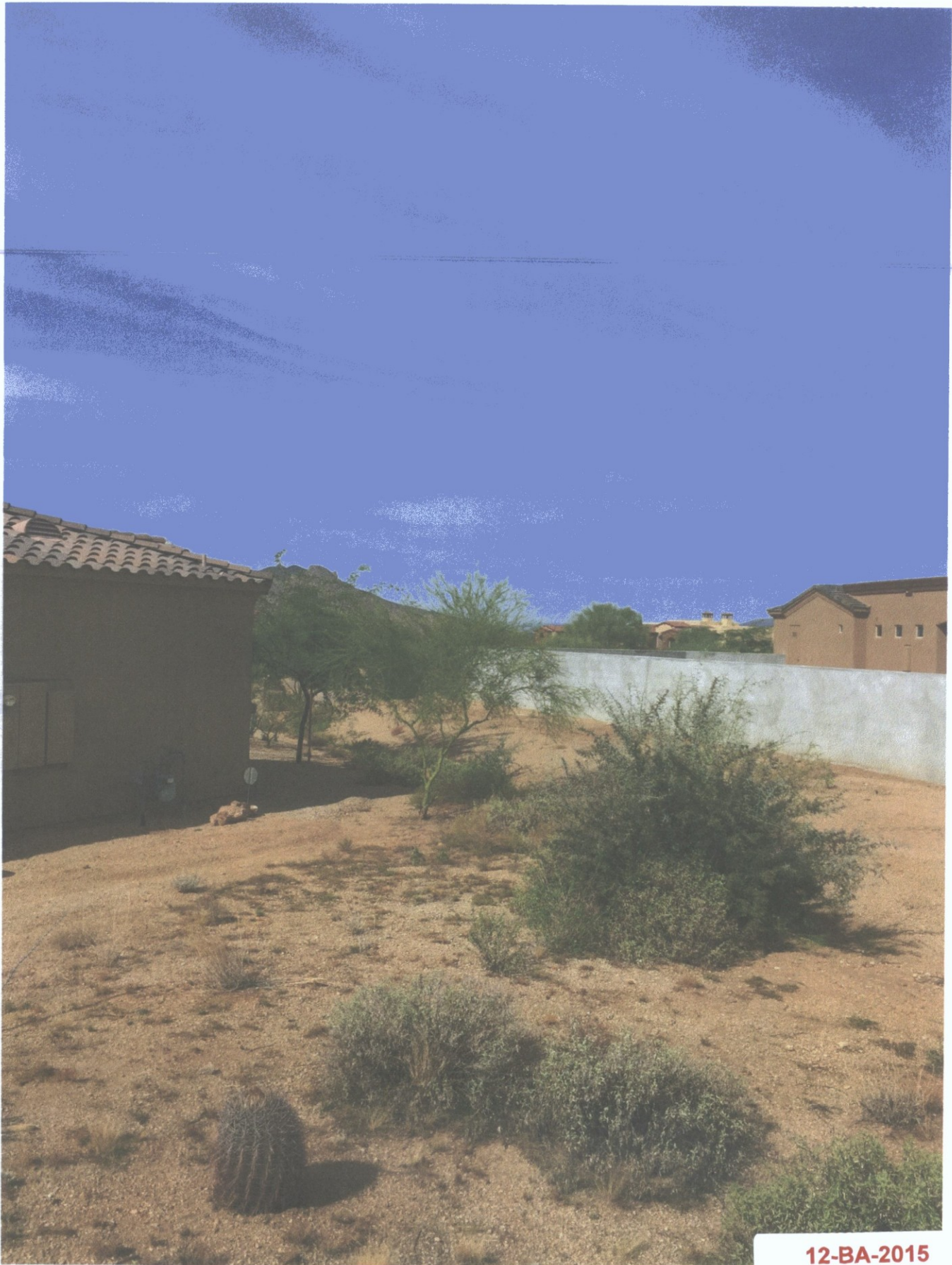

Simulations
Photos
All Graphics (no plans)



12-BA-2015
12/1/15



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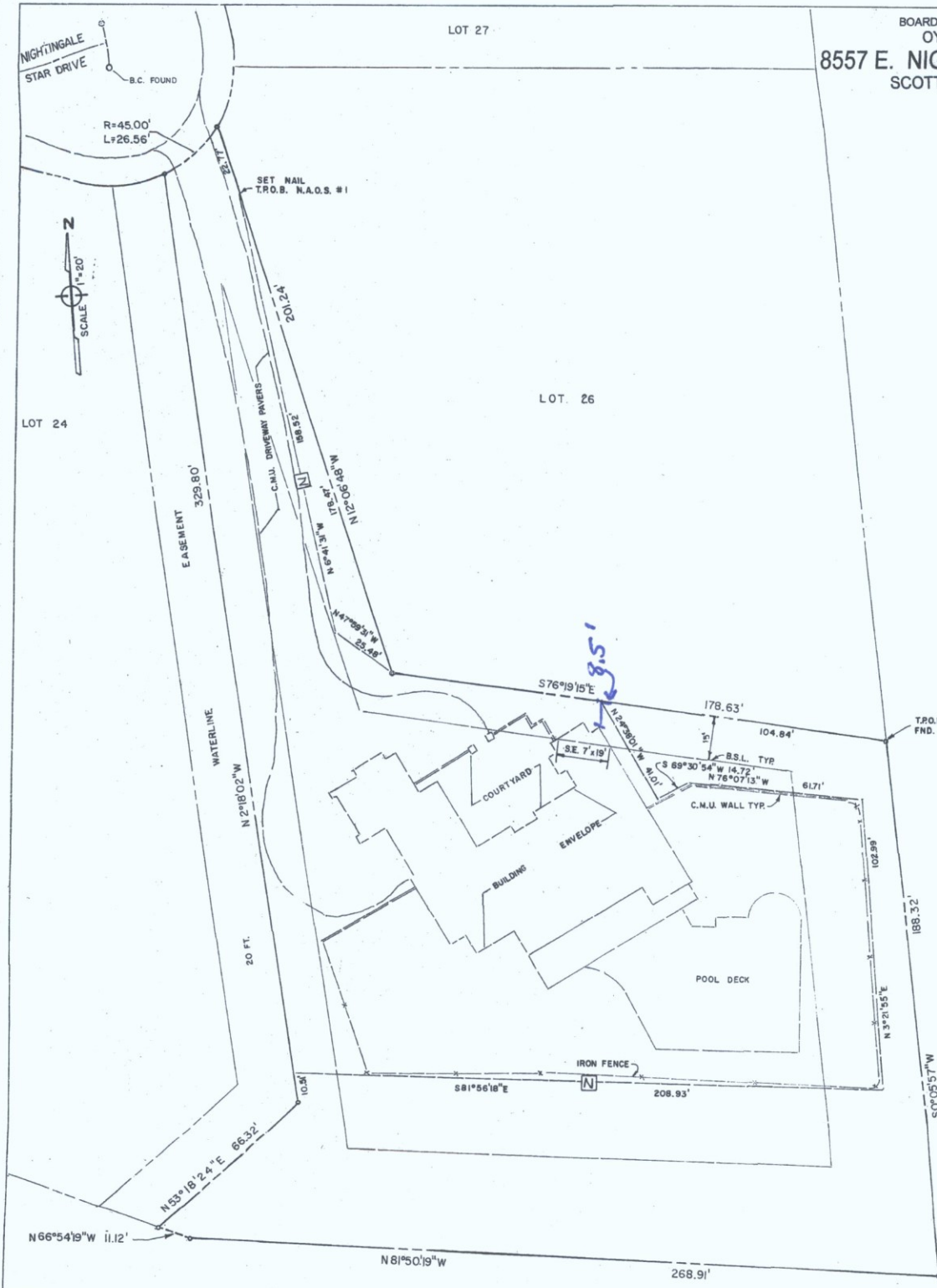


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12-BA-2015
12/1/15

BOARD OF ADJUSTMENT SITE PLAN
 OYAGUE RESIDENCE
 8557 E. NIGHTINGALE STAR DR.
 SCOTTSDALE, ARIZ. 85266



12-BA-2015
 12/1/15

BOARD OF ADJUSTMENT SITE PLAN
 OYAGUE RESIDENCE
 8557 E. NIGHTINGALE STAR DR.
 SCOTTSDALE, ARIZ. 85266



VICINITY MAP
 No Scale

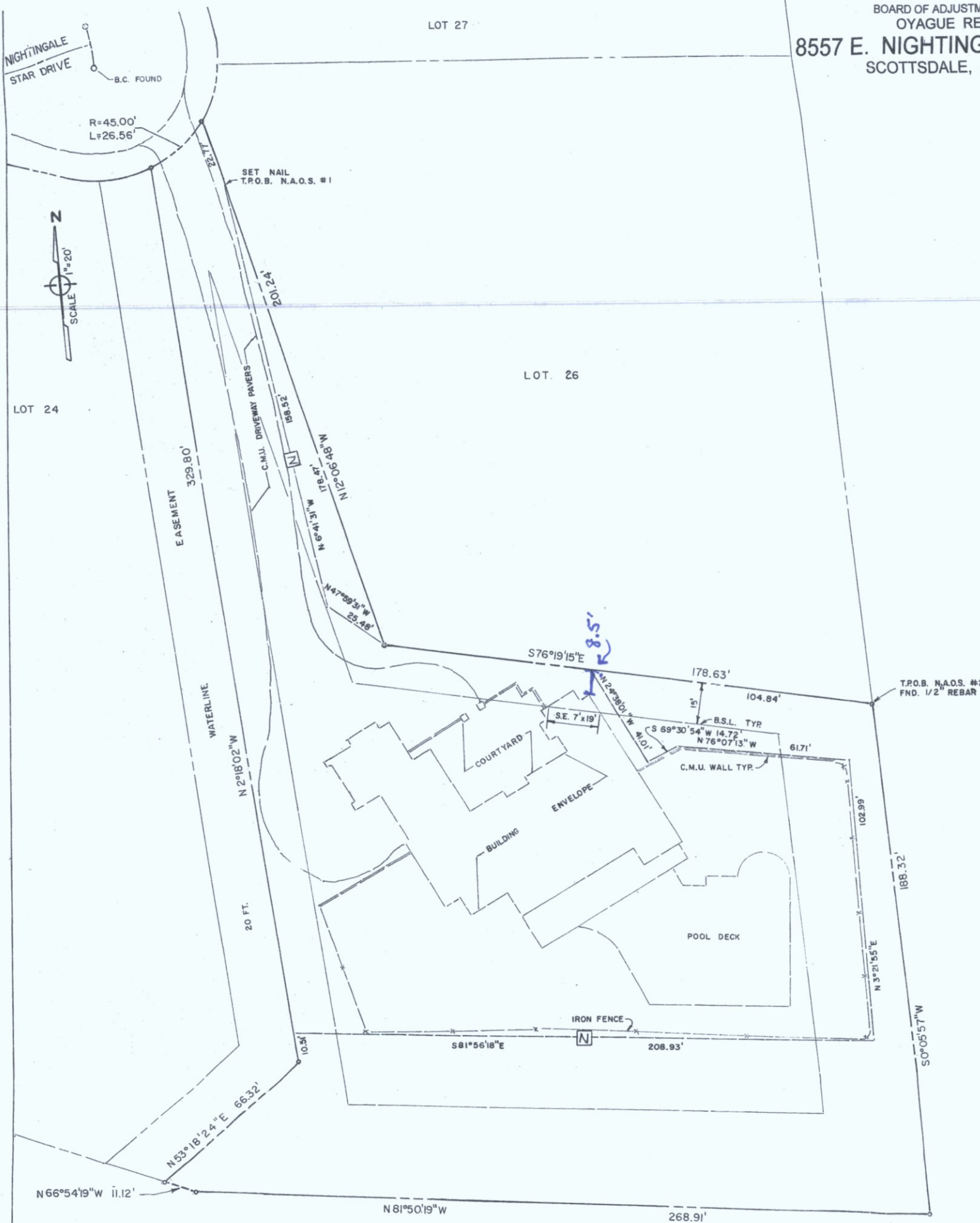
OWNER:
 Oyague, Cesar, & Delene
 8557 E. Nightingale Star Dr.
 Scottsdale, Ariz. 85266
 Ph. (480) 234-3007

SITE ADDRESS:
 8557 E. Nightingale Star Dr.
 Scottsdale, Ariz 85266

ZONING:
 R1-43, E.S.L.

LEGAL DESCRIPTION:
 Tax Parcel 216-47-334
 Lot 25, Sierra Boulders, a subdivision of a portion of the N.E. 1/4, Section 12, T. 5 N., R. 4 E., of the G. & S. R. B. & M., Book 732, Page 27 (Docket 12005-0261465), Records of Maricopa Co., Ariz. Containing 1.02291 acres (53,545 S.F.) more or less.

SETBACKS:
 West Side Yard, East Driveway, & North Front Yard: 15', East Side Yard, & Rear Yard: 35'



REVISIONS

BOARD OF ADJUSTMENT SITE PLAN
 OYAGUE RESIDENCE
 8557 E. NIGHTINGALE STAR DR.
 SCOTTSDALE, ARIZ. 85266

DELP & ASSOC.
 (602) 676-4726
 645 W. SIERRA ST.
 GLENDALE, AZ 85044
 Roger A. Delp, P.E., L.S.
 SURVEYING & ENGINEERING

VIOLATION DESCRIPTION:
 Setback Encroachment (S.E.): North Front Yard: Seven (7) feet - Nineteen (19) feet.

VIOLATION REMEDIATION:
 I. Obtain Nonconforming Use designation for that portion of the existing structure enclosed within the "VIOLATION DESCRIPTION".
 II. Abandon the existing N.A.O.S. easements within said Lot 25, Sierra Boulders subdivision, Book 732, of Maps, Page 27, and in Docket 20120226949, M.C.R. (See Exhibits 'A', & 'B').
 III. Create two (2) new N.A.O.S. easements as shown hereon.

LOT COVERAGE:
 Existing N.A.O.S.: 19,570 S.F.
 New N.A.O.S. # 1: 1,332 S.F.
 New N.A.O.S. # 2: 18,850 S.F.
 Total: 20,182 S.F.
 Building Area: 7,478 S.F. Lot Area: 53,545 S.F. Coverage: 13.97 %

LEGEND:
 ——— Survey Line ——— Right - of - Way Line
 - - - - - Property Line - - - - - New N.A.O.S. Easements

C.O.S. Case Number:



12-BA-2015
 12/1/15

DATE
 SEPT., 2015
 JOB NO.
 015 A120504A
 FILE NO.
 SHEET
 WWM - 66
 NO. OF