



**MINOR
AMENDMENT
APPROVAL LETTER**

2-MN-2018

**Shaw House Addition Minor
Amendment**

STEP 1

APPROVAL NOTIFICATION

This letter is notification that your minor amendment request has been approved by the Zoning Administrator.

Additional review and permits may be required. Refer to Final Plan Review Submittal Requirements below.

The approval of this application is subject to the criteria set forth in Section 1.207 of the Zoning Ordinance, which have been established to protect the public health, safety, welfare, and the City of Scottsdale. **Appeals shall be filed with the City Clerk no later than thirty (30) days after the Zoning Administrator's decision for this application. An appeal shall be heard by the Board of Adjustment as set forth in Section 1.805 of the Zoning Ordinance.**

PROJECT INFORMATION

LOCATION:	7629 E Thunderbird Rd	APPLICANT:	Chris Shaw
PARCEL:	175-03-132	COMPANY:	Chris Shaw
Q.S.:	32-46	ADDRESS:	7629 E. Thunderbird Road Scottsdale, AZ 85260
CODE VIOLATION #:	n/a	PHONE:	(602) 550-7638
ZONING:	R1-35		

Request: For approval of a minor amendment to reduce a 40' front building setback to a 36' front building setback for a livable addition. (10% reduction)

MINOR AMENDMENT EVALUATION

1. The Zoning Administrator has determined that this application meets the definition of a minor amendment and has determined that this application enhances the built environment and is not materially detrimental to the surrounding areas. In making this determination the Zoning Administrator has made the following findings in accordance with Section 1.207 of the Zoning Ordinance:
 - a. **The minor amendment shall continue to achieve the purpose of the underlying zoning district.**
The Zoning Administrator finds that the purpose of the R1-35 zoning district is to promote and preserve residential development. The minor amendment, to allow for a small livable addition (306 SF), continues to achieve the overall purpose of the district.
 - b. **The minor amendment shall have no, or only negligible, visual impact from the street or surrounding properties.**
On this lot, there is a 25' roadway easement along the northern boundary. Staff still considers this easement to be a street, so the typical 40' front building setback would be taken from the back of the 25' easement. The Zoning Administrator finds that even with the proposed 36' front building setback, the addition is situated 62' from the northern front property line and has little to no visual impact from the street and surrounding areas.
 - c. **The minor amendment shall be compatible and in character with existing buildings in the surrounding areas.**
The proposed addition shall match the existing architectural character, material, and color of the existing residence. The Zoning Administrator finds that the minor amendment is compatible with the surrounding area.
 - d. **The minor amendment shall not materially impact or limit the use and enjoyment of adjacent properties or properties in the surrounding areas.**
The Zoning Administrator finds that the applicant mailed notices to surrounding property owners within 300 feet on May 17th, 2018. The applicant's letter explained the proposed improvements to the property and included a site plan. Staff has received two emails in support of the minor amendment.

e. **The minor amendment shall not be materially detrimental to the public health, safety or general welfare.**

The Zoning Administrator finds that the minor amendment is not detrimental to the public health, safety, or general welfare. The addition will be required to under go a building and planning department review for code and safety regulations prior to permit issuance.

f. **The minor amendment represents the only minor amendment granted for the property.**

The Zoning Administrator finds that this would be the only minor amendment granted for the property.

2. The Zoning Administrator may grant the minor amendment subject to reasonable terms and conditions to mitigate its impact on adjacent properties and the surrounding development.

TERMS AND CONDITIONS

1. This Minor Amendment approval is limited in scope to the site plan approved on July 2nd, 2018 by Current Planning Staff.
2. This Minor Amendment approval is only for the front yard setback.
3. All new work (including this proposed addition) must meet the Nonconforming Section of the Zoning Ordinance (Z.O.1.1304) until the 25' Roadway Easement abandonment has been approved and recorded.
4. All other previous case and staff approval stipulations continue to apply.

Related Cases: 12-AB-2018 (under review) & 21-PP-2012 (approved)

SIGNATURE: _____

Randy Grant,
Zoning Administrator

DATE APPROVED:

7/2/18

STEP 2

FINAL PLAN REVIEW SUBMITTAL REQUIREMENTS

Submit one copy of this approval letter, and a completed Owner/Builder form if applicable, along with the following plan set(s) to the One-Stop-Shop for submitted plan review:

BUILDING: 2 complete sets of architectural plans

PLANNING: 3 site plans & 2 elevations

Shaw house addition narrative

This is a Minor Amendment for a room expansion to my house. The total area is 306 s.f., and encroaches on the current interpretation of the setback for this property by approximately 2.5 feet. The current interpretation of the required setback is now 40 feet beyond the future right of way easement of 25 feet for a total of a 65 foot setback from our property line.

The garage portion of the house already encroaches on the current setback by approximately 10 feet. This addition was an approved expansion of the garage when the setback interpretation excluded the future right of way easement.

A 10% setback variance of 4 feet would enable the proposed room expansion to be completed as planned.

Development Application



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"/>	Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance		Land Divisions (PP)		<input type="checkbox"/>	General Plan Amendment (GP)
<input type="checkbox"/>	Hardship Exemption (HE)	<input type="checkbox"/>	Subdivisions	<input type="checkbox"/>	In-Lieu Parking (IP)
<input type="checkbox"/>	Special Exception (SX)	<input type="checkbox"/>	Condominium Conversion	<input type="checkbox"/>	Abandonment (AB)
<input type="checkbox"/>	Variance (BA)	<input type="checkbox"/>	Perimeter Exceptions	Other Application Type Not Listed	
<input checked="" type="checkbox"/>	Minor Amendment (MA)	<input type="checkbox"/>	Plat Correction/Revision	<input type="checkbox"/>	

Project Name: Shew House Addition
 Property's Address: 7629 E Thunderbolt Road
 Property's Current Zoning District Designation: R1-35

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

Owner: <u>Chris and Ulysses Shew</u>	Agent/Applicant:
Company: <u>-</u>	Company:
Address: <u>7629 E Thunderbolt Road</u>	Address:
Phone: <u>602-550-7638</u> Fax:	Phone: Fax:
E-mail: <u>Chris@TriPlusPerTree.com</u>	E-mail:
Designer: <u>Paul Crane</u>	Engineer:
Company: <u>Citywide Builders</u>	Company:
Address: <u>8711 E Pinnacle Peak Ave</u>	Address:
Phone: <u>480-775-0102</u> Fax:	Phone: Fax:
E-mail: <u>Bill@citywidebuilders.com</u>	E-mail:

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications¹ will be reviewed in a format similar to the Enhanced Application Review methodology.

Enhanced Application Review: I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.

Standard Application Review: I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

[Signature] _____
 Owner Signature Agent/Applicant Signature

Official Use Only Submittal Date: Development Application No.:

Development Application

Review Methodologies



Review Methodologies

The City of Scottsdale maintains a business and resident friendly approach to new development and improvements to existing developments. In order to provide for flexibility in the review of Development Applications, and Applications for Permitting, the City of Scottsdale provides two methodologies from which an owner or agent may choose to have the City process the application. The methodologies are:

1. *Enhanced Application Review Methodology*

Within the parameters of the Regulatory Bill-of-Rights of the Arizona Revised Statutes, the Enhanced Application Review method is intended to increase the likelihood that the applicant will obtain an earlier favorable written decision or recommendation upon completion of the city's reviews. To accomplish this objective, the Enhanced Application Review allows:

- the applicant and City staff to maintain open and frequent communication (written, electronic, telephone, meeting, etc.) during the application review;
- City staff and the applicant to collaboratively work together regarding an application; and
- City staff to make requests for additional information and the applicant to submit revisions to address code, ordinance, or policy deficiencies in an expeditious manner.

Generally, the on-going communication and the collaborative work environment will allow the review of an application to be expedited within the published Staff Review Time frames.

2. *Standard Application Review Methodology:*

Under the Standard Application Review, the application is processed in accordance with the Regulatory Bill-of-Rights of the Arizona Revised Statutes. These provisions significantly minimize the applicant's ability to collaboratively work with City Staff to resolve application code, ordinance, or policy deficiencies during the review of an application. After the completion the city's review, a written approval or denial, recommendation of approval or denial, or a written request for additional information will be provided.

The City is not required to provide an applicant the opportunity to resolve application deficiencies, and staff is not permitted to discuss or request additional information that may otherwise resolve a deficiency during the time the City has the application. Since the applicant's ability to collaboratively work with Staff's to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.

In addition to the information above, please review the Development Application, and/or the Application for Permitting flow charts. These flow charts provide a step-by-step graphic representation of the application processes for the associated review methodologies.

Note:

1. Please see the Current Planning Services and Long Range Planning Services Substantive Policy Statements and Staff Review Timeframes for Development Applications, number III.

Planning and Development Services

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

City of Scottsdale's Website: www.scottsdaleaz.gov

Development Application

Arizona Revised Statues Notice



§9-834. Prohibited acts by municipalities and employees; enforcement; notice

- A. A municipality shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule, ordinance or code. A general grant of authority does not constitute a basis for imposing a licensing requirement or condition unless the authority specifically authorizes the requirement or condition.
- B. Unless specifically authorized, a municipality shall avoid duplication of other laws that do not enhance regulatory clarity and shall avoid dual permitting to the maximum extent practicable.
- C. This section does not prohibit municipal flexibility to issue licenses or adopt ordinances or codes.
- D. A municipality shall not request or initiate discussions with a person about waiving that person's rights.
- E. This section may be enforced in a private civil action and relief may be awarded against a municipality. The court may award reasonable attorney fees, damages and all fees associated with the license application to a party that prevails in an action against a municipality for a violation of this section.
- F. A municipal employee may not intentionally or knowingly violate this section. A violation of this section is cause for disciplinary action or dismissal pursuant to the municipality's adopted personnel policy.
- G. This section does not abrogate the immunity provided by section 12-820.01 or 12-820.02.

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City of Scottsdale's Website: www.scottsdaleaz.gov

Request for Site Visits and/or Inspections

Development Application (Case Submittals)



This request concerns all property identified in the development application.

Pre-application No: _____-PA-_____

Project Name: Shaw Hair Salon

Project Address: 7629 E. Thunder Road

STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.
2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owner's agent: Chris Shaw

Print Name

Signature

City Use Only:

Submittal Date: _____ Case number: _____

Planning and Development Services

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

2-MN-2018



Current Planning Services
Long Range Planning Services

NOTICE OF INSPECTION RIGHTS

A.R.S. § 9-833

You have the right to:

- Have the City staff member present a photo ID.
- Have the City staff member state the purpose for the planning inspection and legal authority to conduct it.
- Know the amount of inspection fees if applicable.
- An on-site representative may accompany the City staff member during the inspection except during confidential interviews and may:
 - Receive copies of any documents taken during the inspection.
 - Receive a split of any samples taken during the inspection.
 - Receive copies of any analysis of the samples taken when available.
- Be informed if statements are being recorded.
- Be given notice that any statements may be used in an inspection report.
- Be presented with a copy of your inspection rights.
- Be notified of the due process rights pertaining to an appeal

You are hereby notified and informed of the following:

- The inspection is conducted pursuant to the authority of A.R.S § 9-462.05. and/or Scottsdale Revised Code, Appendix B, Article I. Section 1.203.
- Any statements made by anyone interviewed during this inspection may be included in the inspection report.
- Information on appeal rights related to this inspection is found under Scottsdale Revised Code, Appendix B, Article I. Section 1.801.
- There is no inspection fee associated with this inspection.

I acknowledge I have been informed of my inspection rights. If I decline to sign this form, the inspector(s) may still proceed with the inspection.

If I have any questions, I may contact the City staff member, _____

at the following number _____.

Signature: _____ Date: _____

Printed Name: _____

Check box if signature refused

Copy of Bill of Rights left at: _____

A.R.S § 9-833. Inspections; applicability

- A. A municipal inspector or regulator who enters any premises of a regulated person for the purpose of conducting an inspection shall:
1. Present photo identification on entry of the premises.
 2. On initiation of the inspection, state the purpose of the inspection and the legal authority for conducting the inspection.
 3. Disclose any applicable inspection fees.
 4. Except for a food and swimming pool inspection, afford an opportunity to have an authorized on-site representative of the regulated person accompany the municipal inspector or regulator on the premises, except during confidential interviews.
 5. Provide notice of the right to have:
 - (a) Copies of any original documents taken from the premises by the municipality during the inspection if the municipality is permitted by law to take original documents.
 - (b) A split or duplicate of any samples taken during the inspection if the split or duplicate of any samples, where appropriate, would not prohibit an analysis from being conducted or render an analysis inconclusive.
 - (c) Copies of any analysis performed on samples taken during the inspection.
 6. Inform each person whose conversation with the municipal inspector or regulator during the inspection is tape recorded that the conversation is being tape recorded.
 7. Inform each person interviewed during the inspection that statements made by the person may be included in the inspection report.
- B. On initiation of, or two working days before, an inspection of any premises of a regulated person, except for a food and swimming pool inspection that has up to one working day after an inspection, a municipal inspector or regulator shall provide the following in writing or electronically:
1. The rights described in subsection A of this section.
 2. The name and telephone number of a municipal contact person available to answer questions regarding the inspection.
 3. The due process rights relating to an appeal of a final decision of a municipality based on the results of the inspection, including the name and telephone number of a person to contact within the municipality and any appropriate municipality, county or state government ombudsman.
- C. A municipal inspector or regulator shall obtain the signature of the regulated person or on-site representative of the regulated person on the writing prescribed in subsection B of this section indicating that the regulated person or on-site representative of the regulated person has read the writing prescribed in subsection B of this section and is notified of the regulated person's or on-site representative of the regulated person's inspection and due process rights. The municipality shall maintain a copy of this signature with the inspection report. Unless the regulated person at the time of the inspection is informed how the report can be located electronically, the municipality shall leave a copy with the regulated person or on-site representative of the regulated person. If a regulated person or on-site representative of the regulated person is not at the site or refuses to sign the writing prescribed in subsection B of this section, the municipal inspector or regulator shall note that fact on the writing prescribed in subsection B of this section.
- D. A municipality that conducts an inspection shall give a copy of, or provide electronic access to, the inspection report to the regulated person or on-site representative of the regulated person either:
1. At the time of the inspection.
 2. Notwithstanding any other state law, within thirty working days after the inspection.
 3. As otherwise required by federal law.

- E. The inspection report shall contain deficiencies identified during an inspection. Unless otherwise provided by law, the municipality may provide the regulated person an opportunity to correct the deficiencies unless the municipality determines that the deficiencies are:
 - 1. Committed intentionally.
 - 2. Not correctable within a reasonable period of time as determined by the municipality.
 - 3. Evidence of a pattern of noncompliance.
 - 4. A risk to any person, the public health, safety or welfare or the environment.
- F. If the municipality allows the regulated person an opportunity to correct the deficiencies pursuant to subsection E of this section, the regulated person shall notify the municipality when the deficiencies have been corrected. Within thirty working days of receipt of notification from the regulated person that the deficiencies have been corrected, the municipality shall determine if the regulated person is in substantial compliance and notify the regulated person whether or not the regulated person is in substantial compliance, unless the determination is not possible due to conditions of normal operations at the premises. If the regulated person fails to correct the deficiencies or the municipality determines the deficiencies have not been corrected within a reasonable period of time, the municipality may take any enforcement action authorized by law for the deficiencies.
- G. A municipality's decision pursuant to subsection E or F of this section is not an appealable municipal action.
- H. At least once every month after the commencement of the inspection, a municipality shall provide the regulated person with an update, in writing or electronically, on the status of any municipal action resulting from an inspection of the regulated person. A municipality is not required to provide an update after the regulated person is notified that no municipal action will result from the municipality's inspection or after the completion of municipal action resulting from the municipality's inspection.
- I. This section does not authorize an inspection or any other act that is not otherwise authorized by law.
- J. This section applies only to inspections necessary for the issuance of a license or to determine compliance with licensure requirements. This section does not apply:
 - 1. To criminal investigations and undercover investigations that are generally or specifically authorized by law.
 - 2. If the municipal inspector or regulator has reasonable suspicion to believe that the regulated person may be or has been engaged in criminal activity.
 - 3. Inspections by a county board of health or a local health department pursuant to section 36-603.
- K. If a municipal inspector or regulator gathers evidence in violation of this section, the violation shall not be a basis to exclude the evidence in a civil or administrative proceeding, if the penalty sought is the denial, suspension or revocation of the regulated person's license or a civil penalty of more than one thousand dollars.
- L. Failure of a municipal employee to comply with this section:
 - 1. Constitutes cause for disciplinary action or dismissal pursuant to adopted municipal personnel policy.
 - 2. Shall be considered by the judge and administrative law judge as grounds for reduction of any fine or civil penalty.
- M. A municipality may adopt rules or ordinances to implement this section.
- N. This section:
 - 1. Shall not be used to exclude evidence in a criminal proceeding.
 - 2. Does not apply to a municipal inspection that is requested by the regulated person.



115251

115251
1 01128382
5/16/2018 PLN-1STOP
RHALDONADHP60062020
5/16/2018 2:12 PM
\$153.00

Received From :
Christopher Shaw
7629 E THUNDERBIRD RD
SCOTTSDALE, AZ
480-998-0145

Bill To :

Reference # 303-PA-2018

Issued Date 5/16/2018

Address 8977 N SCOTTSDALE RD STE 500

Paid Date

Subdivision

Payment Type CREDIT CARD

Marketing Name

Lot Number

Cost Center

MCR

Metes/Bounds No

Jurisdiction SCOTTSDALE

APN 174-29-143B

Gross Lot Area 0

Water Zone

Owner Information

NAOS Lot Area 0

Water Type

The Living Room

Net Lot Area 0

Sewer Type

29883 N 78ST

Number of Units 1

Meter Size

SCOTTSDALE, AZ

Density

QS 26-45

602-697-5981

Code	Description	Additional	Qty	Amount	Account Number
3231	MINOR AMENDMENT (CASE)		1	\$153.00	100-21300-44221

City of Scottsdale
7447 E. Indian School Rd.
Scottsdale, AZ 85251
(480) 312-2500
One Stop Shop

Date: 5/16/2018 Cashier: RMALDONADO
Office: PLN-1STOP Mach ID: HP600G20200
Tran #: 1 Batch #: 66247

Receipt: 01128382 Date: 5/16/2018 2:12 PM
115251
3231 MINOR AMENDMENT (CASE) \$153.00

TENDERED AMOUNTS:

Mastercard Tendered: \$153.00
CC Last 4: 3398 Auth Code: 10635P

Transaction Total: \$153.00

Thank you for your payment.
Have a nice day!

2-MN-2018
05/16/18

SIGNED BY CHRISTOPHER SHAW ON 5/16/2018

Total Amount \$153.00

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

3" and larger water meter fees are based on cost recovery. The city will contact the owner of the construction

Posler, Kathryn

From: Chris Shaw <chris@tripluspartners.com>
Sent: Thursday, May 17, 2018 2:21 PM
To: Posler, Kathryn
Subject: RE: Shaw House
Attachments: Final neighborhood letter.pdf; copy of envelopes - 2.pdf; copy of envelopes - 1.pdf

Katie, these were placed in today's mail.

Thanks again for your guidance on this. I will let you know when I have the Abandonment application requirements together.

Chris

Chris Shaw
TriPlus Partners
5350 N. 16th St. #106
Phoenix, AZ 85016
Phone: (602) 604-2400
Fax: (602) 604-2401
www.tripluspartners.com

From: Posler, Kathryn <KPosler@Scottsdaleaz.gov>
Sent: Thursday, May 17, 2018 9:58 AM
To: Chris Shaw <chris@tripluspartners.com>
Subject: RE: Shaw House

That works or I have also seen a receipt for stamps, etc.

Thanks,
Katie

From: Chris Shaw <chris@tripluspartners.com>
Sent: Thursday, May 17, 2018 9:24 AM
To: Posler, Kathryn <KPosler@Scottsdaleaz.gov>
Subject: RE: Shaw House

Katie – on the proof of mailing, if I send you a copy of each envelope showing the postage, will that be sufficient?

Chris Shaw
TriPlus Partners
5350 N. 16th St. #106
Phoenix, AZ 85016
Phone: (602) 604-2400
Fax: (602) 604-2401
www.tripluspartners.com

From: Posler, Kathryn <KPosler@Scottsdaleaz.gov>
Sent: Wednesday, May 16, 2018 2:29 PM
To: Chris Shaw <chris@tripluspartners.com>
Subject: RE: Shaw House

Hi Chris,

Within 10 days of today, mail me and your neighbors within 300' (You can use the buffer list from the county website) a notification of your project.

Include the following information in your mailing:

- **Project request and description**
- **Case number (xx-MN-xxxx)**
- **Project location (street address)**
- **Size (e.g. Square Footage of Lot)**
- **Zoning**
- **Conceptual site plan/elevations**
- **Applicant and City contact names and phone numbers**

The case number is 2-MN-2018.

You can include staff contact information:

Katie Posler
Planner
kposler@scottsdaleaz.gov
480 312 2703

Randy Grant
Zoning Administrator
rgrant@scottsdaleaz.gov

Please provide me proof of your mailing.

Thank you and let me know if you have any other questions. Attached are the minor amendment criteria that neighbors can comment on.

Katie Posler, Planner
City of Scottsdale
Planning & Development Services
7447 E. Indian School Rd., Ste. 105
Scottsdale, AZ 85251
480.312.2703

From: Chris Shaw
Sent: Wednesday, May 16, 2018 11:06 AM
To: Posler, Kathryn
Subject: Shaw House

Katie, attached is the digital plan. See you at 2:00pm.

Chris Shaw

TriPlus Partners

5350 N. 16th St. #106

Phoenix, AZ 85016

Phone: (602) 604-2400

Fax: (602) 604-2401

www.tripluspartners.com

Chris and Krystal Shaw
7629 E. Thunderbird Road
Scottsdale, Arizona 85260
(480) 998-0145 - phone
e-mail Chris@Tripluspartners.com

May 17, 2018

Dear Neighbor,

This is to let you know that we are requesting a Minor Amendment from the City of Scottsdale for a room addition to our house. The total area of the new room is 306 s.f., but under the current interpretation of the setback for this property, it encroaches into the setback by approximately 2.5 feet. The current interpretation of the required setback is now 40 feet beyond the future right of way easement of 25 feet (for Thunderbird Road) for a total of a 65 foot setback from our property line.

The garage portion of the house already encroaches on the current setback by approximately 10 feet. This addition was an approved expansion of the garage when the setback interpretation excluded the future right of way easement (so the total setback was 40' from the property line). If approved by the City of Scottsdale, we would be permitted a reduction of 10% of the setback (4 feet) and would enable us to proceed with our room addition as planned. A site plan has been included for your reference.

You may contact us or the City of Scottsdale if you have questions or would like to discuss further. The case number is 2-MN-2018, and contacts for the City Staff are:

Katie Posler
Planner
kposler@scottsdaleaz.gov
480 312 2703

Randy Grant
Zoning Administrator
rgrant@scottsdaleaz.gov

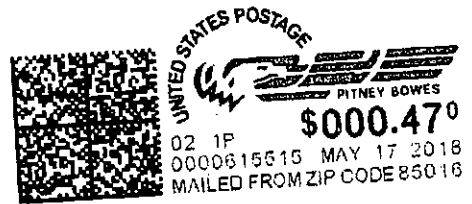
The zoning of our property is R1-35, and our lot size is 42,702 s.f.

Thank you,



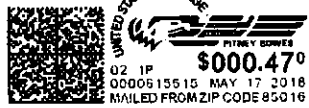
Chris Shaw

Chris & Krystal Shaw
7629 E. Thunderbird Rd.
Scottsdale, AZ 85260



Patricia Stillman
7617 E. Thunderbird Road
Scottsdale, AZ 85261

7629 E. Thunderbird Rd.
Scottsdale, AZ 85260



James and Lia Fusaro
13449 N. 76th Street
Scottsdale AZ 85260

Chris & Krystal Shaw
7629 E. Thunderbird Rd.
Scottsdale, AZ 85260



Andrei and Elena Rojdestvenski
7601 E. Thunderbird Road
Scottsdale AZ 85260

Chris & Krystal Shaw
7629 E. Thunderbird Rd.
Scottsdale, AZ 85260



Gary and Yvonne Wilson
13613 N. 76th Street
Scottsdale AZ 85260

Chris & Krystal Shaw
7629 E. Thunderbird Rd.
Scottsdale, AZ 85260



Nicholas Rizzotte
13601 N. 76th Street
Scottsdale AZ 85260

Scottsdale, AZ 85260



Andreas and Amanda Pluntke
13452 N. 76th Place
Scottsdale AZ 85260

Chris & Krystal Shaw
7629 E. Thunderbird Rd.
Scottsdale, AZ 85260



James and Debora Moritz
13440 N. 76th Place
Scottsdale AZ 85260

Chris & Krystal Shaw
7629 E. Thunderbird Rd.
Scottsdale, AZ 85260

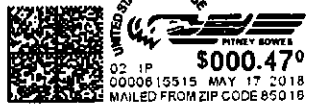


SanFam LLLP
1310 N. Cliffside Drive
Gilbert AZ 85234

Chris & Krystal Shaw
7629 E. Thunderbird Rd.
Scottsdale, AZ 85260

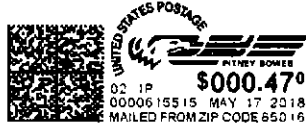


Susan Sherwin
7643 E. Davenport Road
Scottsdale AZ 85260



Lowery Family Trust
 13639 E. Geronimo Road
 Scottsdale AZ 85259

Chris & Krystal Shaw
 7629 E. Thunderbird Rd.
 Scottsdale, AZ 85260



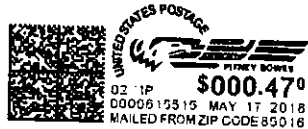
Robert and Lonna Stevens
 7653 E. Thunderbird Road
 Scottsdale AZ 85260

Chris & Krystal Shaw
 7629 E. Thunderbird Rd.
 Scottsdale, AZ 85260



Tina Harrington
 7665 E. Thunderbird Road
 Scottsdale AZ 85260

Chris & Krystal Shaw
 7629 E. Thunderbird Rd.
 Scottsdale, AZ 85260



Albert and Dorothy Walberg
 7660 E. Davenport Road
 Scottsdale AZ 85260

Scottsdale, AZ 85260



Shaun Sanders and Lydia Ruiz
7641 E. Thunderbird Road
Scottsdale AZ 85260

Chris & Krystal Shaw
7629 E. Thunderbird Rd.
Scottsdale, AZ 85260



Guenther Properties LLC
6735 N. Desert Fairways Drive
Paradise Valley AZ 85253

Chris & Krystal Shaw
7629 E. Thunderbird Rd.
Scottsdale, AZ 85260

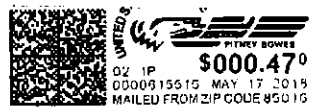


7701 Gray LLC
10632 N. Scottsdale Road, Suite B466
Scottsdale AZ 85254

Chris & Krystal Shaw
7629 E. Thunderbird Rd.
Scottsdale, AZ 85260



Gray Road Holdings LLC
10421 Burnham Drive NW GIG
Harbor WA 98335



Gray Road Holdings LLC
10421 Burnham Drive NW GIG
Harbor WA 98335

Chris & Krystal Shaw
7629 E. Thunderbird Rd.
Scottsdale, AZ 85260



GDT Properties LLC
6736 N. Desert Fairways Drive
Paradise Valley AZ 85254

Chris & Krystal Shaw
7629 E. Thunderbird Rd.
Scottsdale, AZ 85260



Western American Investments
7802 E. Gray Road, Ste 600
Scottsdale AZ 85260

175-03-032

Owner: FUSARO JAMES M/LIA S

Property Address: 13449 N 76TH ST SCOTTSDALE 85260

Mailing Address: 13449 N 76TH ST SCOTTSDALE AZ 85254

Latitude: 33.609471708111066

Longitude: -111.91662924251731



175-03-033

Owner: RIZZOTTE NICHOLAS

Property Address: 13601 N 76TH ST SCOTTSDALE 85260

Mailing Address: 13601 N 76TH ST SCOTTSDALE AZ 85260

Latitude: 33.60988383880568

Longitude: -111.91662572757481



175-03-034

Owner: GARY A WILSON AND YVONNE R WILSON TRUST

Property Address: 13613 N 76TH ST SCOTTSDALE 85260

Mailing Address: 13613 N 76TH ST SCOTTSDALE AZ 85260

Latitude: 33.610306129829944

Longitude: -111.91662997379617



175-03-035

Owner: ROJDESTVENSKI ANDREI/ELENA

Property Address: 7601 E THUNDERBIRD RD SCOTTSDALE 85260

Mailing Address: 7601 E THUNDERBIRD RD SCOTTSDALE AZ 85260

Latitude: 33.61080179562085

Longitude: -111.91669205800133



175-03-038

Owner: SAUNDERS SHAUN/RUIZ LYDIA A

Property Address: 7641 E THUNDERBIRD RD SCOTTSDALE 85260

Mailing Address: 7641 E THUNDERBIRD RD SCOTTSDALE AZ 85260

Latitude: 33.61074079138658

Longitude: -111.91511486785711



175-03-039

Owner: STEVENS ROBERT W/LONNA L

Property Address: 7653 E THUNDERBIRD RD SCOTTSDALE 85260

Mailing Address: 7653 E THUNDERBIRD RD SCOTTSDALE AZ 85260

Latitude: 33.61073776367789

Longitude: -111.91462206304462



175-03-072

Owner: WALBERG ALBERT J & DOROTHY A

Property Address: 7660 E DAVENPORT DR SCOTTSDALE 85260

Mailing Address: 7660 E DAVENPORT DR SCOTTSDALE AZ 85260

Latitude: 33.61009103388039

Longitude: -111.9144466623832



175-03-073

Owner: SANFAM LLLP

Property Address: 7648 E DAVENPORT DR SCOTTSDALE 85260

Mailing Address: 1310 N CLIFFSIDE DR GILBERT AZ 85234

Latitude: 33.61009442385398

Longitude: -111.91494025588736



175-03-074

Owner: LOWERY FAMILY TRUST

Property Address: 7638 E DAVENPORT DR SCOTTSDALE 85260

Mailing Address: 13639 E GERONIMO RD SCOTTSDALE AZ 85259

Latitude: 33.61007303817491

Longitude: -111.91549157169567



175-03-075

Owner: PLUNTKE ANDREAS R/AMANDA J

Property Address: 13452 N 76TH PL SCOTTSDALE 85260

Mailing Address: 13452 N 76TH PL SCOTTSDALE AZ 85260

Latitude: 33.60961718787286

Longitude: -111.91587958153052



175-03-076

Owner: MORITZ JAMES R/DEBORA L

Property Address: 13440 N 76TH PL SCOTTSDALE 85260

Mailing Address: 13440 N 76TH PL SCOTTSDALE AZ 85260

Latitude: 33.60916292356234

Longitude: -111.91585917333918



175-03-102

Owner: SHERWIN SUSAN

Property Address: 7643 E DAVENPORT DR SCOTTSDALE 85260

Mailing Address: 7643 E DAVENPORT DR SCOTTSDALE AZ 85260

Latitude: 33.609345378596224

Longitude: -111.91502746250909



175-03-131

Owner: PATRICIA STILLMAN FAMILY TRUST

Property Address: 7617 E THUNDERBIRD RD SCOTTSDALE 85260

Mailing Address: 7617 E THUNDERBIRD RD SCOTTSDALE AZ 85260

Latitude: 33.61054382069358

Longitude: -111.9160967935065



175-03-132

Owner: SHAW CHRISTOPHER C/KRYSTAL K TR

Property Address: 7629 E THUNDERBIRD RD SCOTTSDALE 85260

Mailing Address: 7629 E THUNDERBIRD RD SCOTTSDALE AZ 85260

Latitude: 33.610670069917866

Longitude: -111.91562809362395



215-56-195

Owner: WESTERN AMERICAN INVESTMENTS LLC

Property Address: 7601 E GRAY RD SCOTTSDALE 85260

Mailing Address: 7802 E GRAY RD STE 600 SCOTTSDALE AZ 85260

Latitude: 33.61191124451552

Longitude: -111.91688385625888



215-56-196

Owner: GRAY RD HOLDINGS LLC

Property Address: 7621 E GRAY RD SCOTTSDALE 85260

Mailing Address: 10421 BURNHAM DR NW GIG HARBOR WA 98335

Latitude: 33.61186158614149

Longitude: -111.9163884214134



215-56-197

Owner: GRAY RD HOLDINGS LLC

Property Address: 7641 E GRAY RD SCOTTSDALE 85260

Mailing Address: 10421 BURNHAM DR NW GIG HARBOR WA 98335

Latitude: 33.61183941301131

Longitude: -111.91589300965236



215-56-198

Owner: GDT PROPERTY LLC

Property Address: 7661 E GRAY RD SCOTTSDALE 85260

Mailing Address: 6735 N DESERT FAIRWAYS PARADISE VALLEY AZ 85253

Latitude: 33.61183618484236

Longitude: -111.91540048100368



215-56-199

Owner: GUENTHER PROPERTIES LLC

Property Address: 7681 E GRAY RD SCOTTSDALE 85260

Mailing Address: 6735 N DESERT FAIRWAYS DR PARADISE VALLEY AZ 85253

Latitude: 33.61183306030369

Longitude: -111.91490802001941



215-56-200

Owner: 7701 GRAY LLC

Property Address: 7701 E GRAY RD SCOTTSDALE 85260

Mailing Address: 10632 N SCOTTSDALE RD SUITE B466 SCOTTSDALE AZ 85254

Latitude: 33.61182993388225

Longitude: -111.91441555894825



Feature Information
(1 of 2) Clear

175-03-132

Owner Information
 Owner Name: SHAW CHRISTOPHER C/KRYSTAL K TR
 Property Address: 7629 E THUNDERBIRD RD SCOTTSDALE AZ 85260
 Mailing Address: 7629 E THUNDERBIRD RD SCOTTSDALE AZ 85260
 Deed Number: 130452108
 Sale Date:
 Sale Price: \$

Property Information
 Lat/Long: 33.610670, -111.915628
 S/T/R: 14 3N 4E
 Jurisdiction: SCOTTSDALE
 Zoning: R1-35
 PUC: 0131
 Lot Size (sq ft): 42,702
 MCR #: 1146-22
 Subdivision: PARADISE VALLEY RANCHOS LTS 70 71 TRACT A REPLAT
 Lot #: 71A
 Floor: 1
 Construction Year: 1978
 Living Space (sq ft): 3,752

Valuation Information

Tax Year:	2019	2018
FCV:	\$459,000	\$578,100
LPV:	\$309,901	\$485,620

Zoom to Clear Selected ...

Address or Intersection

Search By

Using the Mouse What I Know Buffer Results

Step 1: Enter a search distance and apply buffer:
 300 Feet

Step 2 (optional): Choose a parcel selection method:
 A. Entirely within the Buffer
 B. Within or touching the Buffer

Posler, Kathryn

From: Posler, Kathryn
Sent: Wednesday, May 16, 2018 2:29 PM
To: 'Chris Shaw'
Subject: RE: Shaw House
Attachments: Sec. 1.207. - Minor amendments. _ Code of Ordinances _ Scottsdale, AZ _ Muni.pdf

Hi Chris,

Within 10 days of today, mail me and your neighbors within 300' (You can use the buffer list from the county website) a notification of your project.

Include the following information in your mailing:

- **Project request and description**
- **Case number (xx-MN-xxxx)**
- **Project location (street address)**
- **Size (e.g. Square Footage of Lot)**
- **Zoning**
- **Conceptual site plan/elevations**
- **Applicant and City contact names and phone numbers**

The case number is 2-MN-2018.

You can include staff contact information:

Katie Posler
Planner
kposler@scottsdaleaz.gov
480 312 2703

Randy Grant
Zoning Administrator
rgrant@scottsdaleaz.gov

Please provide me proof of your mailing.

Thank you and let me know if you have any other questions. Attached are the minor amendment criteria that neighbors can comment on.

Katie Posler, Planner
City of Scottsdale
Planning & Development Services
7447 E. Indian School Rd., Ste. 105
Scottsdale, AZ 85251
480.312.2703

From: Chris Snaw <cnris@tripluspartners.com>
Sent: Wednesday, May 16, 2018 11:06 AM
To: Posler, Kathryn <KPosler@Scottsdaleaz.gov>
Subject: Shaw House

Katie, attached is the digital plan. See you at 2:00pm.

Chris Shaw
TriPlus Partners
5350 N. 16th St. #106
Phoenix, AZ 85016
Phone: (602) 604-2400
Fax: (602) 604-2401
www.tripluspartners.com

Minor Amendment Mailing List

Parcel #	Name	Address	Scottsdale		85260
175-03-035	Andrei and Elena Rojdestvenski	7601 E. Thunderbird Road	Scottsdale		85260
175-03-034	Gary and Yvonne Wilson	13613 N. 76th Street	Scottsdale		85260
175-03-033	Nicholas Rizzotte	13601 N. 76th Street	Scottsdale		85260
175-03-032	James and Lia Fusaro	13449 N. 76th Street	Scottsdale		85260
175-03-076	James and Debora Moritz	13440 N. 76th Place	Scottsdale		85260
175-03-075	Andreas and Amanda Pluntke	13452 N. 76th Place	Scottsdale	AZ	85260
175-03-074	Lowery Family Trust	13639 E. Geronimo Road	Scottsdale	AZ	85259
175-03-102	Susan Sherwin	7643 E. Davenport Road	Scottsdale	AZ	85260
175-03-073	SanFam LLLP	1310 N. Cliffside Drive	Gilbert	AZ	85234
175-03-072	Albert and Dorothy Walberg	7660 E. Davenport Road	Scottsdale	AZ	85260
175-03-040	Tina Harrington	7665 E. Thunderbird Road	Scottsdale	AZ	85260
175-03-039	Robert and Lonna Stevens	7653 E. Thunderbird Road	Scottsdale	AZ	85260
175-03-038	Shaun Sanders and Lydia Ruiz	7641 E. Thunderbird Road	Scottsdale	AZ	85260
215-56-200	7701 Gray LLC	10632 N. Scottsdale Road, Suite B466	Scottsdale	AZ	85254
215-56-199	Guenther Properties LLC	6735 N. Desert Fairways Drive	Paradise Valley	AZ	85253
215-56-198	GDT Properties LLC	6736 N. Desert Fairways Drive	Paradise Valley	AZ	85254
215-56-197	Gray Road Holdings LLC	10421 Burnham Drive NW GIG	Harbor	WA	98335
215-56-196	Gray Road Holdings LLC	10421 Burnham Drive NW GIG	Harbor	WA	98335
215-56-195	Western American Investments	7802 E. Gray Road, Ste 600	Scottsdale	AZ	85260

Map



Maricopa County GIO, Maricopa County Assessor's Office

Date: 5-16-18
Contact Name: CHRIS SHAW
Firm Name: _____
Address: 7627 E. THUNDERBIRD ROAD
City, State, Zip: SCOTTSDALE, AZ 85260

RE: Application Accepted for Review.

361 - PA - 248

Dear MR. SHAW :

It has been determined that your Development Application for SHD - HOUSE ADDITION has been accepted for review.

Upon completion of the Staff's review of the application material, I will inform you in writing or electronically either: 1) the steps necessary to submit additional information or corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me.

Sincerely,

Katie Posler

Name: Katie Posler
Title: Planner
Phone Number: (480) 312 - 2703
Email Address: kposler @ScottsdaleAZ.gov

Posler, Kathryn

From: Posler, Kathryn
Sent: Wednesday, May 30, 2018 9:41 AM
To: 'Jim Fusaro'; Chris@tripluspartners.com
Cc: Grant, Randy
Subject: RE: Case No. 2-MN-2018

Hi Jim,

Thanks for your comments and these will be added to the **2-MN-2018** case file for public record.

Let me know if you have any further questions.

Thank you,

Katie Posler, Planner

City of Scottsdale
Planning & Development Services
7447 E. Indian School Rd., Ste. 105
Scottsdale, AZ 85251
480.312.2703

From: Jim Fusaro <jim_fusaro@cox.net>
Sent: Monday, May 21, 2018 7:34 PM
To: Chris@tripluspartners.com
Cc: Posler, Kathryn <KPosler@Scottsdaleaz.gov>; Grant, Randy <RGrant@Scottsdaleaz.gov>
Subject: Case No. 2-MN-2018

Chris,

I received your email dated May 17, 2018 where you are requesting a reduction of 10% to the setback. That said, I fully support your request and to the extent you need my support, please let me know. Your request is fair, reasonable, and consistent with the current structure/configuration of the home.

Having know you since 1975, where we've both been residents of this neighborhood, your planned addition is not only a structural addition to the house, but an investment to this neighborhood.

All the best and thanks for your kind consideration in reaching out to the neighbors!

Kind regards,

Jim, Lia, Danny, and Henry

Posler, Kathryn

From: Posler, Kathryn
Sent: Wednesday, May 30, 2018 9:43 AM
To: 'Jim Schillinger'; Grant, Randy
Cc: John Schillinger; 'chris@tripluspartners.com'
Subject: RE: Case # 2-MN-2018 - Minor Amendment at 7629 E Thunderbird Rd Request

Hi Jim,

Thank you for your comments. This email will be added to the **2-MN-2018** case file for public record.

Let me know if you have any other questions.

Thank you,

Katie Posler, Planner

City of Scottsdale
Planning & Development Services
7447 E. Indian School Rd., Ste. 105
Scottsdale, AZ 85251
480.312.2703

From: Jim Schillinger <JimS@Fox1Financial.com>
Sent: Tuesday, May 29, 2018 11:11 AM
To: Posler, Kathryn <KPosler@Scottsdaleaz.gov>; Grant, Randy <RGrant@Scottsdaleaz.gov>
Cc: John Schillinger <JohnS@Fox1Financial.com>; 'chris@tripluspartners.com' <chris@tripluspartners.com>
Subject: Case # 2-MN-2018 - Minor Amendment at 7629 E Thunderbird Rd Request

Dear Katie and Randy,

I received your names from a letter from Chris Shaw concerning a Minor Amendment request.

I am the owner of the commercial building to the north, 7701 E Gray.

I am in full support of this Minor Amendment request – the encroachment does not even extend out further than the existing garage. This would not be noticeable to anyone or be in anyone's way or line of sight. It would allow the Shaw's to better make use of the room addition to their house.

It is great to have owners investing in their houses.

Please allow this Minor Amendment request.

Jim Schillinger
Manager & Owner, 7701 Gray LLC
10632 N Scottsdale Rd #B-466
Scottsdale, AZ 85254
jims@fox1financial.com