

DFX Project Hillside submittal: 4134 E. Keim 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:
  - Revised hardscape at pool deck for more planters
- Lighting increased:
  - Increased lighting along driveway for safety and extra trees
  - Removed downlights



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 for revisions to approved plans 4134 E Keim Dr.

Narrative: The revisions are for landscape and lighting.

Description	Quantities
Area of Lot	4.913 acres or 214,020 Sq Ft
Area Under Roof	26,320 Sq Ft
Floor Area Ratio	12.30%
Building Site Slope	13.50%
Allowable Disturbed Area (%)	40.51%
Allowable Disturbed Area (Sq Ft)	86,700 Sq Ft
Proposed Disturbed Area (%)	40.44%
Proposed Disturbed Area (Sq Ft)	86,564 Sq Ft
Remaining Disturbed Area (%)	0.07%
Volume of Cut/Fill	0 Cubic Yards
Hillside Assurance	\$0
Number of Retaining Walls	0
Length of Retaining Walls	0 Ft
Maximum Building Height	24 feet 0 inches
Overall Height	40 feet 0 inches

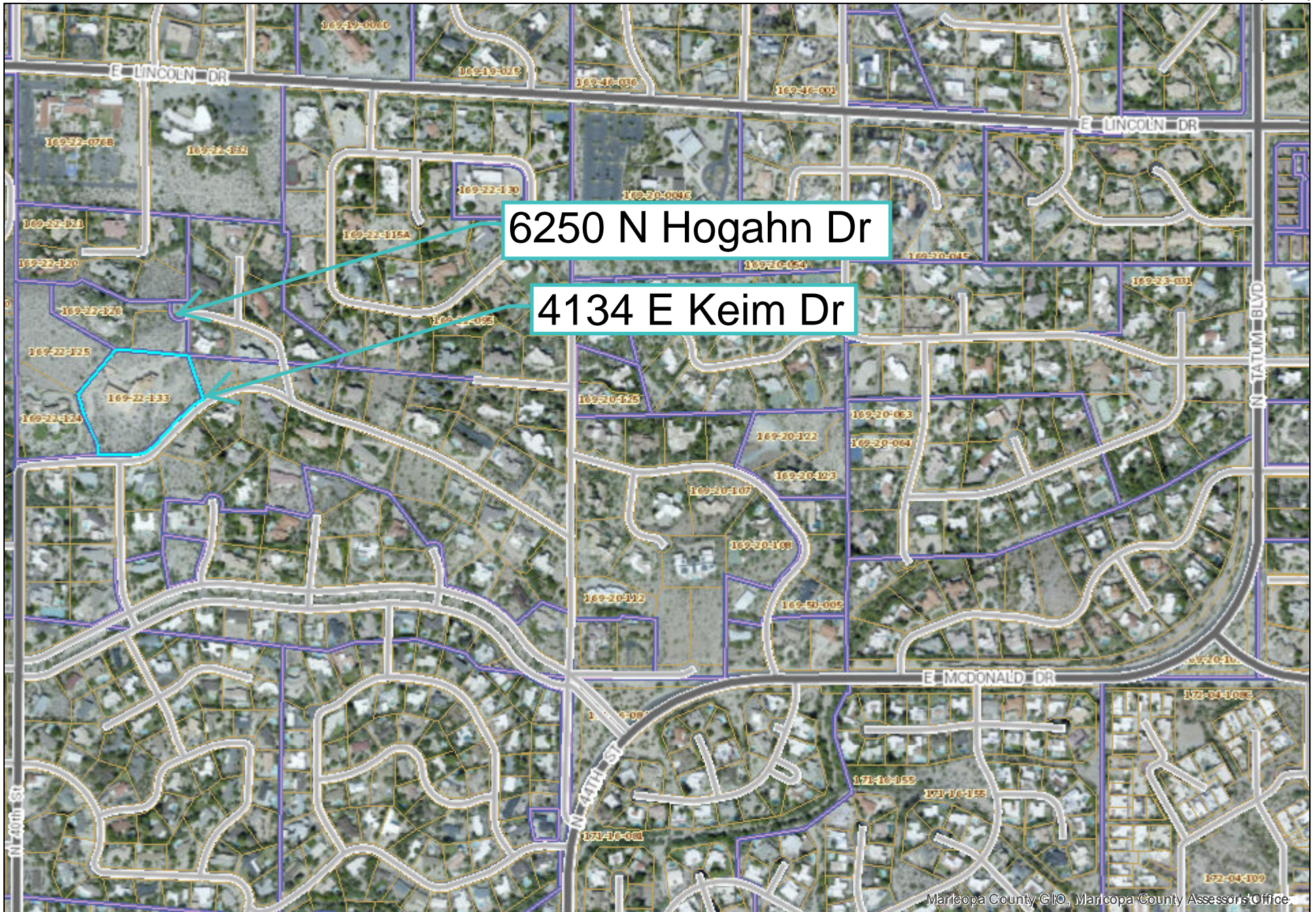
Stipulations:

1. All construction parking shall be located on site as much as possible. 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.**
4. No additional Financial Assurance is required.





# Map







# Map



## **HILLSIDE BUILDING REVIEW COMMITTEE MINUTES AUGUST 13, 2015**

### **1. CALL TO ORDER**

The Hillside Building Review Committee met on Thursday, August 13, 2015, in the Town Hall Boardroom, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253. Committee Members present included Planning Commissioners Rick Mahrle and Tom Campbell. Also present were Scott Jarson (Chair) and Scott McPherson. Commissioner Strom was absent. Staff present: Planner George Burton, Building Safety Manager Bob Lee, Senior Engineering Technician Richard Edwards and Senior Planner Paul Michaud. Chair Jarson called the meeting to order at 8:00 a.m.

### **2. FORMAL REVIEW FOR SINGLE FAMILY RESIDENCE LOCATED AT 4134 E KEIM DRIVE**

Bob Lee presented the application at 4134 E. Keim Drive. He explained the property owner requests to build a new home, a guest house, pool, and install solar panels on the roof.

Some items Mr. Lee pointed out included the following:

- It was noted that the concept review on this application was discussed by the Hillside Building Committee on June 11, 2015.
- Access will be from N Hogahn Drive and from E Keim Road, noting the legal frontage is on E Keim Drive. As such, the address was changed to Keim.
- The prior plan included security building near Keim Drive has been eliminated due to compliance with the overall 40 feet

The applicant's architect, Eric Peterson, He described the adjustments made to the application since the concept review and stated they have a 3-d model available to show the Committee.

The Hillside Building Committee commented on the application.

- Mr. McPherson asked to look at the material board. Mr. Peterson reviewed the material using the material board and 3-d model, stating the LRV on the metal component is 17 percent.
- Commissioner Campbell asked if the lawn area will include retention. The applicant replied no, the site will use dry wells.
- Commissioner Campbell asked about the height of the solar panels. The applicant replied the solar panels will not be above parapet line.
- There was discussion regarding the legal address versus the functional front yard.
- Chairman Jarson inquired about the roof material. Mr. Peterson replied the roof will be built up and tinted a color within the allowable LRV value.
- Chairman Jarson asked the applicant to explain the drainage. The applicant stated the drainage on Keim Drive has been pushed more to the west away from neighbor to the south based on his concern. He continued that at each point of discharge along the driveway will be rip-rap to aid in directing storm water.

Public comments:

- Heather Dukes, with the Francis J. Slavin Law Firm, stated she is here representing the property owners of the lots directly north of this site. She stated that these owners are in support of the application in maintaining the 40-foot setback from their property line and the deed restrictions to maintain view preservation.
- Responding to concerns raised at the concept review, Bob Lee noted that there is a stipulation for no parking on Hogahn Drive during construction.

Mr. McPherson motioned to approve the application request subject to the following stipulations. Commissioner Mahrle seconded the motion, which carried unanimously, 4-0.

1. All construction parking shall be located on site as much as possible. Any off street parking shall be confined to the north side of E Keim Dr. No parking will be allowed on 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. Noise from construction that can be heard off-site, including, but not limited to, hydraulic ram hammers, equipment used to cut through rock, machinery with audible back-up warning devices, powered machinery, truck delivery and idling, constant and persistent hammering, shall be limited to use between the hours of 7:00 am or sunrise, whichever is later, and 6:00 pm and sunset, whichever is earlier, Monday through Friday; Saturday from 9:00 am to 2:00 pm and no work on Sunday or legal holidays.
4. An automatic fire sprinkler system will be installed in all attic spaces.

### **3. ADJOURNMENT**

Commissioner Jarson moved to adjourn at 10:05 a.m. Commissioner Campbell seconded the motion which carried 4-0.





## TOWN OF PARADISE VALLEY HILLSIDE DEVELOPMENT

DATE: 9/20/2017

SUBDIVISION NAME: Goldwater Estates 2

ADDRESS OF PROPERTY 4134 E. Keim Dr., Paradise Valley 85253

ASSESSOR'S PARCEL NUMBER: 169-22-133

LEGAL DESCRIPTION: Lot 1 of Goldwater Estates 2, According to the plat of  
Record in the office of the county recorder of Maricopa County, Arizona, recorded  
In book 1225, 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: DFX, LLC (602) 625-7200  
PRINT NAME PHONE NUMBER

3200 E. Camelback Rd., Suite 295, Phoenix AZ 85018 fnajafi@pivotalgroup.com  
ADDRESS E-MAIL ADDRESS

SIGNATURE OF OWNER OR REPRESENTATIVE 9/28/17  
DATE

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

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

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

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





SANDERLING MARQUEE LIMESTONE



SW 7025 BACKDROP



DAVIS COLORS 8084 DARK GRAY

DFX RESIDENCE  
MATERIAL SAMPLE BOARD

PROJECT # 15032  
03 October 2017  
This design is for conceptual purposes only.  
Not to be used for construction.







September 20, 2017

**Formal Plan Review Notification**

Subject: DFX Residence

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

Property Address – Lot 1 Goldwater Estates II  
4134 E Keim Drive  
Paradise Valley, AZ 85253  
APN 169-22-133

Dear Property Owners,

An application has been submitted to the town of Paradise Valley for 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:** [George Burton](#); [Paul Mood](#); [Paul Michaud](#)  
**Subject:** RE: 4134 E Keim Dr  
**Date:** Friday, September 29, 2017 2:50:43 PM  
**Attachments:** [image001.png](#)  
[DFX Notification letter address list.pdf](#)  
[Hillside Application 092517.pdf](#)  
[Plan Review notification letter 4134 E Keim Dr.pdf](#)

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**Good afternoon Bob,**

**Please see attached for the application, 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

TEL 480.477.1111 FAX 480.388.3858

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