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**Full Size**

**8.5 x 11**

**11 x 17**

**(site plan, landscape, elevations)**





Average frontage of adjacent lots:  
120 Ln Ft

Comparable Lot Backyard :  
12,000 sq ft

Frontage of this lot:  
234 Ln Ft, 200%, Due to cul-de-sac wrap around.

Backyard area 6,600

Hardships are:  
30' setback forces acute intersection of wall to house.  
Curve of 30' setback from cul-de-sac bites into primary useable yard and all views from interior, given houses square placement to the East curb. This doubles the front yard length, and beduces back yard area by nearly 45%.

Variance Request:  
That 90' of cul-de-sac frontage be granted a wall maximum height variance, from 3' to 6' high within the 30' setback, such that the 90' is divided into three walls:  
1st at 15' setback / 6' height  
2nd at 16'6 setback at 5' height  
3rd at 18' setback 6' height

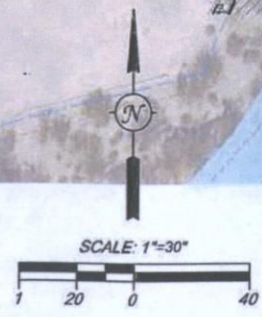
Gains 1200 sq ft to back yard living space, bringing disparity down from 45% at 6600 sq ft to 35% at 7800sq ft, compared to comparable lots enjoying 12,000 sq ft back yard useable area.


SQUARE FOOTAGE			
MODEL	7003-A	CASITA PATIO	225
1ST FLR LIV.	3,891	TOTAL FOOTPRINT	5,755
GARAGE	686		
PATIO	292	LOT AREA	64,238
COVERED ENTRY	12	NAOS AREA	32,529
PORTICO	124	NET LOT AREA	31,709
CASITA	525	LOT COVER	18.1%

LEGEND	
	WATER SERVICE
	GAS SERVICE
	ELECTRICAL SERVICE
	GAS LINE


  

SETBACK GUIDELINES	
FRONT SETBACK:	30'
REAR SETBACK:	26.25'
SIDE SETBACK:	15' (30' TOTAL)





LOT 51 - 26032 N. 88TH WAY  
PINNACLE PEAK PLACE  
SCOTTSDALE, ARIZONA



DATE: 2/13/2014  
BY: TTT  
SCALE: 1"=40'

**Jones Residence Variance Submittal**  
Project #187-2015, Lot 51 Pinnacle Peak Place  
26032 N 88th Way, Scottsdale AZ 85255