

VICINITY MAP  
(NOT TO SCALE)

**OWNER:**

SHELLY AND JOHN DOUGHERTY  
8701 E DOUBLETREE RANCH RD  
PARADISE VALLEY, AZ 85263

**LEGAL DESCRIPTION:**

LOT 123, SOUTHWEST VILLAGE UNIT SIX, ACCORDING TO BOOK 62 OF MAPS, PAGE 6, RECORDS OF MARICOPA COUNTY, ARIZONA.

**PROJECT DESCRIPTION:**

REAR YARD SETBACK VARIANCE

**PROJECT DATA**

ADDRESS	6540 E 1ST ST SCOTTSDALE, AZ 85251
A.P.N.	130-01-077
ZONING	R1-7
LOT AREA:	7,374
TYPE OF CONSTRUCTION	VB
NUMBER OF STORIES	ONE

**SQUARE FOOTAGE CALCS.**

LIVABLE - EXISTING:	1,591 S.F.
TOTAL LIVABLE	1,591 S.F.
NON-LIVABLE:	
CARPORT:	501 S.F.
COVERED PATIO REAR:	241 S.F.
COVERED ENTRY FRONT:	115 S.F.
REAR YARD SHED:	124 S.F.
TOTAL	987 S.F.
TOTAL UNDER ROOF	2,578 S.F.

**REVISIONS**

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**THE DRAFTERY**  
RESIDENTIAL DESIGN

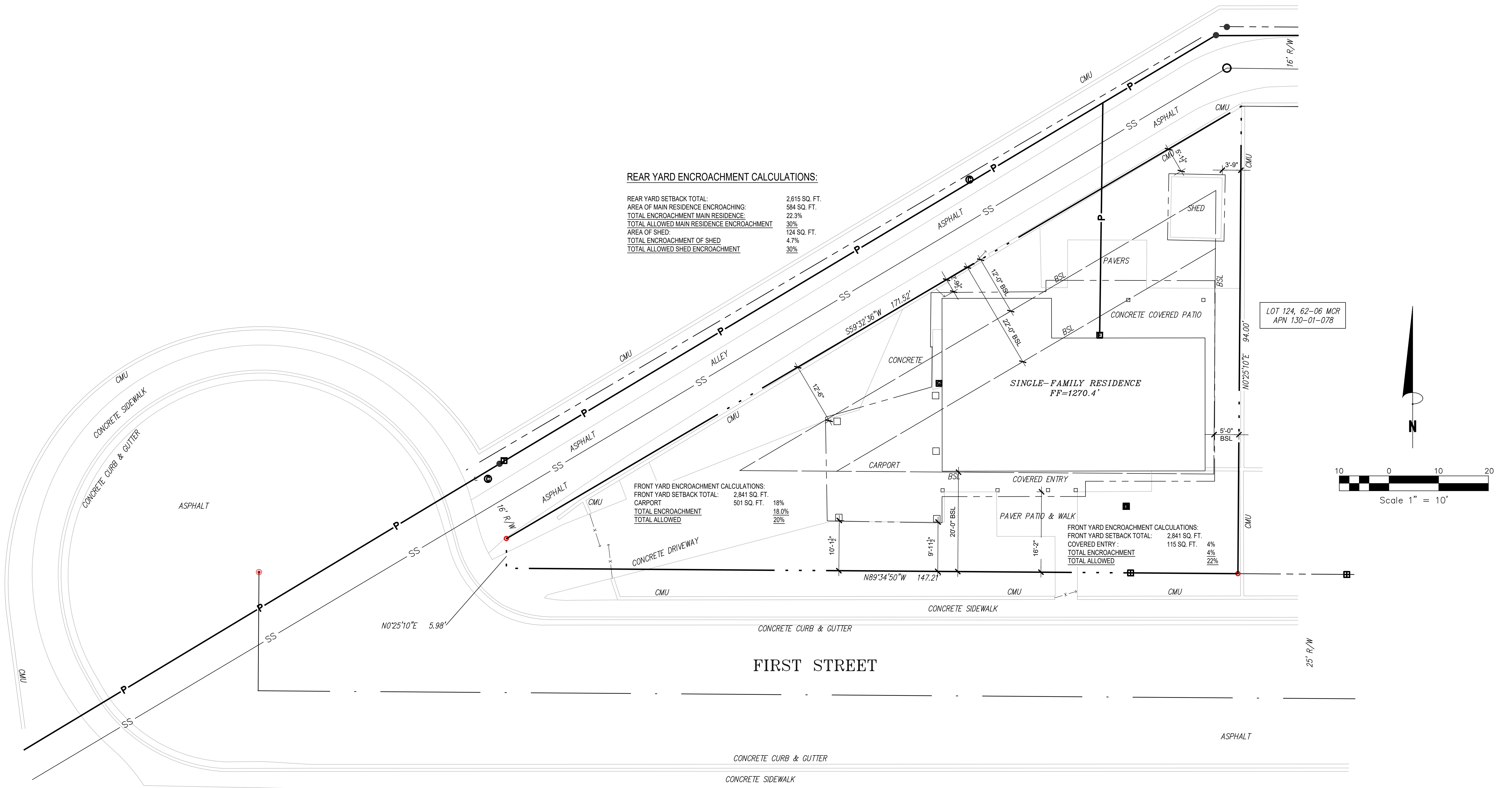
965 NORTH ROOSEVELT CIRCLE SCOTTSDALE, AZ  
P: 480-859-9666 E: parr@thedraftery.com

**DOUGHERTY RESIDENCE**  
LOT 123 OF SOUTHWEST VILLAGE UNIT 6  
6540 EAST 1ST STREET  
SCOTTSDALE, AZ 85251

SHEET TITLE: ARCHITECTURAL SITE PLAN

PRINT DATE:	6-9-2025
JOB NO.:	130-01-077
DRAWN BY:	PT
CHECKED BY:	TEAM
SCALE:	1"=10'-0"
SHEET NUMBER:	

**SP1**



**REAR YARD ENCROACHMENT CALCULATIONS:**

REAR YARD SETBACK TOTAL:	2,615 SQ. FT.
AREA OF MAIN RESIDENCE ENCROACHING:	584 SQ. FT.
TOTAL ENCROACHMENT MAIN RESIDENCE:	22.3%
TOTAL ALLOWED MAIN RESIDENCE ENCROACHMENT:	30%
AREA OF SHED:	124 SQ. FT.
TOTAL ENCROACHMENT OF SHED:	4.7%
TOTAL ALLOWED SHED ENCROACHMENT:	30%

**FRONT YARD ENCROACHMENT CALCULATIONS:**

FRONT YARD SETBACK TOTAL:	2,841 SQ. FT.	18%
CARPORT:	501 SQ. FT.	18.0%
TOTAL ENCROACHMENT:		20%
TOTAL ALLOWED:		

**FRONT YARD ENCROACHMENT CALCULATIONS:**

FRONT YARD SETBACK TOTAL:	2,841 SQ. FT.	4%
COVERED ENTRY :	115 SQ. FT.	4%
TOTAL ENCROACHMENT:		22%
TOTAL ALLOWED:		