

Case Research

Acevedo, Alex

From: Projectinput
Sent: Monday, August 22, 2016 9:21 AM
To: Projectinput
Subject: Online Pre-Application Submitted (678-PA-2016)



Pre-Application Number: **678-PA-2016**
Project Name: **Amato Residence Abandonment**
Location: **5038 N CHIQUITA LN**

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REQUEST FOR ABANDONMENT

5038 N Chiquita Lane
Scottsdale, AZ 85253

I am requesting an abandonment of 2'-0" of the existing 25'-0" Right of Way in order to come into compliance with the current City of Scottsdale design requirement of 23'-0" of Right of Way.

Further, I propose to rededicate an easement to the City of Scottsdale for perpetual access to the water meter.

This property was purchased in the condition in which it was built prior to the current right of way design. The proposed abandonment would not in any way be detrimental to any person impacted by this adjustment.



Map



Two Foot abandonment

173-21-007E

173-21-008C

N Chiquita Ln

E Pasadena Ave

C. Suburban Character

- Auxiliary turn lanes may be required at intersections with additional ROW requirements.
- Cross-sections may vary to fit surrounding topography.
- ADT: 1,500 vpd Max.
- Design Speed: 20 m.p.h.
- Maximum Grade: 9.0%
- Minimum Grade: 0.4%

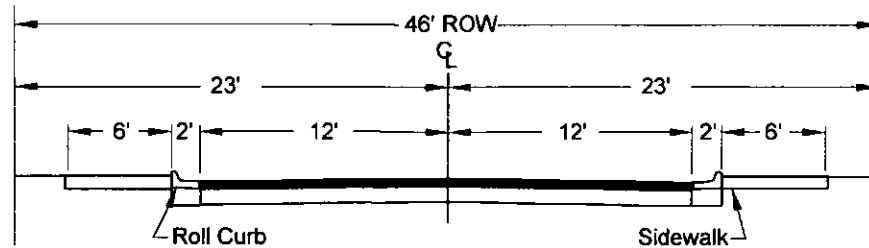


FIGURE 5.3-20 LOCAL RESIDENTIAL - SUBURBAN CHARACTER

5-3.108

LOCAL COMMERCIAL / INDUSTRIAL

- Auxiliary turn lanes may be required at intersections with additional ROW requirements.
- Cross-sections may vary to fit surrounding topography.
- ADT: 1,500 - 5,000 vpd
- Design Speed: 20 m.p.h.
- Maximum Grade: 15.0%
- Minimum Grade: 0.4%

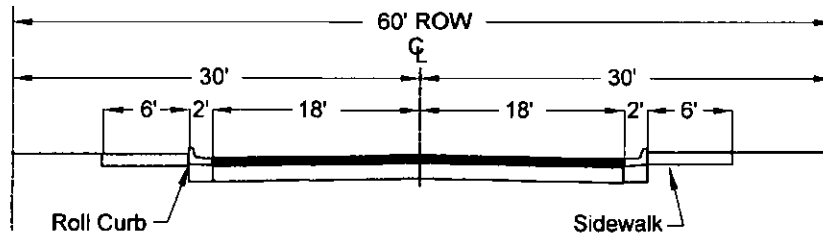


FIGURE 5.3-21 LOCAL COMMERCIAL / INDUSTRIAL

5-3.109

PRIVATE STREET REQUIREMENTS

All private streets shall be constructed to full public street standards, except equivalent construction materials or wider cross-sections may be approved by the Transportation Department. No internal private streets shall be incorporated into the city's public street system at a future date unless they are constructed, inspected, maintained and approved in conformance with the city's public street standards and approved by the City Council. Before issuance of any certificate of occupancy for the site, the developer shall post access points to private streets to identify that vehicles are entering a private street system.

5-3.110

STREET RIGHTS-OF-WAY REQUIREMENTS

Rights-of-way requirements are based on the space needed for the street to meet ultimate development requirements, see [Section 5-2.000](#) and [Section 5-3.100](#). Rights-of-way provides space for utilities, cut or fill slopes, sidewalks, bicycle paths, trails, traffic control devices and information signs, fire hydrants, landscaping, transit facilities and other public facilities that

Sec. 5.300. - Single-family Residential (R1-18).

(Ord. No. 4005, § 1(Res. No. 8947, Exh. A, § 32), 4-3-12)

Sec. 5.301. - Purpose.

This district is intended to promote and preserve residential development. Lot size is such that a low density of population is still maintained. Land use is composed chiefly of individual homes, together with required recreation, religious and educational facilities as the basic elements of a balanced neighborhood.

Sec. 5.302. - Use regulations.

A. *Permitted uses.* Buildings, structures or premises shall be used and building and structures shall hereafter be erected, altered or enlarged only for the following uses:

1. Any use permitted in the (R1-43) single-family residential district. (see section 5.102A).

B. *Permitted uses by conditional use permit.* Any use permitted by conditional use permit in the (R1-43) single-family residential district. (see section 5.102B).

(Ord. No. 3048, § 2, 10-7-97; Ord. No. 3034, § 1, 11-4-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3493, § 1, 3-4-03)

Sec. 5.303. - Reserved.

Editor's note— Ord. No. 4164, § 1(Res. No. 9857, § 1, Exh. A, § 10), adopted Aug. 25, 2014, repealed § 5.303 which pertained to approvals required and derived from Ord. No. 3225, § 1, adopted May 4, 1999.

Sec. 5.304. - Property development standards.

The following property development standards shall apply to all land and buildings in the R1-18 district:

A. *Lot area.*

1. Each lot shall have a minimum area of not less than eighteen thousand (18,000) square feet.

2.

If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

B. *Lot dimensions.*

1. Width. All lots shall have a minimum width of one hundred twenty (120) feet.

C. *Density.* There shall not be more than one (1) single-family dwelling unit on any one (1) lot.

D. *Building height.* No building shall exceed thirty (30) feet in height, except as otherwise provided in article VII.

E. *Yards.*

1. Front Yard.

a. There shall be a front yard having a depth of not less than thirty-five (35) feet.

b. Where lots have a double frontage on two (2) streets, the required front yard of thirty-five (35) feet shall be provided on both streets.

c. On a corner lot, the required front yard of thirty-five (35) feet shall be provided on each street. *Exception:* On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.

2. Side Yard. There shall be a side yard on each side of a building having a width of not less than ten (10) feet.

3. Rear Yard. There shall be a rear yard having a depth of not less than thirty (30) feet.

4. Other requirements and exceptions as specified in article VII.

F. *Distance between buildings.*

1. There shall be not less than ten (10) feet between an accessory building and the main building.

2. The minimum distance between main buildings on adjacent lots shall not be less than twenty (20) feet.

G. *Walls, fences and landscaping.* Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required side or rear yard. Walls, fences and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in Article VII. The height of the wall or fence is

measured from within the enclosure. Exception: Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard facing the longer street frontage need only conform to the side yard requirements.

- H. *Access.* All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.

(Ord. No. 2509, § 1, 6-1-93; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, § 33), 4-3-12)

Sec. 5.305. - Off-street parking.

The provisions of article IX shall apply.

Sec. 5.306. - Signs.

The provisions of article VIII shall apply.