TOWN

Welcome *of*

PARADISE VALLEY



STAFF REPORT

TO: Hillside Building Committee

FROM: Chad Weaver, Community Development Director
Shar Johnson, Town Engineer
Paul Michaud, Planning Manager
George Burton, Senior Planner

DATE: May 13, 2026

DEPARTMENT: Community Development Department
George Burton, (480) 348-3525

AGENDA TITLE:
**Combined Review
Remodel/Addition**
Miguel Saucedo – Candelaria Design Associates
7102 N. 57th Place (APN 169-55-033E)
HILL-26-11

RECOMMENDATION:
Staff recommends the Hillside Building Committee **approve** Case HILL-26-11, a request by Mr. & Mrs. Van Houten, for a remodel and addition of the existing Single-Family Residence located at 7102 N. 57th Place.

BACKGROUND/DISCUSSION/SUMMARY (PROVIDED BY APPLICANT)

Scope of Request

The proposed improvements include a two-story addition (a one car garage bay on the ground floor and an office addition on the second floor) on the east side of the home, the replacement of the existing awnings and railing with new awnings and railings around the house, the addition of a new bay window on the northern part of the home, and repainting the entire house.

History

This property received two variances from the Board of Adjustment. BA-12-14 was approved on February 6, 2013 and allowed for an addition to encroach into the setbacks and maintain nonconforming portions of the home. BA-25-04 was approved on September 3, 2025 and allowed a two-story garage and office addition to encroach into the rear yard setback. The combined hillside review includes this two-story addition and is compliant with the approved variance.

The table below lists the pertinent development information:

Lot Data*		
1.	Area of Lot	1.14 ac or 49,596 S.F.
2.	Footprint	8,947 S.F.
3.	Floor Area Ratio	18.04% (8,847 S.F.)
4.	Building Site Slope	20.8 %
5.	Allowable Disturbed Area	8,947 S.F. (18.04%)
6.	Existing Gross Disturbed Area	31,465 S.F. (63.44%)
7.	Existing Net Disturbed Area	22,518 S.F. (45.40%)
8.	Proposed Net Disturbed Area	22,254 S.F. (44.87%)
9.	Maximum Building Height	23'-5"
10.	Overall Height	39'-3"
11.	Volume of Cut/Fill	0 CY
12.	Hillside Assurance	\$0

Single Family Residence

The applicant is adding a two-story addition to the existing home. Since the lot is triangular in shape the house has a 40-foot setback from the north/front yard, a 40-foot setback from the south/rear yard, and a 20-foot setback from the west/side yard.

The two-story garage/office addition is compliant with the approved variance and the hillside code. The addition will be setback 30 feet from the south property line (instead of the required 40-foot setback), has a total of 550 square feet of floor area (with approximately 433 square feet of floor area encroaching into the setback), and is 23 feet 5 inches tall (measured from the natural grade). The addition will have stucco and paint finish to match the existing house.

A new bay window will also be added to the northern part of the house and is setback approximately 60 feet from the front/north property line (a minimum setback of 40-feet is required). The bay window will have a finish and color to match the house and the entire home will also be repainted a brownish/earthtone color. The applicant is also replacing all the existing awnings, the existing railings, and the exterior light fixtures to match that on the new two-story addition.

Variance

The proposed improvements are compliant with approved variance BA-25-04 (allowing the garage/office addition at a 30-foot setback from the south/rear property line).

Guesthouse and/or Accessory Structures

N/A. No accessory structures are proposed with these improvements.

Driveway

The proposed garage/office addition will be located on part of the existing driveway. There are no other driveway modifications.

Pool

N/A. There are no modifications to the existing pool.

Solar

N/A. No solar panels are proposed with these improvements.

Walls and Fences

N/A. There are no new site walls and fences associated with these improvements.

Building Materials

The two-story addition and bay window addition will have stucco and paint finish to match the house. The proposed colors are compliant with the hillside code, which limits the light reflective value (LRV) to a maximum of 38%, encourages the use of earth tone colors, and limits the use of accent colors.

The entire house will be painted a brownish color called Sorrel Felt with an LRV of 31%. The roof of the addition will have an elastomeric coating that will match the Sorrel Felt color of the house. The garage door and shutters will be painted Slate Gray with an LRV of 16%, the metal awnings, roof trim, and railing will be painted a dark brown color called Black Fox with an LRV of 7%, and the doors and windows will be painted a Slate Blue accent color with an LRV of 15%.

Hardscape Materials

N/A. There is no hard-scape improvement associated with this project.

Building Lighting

The applicant will be adding one exterior light to the new two-story addition and replacing all the existing exterior light fixtures on the house to match the new one (for a total of 13 light fixtures). These new light fixtures are carriage type fixtures that are compliant with the hillside code. The light source is recessed in the hood of the fixture, the light is directed downward, and the color temperature is 2700 Kelvins.

Driveway Lighting

N/A. There is no driveway lighting associated with these improvements.

Landscaping

N/A. There is no landscape improvement associated with this project.

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 above 1,500 feet in elevation and the existing home and the proposed improvements do not alter the mountain top ridge line.

Land Disturbance

These improvements do not create additional disturbance to the hillside. The lot has an existing gross disturbance of 31,465 S.F. (63.44%) and the applicant has proposed a net disturbance of approximately 22,254 S.F. (44.87%).

Grading and Drainage

The new two-story addition is located over existing hardscape/driveway area. As a result, a grading and drainage plan is not required since there is no new impervious surface being added to the site.

Sewer

The existing home is connected to Paradise Valley sewer.

Fire Protection

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

Hillside Safety Improvement Plan

The applicant was not required to submit a Safety Improvement Plan.

ANALYSIS:

The proposed improvements meets the requirements of the Town Code, the Town Zoning Ordinance, and approved variance BA-25-04.

STIPULATIONS:

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

ATTACHMENTS:

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