

Case Research

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, 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/PreApp/Introduction>

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>9823 E. JENNAN DR.</u>	
Property's Address: <u>9823 E. JENNAN DR. SCOTTSDALE, 85260</u>	APN: <u>217-26-230</u>
Property's Zoning District Designation: <u>R1-45 PRO</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>Cornel Mateu</u>	Applicant: <u>Zachary Peltier</u>
Company: <u>ARIZONA ROYAL HOME CARE, LLC</u>	Company: <u>Zachary A Peltier, PLLC</u>
Address: <u>9823 E. JENNAN DR. SCOTTSDALE 85260</u>	Address: <u>2141 E. BROADWAY RD #101 TEMPE 85282</u>
Phone: <u>602-300-7141</u> Fax:	Phone: <u>480-321-8149</u> Fax:
E-mail: <u>Cornel.mateu@arizona.com</u>	E-mail: <u>zapeltier@aol.com</u>
Owner Signature:	Applicant Signature:
Official Use Only	Submittal Date: _____ Application No.: <u>1018 PA 2018</u>
Project Coordinator: _____	

Pre-App 'cat'on Request



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Project Name: <u>9823 E. JUAN DR.</u>	
Property's Address: <u>9823 E. JUAN DR. SCOTTSDALE, AZ 85260</u>	APN: <u>217-26-230</u>
Property's Zoning District Designation: <u>R1-43 PRO</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>Cornel Mateu</u>	Applicant: <u>Zachary Pebler</u>
Company: <u>ARIZONA ROYAL HOME CARE, LLC.</u>	Company: <u>Zachary A Pebler, PLLC.</u>
Address: <u>9823 E. JUAN DR. SCOTTSDALE 85260</u>	Address: <u>2141 E. BROADWAY RD #101 TEMPE 85282</u>
Phone: <u>602-300-7141</u> Fax:	Phone: <u>480-321-8149</u> Fax:
E-mail: <u>cornel.mateu@gmail.com</u>	E-mail: <u>zapebler@aol.com</u>
_____ Owner Signature	_____ Applicant Signature
Official Use Only Submittal Date: _____ Application No.: _____ -PA- _____ Project Coordinator: _____	

Pre-Application Request



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

Zoning	Development Review	Land Divisions
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Subdivision (PP)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Subdivision (Minor) (MD)
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Wash Modification (WM)	<input type="checkbox"/> Land Assemblage
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Historic Property (HP)	Other
Exceptions to the Zoning Ordinance	Wireless Communication Facilities	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Minor Amendment (MN)	<input type="checkbox"/> Small Wireless Facilities (SW)	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Type 2 WCF DR Review Minor (SA)	<input type="checkbox"/> Abandonment (AB)
<input checked="" type="checkbox"/> Variance/Accommodation/Appeal (BA)	Signs	<input type="checkbox"/> Care Home (AC)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Master Sign Program (MS)	<input type="checkbox"/> Single-Family Residential
	<input type="checkbox"/> Community Sign District (MS)	<input type="checkbox"/> Other:

Submittal Requirements: (fees subject to change every July)

Pre-Application Fee: \$ 90
(No fees are charged 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 Required
(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

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)
 - Aerial 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 • www.ScottsdaleAZ.gov



PROJECT NARRATIVE
9823 E. Jenan Dr.

1. Introduction:

Zachary A Pebler, PLLC, on behalf of our client Arizona Royal Home Care, LLC, is pleased to submit this project narrative and related exhibits in support of a variance to increase the existing lot coverage percentage from its current 35% to 37.7%. Our client is proposing a 1,000 square foot, non-livable new garage. The existing zoning on the property is R1-43PRD. The property is located at 9823 E. Jenan Dr. Scottsdale, 85260. The addition where proposed does not border an existing home. Being a corner lot, the addition would be on the street side. The property is bordered by a home on its south and east side, with planned residential homes to the north.

2. Request:

Our requests to the City of Scottsdale will be:

- a) A variance to increase lot coverage percentage from 35% to 37.7% within the R1-43 PRD zoning.

The request, if approved will accommodate the construction of a 1,000 square foot, non-livable, garage and storage addition . A copy of the Conceptual Site Plan is attached as Exhibit of this narrative and submittal.

Thank you,

Enclosed:

Preliminary Site Plan
Aerial

Zachary A Pebler

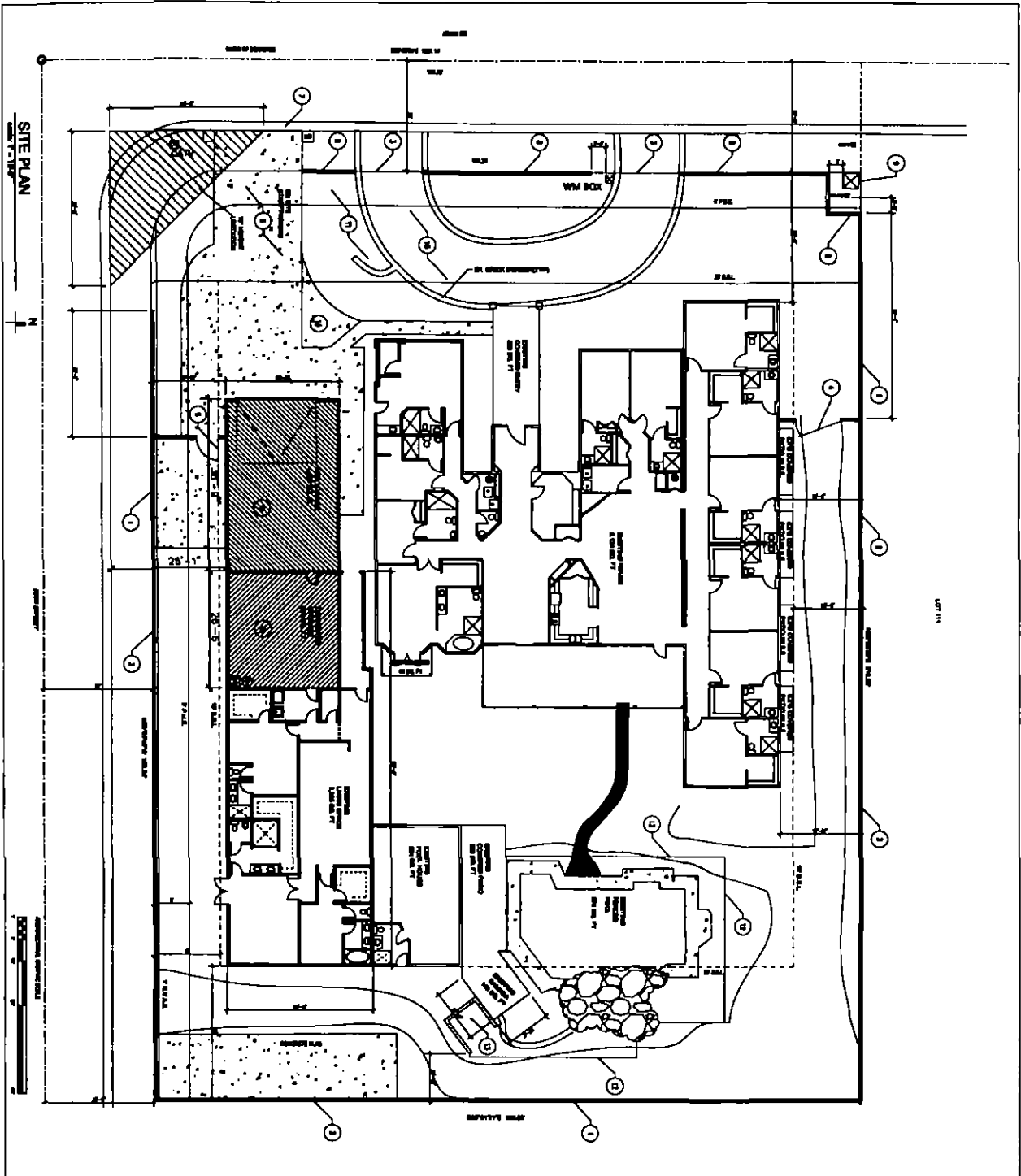
president

direct: 480-390-4542

office: 480-777-4500

email: zapebler@aol.com

2141 E Broadway Rd #101 Tempe, AZ 85282



GENERAL NOTES:

1. THE ARCHITECT HAS CONDUCTED VISUAL AND FIELD SURVEYS OF THE SITE AND HAS OBSERVED THE EXISTING CONDITIONS. THE ARCHITECT HAS NOT CONDUCTED ANY OTHER INVESTIGATIONS AND HAS NOT BEEN ADVISED OF ANY OTHER INVESTIGATIONS.
2. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATIONS TO DETERMINE THE PRESENCE OF ASBESTOS, LEAD, OR OTHER HAZARDOUS MATERIALS. THE ARCHITECT HAS NOT BEEN ADVISED OF ANY SUCH INVESTIGATIONS.
3. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATIONS TO DETERMINE THE PRESENCE OF CONTAMINATED GROUNDWATER. THE ARCHITECT HAS NOT BEEN ADVISED OF ANY SUCH INVESTIGATIONS.
4. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATIONS TO DETERMINE THE PRESENCE OF OTHER HAZARDOUS MATERIALS. THE ARCHITECT HAS NOT BEEN ADVISED OF ANY SUCH INVESTIGATIONS.
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10. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATIONS TO DETERMINE THE PRESENCE OF OTHER HAZARDOUS MATERIALS. THE ARCHITECT HAS NOT BEEN ADVISED OF ANY SUCH INVESTIGATIONS.

CONTRACT INFORMATION:

OWNER: ARIZONA ROYAL CARE HOME LLC
 PROJECT: ARIZONA ROYAL CARE HOME LLC
 DATE: 10/15/11
 DRAWING NO: 101111-01

DESIGNER: KONTEXTURE ARCHITECTS, PLLC
 101111-01

ARIZONA ROYAL CARE HOME LLC

101111-01

KONTEXTURE
 ARCHITECTS, PLLC
 101111-01

SITE PLAN

AS-1

Map



Map



R1-43 PUD - Tarantini Estates
DEBAR WAO 1

ARTICLE V - DISTRICT REGULATIONS

5.200

Section 5.200 (R1-43) PUD Single-Family Residential District

Section 5.201 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 recreation and common open space.

Section 5.202 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:

Any use permitted in the (R1-43) Single-Family Residential District. (Section 5.102A).

B. Uses Permitted by Conditional Use Permit

Any use permitted by Conditional Use Permit in the (R1-43) Single-Family Residential District. (Section 5.102B).

Section 5.203 Property Development Standards

The following property development standards shall apply to all land and buildings in this district.

A. Lot Area

Each lot shall have a minimum area of not less than twenty thousand (20,000) square feet.

B. Lot Dimension

1. Width

All lots shall have a minimum width of ninety (90) feet.

C. Density

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

D.

Building height shall not exceed 30 feet and shall not exceed one story within 50 feet of any R-1, R-2, R-3, R-4, R-4R or M-H District boundary line.

E. Yards

1. Front yard

- a. There shall be a front yard having a depth of not less than twenty-five (25) feet.
- b. Where lots have a double frontage on two (2) streets, the required front yard of twenty-five (25) 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. On a corner lot, there shall be a front yard of twenty (20) feet, a side yard of fifteen (15) feet adjacent to the side street, and a side yard of ten (10) feet adjacent to the interior lot line.

2. Side yard

There shall be side yards of not less than fifteen (15) feet on each side of a building.

3. 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 not be less than ten (10) feet between an accessory building and the main building.
2. The minimum distance between main buildings on adjacent lots shall be not less than thirty (30) 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. The height of the wall or fence is measured from the inside of the enclosure. EXCEPT: 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 side street need only conform to the side yard requirements.

2. Swimming pools shall be screened from adjacent properties by a protective fence or permanent structure not less than 4 1/2 feet in height. The swimming pool shall be protected by a protective enclosure which shall be controlled by the use of self-closing

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.

I. Corral

Corral not to exceed six (6) feet in height shall be permitted on the property line or within the required front, side or rear yard.

Section 5.204 Lighting

- A. The height of any light fixture or illumination source shall not exceed twenty (20) feet.
- B. The light emitting element and reflecting device or all lighting or illumination units shall be hooded or shielded so that it is not visible from any adjacent lot or real property, and
- C. Lights or illuminating units shall not direct light, either directly or through a reflecting device, upon any adjacent real property, and
- D. Lighting other than the above-mentioned criteria shall require a use permit.

Section 5.205 Off-street parking

The provisions of Article IX shall apply.

Section 5.206 Signs

The provisions of Article VIII shall apply.

Note



Arizona Department of Health Services (ADHS)
Assurance and Licensure Services

Initial License Application for a Health Care Institution

CITY / COUNTY ZONING AUTHORITY CLEARANCE \$116.⁰⁰

Complete this form if a Building Permit is not required by the local city or county government agency

AAC R9-10-104(A)(2)

Visual Inspection Permit required

HEALTH CARE INSTITUTION (Facility name of the health care institution) (C of O for existing)

Name SCOTTSDALE NORTH ASSISTED LIVING

Street Address 983 E. CORTEZ ST.

City SCOTTSDALE State AZ Zip 85260 County MARICOPA

Health Care Institution Class or Subclass: _____

List each type of medical service to be provided: Assist the elderly w/ activities of daily living, medication administ, laundry, cooking, social activities



1. Is the address/legal description from above properly zoned for the owners intended use? YES NO []

R1-43 PRD
2. If not, what requirements will have to be met before the zoning clearance can be obtained?
 - a. A. If more than 5 residents, must be fire-sprinkled
 - b. B. No more than 10 residents allowed
 - c. C. Parking for owner & employees must be provided on site
3. Has a Special Use Permit been issued? YES [] NO Does it authorize the intended use? YES [] NO []

Name Wendy Hardy

Office Current Planning

Signature Wendy Hardy

Telephone (480) 312-7938

Title Senior Planner

Date 10/8/07

City or County Zoning Official

gross floor area of all existing structures may not exceed

NOTE:
No Native Plants are permitted to be removed or destroyed due to any construction related activities associated with this approval.

NOTE:
* To whom it may concern, this property will be an Adult Care Home. This property will be in compliance with the City of Scottsdale Zoning Ordinance 5.102.A.2

Zoning = R1-43 PRD
Parcel #: 217-26-230
Subdivision Name: Desert Wind Unit 2 Lot, 76-115 Tract A&B
Lot #: 110

Owner: Fechete Mihaela (602) 405 5558
9823 E. Jenan Dr.
Scottsdale, AZ. 85260
(602) 405 5558

Drafter: Dorin Pitut (602) 380 1395
7327 W. Eva St.
Peoria, AZ. 85345
(602) 380 1395

NEW Additions S.F.: (Bedrooms 2,431+343)=2,774
Remodel S.F.: (319+115+220 into livable)=654
Total New Livable (2,774+654)=3,428 S.F.

NEW Covered Patio S.F.: 869
Existing Covered Patio S.F.: (60+448)=508
Total New Covered Patio (869+508)=1,377 S.F.

Exist. Living S.F.: 2,706
New Living S.F.: (2,706+3,428)=6,134

Existing 2 Car Garage S.F.: 433

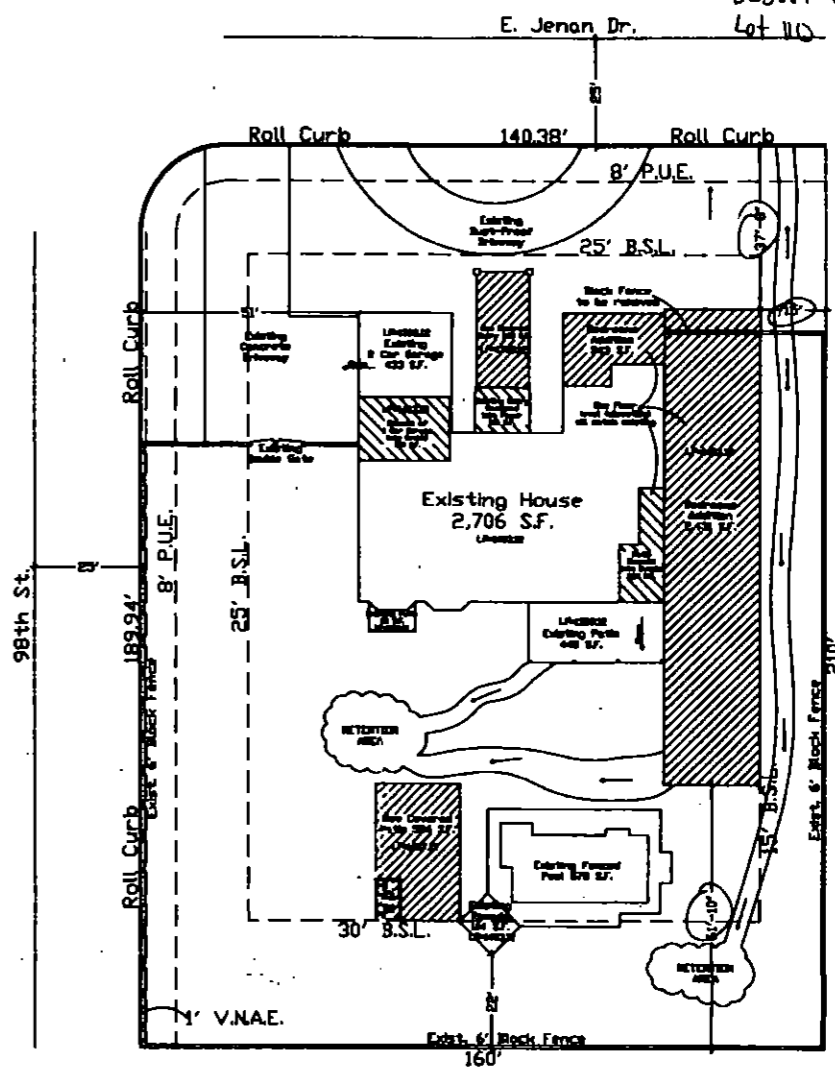
Total Square Footage: (1,377+6,134+433)=7,944
Lot Square Footage: 33,562
Lot Coverage: 23.67%

NOTES:

- pools require separate approval and permit
- pools shall not be emptied or backwashed into washes, streets, on to an adjacent lot, or tract of land
- all mechanical equipment (air conditioner, pool equip. etc.) shall be screened a minimum of 1' above the highest portion of the equipment from all sides and shall be compatible with the adjacent building. Show location of equipment on site plan.
- guesthouse shall never be offered for rent. Guest homes on lots under 35,000 sq. ft. may not provide cooking facilities.
- a guesthouse or accessory structure shall not exceed a gross footprint size greater than 50% of the foot print size of the principal building.
- temporary/security fencing that is required or is optionally provided shall be in accordance with the Zoning Ordinance and the Design Standards and Policies Manual.
- exterior lighting shall comply with Article VII Section 7.600 and associated subsections.

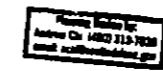
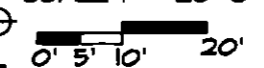
NOTES: (continued)

32. Receptacle outlets shall be installed so that no point along the floor line in any wall space is more than 6 feet, measured horizontally, from an outlet in that space, including any wall space 2 feet or more in width. (E3502.2)
33. Provide a minimum of two 20-amp small appliance branch circuits for the kitchen/dining/breakfast. (E3603.3)
34. The two or more 20-ampere small appliance branch circuits shall have no other outlets, except the receptacle installed solely for electric supply to an electrical clock in the kitchen/dining breakfast areas or receptacles for supplemental equipment and lighting for gas-fired ranges, ovens, or counter-mounted units. (E3603.2)
35. Receptacle outlets for ranges and clothes dryers shall be a 3-pole with ground type. Four-wire, grounding-type flexible cords will be required for connection of ranges and clothes dryers. The bonding jumper shall not be connected between the neutral terminal and the frame of the appliance. Flexible cords shall be used only where the flexible cord supplying an appliance shall terminate in a grounding-type attachment plug. (E4001.3)
36. Provide a concrete encased grounding electrode of not less than 20 feet of #4 bare copper (200 ampere service). (E308.1, 2)
37. Provide bonding to the water piping, gas and metal building systems. (Minimum #4 for 200-amp service). (E3508.1)
38. All metal piping systems, metal parts of electrical equipment, and pump motors associated with the hydro massage tub shall be bonded together using a copper bonding jumper, insulated, covered, or bare, not smaller than No. 8 solid. Metal parts of listed equipment incorporating an approved system of double insulation and providing a means for grounding internal non-accessible, non-current-carrying metal parts shall not be bonded. (E4104.2, 4)
39. R607.2.1 Masonry Bed and head joints shall be 3/8 inch-thick, the thickness of the bed joint of the starting course placed over foundations shall not be less than 1/4 inch and not more than 3/4 inch. Mortar joint thickness shall be within the following tolerances from the specified dimensions: 1. Bed joint: + 1/8 inch. 2. Head joint: 1/4 inch + 3/8 inch. 3. Collar joints: 1/4 inch + 3/8 inch.
40. Provide combustion air to all fireplaces at all locations with air intake located at an elevation no higher than the firebox. (R1006.1)



N SITE PLAN

SCALE 1" = 20'-0"



NOTE: No protected native plants were identified by contractor.

NOTE: All exterior light fixtures that contain light bulbs greater than 100 watts shall be shielded and directed downward.

NOTE:

* To whom it may concern, A modified 13D Fire Sprinkler System shall be provided for this occupancy. Fire Sprinkler Drawings will be provided as a deferred submittal for approval by the Fire Department.

Site Plan ONLY
* Return #
SITE PLAN
APPROVED
BY THE CITY OF SCOTTSDALE PROJECT REVIEW

CASE NUMBER: 09110
PLANNING ENGINEERING
CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ALL APPLICABLE ORDINANCES AND REGULATIONS.
ALL DIMENSIONS WILL BE TO FACE UNLESS NOTED OTHERWISE.

5176-097

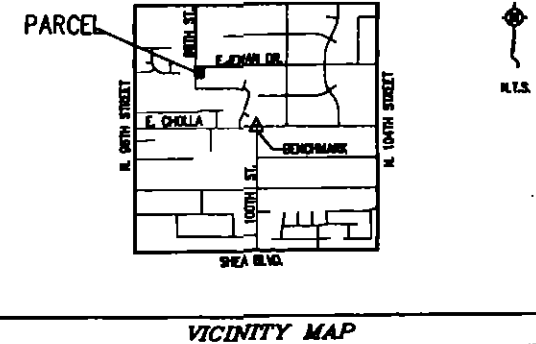
PLANNING

Ds 07/11/10 2/14/10

Lot 110
R1-43 PRD
1 of 2

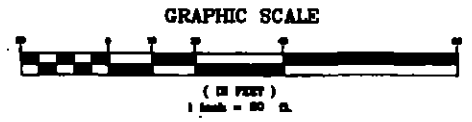
TOPOGRAPHIC SURVEY

9823 JENAN DRIVE, SCOTTSDALE ARIZONA 85260
 LOT 110 OF DESERT WIND UNIT II, BK.211, PG.45
 RECORDS OF MARICOPA COUNTY, ARIZONA



NOTE: All exterior light fixtures that contain light bulbs greater than 100-watts shall be shielded and directed downward.

Revision Site Plan Only
 SITE PLAN
APPROVED
 BY THE CITY OF SCOTTSDALE PROJECT REVIEW



Planning Case No. 011-10
 CASE NUMBER
 PLANNING 011-10
 CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE MARICOPA COUNTY AND ALL APPLICABLE LOCAL ORDINANCES RELATIVE TO CONSTRUCTION.

DOCUMENTS REFERENCED
 THE PLAT OF RECORD, DESERT WIND UNIT II, A SUBDIVISION RECORDED IN BOOK 211, PAGE 45 OF MARICOPA COUNTY RECORDS, MARICOPA COUNTY ARIZONA

OWNER INFORMATION
 NAME: FECHETE MIHAELA
 ADDRESS: 9823 E. JENAN DR. SCOTTSDALE AZ. 85260

PARCEL INFORMATION
 APN: 217-28-230
 ADDRESS: 9823 E. JENAN DR. SCOTTSDALE AZ. 85260
 SUBDIVISION: DESERT WIND II, BK.211 PG.45 M.C.11
 LOT NO.: 110
 OS MAP#: 30-51 (FOR UTILITY REFERENCES)
 USE: SFR GRADE 010-4 URBAN SUBDIVIDES
 ZONING: R1-43 PRO

BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS MAP IS GPS OBSERVATIONS ALONG THE CENTERLINE OF JENAN DRIVE AS SHOWN HEREON HAVING A BEARING OF S89°49'58" E

NOTES
 *THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY, ALL PROPERTY LINES SHOWN HEREON ARE APPROXIMATE AND INTENDED TO BE USED FOR ILLUSTRATIVE PURPOSES ONLY. ALL DIMENSIONS TO EXISTING BUILDINGS ARE APPROXIMATE AND ARE MARKED WITH AN ASTERISK.
 NO TITLE REPORT WAS FURNISHED FOR THE PREPARATION OF THIS SURVEY, THE UNDERSIGNED TAKES NO RESPONSIBILITY REGARDING EASEMENTS OR OTHER ENCUMBRANCES THAT MAY OR MAY NOT EXIST. ALL EASEMENTS SHOWN HEREON ARE FOR THE PLAT OF RECORD.
 ALL UTILITIES SHOWN HEREON ARE DERIVED FROM SURFACE EVIDENCE, NO INVESTIGATION HAS BEEN DONE TO VERIFY THEIR SUB SURFACE LOCATION AND OR EXISTENCE.

PARCEL DESCRIPTION
 LOT 110 OF DESERT WIND UNIT II, A SUBDIVISION RECORDED IN BOOK 211, PAGE 45 OF MARICOPA COUNTY RECORDS, MARICOPA COUNTY ARIZONA, ALSO BEING LOCATED WITHIN SECTION 20, TOWNSHIP 3 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY ARIZONA.

CERTIFICATION
 THIS IS TO CERTIFY THAT THIS MAP IS CORRECT AND WAS DONE UNDER MY SUPERVISION DURING THE MONTH OF FEBRUARY IN THE YEAR 2010, AND THAT ALL STRUCTURES AND FEATURES DEPICTED HEREON EXIST AS SHOWN DURING THE TIME OF THE SURVEY AND THAT THE CONTOURS SHOWN ARE ACCURATE TO WITHIN ONE HALF OF THE CONTOUR INTERVAL.



DAVID R. FERGUSON RLS 21085
 DFPRES

BENCHMARK
 CITY OF SCOTTSDALE GPS POINT NUMBER 0204
 CITY OF SCOTTSDALE BRASS CAP FLUSH
 AT THE INTERSECTION OF CHOLLA AND 100TH STREET
 ELEVATION: 1398.619 NAVD-88 DATUM
<https://www.sco.tdms.gov/Services/LandSurvey/LandSurveyDetails.aspx?tblid=2718/2010>

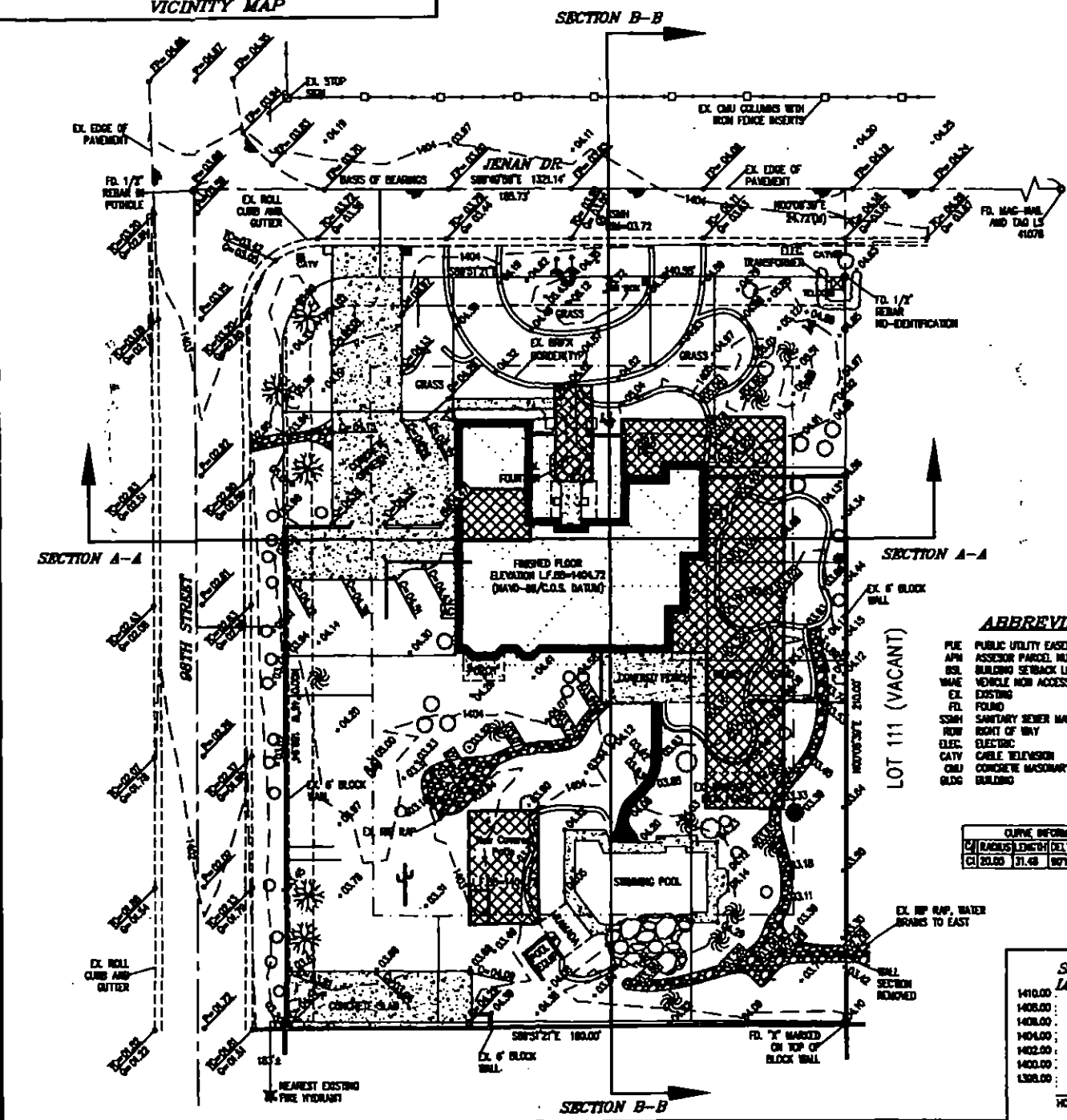
I HEREBY CERTIFY THAT ALL ELEVATIONS REPRESENTED ON THIS MAP ARE BASED ON THE ELEVATION DATUM FOR THE CITY OF SCOTTSDALE BENCHMARK PROVIDED ABOVE.

ABBREVIATIONS

- PUE PUBLIC UTILITY EASEMENT
- APN ASSessor PARCEL NUMBER
- BSL BUILDING SETBACK LINE
- VAE VEHICLE AND ACCESS EASEMENT
- EX EXISTING
- FD FOUND
- SSMH SANITARY SEWER MANHOLE
- ROW RIGHT OF WAY
- ELEC. ELECTRIC
- CTV CABLE TELEVISION
- CMU CONCRETE MASONRY UNIT (BLOCK WALL)
- BLDG BUILDING

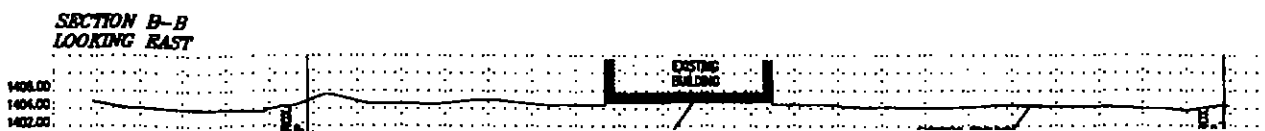
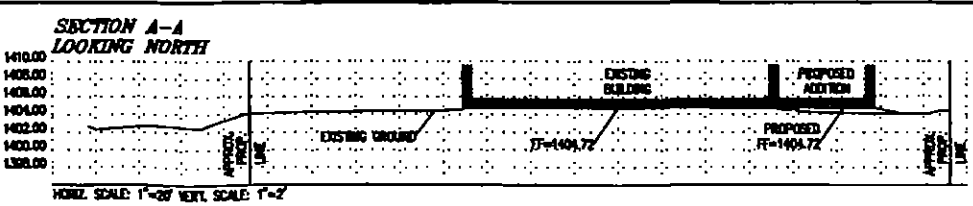
CURVE INFORMATION

RADIUS	LENGTH	DELTA	TANGENT
CI 20.00	31.48	97°19'25"	29.08



LEGEND

○ INDICATES FOUND SURVEY MONUMENT AS NOTED	○ INDICATES EXISTING CONCRETE ELEVATION	▨ INDICATES EXISTING CONCRETE
⊕ INDICATES EXISTING CMU COLUMN WITH MAILBOX	○ INDICATES EXISTING LANDSCAPE SHRUB	▩ INDICATES EXISTING IRP RAP
— INDICATES EXISTING EDGE OF PAVEMENT	○ INDICATES EXISTING LANDSCAPE PALM TREE	▩ INDICATES PROPOSED BLDG. ADDITIONS/RENOVATIONS
○ INDICATES EXISTING SEWER MANHOLE	○ INDICATES EXISTING LANDSCAPE TREE	
⊕ INDICATES EXISTING TELEPHONE RISER	○ INDICATES EXISTING LANDSCAPE YUCCA	
○ INDICATES EXISTING CABLE TV RISER	○ INDICATES EXISTING LANDSCAPE SAGUARO	



TOPOGRAPHIC SURVEY
 9823 JENAN DRIVE, SCOTTSDALE ARIZONA 85260
 LOT 110 OF DESERT WIND UNIT II, BK.211, PG.45
 MARICOPA COUNTY RECORDS

PLANNING

JACK JOHNSON COMPANY
 Designing World Connections
 In-Person - 8211 E. 1ST ST., Suite 100 - Phoenix, AZ 85044
 Telephone: (602) 975-1700 - Fax: (602) 975-0707
www.jackjohnson.com

DATE: 02-2010
DESIGNED BY: N/A
DRAWN BY: JMS
REVIEWED BY: DRF, CAJ
PROJECT:
ISSUE:

REVISIONS

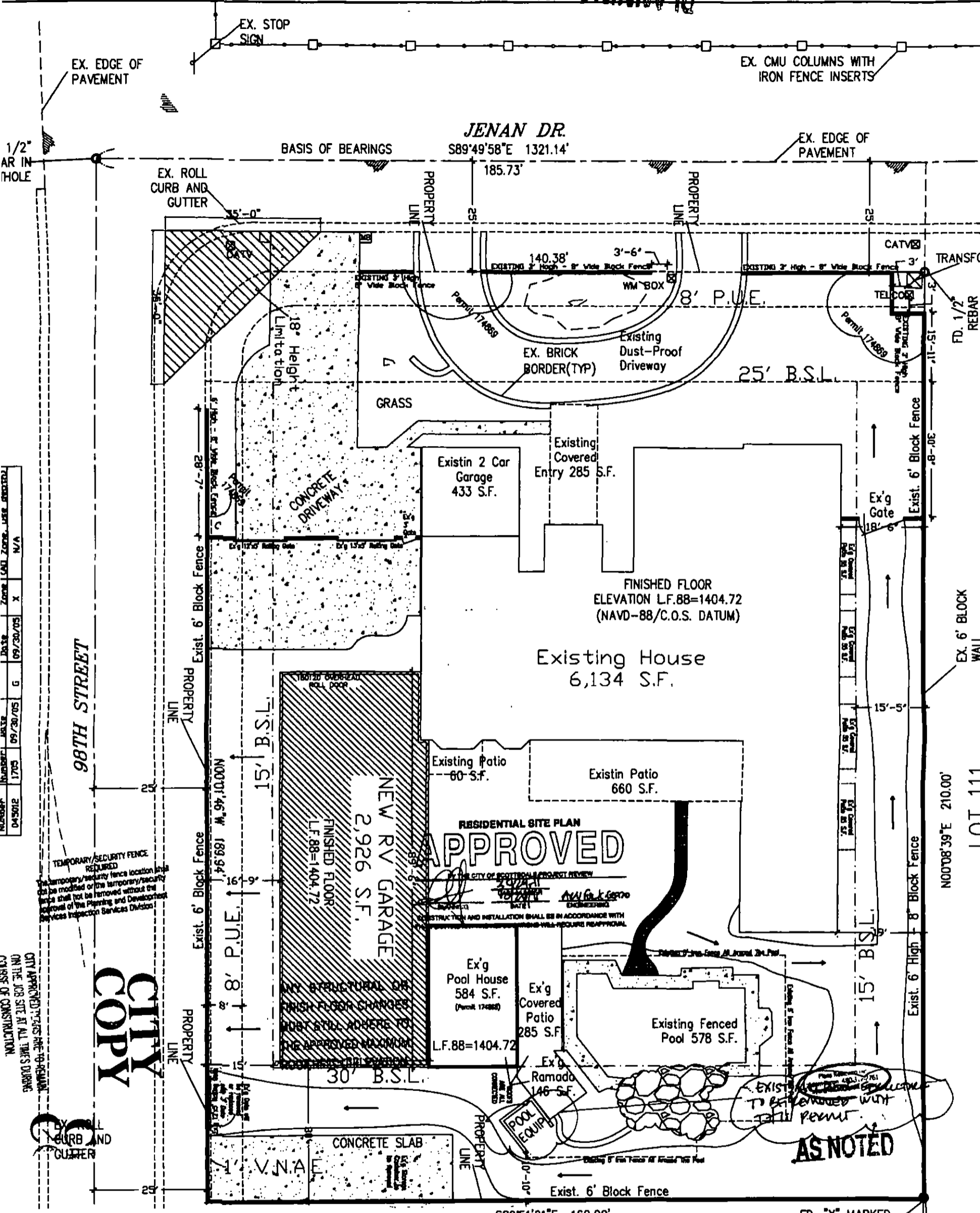
TOPOGRAPHIC SURVEY
 9823 E. JENAN DR.
 SCOTTSDALE ARIZONA
 85260

SHEET

4/4 10-21-11-73

PLANNING

3429-11



N SITE PLAN
 SCALE 1" = 10'-0"
 0' 5' 10' 20'

NOTES:
 * DEFERRED TRUSSES
 * Adult169843
 Care Home Case # 5AC2009
 * Pool House/Fences PERMIT # 174868, 174869

CITY APPROVED PLANS ARE TO REMAIN ON THE JOB SITE AT ALL TIMES DURING COURSE OF CONSTRUCTION.
 FD. "X" MARKED ON TOP OF BLOCK WALL

Zoning = R1-43 PRD
 Parcel #: 217-26-230
 Subdivision Name: Desert Wind Unit 2
 Lot #: 110
 Owner: Negreanu Mihaela
 9823 E. Jenan Dr.
 Scottsdale, AZ. 85260
 (602) 405 5558
 Drafter: Dorin Pitut (602) 380 1395
 7327 W. Eva St.
 Pearla, AZ. 85345
 (602) 380 1395

NEW ADDITION (RV GARAGE)	2,926 S.F.
EXISTING Covered Patios S.F. (285+55+55+55+55+660+60+285)	1,510
Existing House S.F.	6,134
Existing Pool House S.F.	584
EXISTING Living S.F.	6,718
EXISTING 2 Car Garage S.F.	433
EXISTING Ramada S.F.	146
NEW TOTAL SQUARE FOOTAGE:	11,733
Lot Square Footage:	33,562
Lot Coverage:	34.96%

NOTE:
 No Native Plants are permitted to be removed or destroyed due to any construction related activities associated with this approval.

NOTES:
 - pools require separate approval and permit
 - pools shall not be emptied or backwashed into washes, streets or an adjacent lot, or tract of land
 - all mechanical equipment (air conditioner, pool equip. etc) shall be screened a minimum of 1' above the highest portion of the equipment from all sides and shall be compatible with the adjacent building. Show location of equipment on site plan.
 - guesthouse shall never be offered for rent. Guest homes on lot under 35,000 sq. ft. may not provide cooking facilities.
 - a guesthouse or accessory structure shall not exceed a gross footprint size greater than 50% of the footprint size of the principal building.
 - temporary/security fencing that is required or is optionally provided shall be in accordance with the Zoning Ordinance and the Design Standards and Policies Manual.
 - exterior lighting shall comply with Article VII Section 7.600 and associated subsections.

Zone	R1-43 PRD
Subdivision	Desert Wind Unit 2
Lot	110
Parcel	217-26-230
Owner	Negreanu Mihaela
Address	9823 E. Jenan Dr.
City	Scottsdale, AZ
Zip	85260
Phone	(602) 405 5558
Drafter	Dorin Pitut
Scale	1" = 10'-0"
Date	10/21/11
Sheet	1 of 1

CITY COPY

APPROVED NATIVE PLANT

EXISTING... TO BE REMOVED WITH PERMIT
AS NOTED

