

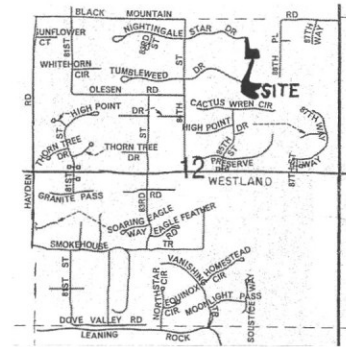
**Full Size**

**8.5 x 11**

**11 x 17**

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

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



VICINITY MAP  
 No Scale

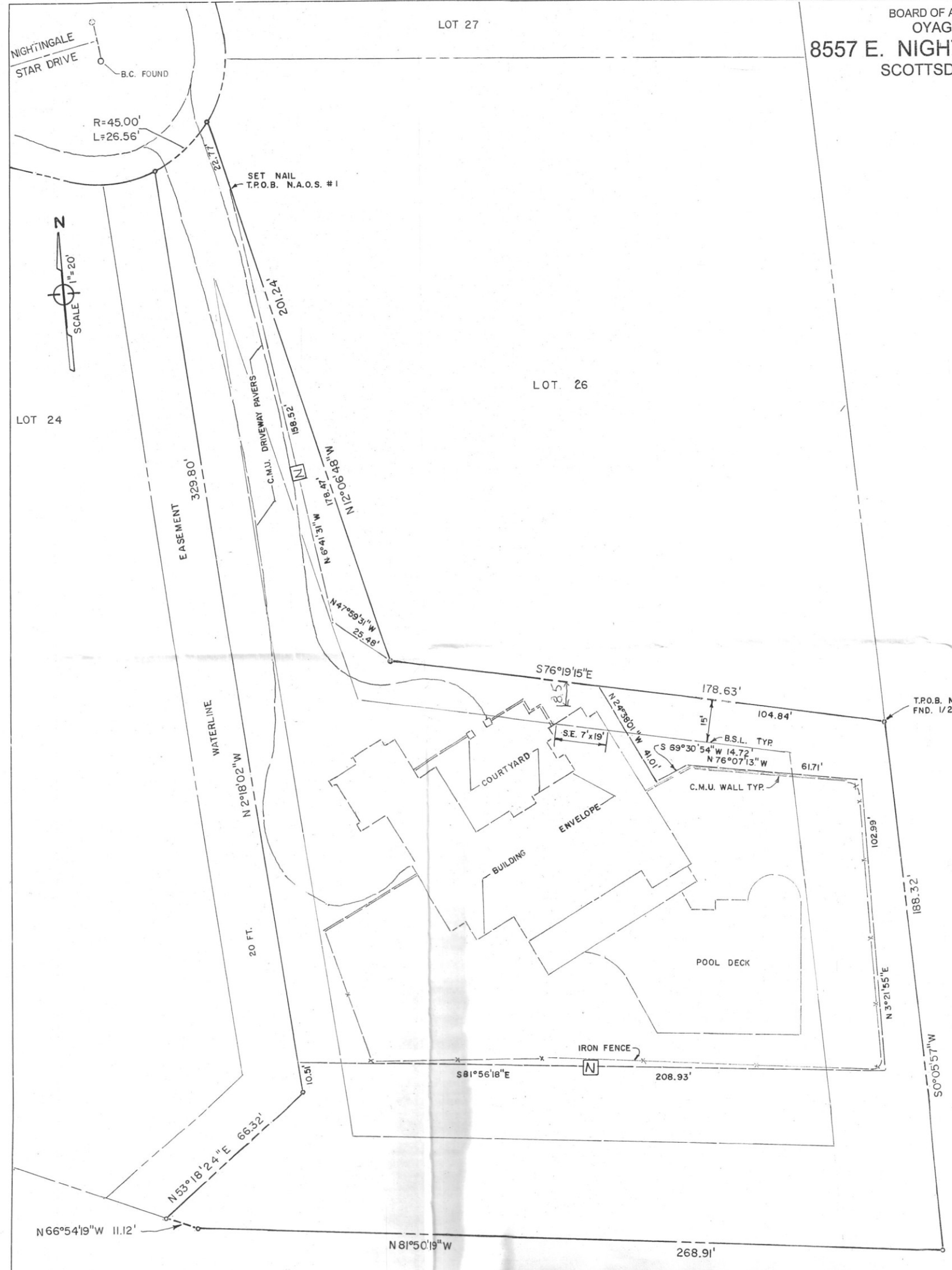
**OWNER:**  
 Oyague, Cesar, & Delene  
 8557 E. Nightingale Star Dr.  
 Scottsdale, Ariz. 85266  
 Ph. (480) 234-3007

**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

(623) 878-4726  
 5425 W. SIERRA ST.  
 GLENDALE, AZ 85304  
 Roger A. Delp, P.E., L.S.  
 SURVEYING & ENGINEERING

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

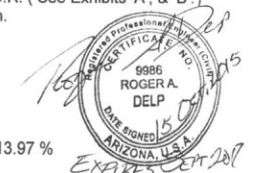
**VIOLATION REMEDIATION:**  
 I. Obtain Nonconforming Use designation for that portion of the existing structure enclosed within the "VIOLATION DESCRIPTION".  
 II. Abandon the existing N.A.O.S. easements within said Lot 25, Sierra Boulders subdivision, Book 732, of Maps, Page 27, and in Docket 20120226949, 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: 7478 S.F. Lot Area: 53,545 S.F. Coverage: 13.97 %

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

**C.O.S. Case Number:**



DATE  
 SEPT., 2015  
 JOB NO.  
 015 A120504A  
 FILE NO.  
 SHEET  
 WWM - 66  
 12-BA-2015  
 12/1/15  
 NO. 1 OF 1

PROJECT # 730-2013