



Project Narrative

December 23, 2020

Project: New custom residence: Meyer Pavio
Address: 4502 E Moonlight Way, Paradise Valley, AZ
APN #: 169-11-003D, 169-11-003E, (169-16-005B)

STATEMENT:

The proposed Meyer Pavio Residence is new construction on an existing hillside pad. The original home on the lot will be demolished and a new home built in its place. The property currently consists of three parcels, two of which are in Paradise Valley. The existing house is built over the line between Paradise Valley and the lot that is in Clearwater Hills, a community in Maricopa County. The new residence will be located completely in Paradise Valley. A variance was approved for this site to allow for site walls to be built up to the Paradise Valley city line that divides this property in half. A 5 foot building setback line was also approved for the central PV lot so that the house would fit. Before permitting, the two PV lots will be joined.

The new home uses the existing pad with no additional hillside disturbance and allows for a more integrated approach than the current home. The materials on the new home will consist of stucco that meets the required LRV hillside standards with limited natural stone accents to be approved by the Hillside committee. The low sloped roofs will be a brown clay tile, which meets the LRV requirements and blends with the desert colors. All new vegetation will be native desert vegetation. Overall, we feel the new home will be a welcome addition to Paradise Valley.