



**Marked Agendas
Approved Minutes
Approved Reports**



CERTIFICATE OF NO EFFECT HISTORIC PROPERTY

40-HP-2017

7646 E Highland Exterior
Modifications

APPLICATION INFORMATION

LOCATION: 7646 E Highland Av
PARCEL: 173-30-106
Q.S.: 18-46
CODE
VIOLATION#:n/a
ZONING: R-4 HP

APPLICANT: Gerald Ytzen
COMPANY: Nuff Said Enterprises, LLC
ADDRESS: 13226 E Poinsettia Dr Scottsdale, AZ 85259
PHONE: 480-455-8802

Request: For approval of a Certificate of No Effect for exterior modifications including new windows, paint, and landscaping on a +/- 4,412-sq. ft. lot with Townhouse Residential Historic Property (R-4 HP) zoning.

Certificate of No Effect Criteria:

In accordance with the Section 6.122.D of the Zoning Ordinance, the Historic Preservation Officer:

- Finds that the proposed work is determined the proposed work is minor and clearly within the adopted Historic Preservation Plan;
- Requires that any modifications to the proposed work requested by the Historic Preservation Officer are agreed to by the owner/applicant; and
- Finds that the proposed work will not diminish, eliminate, or adversely affect the historic character of the subject property or the HP District.

STIPULATIONS

1. The site improvements shall substantially adhere to the narrative, site plan, landscape plan, and proposed elevations stamped approved by Current Planning Staff on November 22, 2017.
2. New irrigation systems shall be installed within the property boundaries. Work in the public right of way will require an encroachment permit.

CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS

Submit one copy of this approval letter, and a completed Owner/Builder form if applicable, to the One-Stop-Shop with a permit application to obtain a minimum building and plumbing permit.

Please contact Steve Venker and Katie Posler when the work is completed for a final planning inspection.

Expiration of this Certificate of No Effect Determination

This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.

SIGNATURE: _____

Katie Posler

DATE: _____

11/22/17

Katie Posler for Steve Venker

(480 312 2703)

Planning and Development Services

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

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