

December 4, 2019

Subject: 4250 E. Keim Drive Project Narrative

Please accept this project narrative for the purpose of the Concept Review Meeting Request for a new single-family residence at 4250 E. Keim Drive.

The house will be constructed on a 1.14 acre lot with a building pad slope of 15.20%. This allows for a disturbed area of 16,815 square feet per the hillside ordinance. The existing site contains a deteriorating retaining wall that is holding up an empty building pad on the southeast portion of the site. This pad was constructed in the 1960's without permits and no structures were ever built on the pad. As a part of this proposal the existing pad and retaining walls will be removed and the proposed portions of the site outside the proposed improvements will be graded back to the historic topography and revegetated.

The proposed two-level, three-bedroom, single-family house will step down the site from the southeast to the northwest in order to follow the historic topography of the site while remaining within the 24' building height restriction from existing natural grade. The design allows for views from open concept living spaces to Mummy Mountain and the Phoenix Mountain Preserve to the northwest, north, and northeast. The backyard will also step down the site to remain within the limits of 8' high retaining walls.

The house, driveway, and outdoor living areas have been designed and will be constructed in compliance with the hillside ordinance and local, state, and international codes. No variances are being requested as a part of this project.

The house will be contemporary in style with a combination of pre-finished integrally colored concrete blocks, stucco, steel, glass, and wood. All of the materials meet the required hillside LRV requirement. All landscaping and lighting will be in accordance with the hillside ordinance requirements.

Please contact me if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Mann', with a stylized, flowing script.

Dan Mann, P.E.
President
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