

Case Research



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)

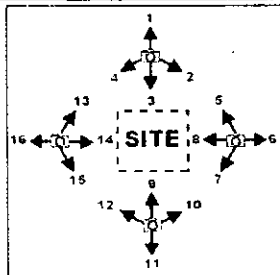
Pre-Application Fee: \$ 87.00
(No fees are changed for Historic Preservation (HP) properties.)

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
Application Narrative, Affidavit of Authority to act as the property owner. Google views of neighbor properties with lot cover overages. Overage calculations for 3 neighbor properties

- 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 *IN PROCESS*
- 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).

Planning and Development Services

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

Lot 41

*464 Addition

Planning Reviewed By:
Andrew Chu (480) 312-7823
email: achu@scottsdaleaz.gov

APPROVAL FOR:
SETBACKS
FENCES
FINISH FLOOR
OTHER

Andrew Chu DATE 09/13/07

AREA TOTALS

EXISTING LIVABLE AREA	42sf
EXISTING GARAGE & STORAGE	42sf
EXISTING PATIO	95sf
TOTAL LOT AREA	1000sf
NEW LIVABLE AREA	240sf
NEW GARAGE & STORAGE	224sf
TOTAL LIVABLE AREA	3382sf
TOTAL GARAGE & STORAGE	766sf
TOTAL PATIOS	195sf

- SHEET INDEX
- T01 TITLE SHEET
 - A01 SITE PLAN
 - A02 FOUNDATION PLAN
 - A03 FLOOR PLAN
 - A04 ROOF PLAN
 - A05 FRAMING PLAN
 - A06 ELEVATIONS
 - A07 DETAILS

PROJECT INFORMATION

PROPERTY INFORMATION
8324 NORTH 82ND PLACE
PARCEL NO. 174-03-045
ZONING R1-10 PCD
VISTA DE LAGO LOT 42
MCR 189-38

OWNER
THOMAS RICHARDS
8021 EAST DEL CAVERNA
SCOTTSDALE, AZ 85258

CITY OF SCOTTSDALE
BUILDING PLANS
THESE PLANS HAVE BEEN REVIEWED
AND ARE READY FOR A PERMIT
THIS DOES NOT AUTHORIZE VIOLATIONS OF ANY
CODE OR ORDINANCE

NOTE:
FIRE SPRINKLER SYSTEM REQUIRED

NOTE:
NO NATIVE PLANTS
BEING DISTURBED

43260
dps

PLANNING

RICHARDS RESIDENCE
8324 N 82ND PL
SCOTTSDALE, AZ 85258

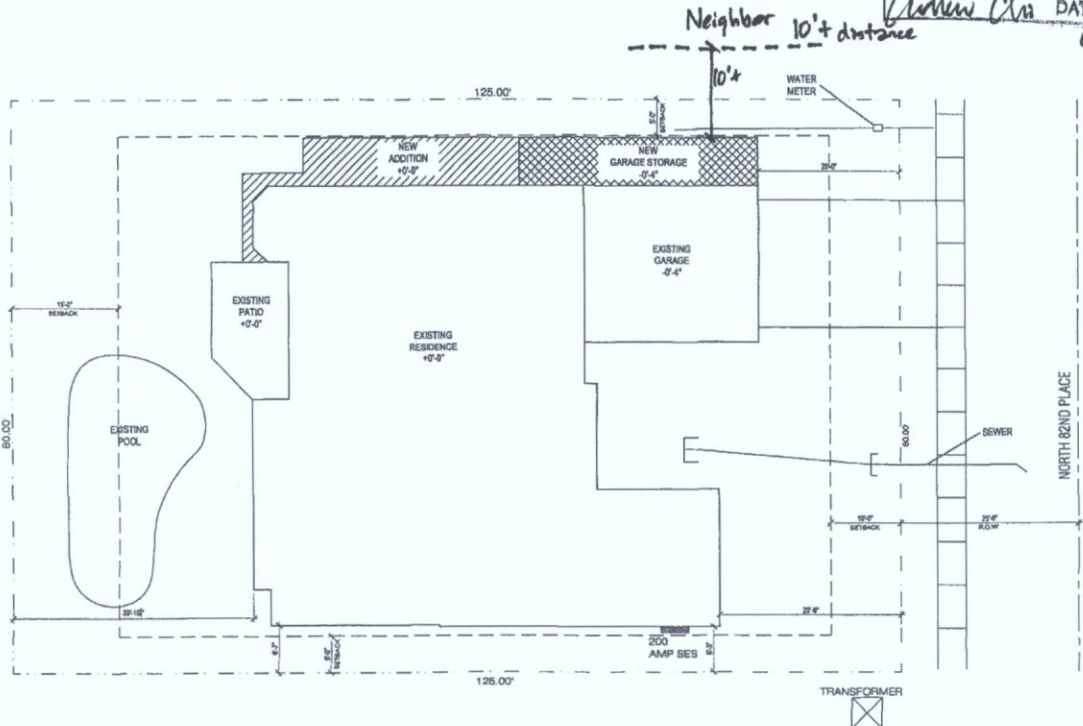
Drawing Set:
 Preliminary
 Bid Set
 City Staff
 Construction Set

Revisions:

Date: 09/13/07
Scale: 1/8" = 1'-0"

SITE PLAN
Sheet
A01

3-BA-2017
3/22/2017



NOTE:
CALL BLUE STAKE PRIOR TO ANY DIGGING
1.800.STAKE.IT

FEMA BLOCK: FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

Community No.	Panel No.	Panel Date	Suffix	Firm Date	Firm Zone	Base Flood Elev.
045012	1695 of 4350	09/30/05	H	09/30/05	X	N/A



Lot 41 Vista Del Lago

5220-07

ARTICLE V - DISTRICT REGULATIONS

Section 5.400 (R1-10) PCD Single-Family Residential District

Section 5.401 Purpose

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

Section 5.402 Use Regulations

A. Permitted Uses

Buildings, structures or premises shall be used and buildings 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. (Section 5.102 A)

B. Permitted Uses by Conditional Use Permit

Any use permitted by conditional use permit in the (R1-43) single-family residential district. (Section 5.102 B)

Section 5.403 Property Development Standards

THE FOLLOWING PROPERTY DEVELOPMENT STANDARDS SHALL APPLY TO ALL LAND AND BUILDINGS IN THE R1-10 PCD DISTRICT.

A. Lot Area

1. THERE SHALL BE NO MINIMUM LOT AREA. MAXIMUM DENSITY AS SHOWN ON THE DEVELOPMENT PLAN SHALL BE THE GOVERNING FACTOR TO DETERMINE THE NUMBER OF DWELLING UNITS IN ANY SUBDIVISION.

B. Lot Dimension

1. Width

THERE SHALL BE NO MINIMUM LOT WIDTH. DENSITY AND SUBDIVISION DESIGN SHALL DETERMINE MINIMUM LOT WIDTH.

C. Density

There shall not be more than one single-family dwelling unit on any one lot.

D. Building Height

No building shall exceed thirty (30) feet in height, except as otherwise provided in Article VII.

E. Yards

1. Front Yards

- a. THERE SHALL BE A FRONT YARD HAVING A DEPTH OF NOT LESS THAN TEN (10) FEET EXCEPT WHERE A GARAGE OR CARPORT PARALLELS THE STREET. THEN THE GARAGE OR CARPORT MUST MAINTAIN A TWENTY (20) FOOT SETBACK.
- b. WHERE LOTS HAVE A DOUBLE FRONTAGE ON TWO STREETS, THE REQUIRED FRONT YARD OF TEN (10) FEET SHALL BE PROVIDED ON BOTH STREETS. THESE REQUIREMENTS APPLY TO THE SETBACKS ONLY AND FENCES, POOLS AND ACCESSORY BUILDINGS CAN BE MAINTAINED IN ONE YARD.
- c. WHERE A LOT IS LOCATED AT THE INTERSECTION OF TWO OR MORE STREETS, THERE SHALL BE A YARD CONFORMING TO THE FRONT YARD REQUIREMENTS ON ALL STREETS.

2. Side Yard

- a. THERE SHALL BE SIDE YARDS HAVING AN AGGREGATE WIDTH OF NOT LESS THAN TEN (10) FEET. ZERO LOT LINES SHALL BE PERMISSIBLE. HOWEVER, IF A YARD IS MAINTAINED IT SHALL NOT BE LESS THAN FIVE (5) FEET.
- b. NO ACCESSORY BUILDING SHALL BE LOCATED IN THE REQUIRED SIDE YARD ABUTTING THE STREET. A PRIVATE GARAGE, WHETHER ATTACHED OR DETACHED, HAVING PERPENDICULAR ACCESS FROM THE SIDE STREET SHALL BE LOCATED NOT LESS THAN TWENTY (20) FEET FROM THE SIDE PROPERTY LINE ABUTTING SAID STREET.
- c. NO "COMB" WALL UNITS WILL BE ALLOWED, EXCEPT AS APPROVED BY DEVELOPMENT REVIEW.

3. Rear Yard

THERE SHALL BE A REAR YARD HAVING A MINIMUM DEPTH OF TEN (10) FEET.

4. Building Coverage

THE AREA COVERED BY BUILDING(S) SHALL NOT EXCEED FORTY (40) PERCENT OF THE NET LOT AREA.

5. 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 TEN (10) FEET.

G. Buildings, Walls, Fences and Landscaping

1. WALLS, FENCES AND HEDGES NOT TO EXCEED EIGHT (8) FEET IN HEIGHT SHALL BE PERMITTED ON THE PROPERTY LINE OR WITHIN THE REQUIRED SIDE OR REAR YARD. WALLS, FENCES AND HEDGES SHALL NOT EXCEED THREE (3) FEET IN HEIGHT ON THE FRONT PROPERTY LINE OR WITHIN THE REQUIRED FRONT YARD EXCEPT AS PROVIDED IN ARTICLE VII AND SUBSECTION 2 BELOW. THE HEIGHT OF THE WALL OR FENCE IS MEASURED FROM INSIDE THE ENCLOSURE.
2. IN THE FRONT YARD WALLS AND FENCES OF MAXIMUM SIX (6) FEET IN HEIGHT ARE ALLOWED PROVIDING:
 - a. THE WALL OR FENCES SHALL BE SET BACK THREE (3) FEET FROM THE FRONT PROPERTY LINE.
 - b. THE PROVISIONS OF SECTION 7.104 SHALL APPLY ON CORNER LOTS.
3. IN THE REQUIRED FRONT YARD PATIO COVERS ARE ALLOWED WHEN IN CONJUNCTION WITH THE ENCLOSURE OF THE FRONT YARD SUBJECT TO THE FOLLOWING REQUIREMENTS:
 - a. THE AREA ENCOMPASSED BY THE PATIO COVER SHALL NOT INCLUDE MORE THAN TWENTY (20) PERCENT OF THE AREA BETWEEN THE FRONT PROPERTY LINE AND THE FRONT SETBACK LINE.
 - b. THE PATIO COVER SHALL BE SET BACK A MINIMUM OF TEN (10) FEET FROM THE FRONT PROPERTY LINE.
 - c. THE PATIO COVER SHALL BE STRUCTURALLY INTEGRATED WITH SIMILAR OR COMPATIBLE BUILDING MATERIALS TO THE ROOF SYSTEM OF THE MAIN BUILDING.
 - d. THE PATIO COVER SHALL BE CONSTRUCTED SO THAT A MINIMUM OF FIFTY (50) PERCENT OF THE ROOF STRUCTURE IS OPEN AND UNOBSTRUCTED TO THE SKY.
4. Swimming pools shall be screened from adjacent properties by a protective fence or permanent structure not less than four and one-half (4½) feet in height. The swimming pool shall be protected by a protective enclosure which shall be controlled by use of self-closing gates with self-latching devices. Swimming pools shall be permitted in front yards.

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.

Section 5.404 Off-Street Parking

The provisions of Article IX shall apply.

Section 5.405 Signs

The provisions of Article VIII shall apply.