

TOWN
Of
PARADISE VALLEY



STAFF REPORT

TO: Hillside Building Committee

FROM: Chad Weaver, Community Development Director
Shar Johnson, Town Engineer
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DATE: June 10, 2026

DEPARTMENT: Community Development Department

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AGENDA TITLE:

Formal Review
New Single-Family Residence
Stratton Architects
5625 E Indian Bend Lane (APN 169-55-002A)
HILL-25-28

RECOMMENDATION:

Staff recommends the Hillside Building Committee **approve** Case HILL-25-28, a request by Stratton Architects, at 5625 E Indian Bend Lane, for a new 11,742 SF Single-Family Residence.

BACKGROUND/DISCUSSION/SUMMARY (PROVIDED BY APPLICANT)

The request is to construct a new 11,742 square-foot Single-Family Residence and to provide on-site retention.

Lot Data	
1. Area of Lot	1.202 ac or 52,356 SF
2. Area Under Roof	11,742 SF
3. Floor Area Ratio	22.42%
4. Building Site Slope	16.09%
5. Allowable Disturbed Area	14,278 SF (27.27%)
6. Existing Gross Disturbed Area	44,933 SF (85.82%)
7. Proposed Disturbed Area	33,379 SF (63.75%)
8. Maximum Building Height	Approximately 24 ft - 0 in

9. Overall Height	Approximately 40 ft - 0 in
10. Volume of Cut/Fill	3,467 C.Y.
11. Hillside Assurance	\$120,120

Single Family Residence

The request is to construct a new 11,742 SF Single-Family Residence with an attached Casita.

Variance

N/A.

Guesthouse and/or Accessory Structures

The applicant proposes an attached casita, which meets all setback and height requirements.

Driveway

An existing driveway accessing the property from E Indian Bend Lane.

Pool

The applicant proposes a new pool and water feature for the property. Both meet setback requirements.

Solar

No proposed solar.

Walls and Fences

The applicant is proposing retaining walls varying from 4 feet to 8 feet in height. All meet setback requirements and are within the allowable height requirements.

Building Materials

The applicant has provided the following building materials: Stucco – Rockport Gray (LRV 36), Matte Black Structural Steel (LRV 2-7), Matte Black Breakmetal Fascia (LRV 2-7), Mesquite Brushed Exterior Solstice Stone Veneer (LRV 33), Echelon Block – Trendstone Pearly White (LRV 36) and Havwoods – Rothbury Ceiling (LRV 36). All materials shall have a Light Reflective Value (LRV) of 38 or less, per Hillside Development Regulations.

Hardscape Materials

The applicant has provided the following hardscape materials: Acker Stone – Palermo Pavers (LRV 38), Monterrey Tile – Dessert Porcelain (LRV 38), Aggregate – Maddison Gold (LRV 30), and Acid Etched Concrete – Sandstone 5237 (LRV 38). All materials shall have a Light Reflective Value (LRV) of 38 or less, per Hillside Development Regulations.

Building Lighting







The applicant has provided the following for Building Lighting:

Quantity	Type	Manufacturer	Model Number / Description	Volts	Lamp Type	Watts
2	BM	HEVI-LITE	HL-360-BK-8LED-FL-27K-12w SM01-BK - 300 Lumens 2-1/4" Beam Mounted Adjustable Accent - Requires Remote Low Voltage Driver	12VAC	Integral LED lamp	8
6	CU	FX LUMINAIRE	MO-3LED-5Q-W1 - 150 Lumens 33" Low Voltage Stepplight - Mounted on Top of Step Aiming towards Step - Requires Remote Low Voltage Driver	120V AC	Integral LED lamp	3
1 SYSTEM	LED-EX	GM LIGHTING	NVM24S-2W-27K-16 - 16 Foot Rolls of 2700K Tape Light - 70 Lumens / Ft Recessed Linear Tape Light Under Cap / or Bar Die - Completely Out of Direct View	24VDC	Integral LED lamp	22w/ft
46	SS	DMF	M4NC5F (Housing) / ART4A-0712/FHT (Module) / M4TSPWH(Trim) - Trim to be Painted Color of Ceiling - 750 Lumens 2700K 4" Adjustable 2700K Downlight with Interchangeable Optics	120V AC	Integral LED lamp	12.5
19	WL	MP LIGHTING	L304-1-W27H-F-C-1-0-MK3-S-BZ - 110 Lumens 2-3/16" Recessed Flush to Grade Landscape Uplight	Varies	Integral LED lamp	1
1	ZI	MODERN FORMS	WS-W36A06 - 2700K - BK - 420 Lumens Line Voltage Wall Sconce with Full Cutoff	120	Integral LED lamp	12

All proposed building lighting conforms to Hillside Development Regulations.

Landscape & Driveway Lighting

The applicant has provided the following for landscape and driveway lighting:

LIGHTING SCHEDULE									
ID	FIXTURE NAME	MANUFACTURE	MODEL	FINISH	TYPE	WATTAGE	LUMENS	COLOR TEMP.	QTY
	PATH LIGHT	FX LUMINAIRE	* M-PK	FLAT BLACK	1 LED	2.4W	67	2700K	12
	UP LIGHT	FX LUMINAIRE	* FB	FLAT BLACK	3 LED	4.4W	282	2700K	14
	WASH LIGHT	FX LUMINAIRE	* PB	FLAT BLACK	3 LED	4.4W	265	2700K	12
	STEP LIGHT (PLATE)	FX LUMINAIRE	* LF	FLAT BLACK	1 LED	2.2W	95	2700K	13
	WATER LIGHT	FX LUMINAIRE	* LL	NATURAL BRASS	3 LED	4.2W	225	2700K	18
	IN GRADE LIGHT	FX LUMINAIRE	* FC CW	FLAT BLACK	3 LED	4.4W	301	2700K	19
TOTAL FIXTURES:									88

Landscape and driveway lighting plan conform to Hillside Development Regulations.

Landscaping

The applicant has provided the following landscape plan:

PLANT LIST				
SYMBOL	BOTANICAL	COMMON	QTY.	SIZE
TREES				
	Oleaya tesota	Ironwood	1	60" BOX
	Prosopis velutina	Native Mesquite	7	36" BOX
	Cercidium floridum	Blue Palo Verde	4	36" BOX
SUCCULENTS & ACCENTS				
	Aloe 'Hercules'	Hercules Aloe	4	15g
	Euphorbia resinifera	Moroccan Mound Cactus	17	15g
	Carnegia gigantea	Saguaro spears	3	various sizes
	Agave weberii	Weber's Agave	4	15g
	Aloe x 'Blue Elf'	Blue Elf Aloe	35	5g

SUCCULENTS & ACCENTS				
	Agave parryi 'truncata'	Parry's Agave	5	15g
	Stenocereus marginatus	Mexican fence Post	11	15g
	Opuntia microdasys	Bunny Ears Prickly Pear	8	15g
	Opuntia santa-rita	Purple Prickly Pear	3	15g
	Asclepias subulata	Desert Milkweed	16	15g
	Yucca rostrata	Beaked Yucca	3	15g
	Agave victoriae-reginae	Queen Victoria Agave	7	15g
	Echinopsis peruviana	San Pedro Macho	2	15g
	Aloe barbadensis	Medicinal Aloe	19	15g

SHRUBS				GROUNDCOVERS					
	Ericameria laricifolia	Turpentine Bush	70	5g		Myoporum parvifolium 'Pink'	Dwarf Myoporum	15	5g
	Olea europaea 'Montra'	Dwarf Ollie	84	5g		Baileya multiradiata	Desert Marigold	126	5g
	Penstemon parryi	Parry's Penstemon	18	5g		Melampodium leucanthum	Blackfoot Daisy	60	5g
	Leucophyllum langmaniae 'Lynns'	Lynn's Legacy Sage	64	5g		Acacia redolens	Desert Carpet Acacia	25	5g
	Encelia farinosa	Brittlebush	42	5g		Convolvulus cneorum	Bush Morning Glory	41	5g
	Larrea tridentata	Creosote	24	5g	VINES				
	Simmondsia chinensis	Jajoba	31	5g		Ficus Pumila	Creeping Fig	7	5g
	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	15	5g					

The proposed landscape plan conforms to 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

44,933 SF (85.82%) of disturbance currently exists on the lot and the building pad slope of 16.09% allows a disturbance of 14,278 SF (27.27%) on the lot. The applicant is proposing 33,379 SF (63.75%) which is less than the allowable 44,933 SF (85.82%) of existing disturbance on site.

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, 12"x12" catch basins in connection with 4", 6", 12" and 18" pipes for conveyance, as well as check dams for water dissipation.

Sewer

The existing site will utilize a septic system.

Fire Protection

Applicant meets all Fire Safety measures.

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.

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