

TOWN *of* PARADISE VALLEY



STAFF REPORT

TO: Hillside Building Committee

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

DATE: September 17, 2025

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

AGENDA TITLE:
Formal Review
New Single-Family Residence
Nick Raccosta - Drewett Works
6041 E Foothill Drive (APN 169-03-055A)
HILL-24-50

RECOMMENDATION:
Staff recommend the Hillside Building Committee **approve** Case HILL-24-50, a request by Drewett Works at 6041 E Foothill Drive, for a New Single-Family Residence.

BACKGROUND/DISCUSSION/SUMMARY (PROVIDED BY APPLICANT)

The request is for a New Multi-Level Single Family Residence with an approximate total of 12,975 SF of livable area and multi-car garage.

Lot Data	
1. Area of Lot	1.439 ac or 62,665 SF
2. Area Under Roof	13,295 SF
3. Floor Area Ratio	21.2%
4. Building Site Slope	31.68%
5. Allowable Disturbed Area	6,423 SF (10.25%)
6. Existing Disturbed Area	35,785 SF (57.11%)
7. Proposed Net Disturbed Area	26,590 SF (42.43%)
8. Maximum Building Height	Approximately 37 ft - 6 in
9. Overall Height	Approximately 40 ft - 0 in
10. Volume of Cut/Fill	8,625 CY
11. Hillside Assurance	\$288,120

Variance

N/A.

Guesthouse and/or Accessory Structures

N/A.

Driveway

The applicant is accessing the property with a driveway connecting to East Foothill Drive. Applicant is shifting driveway west to allow for a safer approach and is proposing to restore area of previous driveway.

Pool

One pool and spa are proposed for the main level of the home.

Solar

N/A.

Walls and Fences

The applicant is adding retaining walls with varying heights, ranging from 3.5 feet to 25 feet, along the side and rear sections of the home for erosion control. The proposed retaining walls comply with height and setback requirements. Retaining walls exceeding 8 feet in height are also a part of the structure of the home.

Building Materials

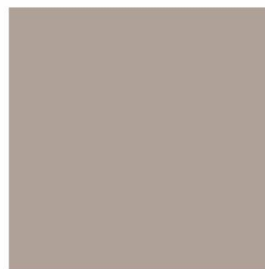
The applicant has provided the following materials for Formal Review:



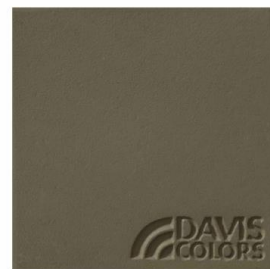
STONE VENEER A
SOLSTICE STONE
PAMPLONA GRAY WIDE SPLIT & COMBED
LRV: 28.42



STONE VENEER B
SAPIENSTONE
PIETRA GREY - NATURAL
LRV: 15



STUCCO
SHERWIN-WILLIAMS
MEGA GREIGE (SW 7031)
LRV: 37



CONCRETE DRIVEWAY
DAVIS COLORS
ADOBE COLOR - LIGHT SAND FINISH
LRV: 24



METAL FASCIA / STEEL
METAL COMPOSITE MATERIAL
COLOR: BRONZE
LRV: 3.34



DOOR & WINDOW FRAMES
DARK BRONZE ANODIZED
LRV: 8



WOOD LOUVERS
KNOTWOOD
ROYAL OAK FINISH
LRV: 20



TAG CEILING
RIFT CUT WHITE OAK
COLOR: CLEAR TOPCOAT
LRV: 32



DRIVEWAY PAVERS
BELGARD - HOLLAND SERIES
"RIO BLEND" - 4"x8"
LRV: 20



RATIO PAVERS
ECO OUTDOOR
"TILDEN" LIMESTONE 10"x32"
LRV: 37



CMU RETAINING WALLS
8" WIDE CMU WALL
GROUND FACE - STACKED BOND
LRV: 35



GLAZING
SOLARBAN
70XL
12% EXT. REFLECT / 13% INT. REFLECT

The Building Materials comply with the maximum Light Reflective Value (LRV) of 38 percent or less. The maximum LRV provided is at 30 percent. These materials also blend in with the natural setting of the site.

Hardscape Materials

The applicant has provided the following compliant hardscape materials for Formal Review:



DRIVEWAY PAVERS
BELGARD - HOLLAND SERIES
'RIO BLEND' - 4"X8"
LRV: 20



PATIO PAVERS
ECO OUTDOOR
'TILDEN' LIMESTONE 16"X32"
LRV: 37

Building Lighting

The applicant provides the following building lighting for Formal Review




D6	62	4" Square General Downlight - General Ambient Optics (90deg), 750lm, 3000K, Standard Trim, Black Finish	Housing: M4NCSS Module: ART4D07T30GAT Trim: M4TSSBK	Finish to be confirmed Color Temperature to be confirmed prior to procurement
D7	14	4" Square General Downlight - Spot Optics (25deg), 750lm, 3000K, Pinhole Trim, Black Finish	Housing: M4NCSS Module: ART4D07T30SPT Trim: M4TSPBK	Finish to be confirmed Color Temperature to be confirmed prior to procurement
D8	16	4" Square General Downlight - General Ambient Optics (90deg), 750lm, 3000K, Wall Wash Trim, Black Finish	Housing: M4NCSS Module: ART4D07T30GAT Trim: M4TSLBK	Finish to be confirmed Color Temperature to be confirmed prior to procurement

Except as noted in the Stipulations, the Building Lighting complies with all lighting requirements in Article XXII - Hillside Development Regulations. Staff requests the removal of 8 - "4" Square General Downlight (D8)", located in the guest parking area, in the lower level of the home.

Landscape & Driveway Lighting

The applicant provides the following landscape and driveway lighting for Formal Review:










































LIGHTING FIXTURE SCHEDULE

SYMBOL	QTY	MANUFACTURER	MODEL #	COLOR	DESCRIPTION	LUMENS
	24	FX LUMINAIRE	NP-3LED-BZ	BLACK	LOW VOLTAGE UPLIGHT	290
	19	FX LUMINAIRE	RP-32-1LED-W-18R	BLACK	LOW VOLTAGE PATHLIGHT	55
	2	FX LUMINARE	FC-3LED-CW-BS	BRASS	LOW VOLTAGE IN GRADE UPLIGHT	301

Except as noted in the Stipulations, the Landscape Lighting provided complies with all lighting requirements in Article XXII - Hillside Development Regulations. Staff requests the removal of any landscape lighting in the right-of-way and a replacement fixture for both uplights proposed.

Landscaping

The applicant provides the following landscaping for Formal Review:

PLANT MATERIALS LEGEND				
Sym.	Plant Name	Size	Qty	Remarks
Trees				
	<i>Bauhinia lunarioides</i> Anacacho Orchid Tree	(2) @ 15 gal (1) @ 24" box	3	-
	<i>Juniperus 'species'</i> Juniper Bonsai Specimen	T&D	1	Large Specimen
	<i>Olneya tesota</i> Ironwood	60" box	2	Specimen
	<i>Parkinsonia florida</i> Blue Palo Verde	(2) @ 36" box (1) @ 48" box	3	-
	<i>Parkinsonia microphylla</i> Foothills Palo Verde	(2) @ 24" box (5) @ 36" box (1) @ 48" box	8	-
	<i>Prosopis velutina</i> Native Mesquite	(4) @ 24" box (5) @ 36" box (2) @ 48" box	11	-
Shrubs				
	<i>Ambrosia deltoidea</i> Triangle Leaf Bursage	1 gal.	182	-
	<i>Calliandra eriophylla</i> Pink Fairy Duster	5 gal.	10	-
	<i>Cordia parvifolia</i> Little Leaf Cordia	5 gal.	5	-
	<i>Dianella revoluta</i> 'Little Rev' Little Rev Flax Lily	5 gal.	45	-
	<i>Dracaena marginata</i> Dragon Tree	15 gal.	3	Multi Trunk
	<i>Eremophila hydropyrena</i> 'Blue Bells' Blue Bells	5 gal.	4	-
	<i>Ericameria laricifolia</i> Turpentine Bush	5 gal.	36	-
	<i>Eriogonum fasciculatum</i> Flat Top Buckwheat	5 gal.	40	-
	<i>Justicia californica</i> Chuparosa	5 gal.	30	-
	<i>Larrea tridentata</i> Creosote	5 gal.	45	-
	<i>Leucophyllum laevigatum</i> Chihuahuan Sage	5 gal.	4	-
	<i>Leucophyllum langmaniae</i> 'Rio Bravo' Rio Bravo Sage	5 gal.	8	-
	<i>Nolina microcarpa</i> Bear Grass	1 gal.	5	-
	<i>Penstemon parryi</i> Perry's Penstemon	1 gal.	20	-
	<i>Rhaphiolepis indica</i> 'Pinkie' Pinkie Indian Hawthorne	5 gal.	25	-
	<i>Rhus ovata</i> Sugarbush	15 gal.	2	-
	<i>Salvia clevelandii</i> Chaparral Sage	5 gal.	15	-
	<i>Simmondsia chinensis</i> Jojoba	5 gal.	28	-
	<i>Sphaeralcea ambigua</i> Globe Mallow	1 gal.	69	-
	<i>Vauquelinia californica</i> Arizona Rosewood	5 gal.	7	-
	<i>Viguiera deltoidea</i> Goldeneye	1 gal.	10	-
	<i>Zamia furfuracea</i> Cardboard Palm	5 gal.	22	-
Groundcovers				
	<i>Bouteloua gracilis</i> 'Blonde Ambition' Blonde Ambition Blue Grama	1 gal.	221	-
	<i>Chrysactinia mexicana</i> Damianita	1 gal.	7	-
	<i>Glandularia pulchella</i> Moss Verbena	1 gal.	6	-
	<i>Glandularia rigida</i> Sandpaper Verbena	1 gal.	45	-
	<i>Melampodium leucanthum</i> Blackfoot Daisy	1 gal.	27	-
Accents Cactus				
	<i>Agave americana</i> Century Plant	5 gal.	14	-
	<i>Agave bovicornuta</i> Cow Horn Agave	5 gal.	3	-
	<i>Agave x 'Mr. Ripple'</i> Mr Ripple Agave	5 gal.	4	-
	<i>Agave ovatifolia</i> Whale's Tongue Agave	5 gal.	9	-
	<i>Agave x 'Blue Glow'</i> Blue Glow Agave	5 gal.	6	-
	<i>Asclepias subulata</i> Desert Milkweed	1 gal.	56	-
	<i>Dasyliroa wheeleri</i> Desert Spoon	5 gal.	5	-
	<i>Euphorbia ingens</i> 'Chocolate Drop' Chocolate Drop Cactus	15 gal.	5	-
	<i>Fouquieria splendens</i> Ocotillo	bare root	24	-
	<i>Opuntia ficus-indica</i> Indian Fig	5 gal.	12	-
	<i>Opuntia robusta</i> Silver Dollar Prickly Pear	5 gal.	18	-
	<i>Opuntia violacea</i> santa-rita Purple Prickly Pear	5 gal.	64	-
	<i>Yucca baccata</i> Banana Yucca	5 gal.	30	-

The landscape plan provided complies with the requirements per Article XXII – Hillside Development Regulations

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

35,785 SF (57.11%) of disturbance currently exists on the lot and the building pad slope of 31.68% allows a disturbance of 6,423 SF (10.25%) on the lot. The applicant has proposed a net disturbed area of approximately 26,590 SF (42.43%) which is less than the allowable 35,785 SF of existing disturbance.

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. Applicant proposes to mitigate on-site retention using 6”, 8”, and 18” pipes in connection with catch basins and drop inlet structures, surface basins, as well as check dams for water dissipation.

Sewer

The applicant will connect to Town of Paradise Valley sewer.

Fire Protection

The applicant has received Fire Marshall approval.

Hillside Safety Improvement Plan

The applicant submitted a Safety Improvement Plan. During the 45-Day open comment period, no comments from a registered engineer were brought forward to the Town.

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.) Remove “Wall Washer” lights from lower-level guest parking area. Provide updated plan, subject to approval by Staff and Chair.
- 3.) Remove landscape light in the right-of-way. Provide updated plan, subject to approval by Staff and Chair.

4.) Applicant to provide a new up-light fixture to not exceed the allowable 150 Lumen count, 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