

# Exhibit 6 - Project Narrative



1820 W. Northern Ave STE 130 PHOENIX, AZ 85021  
602-607-5350  
INFO@NEAHDESIGNS.COM

October 25, 2023

RE: 8082 W PEORIA AVE

Good day,

Regarding Lot 1 (Interior Lot) we are proposing the following:

- A new livable space totaling 1,814 sq ft.
- A new porch totaling 110 sq ft.
- A new rear patio totaling 180 sq ft.
- A new garage totaling 440 sq ft.

The total lot size is 6,645 sq ft. The new additions to this lot will total 2,311 sq ft and give us 34.783% out of the allowed 45% lot coverage. The width of this lot is 47.48' and depth is 139.99'.

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Both this interior lot and the corner lot below it (same owners) were originally shown running perpendicular to Peoria Ave, however, they have since been updated to be shown running parallel to Peoria Ave with entrances off of 81<sup>st</sup> Ave. The lot does not currently meet the R1-8 ordinance for the lot width of 70', however this is in part to meet the requirements for the PUE's, prospective and/or proposed street/traffic or utility constructions, as well as to provide adequate livable and non-livable functional space on both lots. The plans have been updated to reflect this.

Sincerely,

Kendra Chavez

# Exhibit 6 - Project Narrative



1820 W. Northern Ave STE 130 PHOENIX, AZ 85021  
602-607-5350  
INFO@NEAHDESIGNS.COM

October 25, 2023

RE: 10609 N 81<sup>st</sup> Ave.

Good day,

Regarding Lot 2 (Corner Lot) we are proposing the following:

- A new livable space totaling 1,814 sq ft.
- A new porch – 110 sq ft.
- A new rear patio – 180 sq ft
- A new garage totaling 440 sq ft.

The new additions to this 6,334 sq ft lot, will total 2,311 sq ft and give a lot coverage of 34.783% of the allotted 45%. The width of this lot ranges as it is a corner lot from the widest point at 47.49' to the shortest point (facing 81<sup>st</sup> Ave) at 22.49'. The depth of this lot is 139.99' on the northern side of the property and 114.99' on the southern side facing Peoria Ave.

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This corner lot as well as the interior lot above it (same owners) were originally shown running perpendicular to Peoria Ave, however, they have since been updated to be shown running parallel to Peoria Ave with entrances off of 81<sup>st</sup> Ave. The lot does not currently meet the R1-8 ordinance for the lot width of 70', however this is in part to meet the requirements for the PUE's, prospective and/or proposed street/traffic or utility constructions, as well as to provide adequate livable and non-livable functional space on both lots. The plans have been updated to reflect this.

Sincerely,

Kendra Chavez