



CERTIFICATE OF NO EFFECT - HISTORIC RESOURCES

9-HP-
2019#3

**Khorsandi Townhouse
Exterior Modifications**

APPLICATION INFORMATION

LOCATION:	7655 E Rancho Vista Dr	APPLICANT:	Mehrzad Khorsandi
PARCEL:	173-30-067	COMPANY:	Mehrzad Khorsandi Townhouse Addition
Q.S.:	18-46	ADDRESS:	7655 E Rancho Vista Dr Scottsdale, Az
CODE VIOLATION #:		PHONE:	602-576-5049

Request: Request approval of a Certificate of No Effect to repaint an existing residence in the Villa Monterey Unit Three A Historic District.

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 body of the residence shall be painted Industrial Age DET 618.
2. All trimmings and the ceiling of the carport shall be painted Carrara DET 649.

CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS

No additional reviews or permits are required.

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:

Doris McClay

DATE: 11/1/19

Planning and Development Services

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 ♦ www.ScottsdaleAZ.gov



Casita Colony Recreation Association Home Modification Application

Application Form

Application Nbr. 1
(assigned by HMC)

Brief Description of Project:

Extension to the back of the house on 7655 E. Rancho Vista Dr.

It includes extending the two party walls (fire walls) by 15' on either sides.

Upgrading inside of the house.

Painting the outside of the house with new colors from HOA pallet.

Landscaping and hardscaping, possibly at the very last steps

..... Section below to be completed by a Board Officer
..... A copy of this page will be returned to applicant after review

The above application is: ☒ Approved ☐ Denied

Date: 11 Sept. 18

CCRA: _____

By: Steve Sumrell

Robert C. Winograd
7702 East Highland Avenue • Scottsdale, AZ 85251



Casita Colony Recreation Association Home Modification Application

Created & Approved by Casita Colony Recreation Association Board of Directors

Created: 11-2007

Modified: 2-2014

For the benefit of Casita Colony Recreation Association homeowners, this is an explanation of the rules and procedures of the Home Modification Committee (HMC) and the authority of the Committee concerning control over the modification of dwelling unit exteriors. Casita Colony Recreation Association (a.k.a. Villa Monterey, Unit III) has the following powers as provided by the covenants.

Refer to the Declaration of Restrictions Section 6 (i):

No building, fence, wall or other structure shall be commenced, erected or maintained, until the plans and specification, showing the nature, kind, shape, height, materials, floor plans, locations and approximate cost of such structure shall have been submitted to and approved by the Board of Directors of Casita Colony recreation Association, and a copy thereof, as finally approved, lodged permanently with said Board. The Board shall have the right to refuse to approve any such plans or specifications or grading plans, which are not suitable or desirable, in its opinion, for aesthetic, or any other reasons, and in so passing upon such plans, specification and grading plans, it shall have the right to take into consideration the suitability of the proposed building or other structure and of the materials of which it is to be built to the site upon it is proposed to erect the same, the harmony thereof with the surroundings and the effect of the buildings or other structures as planned on the outlook from the adjacent or neighboring property. All subsequent additions, changes or alterations to the exterior of any building or in any fence, wall or other structure shall be subject to the prior approval of the Board.

Procedures

1. Applicant downloads/ prints application from VM III website (casitacolony.org).
2. Applicant fills out form and submits form to HMC.
3. HMC notifies applicant and neighbors of assigned Board meeting date.
4. HMC presents the application to the Board for review.
5. Board notifies applicant of decision.



Casita Colony Recreation Association Home Modification Application

Application Form

Application Nbr. 1
(assigned by HMC)

Application is hereby made to the Home Modification Committee of the VM III Board of Directors for their approval of the enclosed plans and specifications.

Date of Application: 08/30/2018 Lot Number: 125

Address: 7655 E. Rancho Vista Dr. Scottsdale, AZ 85251

Applicant's Acknowledgement

In consideration of this application and attached forms being made a part thereof, I/we will conform to the Restrictions in the Declaration recorded, relating to the property in this application. I/we also agree that all work performed will be in accordance with the plans and plot diagram which accompany this application, except for changes as may be authorized or required by the Casita Colony Recreation Association Home Modification Committee.

Homeowner's Name (Please print): Mehrzaad Khorsandi

Homeowner's Signature: Mehrzaad Khorsandi

Homeowner's Name (Please print): _____

Homeowner's Signature: _____

Telephone: 480-699-5579

Telephone: 602-576-5049

Email: mehr1900@live.com



Casita Colony Recreation Association Home Modification Application

Application Form

Application Nbr. 1
(assigned by HMC)

Description of Proposed Project

Describe the proposed project in detail. Include blueprints, drawings, brochures (if available) which help clarify the intended project. Add attachments as needed.

Project: Upgrade & Extension to the back of my residence at 7655 E. Rancho Vista Dr.

This project will happen in 3 phases:

First thing I had to do get city of Scottsdale permission to remove a cactus from the back yard which was not healthy enough to be relocated. I have their permission now to do this soon.

Phase one: I am planning to extend the back of residence by 15 feet, which will leave me 15 feet of back yard (currently 20 feet in some parts and 30 feet in others). See plans and building section. The two party walls (fire walls) have to be extended by 15' on both sides of my property.

I am also planning to improve the condition of the interior of the house by upgrading electrical, plumbing, appliances, air conditioning, painting, etc.

Phase two: No design change to the front of the house, except color change. I will be changing the color of the outside of the building. I have already looked at the color pallet proposed by the HOA, Dunn Edwards, "Then, Now & Forever" and have chosen the two colors of DET649-Carrara, and DET618-Industrial Age for the exterior colors of my choice.

Phase three: Front and back landscaping and hardscaping. I will have to get plans ready for and submit latter.





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Neighbor Notification

Will any portion of the proposed project be visible to your neighbors? Party wall & Roof
Will access to your neighbor's property be needed? No
Will party wall (PW) be modified? No, but will get extended
If yes to any, please identify the affected neighbors below.

Right Side Neighbor #1 - Name (Please print): _____

Street Address: lot 126 (R), 7657 E. Rancho Vista Dr.

Phone: _____

If (PW) or access if required.... Signature: _____

(PW/ access to property approved)

Left Side Neighbor #2 - Name (Please print): SANDRA L Entelt

Street Address: lot 124 (L) 7651 E Rancho VISTA Dr

Phone: 480-423-7006

If (PW) or access if required.... Signature: Sandra L Entelt

(PW/ access to property approved)

Front/Back Neighbor #1 - Name (Please print): Michael A. Fitzgerald

Street Address: lot 144 (B) 7656 E. Thornwood

Phone: 480-946-6277

If (PW) or access if required.... Signature: Michael A. Fitzgerald

(PW/ access to property approved)

Front/Back Neighbor #2 - Name (Please print): Charlene Cooper

Street Address: lot 111 (F) 7658 Rancho Vista Dr.

Phone: 480-505-5043

If (PW) or access if required.... Signature: Charlene Cooper

(PW/ access to property approved)

Front/Back Neighbor #3 - Name (Please print): _____

Street Address: lot 112 (F) 7655 Rancho Vista Dr.

Phone: _____

If (PW) or access if required.... Signature: _____

(PW/ access to property approved)

7702 East Highland Avenue • Scottsdale, AZ 85251

CCRA Board Approved 2/2014

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Casita Colony Recreation Association Home Modification Application

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(assigned by HMC)

Application is hereby made to the Home Modification Committee of the VM III Board of Directors for their approval of the enclosed plans and specifications.

Date of Application: 2/5/2019 Lot Number: 125

Address: 7655 E. Rancho Vista Dr.

Applicant's Acknowledgement

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Homeowner's Signature: Mehrzaad Khorsandi

Homeowner's Name (Please print): _____

Homeowner's Signature: _____

Telephone: 602-576-5049

Telephone: _____

Email: mehr1900@live.com



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(assigned by HMC)

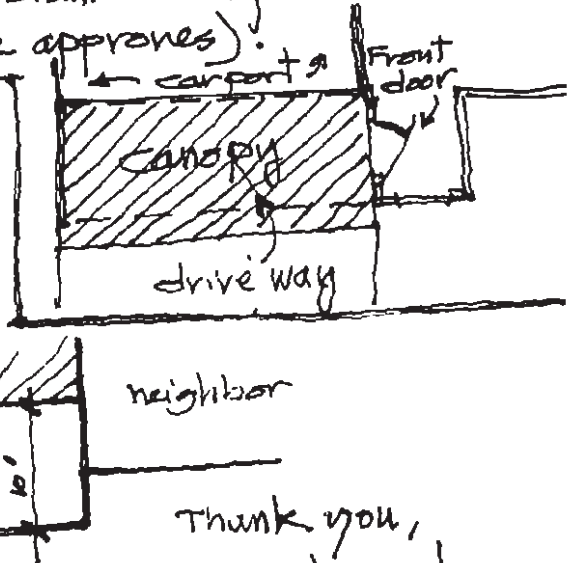
Description of Proposed Project

Describe the proposed project in detail. Include blueprints, drawings, brochures (if available) which help clarify the intended project. Add attachments as needed.

I am seeking HOA's permission to do the following changes to my house on 7655 E. Rancho Vista Dr.

1. Front door change to a taller door (7'-11"). I have enough space in my foyer to place a taller door.
2. A canopy over the front of my carport and front entrance that will protect visitors & myself from rain & sun while at the front of the door. It will run the width of the carport (11'-6") wide & depth of the front entrance (4'-0" +). It could be made of canvas, metal or wood (similar to wood shank on my front entrance (which even HOA & city of Scottsdale approves).

3. I would like to add a front patio to my house. It would be 10'-0" deep & it runs across the front of my house. It will be protected by a max. 3'-0" CMU wall and have concrete slab for its floor.



Thank you,
Mehrzaad



Casita Colony Recreation Association Home Modification Application

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(assigned by HMC)

Brief Description of Project:

changes are:

1. front door change to a taller door
2. Adding a canopy to protect front entrance
3. Adding a front patio
4. Re-stacco the facade of my house.

Roland Ebert

***** Section below to be completed by a Board Officer *****
***** A copy of this page will be returned to applicant after review *****

The above application is: ✓ Approved _____ Denied

Date: 7 Feb. 19

CCRA: Steve Small

By: Paula Delgado

Re-stucco & paint in the Area

PRE-APPLICATION NO.:
638-PA-2018



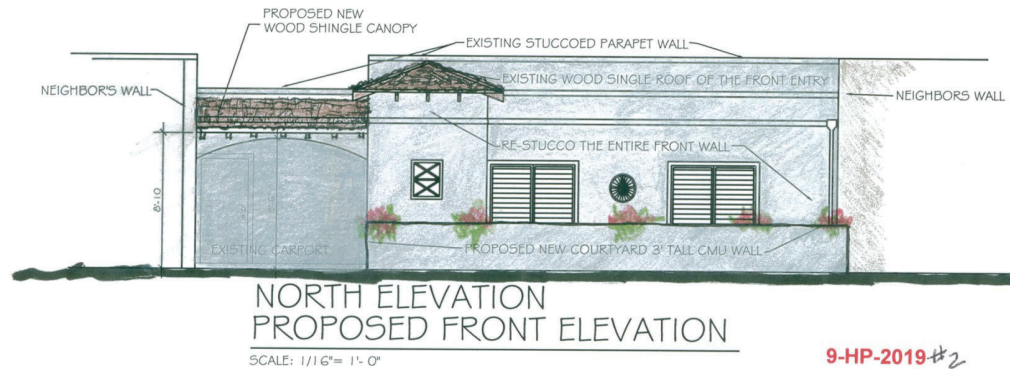
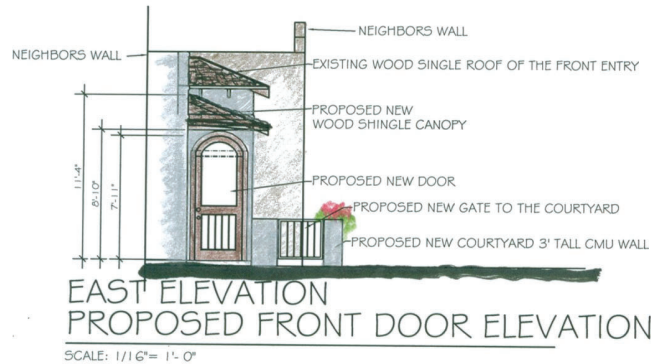
DET649
Carrara
①

946

915

DET618
Industrial Age
②

Proposed paint colors.



9-HP-2019 #2
02/25/2019

KHORSANDI RESIDENCE
7655 E. RAC40 VISTA DR., SCOTTSDALE, AZ 85251

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