

TOWN
Of
PARADISE VALLEY



STAFF REPORT

TO: Hillside Building Committee

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

DATE: February 11, 2025

DEPARTMENT: Community Development Department

Jose Mendez, (480)348-3519
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AGENDA TITLE:

**Combined Review
New Remodel/Addition**

Joel Borovay
4030 E Desert Crest Drive (APN 169-52-017)
HILL-26-02

RECOMMENDATION:

Staff recommends the Hillside Building Committee **approve** Case HILL-26-02, a request by Joel Borovay, at 4030 E Desert Crest Drive, for a new 984 SF addition to an existing Single-Family Residence, with on-site retention upgrades.

BACKGROUND/DISCUSSION/SUMMARY (PROVIDED BY APPLICANT)

The request is to construct a new 984 square-foot addition to an existing Single-Family Residence and to provide on-site retention.

Lot Data	
1. Area of Lot	1.19 ac or 52,128 SF
2. Area Under Roof	6,856 SF
3. Floor Area Ratio	13.2%
4. Building Site Slope	2.8%
5. Allowable Disturbed Area	31,277 SF (60.00%)
6. Existing Gross Disturbed Area	24,761 SF (48.00%)
7. Proposed Disturbed Area	21,392 SF (41.03%)
8. Maximum Building Height	Approximately 20 ft - 9 in

9. Overall Height	Approximately 25 ft - 7 in
10. Volume of Cut/Fill	83 C.Y.
11. Hillside Assurance	\$5,880

Single Family Residence

The request is to add 984 square feet to an existing Single-Family Residence.

Variance

N/A.

Guesthouse and/or Accessory Structures

The applicant proposes an addition of 670 square feet to an existing garage. The proposed addition meets height and setback requirements.

Driveway

There will be no change to the existing driveway accessing the property from E Desert Crest Drive.

Pool

N/A.

Solar

There is no proposed solar.

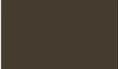
Walls and Fences

The applicant is proposing new pool barrier fencing, which meets height and setback requirements.

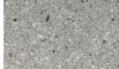
Building Materials

The applicant is proposing the following materials:

Exterior Finishes

Image	Type	Material	LRV
	WD-5	Painted Wood	
	SB-1	Slump block	Existing
	MT-1	Bronze anodized	-LRV 19
	MT-2	Metal garage door - Clopay Mocha Brown	LRV 24
	MT-3	Metal panel roof - Desert Ore	-LRV 36
	MT-4	Brake metal - to match MT-1	-LRV 19

Exterior Finishes

Image	Type	Material	LRV
	ST-1	Stucco - concrete look with exposed aggregate and color mix DE6243 Union Springs	LRV 29
	CT-1	Ground and polished concrete	
	WD-1	Slat ceiling - Lunawood	
	WD-4	Decking - Timbertech Dark Oak	

All materials shall have a Light Reflective Value (LRV) of 38 or less, per Hillside Development Regulations.

Hardscape Materials

The applicant proposes no new hardscape materials.

Building Lighting

The applicant has provided the following building lighting:

01 Entry Sconce 400 lumens qty: 2

HAMMERTONSTUDIO OUTDOOR/TORRENT 26" SCONCE PRODUCT #: ODB0082-02

PRODUCT DESCRIPTION
This sleek lined outdoor sconce design casts light downward on both sides through opening panels of textured frosted glass. Aluminum construction, warm white pin-point and AAAA 2801 powder coat finishes ensure long lasting beauty in all climates.

The Torrent sconce includes a lifetime warranty to the original purchaser.

The Torrent sconce has been certified as Dark Sky Approved by the International Dark Sky Association.

PRODUCT SPECIFICATION
Construction: Aluminum Body, with Glass Panels
Finish: Open Coat
Glass Type: Frosted Light
Suspension: Mechanical Hook Mount
Weight: 1.14 LB
UL Rating: Outdoor/ULW
Top Surface: Closed Metal
Bottom: Diffuser: Open Glass
Light Source: LED
Electrical: 0-1
Voltage (V): 120
Wattage (Watts): 4
Square Lumens: 400
Dimming: Forward/Reverse Phase
CCT: 3000K
Driver: Quantity & Location: 1x
CRI: 94+
Power Factor: >0.9

02 Sconce 600 lumens qty: 13

COASTAL ELEMENT

TAPER 2141K
MEDIUM WALL MOUNT LANTERN
Tapered and sophisticated, this sconce is built with a premium aluminum with full die-cast construction. It features a recessed LED engine in a sleek, textured glass lens that is hand-blown and hand-polished. The glass has a subtle, tapered design. Part of the Coastal Elements collection, this sconce is made with sustainable materials.

DETAILS

FINISH	Textured Black
MATERIAL	Aluminum
GLASS	Textured

DIMENSIONS

HEIGHT	15"
WIDTH	7"
DEPTH	3.125"
BACK HOLE	1.5" Dia
EXTENSION	2.5"
CCT	2700K-3000K

PRODUCT DETAILS:

- Mounting hardware is hidden on the backplate to ensure a clean silhouette.
- Suitable for use in wet (interior direct splash and outdoor direct rain or splash) locations as defined by NEC and IEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards.
- Meets California Energy Commission 2018 Title 24 regulations.
- Factory in Dark Sky certified and engineered to minimize light glare upward into the night sky.
- LED components carry a 5-year limited warranty.
- 5-year finish warranty.
- The Coastal Elements Collection offers versatile designs, constructed of composite materials and coated with anti-fading finishes, for maximum durability in harsh climates.

HINKLEY

MODEL: TAPER 2141K
2141K-15-07-03-01
Part No.: 2141K-15-07-03-01

FINISH: TAPER 2141K
15" H x 7" W x 3.125" D
Part No.: 2141K-15-07-03-01

03 In-Ceiling Light 730 lumens qty: 8

Lightology Ocularc 3IN Square Warm Dim Downlight Trim

DESCRIPTION
The Ocularc 3 Inch Dim-To-Warm Square Open Reflector Downlight features 3000K-3000K color temperature which gradually changes to a warmer color temperature as you dim. Great for new construction projects or retrofits. Available with a 39 degree beam, 27 degree narrow flood, or 50 degree flood beam. Ceiling cutout is 3.0 inch diameter. See housing for dimming. A complete fixture requires a housing and trim, sold separately.

TRIM COLOR White
BODY FINISH Matte
MATERIAL Steel
DIMMED Yes
DIMMABLE Yes
LED NOT INCLUDED Yes

Technical Specifications:
LUMENS PER HOUR: 730 lumens
LUMENS PER FOOT: 45.36
LAMP COLOR: 3000K Warm White
COLOR RENDERING: 90 CRI
BEAM ANGLE: 39°
LAMP LIFE: 50,000 hours
FUNCTION: Dimmable
APERTURE SHAPE: Square

Dimensions (Cover): 8" Length x 3" Height x 1/4" Depth
Dimensions (Housing): 8" Length x 2 1/4" Height x 2 1/4" Depth

04 Step Light (Existing) 140 lumens qty: 9

BIG REX 12V LOUVERED FACE STEP LIGHT
SIS-SOULED - RECESSED MOUNT 12V

KEY FEATURES

- HEAVY GAUGE SOLID BRASS WITH FROSTED LENS (STANDARD) - MATTE BRONZE FINISH (OTHER FINISHES) AND LENS COLORS AVAILABLE. CORROSION PROTECTANT
- DIAMETER TRANSFORMER USED MUST BE DIMMABLE
- TEMPERED, SHOCK AND HEAT RESISTANT FROSTED LENS LENS: FROST RESISTANT LED

PRODUCT SPECIFICATIONS

MATERIAL	SOLID DIE-CAST BRASS
LENS	FROSTED TEMPERED GLASS
VOLTAGE	12V AC/DC
ILLUMINATION	WIDE FLOOD / STEP / DEEP PATH
LEAD WIRE	3ft

FIXTURE CONFIGURATION

LED
SIS-SOULED
FINISH: 12" - BRONZE / 12" - CROWN

LED LAMP CONFIGURATION

LED
LED WATTAGE: 15W - 20W - 30W - 35W (10W OR 2100K)
KELVIN TEMPERATURE: 2700K

The proposed in-ceiling light exceeds the allowable 250 lumens. The applicant will be required to provide a new fixture, subject to approval by staff and chair.

Landscape & Driveway Lighting

The applicant proposes no new landscape or driveway lighting.

Landscaping

The applicant proposes no new landscaping. The applicant will be required to remove any non-native plantings that do not meet the Town's native planting list (i.e. Palm Trees).

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

24,761 SF (48.00%) of disturbance currently exists on the lot and the building pad slope of 2.8% allows a disturbance of 31,277 SF (60.00%) on the lot. The applicant is proposing 21,392 SF (41.03 %) which is less than the allowable 31,277 SF. Some areas are being revegetated to bring the existing number down.

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 is proposing to mitigate on-site retention with surface basins and using the natural hillside flows for conveyance.

Sewer

The existing site is connected to septic.

Fire Protection

Applicant has received Fire Marshal approval.

Hillside Safety Improvement Plan

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

ANALYSIS:

The applicant has proposed a New Single-Family Residence that meets the minimum requirements of the Formal Review.

STIPULATIONS:

- 1.) All improvements shall be in compliance with the enclosed Standard Approval Information.
- 2.) Applicant to provide a new in-ceiling fixture, subject to approval by staff and chair.

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 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