



4215 NORTH BROWN AVE. SUITE E SCOTTSDALE ARIZONA 85251
(O) 480-921-0629 (C) 480-215-9095
Scott@FLDesigns.biz

11-14-21

Paradise Valley Hillside Building Committee

Re: Project Narrative for 5204 E. San Juan Ave. Paradise Valley

The property owner is proposing to demolish the existing house and build a new two level 5758 livable sq. ft. home on the same pad location. The new home will maintain the existing drive way and approach. The project will comply with an existing approved front setback variance including all height and area requirements. The existing pathway to the front north mailbox will remain and an existing pathway on the south side will be restored to native desert. Care to maintain and salvage the native landscaping will be required and all existing boulders will be preserved and stabilized.

The new home will have a contemporary flat and shed roof style, with glass view windows facing the north and south. Stone veneer vertical columns and metal clad eaves will compliment a sand stucco exterior finish. The patio ceiling and eave projections will have stained wood planking finish. The west yard area will have a negative edge pool and stone hardscape. Exiting overhead electrical service will be relocated below ground. All mechanical and pool equipment will be screened from neighboring properties.

Sincerely,

M.Scott Merritt
Fine Line Designs