



Affidavit of Posting

Office of the City Clerk

STATE OF ARIZONA)
)
COUNTY OF MARICOPA)

SS

I, _____, being first duly sworn, depose and say:

That on 5.01.2017, I posted notification poster(s) for the properties indicated below.

Site(s) must be posted on or before: 5.15.17

Case No.	Description and Location of Project	No. of Signs	Date Posted
111-PA-2017	13647 N. 87th St. SCOTTSDALE AZ	1	05/01/17

Date of 5/15/17 Public Meeting: ___/___/___, AT _____, IN THE CITY HALL KIVA, SCOTTSDALE, ARIZONA.

(Signature)

Acknowledged this _____ day of _____ 2017.

(Notary Public)

My commission expires _____

Planning and Development Services

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

Early Notification of Project Consideration

Neighborhood Open House Meeting

Date: May 15, 2017 @ 11:00am

Location: 13647 N. 87th Street, Scottsdale, AZ 85260

Site Address: 13647 N. 87th Street, Scottsdale, AZ 85260

Project Overview:

Request: Zoning Variance

Description of Project and Proposed Use: Single Family Residence

Site Acreage: 0.36 Acre (13,581 sf. + 2,120 sf.)

Site Zoning: R1-35 (& R1-18 Track C)

Applicant/Contact: Hoon Koo

Phone Number: (480) 560-2233

E-Mail: hoonhkoo@iCloud.com

City Contact: Doris McClay

Phone Number: (480) 312-4214

E-Mail: DMcClay@scottsdaleaz.gov

Pre-Application #: 111-PA-2017 Available at City of Scottsdale: (480) 312-7000

Project information may be researched at:

<http://eservice.scottsdaleaz.gov/bldgresources/PreApp/Search>

Posting Date: 05/01/2017

Penalty for removing or defacing sign prior to posting hearing notification sign

Applicant responsible for sign removal

Early Notification of Project Consideration Neighborhood Open House Meeting Sign In Sheet
 Zoning Variance (111-PA-2017)
 13647 N. 87th St., Scottsdale, AZ 85260

Name	Address	Phone#	Email Address
Dana Dragon	8670 E Davenport Dr	480 6640464	ddragon@evgre.com
Mike Loughrey	13697 N. 87 th St	480-430-1035	MHLoughrey@gmail.com
MARK SPEND	8697 E DAVENPORT DR	480-694-6300	MARK SPEND@cox.net
JILLIE JONES	13667 N. 87 th St	602-618-5384	j.p.jones@cox.net
Bernie Zahn	8764 E. Celta Dr	602-321-5778	bjzahn@Fastq.com

Date: 05/01/2017

RE: Early Notification of Project Consideration Neighborhood Open House Meeting
Zoning Variance (111-PA-2017)
13647 N. 87th Street, Scottsdale, AZ 85260

Cc: Doris McClay, Planner, City of Scottsdale

Dear Neighbors,

We would like to say hello as new owner of the lot in your neighborhood. We are excited to build our new home in the lot that we acquired recently. To become part of your community, the City of Scottsdale suggests us to get your blessing as part of our zoning variance application. We are hosting the Open House on May 15, 2017 between 11:00am – 12:00pm. Please come to the following address and feel free to make comments concerning our future home site in your neighborhood. We are looking forward to meeting you soon.

Thank you so much for your support in advance.

Hoon Koo,
480-560-2233 / E-mail: hoonHkoo@iCloud.com

Early Notification of Project Consideration Neighborhood Open House Meeting

Date: May 15, 2017 @ 11:00am

Location: 13647 N. 87th Street, Scottsdale, AZ 85260

Project Overview:

- Request: Zoning Variance
- Description of Project and Proposed Use: Single Family Residential Development
- Site Acreage: 0.36 Acre (13,581 @ main lot & 2,120 @ Track C)
- Site Zoning: R1-35 @ main lot & R1-18 @ Track C

City Contact: Doris McClay, Planner

- Phone Number: (480) 312-4214
- E-Mail: DMcClay@scottsdaleaz.gov

February 25, 2017

Brad Carr, Board of Adjustment Liaison

City of Scottsdale | Planning & Development Services

Phone: (480) 312-7713 | Email: bcarr@scottsdaleaz.gov

7447 E Indian School Rd. #105

Scottsdale, AZ 85251

Cc: Doris McLay & Tim Curtis, Planning Director

**RE: 111-PA-2017 (la Casa KOO @ T-Bird87)
13647 N. 87th Street, Scottsdale, AZ 85260**

Dear City of Scottsdale,

I am a residence in the following address below. We will be happy to admit our new neighbor, KOO family, as long as the new home development incorporates our concerns stated below.

Thank you,

Name: Mary + David Alton
Address: 13637 N. 87th St., Scottsdale, AZ 85260
Tel: _____
E-mail: dca.mary@gmail.com

Comments:

3/19/17

We have no concerns - We're happy to have a family that will clean up the unsightly lot next door and add to the neighborhood.
Mary + David Alton

**Early Notification of Project Consideration Neighborhood Open House Meeting
Zoning Variance (111-PA-2017)
13647 N. 87th St., Scottsdale, AZ 85260**

Name Attended :

MARK SPENO

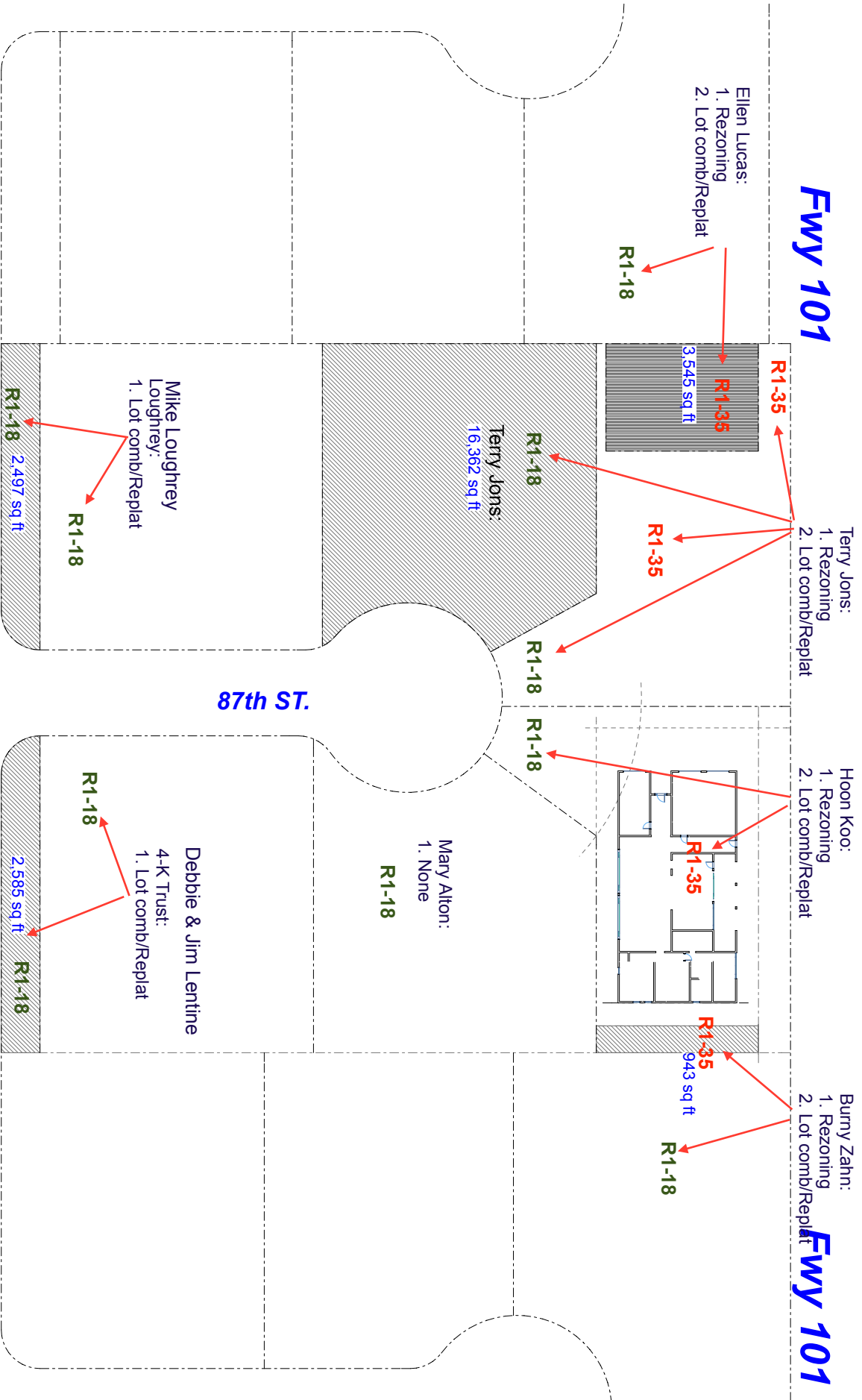
Comments, Issues and Concerns :

NO. PLEASE REFER TO MY
EMAILS TO DORE S McCLAY.



Fwy 101

Fwy 101



DEVELOPMENT STANDARDS

SUBDIVISION NAME _____

CASE # 44-2N-93 Q.S. MAP 32-48

ZONING R1-18 PCD PRD ESL

	ORDINANCE REQUIREMENTS	AMENDED STANDARDS	MAXIMUM ESLO REDUCTION %
A. <u>MIN. LOT AREA-</u>	<u>18,000 sf</u>	<u>15,470</u>	_____
B. <u>MIN. LOT WIDTH</u>			
1. Standard Lot-	<u>120'</u>	<u>108'</u>	_____
2. Flag Lot-	_____	_____	_____
C. <u>MAXIMUM BUILDING HEIGHT-</u>	<u>30'</u>	<u>32'</u>	_____
D. <u>MIN. YARD SETBACKS-</u>			
1. <u>FRONT YARD-</u>			
a. FRONT (to face of building)-	<u>35'</u>	<u>35'</u>	_____
b. FRONT (to face of garage)-	<u>35'</u>	<u>35'</u>	_____
c. FRONT (corner lot, side street)	<u>25'</u>	<u>10'</u>	_____
d. FRONT (corner lot, adjacent to key lot, side street)-	<u>35'</u>	<u>10'</u>	_____
e. FRONT (double frontage)	<u>35'</u>	_____	_____
2. <u>SIDE YARD-</u>			
a. Minimum-	<u>10'</u>	<u>10'</u>	_____
b. Minimum aggregate-	<u>20'</u>	<u>20'</u>	_____
3. <u>REAR YARD-</u>			
a. Standard Depth	<u>30'</u>	<u>25'</u>	_____
b. Min. Depth (% of difference which can be occupied)	_____	_____	_____
E. <u>DISTANCE BETWEEN BUILDINGS (MIN)-</u>			
a. Accessory & Main-	<u>10'</u>	<u>10'</u>	_____
b. Main buildings/adjacent lots	<u>20'</u>	<u>20'</u>	_____
F. <u>MAXIMUM WALL HEIGHT-</u>			
a. FRONT	<u>3'</u>	<u>3'</u>	_____
b. SIDE	<u>8'</u>	<u>8'</u>	_____
c. REAR	<u>8'</u>	<u>8'</u>	_____
d. Corner side not next to key lot	<u>8' on PL</u>	<u>8' on PL</u>	_____
f. Corral fence height (on prop line)	<u>6' on PL</u>	_____	_____
G. <u>DEVELOPMENT PERIMETER SETBACKS-</u>	_____	_____	_____
H. <u>APPLICABLE ZONING CASES-</u>	_____	_____	_____
I. <u>NOTES & EXCEPTIONS</u>	_____	_____	_____

ATTACHMENT #4

SUTTON HANOR - AMENDED DEVELOPMENT STANDARDS
Prepared 01/16/92

Sec. 5.300. (R1-18) single-family residential district

Sec. 5.301. 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 required recreation, religious and educational facilities as the basic elements of a balanced neighborhood.

Sec. 5.302. 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:

1. Any use permitted in the (R1-43) single-family residential district (section 5.102A).

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

Sec. 5.303. Approvals required.

Prior to development of any municipal use, or any use requiring a conditional use permit, development review board approval shall be obtained as outlined in article I, section 1.400 hereof.

Sec. 5.304. Property development standards.

The following property development standards shall apply to all land and

buildings in the R1-1B district:

A. Lot area.

1. Each lot shall have a minimum area of not less than ~~eighteen-thousand (18,000)~~ **FIFTEEN THOUSAND (15,000)** square feet.
2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

B. Lot dimensions.

1. Width. All lots shall have a minimum width of ~~one hundred twenty~~ **ONE HUNDRED (100)** feet.
2. **FLAG LOTS. FLAG LOTS ARE ALLOWED WITH A MINIMUM OF TWENTY (20) FEET MEASURED AT THE ADJACENT STREET R.O.W. OF THE SUBJECT LOT.**

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

D. Building height. No building shall exceed thirty (30) feet in height, except as otherwise provided in article VII. **BUILDINGS SHALL NOT EXCEED ONE (1) STORY WITHIN 50' OF ANY R1 DISTRICT BOUNDARY LINE WHERE:**

1. **THERE EXISTS ON AN ADJACENT LOT A ONE (1) STORY RESIDENCE, OR**
2. **THERE ARE ZONING RESTRICTIONS WHICH LIMIT ADJACENT UNDEVELOPED LOTS TO ONE (1) STORY RESIDENCES.**

E. Yards.

1. **Front Yard.**

0030152

003052

- a. There shall be a front yard having a depth of not less than ~~thirty-five (35)~~ **TWENTY (20) FEET.**
- b. Where lots have a double frontage on two streets, the required front yard of ~~thirty-five (35)~~ **TWENTY (20) FEET** shall be provided on both streets.
- c. On a corner lot, the required front yard of ~~thirty-five (35)~~ **TWENTY (20) FEET** shall be provided on ~~each~~ **DESIGNATED FRONT YARD** street, **AND TEN (10) FEET ON THE SIDE STREET FRONTAGE.** No accessory buildings shall be constructed in a front yard. *Exception:* On a corner lot which does not abut a key lot or on alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.
2. Side Yard. There shall be a side yard on each side of a building having a width of not less than ~~ten (10)~~ **SEVEN AND A HALF (7.5) FEET.**
3. Rear Yard. There shall be a rear yard having a depth of not less than ~~thirty (30)~~ **TWENTY (20) FEET.**
4. **WHERE A PLANNED RESIDENTIAL DEVELOPMENT (P.R.D.) PROJECT ABUTS AN R-1, MH, OR AN R-4 DISTRICT, THE BUILDINGS ON THE PRD SHALL BE SET BACK FROM THE PERIMETER PROPERTY LINE A DISTANCE AT LEAST AS MUCH AS THE REQUIRED REAR YARD OR SIDE YARD PERIMETER SETBACK OF THE ADJACENT DISTRICT.**
5. **WHERE A PLANNED RESIDENTIAL DEVELOPMENT (P.R.D.) PROJECT ABUTS AN R-1, MH OR R-4 DISTRICT WHERE PERIMETER WALLS ARE SPECIFICALLY APPROVED OR REQUIRED TO BE SET BACK FROM THE COMMON PERIMETER PROPERTY LINE, PERIMETER WALLS ON THE P.R. D. DEVELOPMENT SHALL PROVIDE EQUAL OR GREATER SETBACKS.**

F. Distance between buildings.

1. There shall be not less than ten (10) feet between an accessory building and the main building.

INTERNAL CIRCULATION:

1. An 8 foot P.U.E. shall be dedicated along both sides of all local streets.
2. All cul-de-sacs and bubbles shall be designed to City of Scottsdale standards.

OTHER:

1. All tracts shall be identified as to use and maintenance responsibility.

STRIPING AND SIGNAGE PLAN:

1. All incidental signing and striping required by site roadway improvements shall be included on the roadway paving plans.

SIGHT DISTANCE:

1. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height, and 6 inches maximum width or diameter.
2. Sight distance easements shall be dedicated over sight distance triangles.
3. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Procedures, published January 1994.

REFUSE COLLECTION:

1. If individual (80 gallon) refuse containers are not planned for the development, the site's trash enclosures shall be constructed to City of Scottsdale's standards.

DRAINAGE AND FLOOD CONTROL STIPULATIONS

STORMWATER STORAGE BASINS:

1. Basin side slopes should not exceed 4:1, or be deeper than 3 feet.
2. Stormwater storage areas shall be called out on the final plat as common tracts with the private maintenance responsibility specified, as a note on the final plat.

GRADING & DRAINAGE PLAN REQUIREMENTS:

1. The following information shall be required at the time of final plan review:
 - a. Base plan sheet with topography at 2 foot minimum contour lines.
 - b. Top of curb elevations in front of each lot, at grade breaks and at intersection corners.
 - c. Street cross slope direction (use arrows).
 - d. Drainage improvements and easements:
 - 1) All drainage facilities; culverts, storm drains, stormwater storage basins (with storage volume noted).
 - 2) Q(100) culvert inlets, and at stormwater entrance/exit point of the parcel boundaries.
 - 3) Areas inundated due to a 100-year flood.
 - e. Existing flood hazard areas.
 - f. 404 jurisdiction areas, if required.
2. Prior to the start of grading on sites 1/10 acre or larger, a Dust Control Permit (earth moving equipment permit) must be obtained from Maricopa County Division of Air Pollution Control. Call the county at 507-6727 for fees and application information.

OFF-SITE RUNOFF:

1. All developments must be designed to satisfactorily convey peak discharge 100-year design storm through the site without significant damage to structures. The site drainage report shall address issues identified in Case 48-ZN-93 stipulations.

DRAINAGE STRUCTURES/CHANNELS:

1. The final plan submittal shall include a typical wall detail defining all drainage provisions to be provided and maintained by the property owner.

DRAINAGE EASEMENTS:

1. Drainage easements shall be dedicated to the city or public. These and all required on lot drainage provisions shall be shown on the final plat with private maintenance responsibility specified with the final plat notes.

ENGINEERING ORDINANCE REQUIREMENTS

ALL STIPULATIONS FROM THE ASSOCIATED REZONING CASES CONTINUE TO APPLY. ^{OR USE PERMIT}

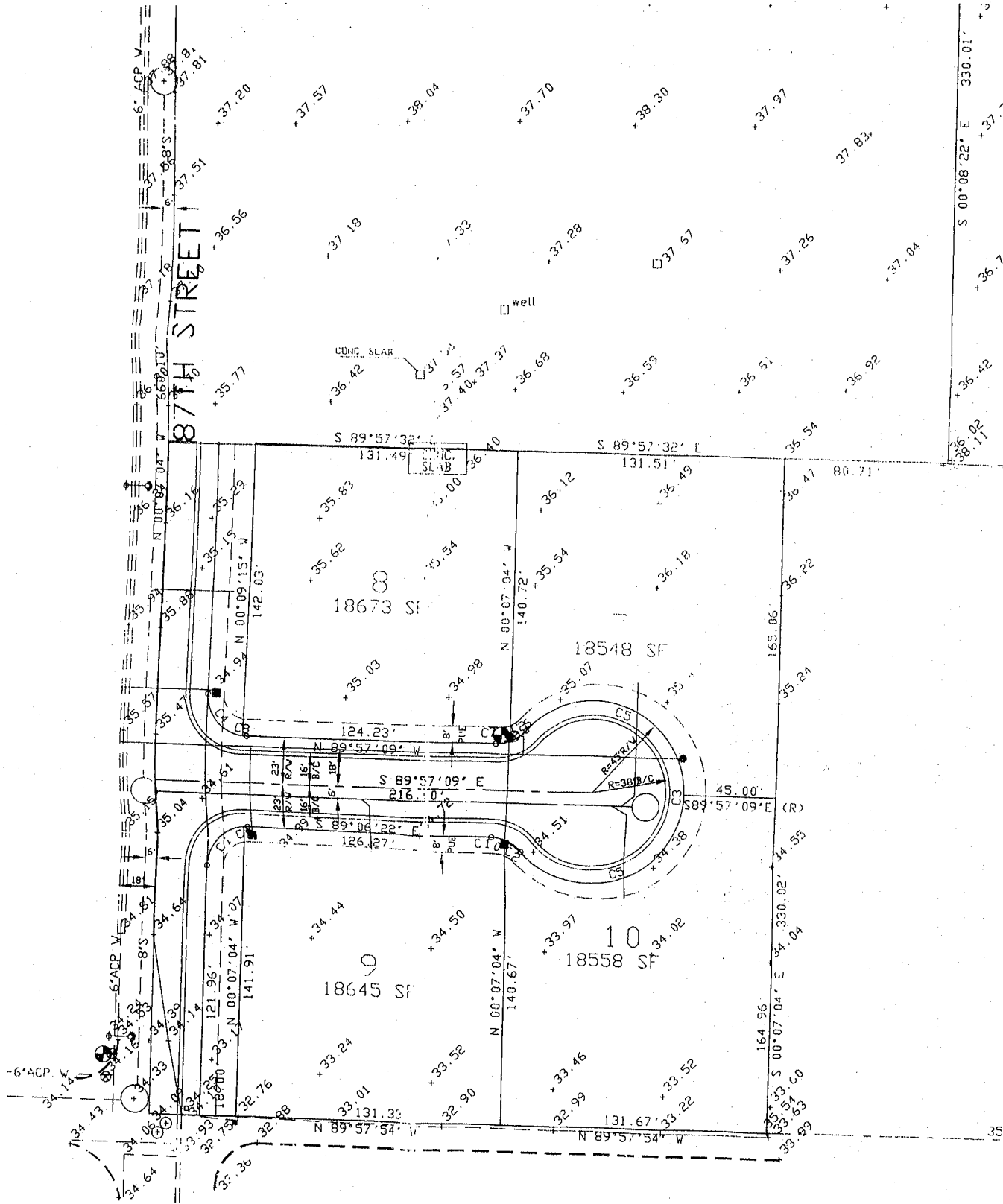
DRAINAGE AND FLOOD CONTROL:

1. Stormwater storage is required on-site for all site runoff generated by a 2-hour, 100-year frequency design storm.
2. Off-site runoff must enter and exit the site as it did historically.
3. Stormwater storage basins should be designed to meter flow to historic outfall point. Where no outfall exists (or metering is not possible), other methods of discharge may be considered.
4. Storage basins must drain completely within 36-hours.
5. Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
6. Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will be no greater than 1 foot.
7. Dedications/Easements:
 - a. All drainage and flood control easements as shown on the preliminary plat shall be dedicated to the city, with maintenance responsibility that of the Homeowners Association or property owners.
 - b. All drainage and vista corridor easements shall be dedicated to the extent of the 100-year base flood elevation.
 - c. All watercourses with a flow of 25 cfs or greater shall be dedicated to the city as drainage and flood control easements.

REFUSE REQUIREMENTS:

1. Refuse collection methods and arrangements shall be made prior to final plans approval.

MCDOWELL SHADOW ESIGES II



MCDOWELL SHADOW ES

LOT 7

T=12.69
DELTA=51°01'13"
L=23.61
R=26'

DELTA=287°19'03"
L=203.09
R=40.5'

S 09°57'09" E
216.00'

STA 12+16

STA 12+49

12+00

TRACT C

65.36

330.02

UN

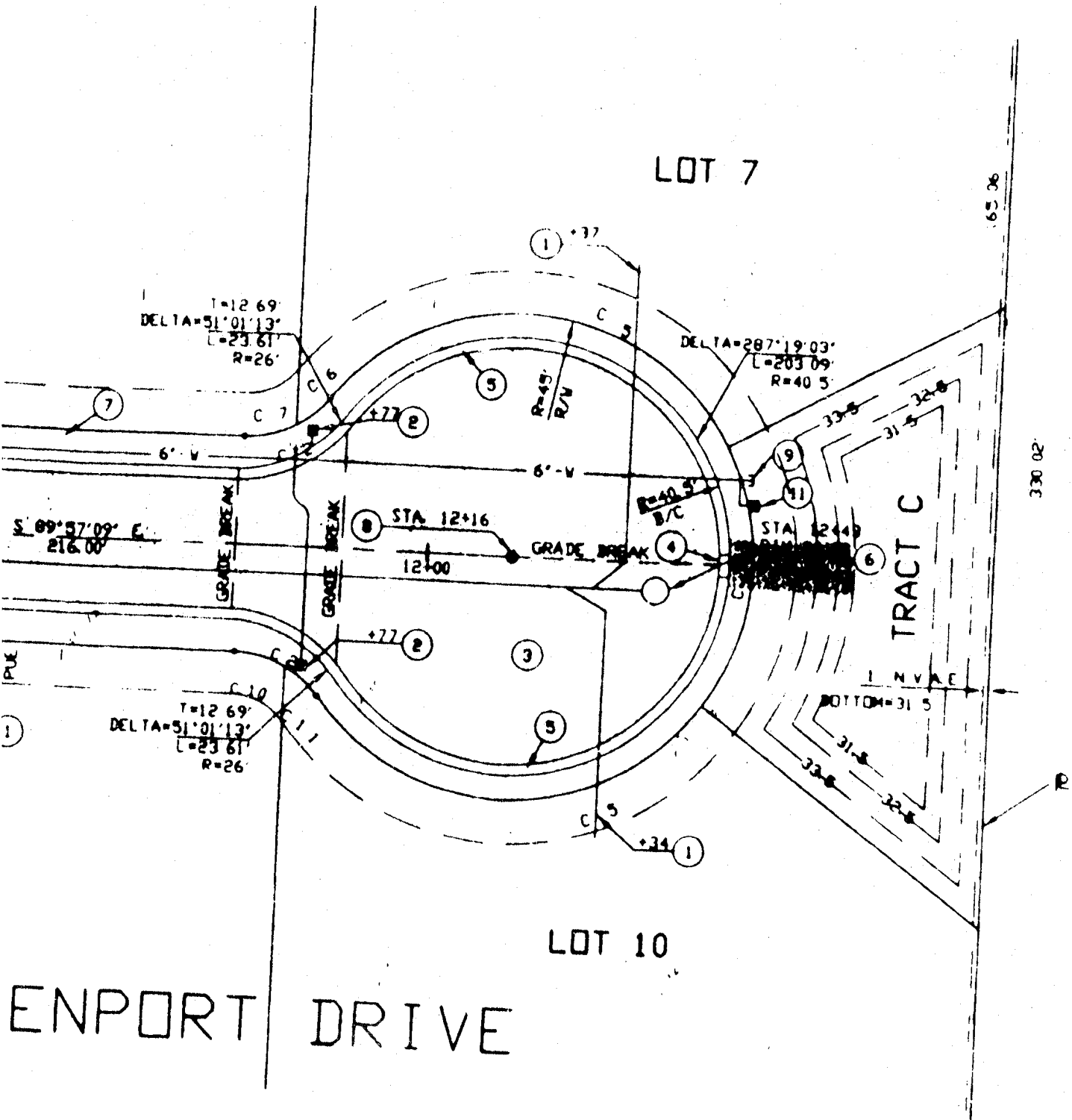
T=12.69
DELTA=51°01'13"
L=23.61
R=26'

LOT 10

ENPORT DRIVE

L=22.90'

L=100.46



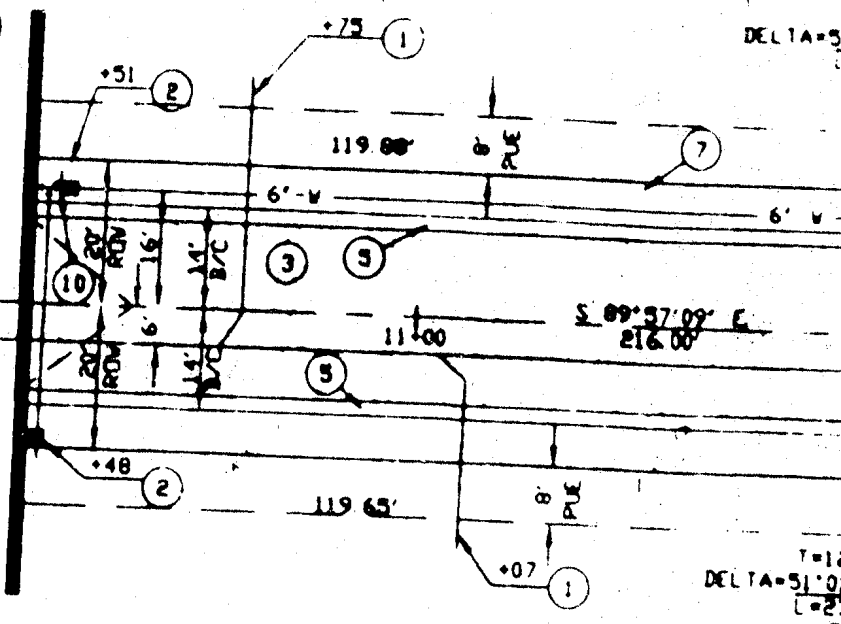
⑥ STA. 10+00 E
STA. 11+65.03 N
STA. 11+59 N
RIM 35.24
F.L. 27.73 N&S
F.L. 27.90 E

87TH STREET

MATCHLINE STA. 10+44.88
SEE SHEET 3

144.94'

LOT 8

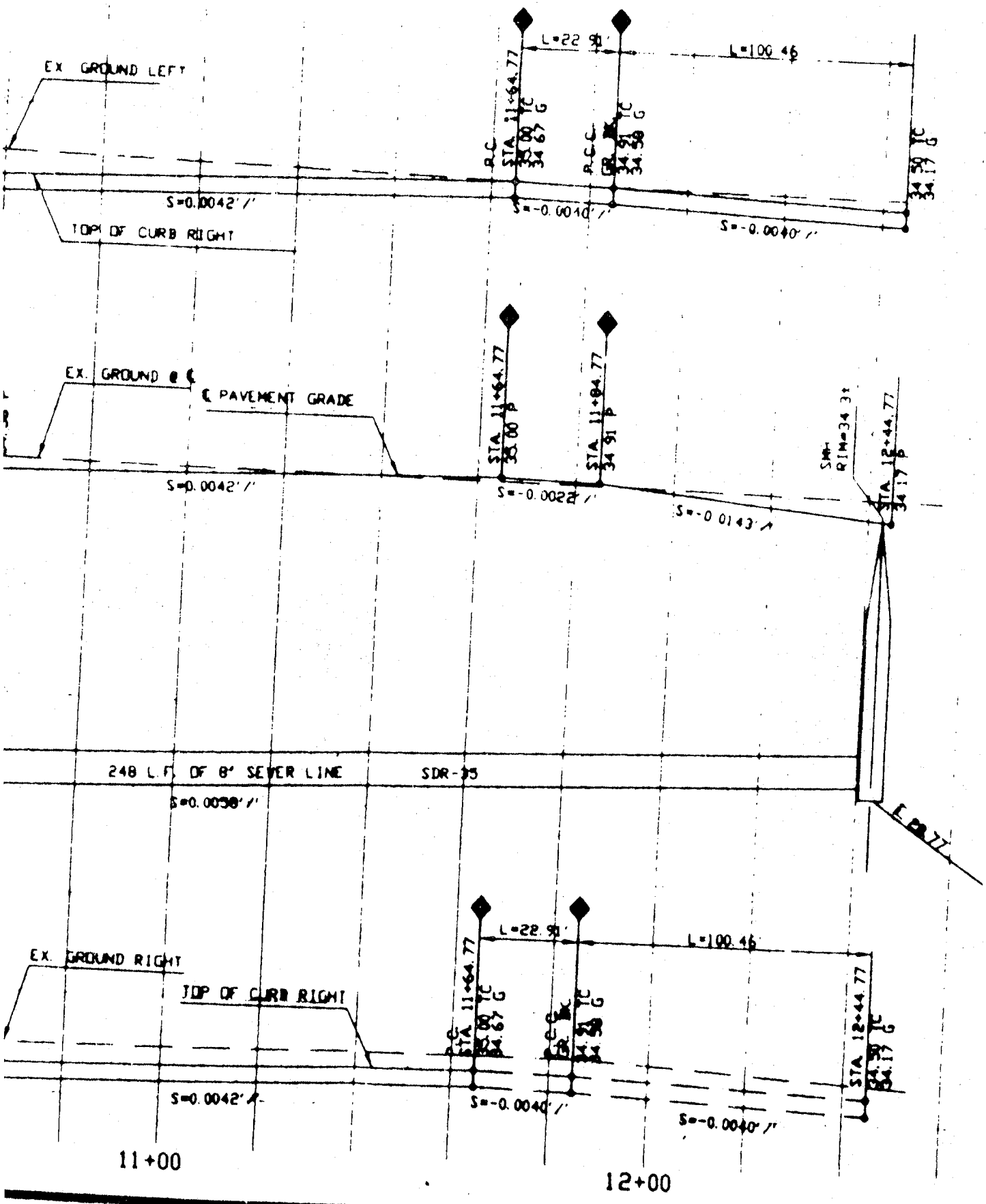


LOT 9

DAVENPOR

OF SEWER

DAVENPORT DRIVE

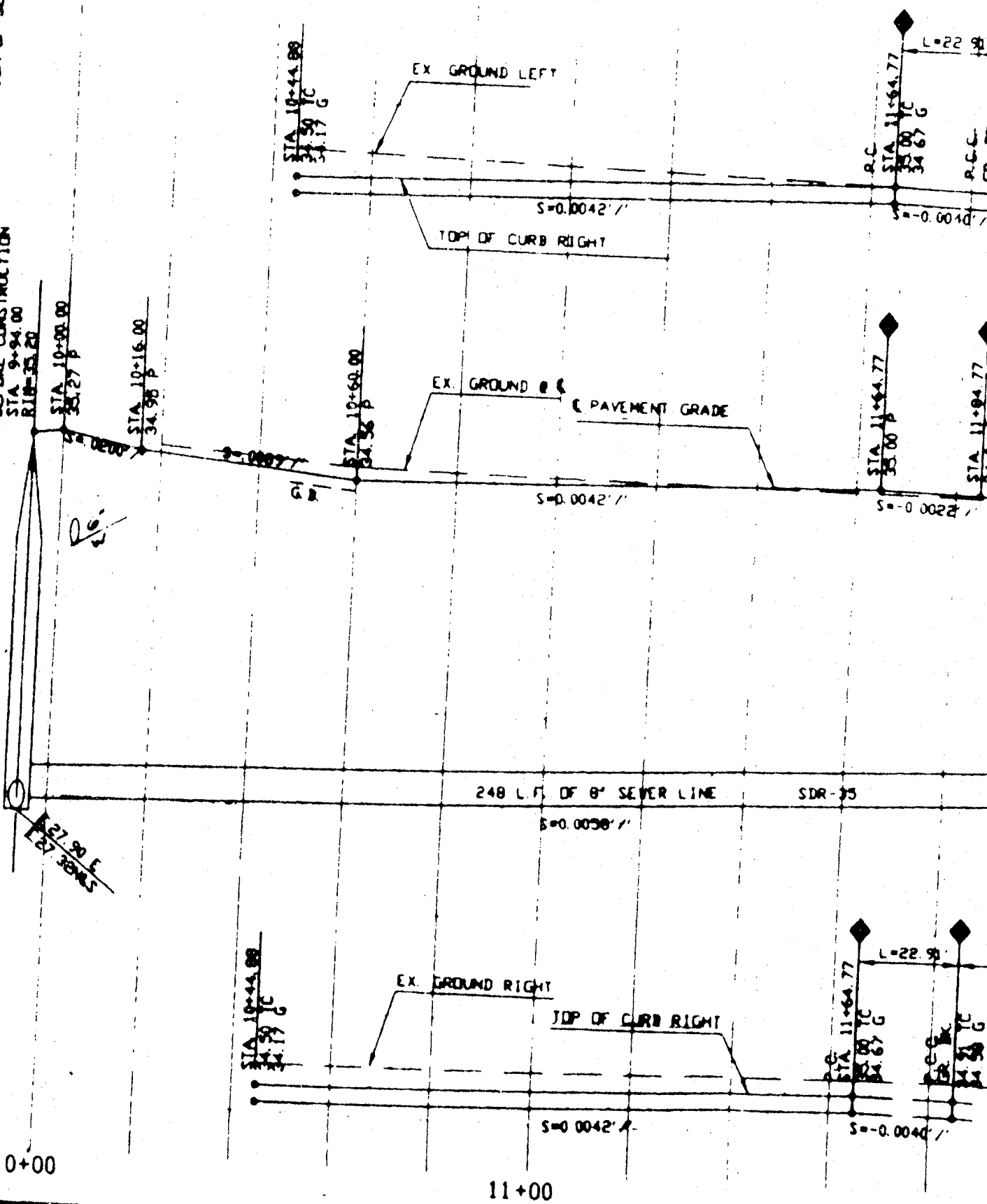


M

LUT 9

DAVENPORT

CONTRACTOR TO VERIFY EX E & LOCATION OF SEWER BEFORE CONSTRUCTION

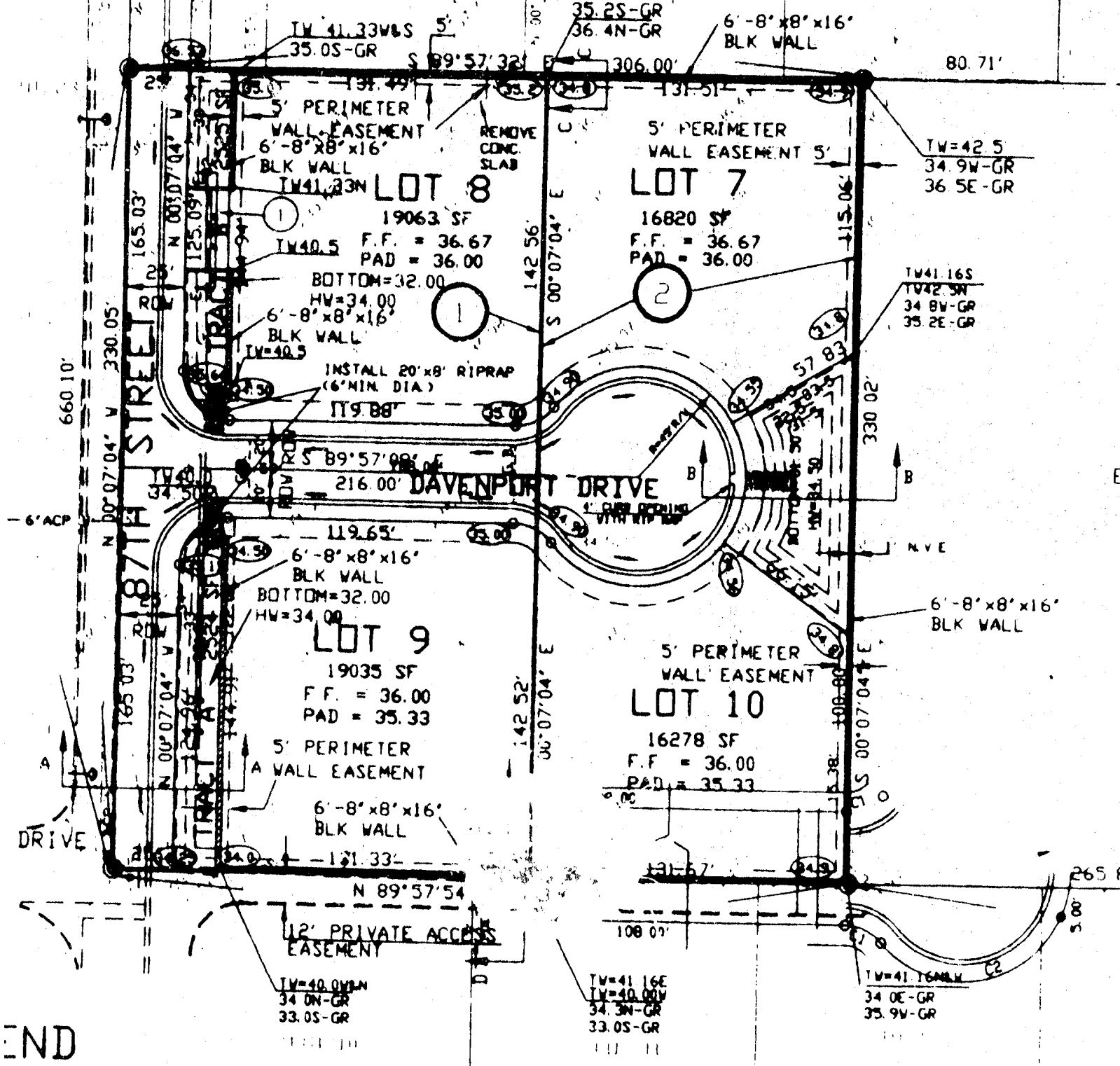


1/2" REBAR IN H.H.
DR. SEC. 13.
4E.
76'
09'V

N89°57'09"W 661.59'

MCDOWELL SHADOW ESTATES III

F.F. = 38.77
F.F. = 39.47
F.F. = 39.87



END
OF WALL
ND

MCDOWELL SHADOW ESTATES II

N 00°08'22" W 329 98'

NE COR SECTION 13.

T 3N., R 4E
FOUND BRASS CAP IN H.M.

RETENTION CALCULATION

AREA 1
 PRECIPITATION = .235
 AREA = 57585 S.F.
 RUNOFF COEF = .47
 RUNOFF VOLUME = 57585 (.235) (.47) = 6360 C.F.
 RETENTION AVAILABLE = 250 L.F. (285 F) = 7000 C.F.

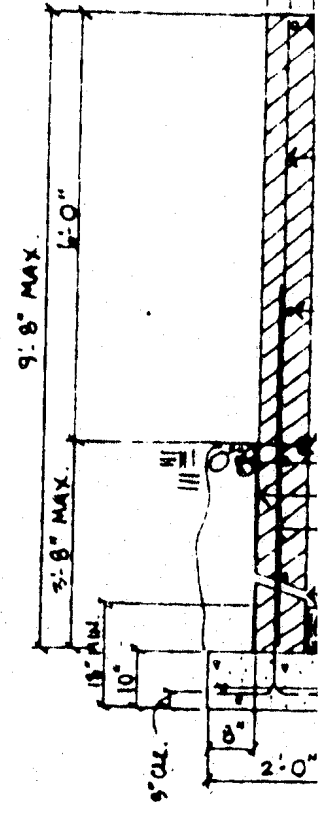
AREA 2
 PRECIPITATION = .235
 AREA = 43395 S.F.
 RUNOFF COEF = .47
 RUNOFF VOLUME = 43395 (.235) (.47) = 4793 C.F.
 RETENTION AVAILABLE = ~~(800 + 3000)~~ 3 = 5700 C.F.

NG
JAD

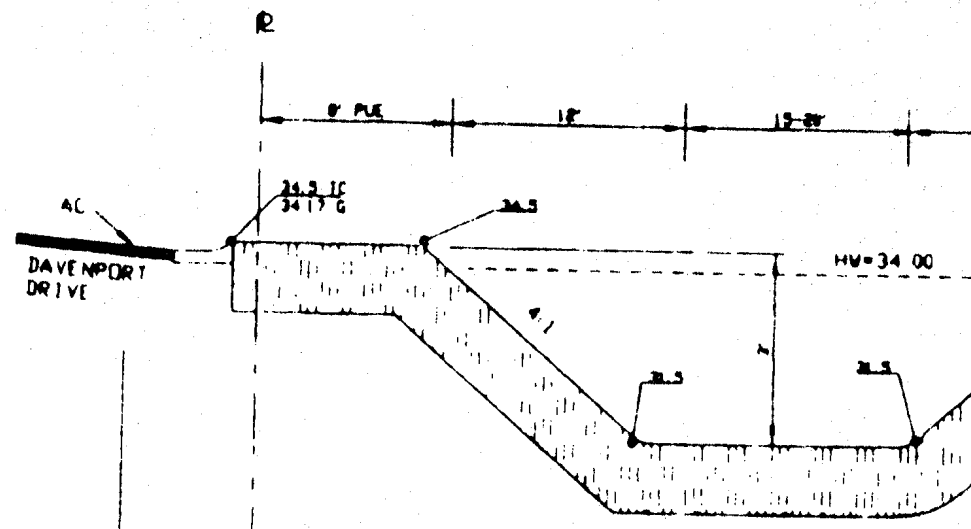
329 98'

N 00°08'22" W

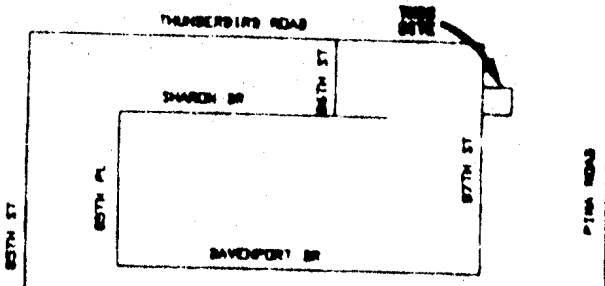
MORTAR: 1:2:4 M200/20, TYPE S



RETAINING WALL



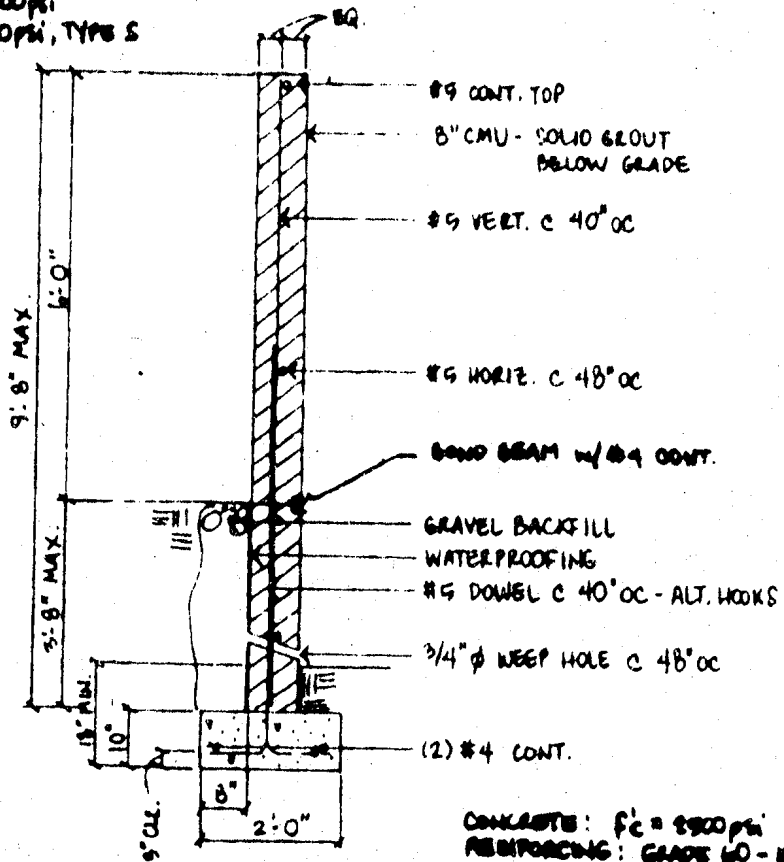
SECTION B-



CONSTRUCTION

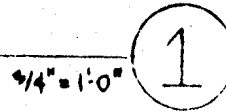
① (FUTURE DRIVEWAY)
 INSTALL 20\"/>

$f_m = 1900 \text{ psi}$
 GROUT: $f_c = 2000 \text{ psi}$
 MORTAR: $f_c = 1800 \text{ psi}$, TYPE S



CONCRETE: $f_c = 2000 \text{ psi}$
 REINFORCING: GRADE 60 - #5 BAR
 GRADE 40 - #4 BAR

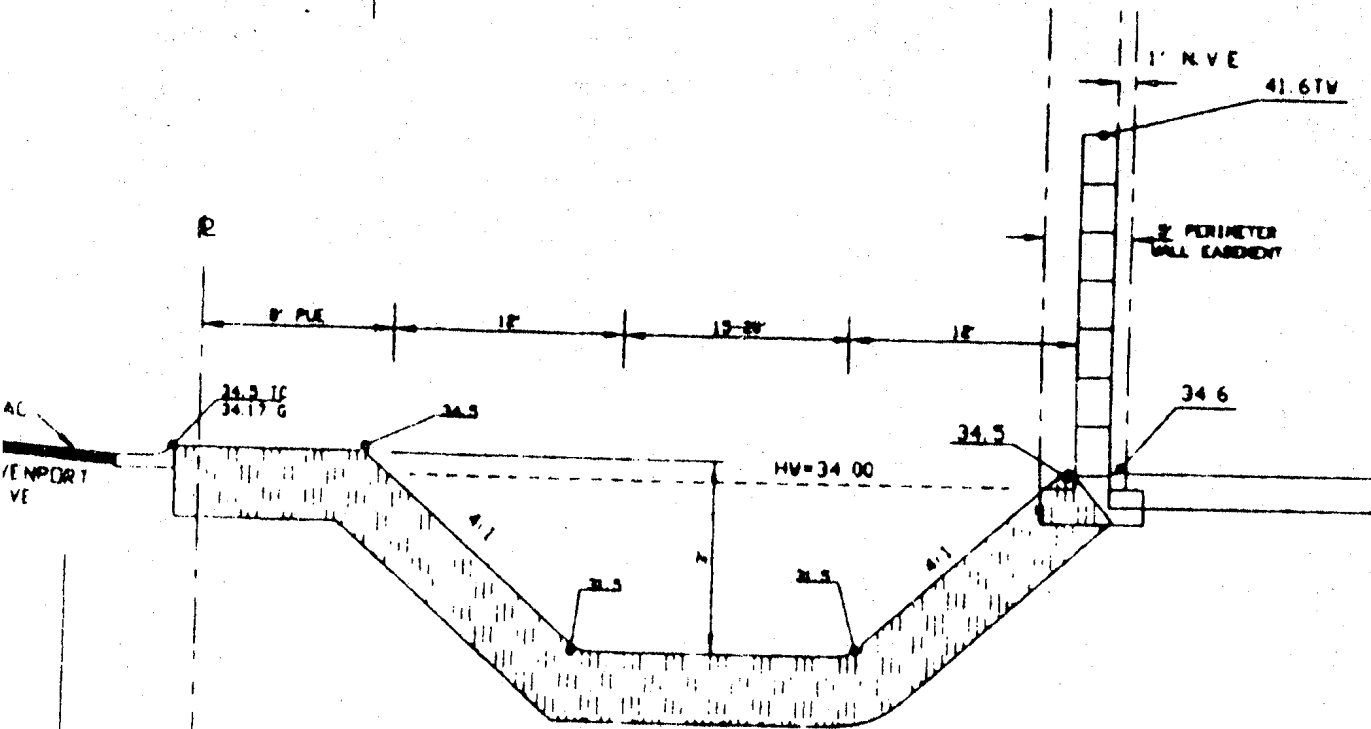
RETAINING WALL



CULATION

$235 \times (47) = 6360 \text{ C.F.}$
 $130 \text{ L.F. } (285 \text{ F.}) = 7000 \text{ C.F.}$

$235 \times (47) = 4793 \text{ C.F.}$
 $800 \times 3000 = 3 = 5700 \text{ C.F.}$



SECTION B-B

CONSTRUCTION NOTES