

DFX Project Hillside submittal: 6250 N. Hogahn Dr.  
Review date: Oct 11, 2017

*Narrative Outline of changes*

- Planting has been revised:
  - Additional trees along driveway
  - Additional native trees added to hillside
  - Increased planting
- Misc. Hardscape changes:
  - Minor driveway grading revisions
  - Revised hardscape at pool deck for more planters
- Lighting increased:
  - Increased lighting along driveway for safety and extra trees
  - Removed downlights

There is no pool or pool deck on this site.



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To: HILLSIDE BUILDING COMMITTEE

Cc: Paul Mood, Town Engineer  
Paul Michaud, Senior Planner  
George Burton, Planner

From: Robert D Lee, CBO  
Building Official, Fire Marshal

Date: October 4, 2017

Subject: Combined Review at 6250 N Hogahn Dr

Narrative: Landscape lighting and trees along the driveway. This review does not include the mailbox that is depicted on landscape sheet I3.1. That structure is located in the ROW and outside the scope of the committee.

In regards to the landscape lighting, Section 1005 of the Zoning Ordinance, see below, states that nothing can be constructed on a lot prior to the main building. Since there is no main building on this vacant lot it is staff's position that the lighting cannot be approved.

Section 1005 Accessory Building / Structure Regulations

B. No accessory building or structure except for walls and fences as provided for in C and D below, shall be constructed upon a lot until the construction of the main building has been actually commenced, and no accessory building shall be used for dwelling purposes other than by residential staff employed on the premises or as otherwise permitted herein.

Definitions: Structure: Anything constructed or erected, the use of which requires a fixed location on the ground.

Description	Quantities
Area of Lot	1.125 acres or 49,020 Sq Ft
Area Under Roof	0 Sq Ft
Floor Area Ratio	0 %
Building Site Slope	undetermined
Allowable Disturbed Area (%)	undetermined
Allowable Disturbed Area (Sq Ft)	undetermined
Existing Disturbed Area	undetermined
Proposed Disturbed Area (%)	No increase
Proposed Disturbed Area (Sq Ft)	No increase
Remaining Disturbed Area (%)	undetermined
Retention Area	0.00 Sq Ft
Number of Retaining Walls	0
Length of Retaining Walls	0 Ft
Maximum Building Height	N/A
Overall Height	N/A

Stipulations:

1. All construction parking shall be located on site as much as possible. Any off street parking shall be confined to the south side of N Hogahn Dr. No construction materials or debris will be allowed on the Town's right-of-way.
2. No final approval shall be issued until all hillside stipulations and all Town Code requirements are complied with, including landscaping.
3. On all lots within the Town whether Hillside or flatland, work cannot start prior to 7 AM and must stop prior to 5 PM, Monday through Friday. Equipment cannot be operated on Saturdays, Sundays or legal holidays. Work that doesn't involve equipment can start at 9 AM and end at 5 PM on Saturdays. On Sundays work is limited to a maximum decibel limit of 75db (talking). **Summer hours, May through September, construction can start an hour earlier at 6 AM.**





# Map





# TOWN OF PARADISE VALLEY HILLSIDE DEVELOPMENT

DATE: 6/14/2017

SUBDIVISION NAME: Goldwater Land Split

ADDRESS OF PROPERTY 6250 N. Hogahn Dr., Paradise Valley AZ 85253

ASSESSOR'S PARCEL NUMBER: 169-22-127

LEGAL DESCRIPTION: Lot 1 of Goldwater Land Split, According to the plat of Record in the office of the county recorder of Maricopa County, Arizona, recorded In book 531, of maps, page 2

ARCHITECT: Erik Peterson (480) 477-1111  
NAME PHONE NUMBER

15990 N. Greenway-Hayden Loop, Suite C-100, Scottsdale AZ 85260 Erikp@phxarch.com  
ADDRESS E-MAIL ADDRESS

ENGINEER/OTHER: Nick Prodanov (602) 889-1984  
NAME PHONE NUMBER

8808 N. Central Ave., Suite 288 Phoenix AZ 85020 nick@ldgeng.com  
ADDRESS E-MAIL ADDRESS

OWNER: Robert and Karen Hobbs (602) 625-9121  
PRINT NAME PHONE NUMBER

6250 Hogahn Dr., Paradise Valley AZ 85253 karen.hobbs@nhmh.com  
ADDRESS E-MAIL ADDRESS

*Robert C Hobbs* 8/17/17  
SIGNATURE OF OWNER OR REPRESENTATIVE DATE

PRE-APPLICATION CONFERENCE WITH STAFF ON: \_\_\_\_\_

APPLICATION SUBMITTED ON: \_\_\_\_\_

APPLICATION FEE: \_\_\_\_\_

RECEIPT NUMBER: \_\_\_\_\_ RECEIVED BY: \_\_\_\_\_



September 20, 2017

**Formal Plan Review Notification**

Subject: DFX Residence

Date: Wednesday, October 11<sup>th</sup>, 2017

Property Address – Lot 2 Goldwater Land Split  
6201 N. Hogahn Dr.  
Paradise Valley, AZ 85253  
APN 169-22-127

Dear Property Owners,

An application has been submitted to the town of Paradise Valley for an access easement at 6201 N. Hogahn Dr., Paradise Valley, AZ accessing a new home at 4134 E. Keim Drive, Paradise Valley, AZ 85253. In compliance with town requirements, this letter is being sent to you as a courtesy to inform you of the pending application. The hillside building committee will be reviewing this application on Wednesday, October 11th, at 8:00 am at the Paradise Valley town hall, located at 6401 East Lincoln Drive.

The purpose of the formal plan review meeting is for the hillside building committee to review the submittal for compliance with the goals, purposes, and specific criteria of the town of Paradise Valley hillside development regulations.

The hillside committee will approve, approve with stipulations, or deny the submittal.

The meeting is open to the public and you may feel free to attend.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeannine L. Engh', written over a horizontal line.

Jeannine L. Engh, AIA  
Architect I  
PHX Architecture

**From:** Jeannine Engh  
**To:** [Robert Lee](#); [Erik Peterson](#)  
**Cc:** [Paul Mood](#); [George Burton](#); [Paul Michaud](#)  
**Subject:** RE: 6250 N Hogahn Dr  
**Date:** Friday, September 29, 2017 2:49:13 PM  
**Attachments:** [image001.png](#)  
[DFX Notification letter address list.pdf](#)  
[Plan Review notification letter 6201 N Hogahn Dr.pdf](#)

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**Good afternoon Bob,**

**Please see attached for the neighborhood notification letter and the list of people within 1500' that it was mailed to. The letter was mailed on September 20<sup>th</sup>, 3 weeks prior to the hillside review meeting scheduled for October 11<sup>th</sup>. Please let me know if you need further confirmation.**

**The revised plans, project narrative, and drainage narrative will be brought to the town this afternoon by Chandler in our office. Please let us know if you need anything further.**

**Best regards,**



**JEANNINE ENGH, ASSOCIATE AIA**

**ARCHITECT I**

15990 N. GREENWAY-HAYDEN LOOP, Suite C100

SCOTTSDALE, AZ 85260

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