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**STAFF REPORT**

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**TO:** Hillside Building Committee

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

**DATE:** September 17, 2025

**DEPARTMENT:** Community Development Department  
Jose Mendez, (480) 348-3519

**AGENDA TITLE:**  
**Combined Review**  
**Shade Patio Structure**  
Shade N' Net,  
5937 N La Colina Drive (APN 164-05-065)  
HILL-25-17

**RECOMMENDATION:**  
It is recommended that the Hillside Building Committee **approve** Case HILL-25-17, a request by applicant Shade N' Net, at 5937 N La Colina Drive for a new shade structure.

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

The proposal is for a new shade structure to cover a small patio area in an existing single-family home.

Lot Data	
1. Area of Lot	1.11 ac or 48,351 SF
2. Footprint	8,029 SF
3. Floor Area Ratio	Approximately 8,518 SF (17%)
4. Building Site Slope	25.3%
5. Allowable Disturbed Area	6,349 SF (13.13%)
6. Existing Net Disturbed Area	5,312 SF (11%)
7. Proposed Net Disturbed Area	5,312 SF (11%)
8. Building Height	9 feet
8. Volume of Cut/Fill TBD	0 CY
9. Hillside Assurance	\$0

Single Family Residence  
Existing

Variance  
N/A

Guesthouse and/or Accessory Structures

The proposed patio shade structure is approximately 21 feet by 18 feet at the widest part adding approximately 378 square feet (SF) of shaded area. The height is approximately 9 feet tall. The setbacks meet the required setbacks for a detached structure (with the south side yard setback at the minimum required 20 feet which will require a setback certification as part of the building permit approval.

Driveway  
N/A

Pool  
N/A

Walls and Fences  
N/A

Building Materials

The proposed construction materials will include poles in gray *Pewter Gloss PW80* with a maximum LRV 29). The shade fabric is a grey color (Driftwood) not to exceed LRV 38%. All materials shall have an LRV of 38 or less.

Hardscape Materials  
N/A

Building Lighting  
N/A

Landscape & Driveway Lighting  
N/A

Landscaping  
N/A

Land Disturbance

A building pad slope of 25.3% allows a disturbance of 6,349 SF (13.13%). There is an existing Net Disturbance of 5,312 SF (11%). No changes are proposed to the disturbance.

Grading and Drainage

No proposed changes to the grading and drainage.

Sewer  
N/A

#### Fire Protection

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

#### Hillside Safety Improvement Plan

N/A

#### **ANALYSIS:**

The applicant has proposed a new shade structure that meets the requirements of the Town Code, and the adopted Zoning Ordinance.

#### **STIPULATIONS:**

1. All improvements shall be in compliance with the 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. Continue the application for further review.
3. Deny the application request if not compliant with Article XXII or if further information is needed.

#### **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. Plans
- E. Notification Materials
- F. Standard Approval Information