



Combined Hillside Narrative

Address: 5564 east palo verde lane, paradise valley, az 85253

Parcel: 172-47-058C

Request for non-conforming LRV:

This submittal is an appeal to the hillside committee to allow the nonconforming colors "LRV" used for the soffits and patio surfaces.

Soffit: integral colored plaster base color "whisper DEW340" LRV +/- 87

Patio Stone: Mexi-tile urban scape "crème" LRV +/- 60

Please take into consideration:

The newly completed house is positioned, so the nonconforming surfaces have little to no visual impact to the surrounding community. The main soffits and patios are only visible when you enter the property.

Please see photos within the 1,500 sf boundary. The only potential view of the pool patio is from the top of North 52nd Place. Views 7&8 on the context map. Even from this elevated vantage view you can only see a small portion of the swimming pool and the main pool patio is not visible.

The stone used on the patio is a natural product with significant color variations. Please reference stone picture. The sample we originally received was significantly darker than what we received.

The architectural intent of the soffits is to carry the same plane / material from the interior to exterior.

We appreciate the committee's time and consideration and we will be happy to meet any committee member on site to walk the project.

Please feel free to contact us by phone or email: drew@czphx.com

Respectfully,

Drew Bausom [applicant]

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