

5870 E Indian Bend, Paradise Valley, AZ 85253

Conceptual Hillside Review

Project Narrative

The scope of the proposed project at 5870 E Indian Bend is to completely demolish the existing single family structure and build a new single family home. The new home will consist of 6,597 SF livable, 1,867 SF of garage and 2,063 SF of patio and entry space for a total of 10,527 SF under roof. A new pool and spa will be built as well. The 49,695 SF lot has an allowable lot coverage of 25% and the proposed project has coverage of 21.2%.

The disturbance footprint of the project 21,773 SF with 4,411 SF of area for construction and the 5' easement for a disturbance total for the structure of 26,184 SF. The home footprint is 8,620 SF and the hardscape disturbance are is 17,564 SF. The site slope is 10% and the actual disturbance of 35.34% is well under the 60% allowable.

This project will be an excellent improvement to this fantastic area of Paradise Valley.