



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: September 17, 2025

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

AGENDA TITLE:
Concept Review
New Single-Family Residence
Nicholas Tsontakis - DwellBoldly
5301 E Palo Verde Drive (APN 172-47-016)
HILL-25-01

RECOMMENDATION:
Staff recommends the Hillside Building Committee **approve** Case HILL-25-01, a request by DwellBoldly, at 5301 E Palo Verde 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 4,872 square feet of livable area and 5 car garage.

Lot Data	
1. Area of Lot	1.222 ac or 45,935 SF
2. Area Under Roof	7,896 SF
3. Floor Area Ratio	17%
4. Building Site Slope	11.6%
5. Allowable Disturbed Area	22,021 SF (47.94%)
6. Existing Gross Disturbed Area	41,546 SF (90.44%)
7. Proposed Net Disturbed Area	18,285 SF (39.81%)
8. Maximum Building Height	Approximately 20 ft – 10 in
9. Overall Height	Approximately 24 ft - 10 in
10. Volume of Cut/Fill	1,436 CY
11. Hillside Assurance	\$52,920

Variance
N/A.

Guesthouse and/or Accessory Structures
N/A.

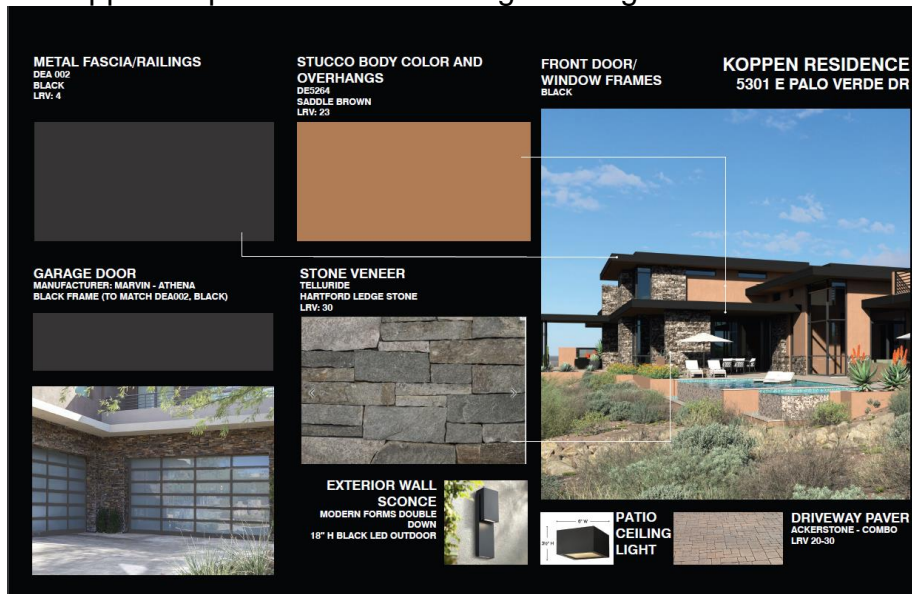
Driveway
An existing driveway accesses through the west side of the property. The applicant is proposing to restore and revegetate where the existing driveway is located. The applicant will shift access to the east end of the property from Palo Verde Drive.

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 1.75 feet to 3.5 feet, along the side and front sections of the home for erosion control. The proposed retaining walls comply with height and setback requirements.

Building Materials
The applicant provides the following Building Materials for Formal Review:



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 Hardscape Materials for Formal Review:



Except as noted in the Stipulations, the Hardscape Materials provided comply with all requirements in Article XXII – Hillside Development Regulations.

Building Lighting

The applicant has provided the following Building Lighting for Formal Review:

ELECTRICAL LEGEND								
SYMBOL	TYPE	QTY.	MANUFACTURER	DESCRIPTION	FINISH	WATTAGE	LUMENS	TEMP.
	CEILING MOUNT	23	KUBE	PATIO CEILING DOWNLIGHT	BLACK	8W LED	600	3000 K
	WALL MOUNT	11	MODERN FORMS	WALL LIGHT	BLACK	10.8W LED	300	3000 K

Except as noted in the Stipulations, the Building Lighting complies with all lighting requirements in Article XXII - Hillside Development Regulations.

Landscape & Driveway Lighting

The applicant has provided the following Landscape Lighting for Formal Review:

L	LIGHTING
●	PATH LIGHTS - TYPE 26 EA
●	UP LIGHTS - TYPE 8 EA
●	IN GROUND WELL LIGHTS 4 EA

Except as noted in the Stipulations, the Landscape Lighting complies with all lighting requirements in Article XXII - Hillside Development Regulations.

Landscaping

The applicant has provided the following Landscaping for Formal Review:

1 TREES

	PALO BREA	36 BOX	4
	IRONWOOD	36 BOX	3
	NATIVE MESQUITE	36 BOX	8

2 SHRUBS

	Pencil Bush	15 gallon	5
	MORMAN TEA	5 gallon	15
	BLUE BELLS SAGE	5 gallon	11
	BEARGRASS	5 gallon	5
	Regal Mist	5 gallon	31
	DEER GRASS	5 gallon	21

3 CACTUS

	PURPLE PRICKLY PEAR	15 gallon	7
	PARRY'S AGAVE	15 gallon	10
	TOTEM POLE CACTUS	15 gallon	12
	CENTURY PLANT	15 gallon	12
	CAPE ALOE	5 gallon	4
	JOSHUA TREE	24 gallon	1
	SPANISH DAGGER	15 gallon	13
	BLUE YUCCA	24 gallon	4
	BEAKED YUCCA	24 gallon	2

4 GROUNDCOVER

	PURPLE TRAILING LANTANA	1 gallon	7
	WHITE TRAILING LANTANA	1 gallon	8
	PROSTRATE TRAILING ROSEMARY	1 gallon	8
	PURPLE HEART WANDERING JEW	1 gallon	4
	ELEPHANT'S FOOD	1 gallon	6

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

41,546 SF (90.44%) of disturbance currently exists on the lot and the building pad slope of 11.60% allows a disturbance of 22,021 SF (47.94%) on the lot. The applicant has proposed a net disturbed area of approximately 18,285 SF (39.81%) which is less than the allowable 41,546 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 12” pipes in connection with catch basins and drop inlet structures, surface basins, as well as check dams for water dissipation.

Sewer

The application proposes connecting to existing on-site septic.

Fire Protection

The applicant has met all requirements for Fire Protection.

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.) Provide paver specifications and photos for patio, subject to approval by Staff and Chair.
- 3.) Provide full spec sheet and photos for well lights, uplights and path lights, 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