

Case Research

State of Arizona
County of Maricopa

Know All Men By These Presents:

That the Arizona Title Guarantee and Trust Company, an Arizona Corporation, as Trustee, has subdivided under the name of CORONADO VILLA, Lots 1 and 2 Arcadia Vista Unit No. 1 except the West 2000 feet thereof, Book 21 of Maps Page 17 MCR, Maricopa County, Arizona and hereby publishes this plat and for the plat of said CORONADO VILLA and hereby declares that said plat sets forth the location and gives the measurements and dimensions of the lots and streets constituting same and that each lot and each street shall be known by the number or name that is given to each respectively on said plat, and the Arizona Title Guarantee and Trust Company, as Trustee, hereby dedicates to the public for use as such the streets shown on said plat and included in the above described premises Easements are dedicated to the use shown.

In witness whereof the Arizona Title Guarantee and Trust Company, as Trustee, has hereunto caused its corporate name to be signed and its corporate seal to be affixed by the undersigned officers thereunto duly authorized this 10th day of September 1958

ARIZONA TITLE GUARANTEE AND TRUST COMPANY, AS TRUSTEE

By L. H. Mumford
Vice President

State of Arizona
County of Maricopa

On this the 10th day of September 1958, before me the undersigned officer, personally appeared W. A. Dumas and W. E. Brown who acknowledged themselves to be Vice President and Secretary respectively of the Arizona Title Guarantee and Trust Company a Corporation and that they as such officers respectively being duly authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation as Trustee, by themselves as such officers respectively.

In witness whereof I hereunto set my hand and official seal

J. J. Penell
Notary Public

My Commission expires: 3-22-61

137093

CORONADO VILLA

A SUBDIVISION OF PART OF
LOTS 1 & 2 ARCADIA VISTA UNIT NO. 1
SITUATED IN
NW 1/4 NE 1/4 SEC. 22 T-2 N-4 E-6 S-8 R-1 M
MARICOPA COUNTY, ARIZONA
SPARLING ENGINEERING CO.
SCALE 1" = 40 FEET

This is to certify that the survey and subdivision of the premises described and plotted hereon were made and the plat was duly filed in the office of the County Clerk of Maricopa County, Arizona on the 10th day of September 1958.

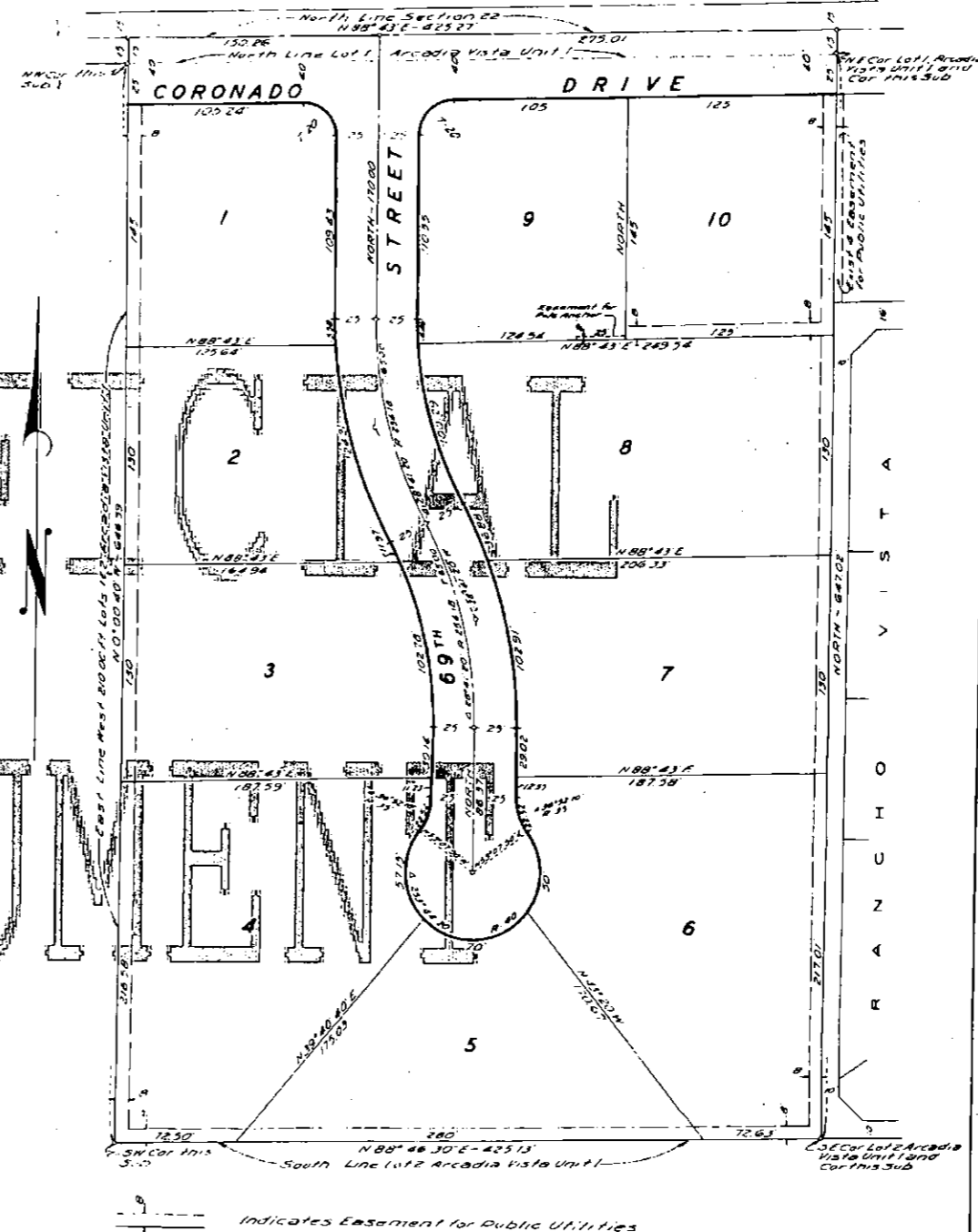
G. E. Sparling
G. E. SPARLING
REGISTERED ENGINEER



Approved by the Board of Supervisors of Maricopa County, Arizona
this 25 day of September 1958

By J. J. Penell
Chairman

Attest F. J. Gumm
Clerk



Approved this 1st day of October 1958 by the
Maricopa County Planning & Zoning Commission

by D. H. Hutton
Director

1-18-44
S-1089

JOB NO 4798



**CITY
COPY**

SDC 4829 LLC
4829 N. 68th PL.
SCOTTSDALE, AZ 85251

22487

3914-16-1

DATE DRAWN:
6/14/2016

n
design

hector navarro
o - 623.340.1355
hndesigngroup@gmail.com

SHEET NUMBER:

ASP

REVISIONS

#	DATE	BY / COMMENTS
1	7/13/16	QTY COMMENTS
2		
3		
4		

GENERAL NOTE

TO AVOID MISTAKES DURING CONSTRUCTION ANY DISCREPANCIES BETWEEN THE PLAN SHALL BE REPORTED TO THE OWNER AND GENERAL CONTRACTOR IN WRITING BEFORE PROCEEDING. IN ORDER TO AVOID MISTAKES READ & CHECK ALL PLANS & BID BEFORE CONSTRUCTION.

SITE PLAN

→ want to expand permit # 224167



Pre-Application Request

Purpose:

The purpose of the Pre-Application submittal, and meeting, is for the applicant and city staff to discuss a proposed Development Application, and the information and process that is necessary for city staff to process the proposal.

In accordance with the Zoning Ordinance, no development application shall be accepted before a Pre-Application has been submitted, and a Pre-Application meeting has been conducted with city staff, unless the Pre-Application meeting has been waived by the Zoning Administrator.

Submittal:

The completed Pre-Application Request form and all required materials and fees should be submitted in person to the One-Stop-Shop located at 7447 East Indian School Road; or, may they be submitted digitally at following website:

<https://eservices.scottsdaleaz.gov/eServices/PreApps/Default.aspx>

All checks shall be payable to "City of Scottsdale."

Scheduling

After the Pre-Application submittal has been accepted at the One-Stop-Shop, a staff member will contact the Applicant within five (5) Staff Working Days to schedule a Pre-Application meeting with the assigned staff member(s). Generally, a Pre-Application meeting is scheduled within five (5) to fifteen (15) Staff Working Days from the date of the submittal.

Project Name: <u>Variance - Pati Care / Livable ...</u>	
Property's Address: <u>4829 N 68th</u>	APN: <u>173-34-046</u>
Property's Zoning District Designation: <u>R1-1B</u>	
Property Details:	
<input checked="" type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other	
Has a 'Notice of Compliance' been issued? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, provide a copy with this submittal	
Owner: <u>Charles Dean Slover</u>	Applicant: <u>Jorge Macias</u>
Company: <u></u>	Company: <u>Macias Construction</u>
Address: <u>4829 N. 68th place</u>	Address: <u>1824 W. Orchid Ln. Phoenix AZ 85021</u>
Phone: <u></u> Fax: <u></u>	Phone: <u>602 628 2805</u> Fax: <u></u>
E-mail: <u></u>	E-mail: <u>Jorge Macias 1@yahoo.com</u>
Owner Signature: <u></u>	Applicant Signature: <u></u>
Official Use Only	Submittal Date: <u>8-3-16</u> Application No.: <u>632</u> -PA- <u>2016</u>
Project Coordinator: <u></u>	

Planning and Development Services

7447 E Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088

Page 1 of 2

Revision: Date 05/05/2016

2-BA-2017
02/22/2017



Pre-Application Request

Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> General Plan Amendment (GP)
Exemptions to the Zoning Ordinance	Land Divisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivision (PP)	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Subdivision (Minor) (MD)	<input type="checkbox"/> Adult Care (AC)
<input checked="" type="checkbox"/> Variance (BA)		<input type="checkbox"/> Single-Family Residential
<input type="checkbox"/> Minor Amendment (MN)		<input type="checkbox"/> Other:

Submittal Requirements: (fees subject to change every July)

☒ Pre-Application Fee: \$ 87.00
(No fees are changed for Historic Preservation (HP) properties.)

☐ Records Packet Fee: \$ _____
Processed by staff. The applicant need not visit the Records desk to obtain the packet.
(Only required when requested by Staff)

☒ Application Narrative:
The narrative shall describe the purpose of the request, and all pertinent information related to the request, such as, but not limited to, site circulation, parking and design, drainage, architecture, proposed land use, and lot design.

☐ Property Owner Authorization Letter
(Required for the SA and MS Pre-Applications)

☒ Site / Context Photographs

- Provide color photographs showing the site and the surrounding properties. Use the guidelines below for photos.
- Photos shall be taken looking in towards the project site and adjacent to the site.
- Photos should show adjacent improvements and existing on-site conditions.
- Each photograph shall include a number and direction.
- Sites greater than 500 ft. in length, also take the photo locations shown in the dashed lines.
- Photos shall be provided 8 1/2 x 11 paper, max. two per page.



☐ Other

- The following list of Additional Submittal Information is not required for a Pre-Application meeting, unless indicated below by staff prior to the submittal of this request.
- Applicants are advised to provide any additional information listed below. This will assist staff to provide the applicant with direction regarding an application.

Additional Submittal Information

- ☒ Site Plan
- ☐ Subdivision plan
- ☐ Floor Plans
- ☐ Elevations
- ☐ Landscape plans
- ☐ H.O.A. Approval letter
- ☐ Sign Criteria Regulations & Language
- ☐ Material Samples – color chips, awning fabric, etc.
- ☐ Cross Sections – for all cuts and fills
- ☐ Conceptual Grading & Drainage Plan
- ☐ Exterior Lighting – provide cut sheets, details and photometrics for any proposed exterior lighting.
- ☐ Boundary Survey (required for minor land divisions)
- ☐ Areal of property that includes property lines and highlighted area abandonment request.
- ☐ One copy of the recorded document for the area that is requested to be abandoned. Such as: subdivision plat, map of dedication, GLO (General Land Office) federal patent roadway easement, or separate dedication document. A copy of most recorded documents to be abandoned may be purchased at the City of Scottsdale Records Dept. (480-312-2356), or the Maricopa County Recorder's Office (602-506-3535). A copy of the General Land Office (GLO) federal patent roadway easement may be purchased from the Bureau of Land Management (602-417-9200).

☒ desired setback

Planning and Development Services

7447 E Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088

Macias Construction
Phoenix, AZ 85021 (602) 628 2805

8/1/16

To whom it may concern,

This letter is to ask for a variance regarding the existing setback of 35' at the property at 4829 n 68th place in Scottsdale AZ. We are requesting that the new setback be moved to 23' 9" which would put us at the front edge of the existing covered entry way. We would like to build covered patios out front of the home which we have a permit to do now, but the existing setback only allows us to build 4' out which would make the patios extremely short. The reason we are building the patios is because of the extreme heat from the west setting sun. As of now we have a lot of overgrown trees to help with the heat of the sun, we would like to trim the trees back and build the patios to relieve the heat from the sun and also enjoy visually the front of the home.

MARICOPA COUNTY ZONING ORDINANCE

Chapter 6 – Single Family Residential Zoning Districts

ARTICLE 601.5. INTENSITY OF USE REGULATIONS: The intensity of use regulations are as follows: ^{*31}

1. **Lot Area:** Each lot shall have a minimum lot area of **35,000 square feet**.
2. **Lot Width:** Each lot shall have a minimum width of **145 feet**. ^{*1}
3. **Lot Area Per Dwelling Unit:** The minimum lot area per dwelling unit shall be **35,000 square feet**.
4. **Lot Coverage:** The maximum lot coverage shall be **30%** of the lot area. ^{*41}

ARTICLE 601.6. PARKING REGULATIONS: The parking regulations are as provided in Chapter 11, Section 1102. ^{*25}

ARTICLE 601.7. SIGN REGULATIONS: The sign regulations are as provided in Chapter 14, Section 1402. ^{*25}

Date of Revisions					
* 1	Revised 10-13-70	*18	Effective 5-16-98	*33	Effective 1-11-12 – TA2010012
* 2	Revised 1-24-72	*19	Effective 8-06-99	*34	Effective 1-11-12 – TA2007018
* 3	Added 4-07-75	*20	Effective 11-19-99	*35	Effective 8-22-12 – TA2010009
* 4	Revised 1-03-77	*21	Effective 11-19-99	*36	Effective 01-19-07 – TA2003002
*5	Revised 6-06-77	*22	Deleted 11-19-99	*37	Effective 9-18-10 – TA2010001
*6	Revised 11-08-82	*23	Effective 07-07-06 – TA2003005	*38	Effective 7-17-13 – TA2012011
*7	Revised 8-15-83	*24	Effective 11-14-08 – TA2008005	*39	Effective 7-17-13 – TA2012012
*8	Revised 4-01-85	*25	Effective 11-19-10 – TA20090014	*40	Effective 12-12-12– TA2012024
*9	Revised 4-10-89	*26	Effective 11-03-10 – TA2010013	*41	Effective 10-08-14– TA2014002
*11	Revised 9-12-90	*27	Effective 12-28-10 – TA2010017	*40	Effective 12-12-12– TA2012024
*12	Revised 7-05-91	*28	Effective 2-11-11 – TA2010014	*41	Approved 10-08-14 TA2014002
*13	Revised 2-20-94	*29	Effective 3-16-11 – TA2010022	*42	Approved 10-08-14 TA2014006
**13	Added 2-20-94	*30	Effective 9-30-11 – TA2011001	*43	Approved 5-04-16 TA2015004
*14	Added 7-23-94	*31	Effective 10-19-11 – TA2011013		
*17	Revised 6-05-96	*32	Effective 10-19-11 – TA2011014		

SECTION 602. R1-18 (Single-Family Residential Zoning District - 18,000 Square Feet Per Dwelling Unit)

ARTICLE 602.1. PURPOSE: The principal purpose of this zoning district is to conserve, protect, and encourage sustainable single-family residential development where minimum lots of not less than **18,000 square feet** in area are suitable and appropriate taking into consideration existing conditions, including present use of land, present lot sizes, future land use needs and

MARICOPA COUNTY ZONING ORDINANCE

Chapter 6 – Single Family Residential Zoning Districts

the availability of public utilities. Principal uses permitted in this zoning district include single-family dwellings, churches, schools, parks and playgrounds and other community facilities. ^{*2}

ARTICLE 602.2. USE REGULATIONS: The use regulations are the same as those in the **R1-35** Zoning District.

ARTICLE 602.3. HEIGHT REGULATIONS: The height of buildings shall not exceed **30 feet**. ^{*3}

ARTICLE 602.4. YARD REGULATIONS: The required yards are as follows:

1. ***Front Yard:***

- a. There shall be a front yard having a depth of not less than **30 feet**.
- b. For through lots, a front yard shall be provided along both front lot lines.
- c. Yards along each street side of corner lots shall have a width equal to not less than **half** the depth of the required front yard. Yards along each street side of corner lots shall otherwise conform with regulations applicable to front yards.

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

3. ***Rear Yard:*** There shall be a rear yard having a depth of not less than **30 feet**.

ARTICLE 602.5. INTENSITY OF USE REGULATIONS: The intensity of use regulations are as follows: ^{*4}

1. ***Lot Area:*** Each lot shall have a minimum lot area of **18,000 square feet**.
2. ***Lot Width:*** Each lot shall have a minimum width of **120 feet**.
3. ***Lot Area Per Dwelling Unit:*** This minimum lot area per dwelling unit shall be **18,000 square feet**.
4. ***Lot Coverage:*** The maximum lot coverage shall be **35%** of the lot area. ^{*5}

ORDINANCE NO. 1275

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE,
MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455,
THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY,
AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE
"DISTRICT MAP" TO THAT ZONING SHOWN ON ZONING MAP
NO. 511 ; AND DECLARING AN EMERGENCY.

WHEREAS, Zoning Case No. 62-Z-79 has been properly noticed for
public hearing, pursuant to the requirements of the Scottsdale Zoning Ordinance
and the statutes of the State of Arizona, and the necessary hearings thereupon
have been completed, and


WHEREAS, the Council of the City of Scottsdale instructed the planning
staff to prepare an ordinance and map changing the zoning on the property described
in Application No. 62-Z-79 as requested by the applicant, and

WHEREAS, it is now necessary that the comprehensive zoning map of the
City of Scottsdale be amended to conform with the aforesaid decision of the
Scottsdale City Council;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale,
Arizona, that the "District Map" adopted as a part of Ordinance No. 455, showing
the zoning district boundaries in the City of Scottsdale, is amended as shown on
the attached Zoning Map No. 511 , which map together with all notations, references
and other information shown thereon is incorporated as a part of this ordinance
and shall have the same force and effect as if fully set forth herein.

WHEREAS, the immediate operation of the provisions of this ordinance is
necessary for the preservation of the public peace, health, safety and welfare,
an EMERGENCY is hereby declared to exist and this ordinance shall be in full force
and effect from and after its final passage and adoption by the City Council.

PASSED AND ADOPTED by the Council of the City of Scottsdale this 19th
day of February 1980


William C Jenkins, Mayor

ATTEST:

