

BOARD OF ADJUSTMENT REPORT



Meeting Date: 11/5/2025

ACTION

8735 E Joshua Tree Ln
9-BA-2025

Request to consider the following:

1. Request by owner for a variance to the City of Scottsdale Zoning Ordinance, Section 5.104.E.2 to reduce the required side yard setback to allow a new garage, and Section 5.104.E.1 to reduce the front yard setback to remove the non-conforming status for the property located at 8735 E Joshua Tree Lane with Single-Family Residential (R1-43) zoning.

OWNER

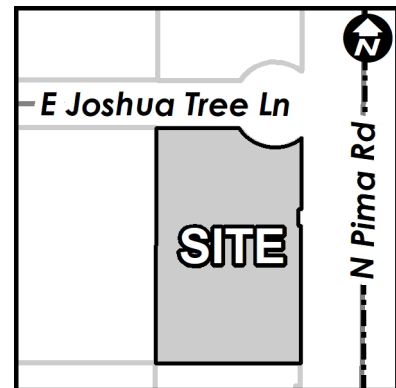
Ryan Ainsworth
(480) 619-8012

APPLICANT CONTACT

Zach Mykytiuk
(480) 720-5140

LOCATION

8735 E Joshua Tree Ln



BACKGROUND

History

The subject site was annexed into the City of Scottsdale in 1962 through Ordinance No. 164, and Single-family Residential (R1-43) zoning was applied at that time. The parcel is located within the Indian Bend Ranchos subdivision, which was platted by Maricopa County in 1959.

Zoning/Development Context

The subject parcel is located South of E Indian Bend Road, East of N 86th St, West of N Pima Road, at the terminus of the cul-de-sac on E Joshua Tree Lane. The residence was

constructed in 1970 according to the Maricopa County Assessor’s records. This parcel was originally platted as a corner lot at the intersection of E Joshua Tree Lane and N Pima Road. In 1989, the city obtained twenty-five (25) feet of right-of-way along the eastern side of this property; additionally, right-of-way to the north of the property was obtained to construct the cul-de-sac. A wall was constructed in the right-of-way from E Indian Bend Road to E Cactus Wren Road, which eliminated vehicular access to N Pima Road from E Joshua Tree Lane.

Adjacent Uses and Zoning

- North: Existing single-family residence zoned Single-family Residential (R1-43); Indian Bend Ranchos subdivision.
- East: N Pima Road, Shopping Center; Salt River Pima-Maricopa Indian Community.
- South: Existing single-family residence zoned Single-family Residential (R1-43); Indian Bend Ranchos subdivision.
- West: Existing single-family residence zoned Single-family Residential (R1-43); Indian Bend Ranchos subdivision.

Zoning Ordinance Requirements

Pursuant to Article V, Section 5.104.E.2 “There shall be a side yard of not less than twenty (20) feet on each side of a building.”

Per Article VII, Section 7.200.A.2, which was amended by Resolution No. 13255, “No accessory building shall be permitted in a required side yard.” Section 7.200.A.d further states that “when an accessory building or structure is located in a rear yard and behind the rear plane of the main single-family residential dwelling, the minimum setback shall be two (2) feet to any side or rear lot line.”

The applicant is requesting the variance to reduce the side yard setback from twenty (20) feet to one (1) foot to allow for the construction of a new RV garage.

Although the eastern property line abuts the right-of-way at N Pima Road, this yard has been historically treated as a side yard based on the pattern of development of the other Pima Road frontage lots within the Indian Bend Ranchos subdivision.

Pursuant to Article V, Section 5.104.E.1 “There shall be a front yard having a depth of not less than forty (40) feet.”

The applicant is requesting the variance to reduce the front yard setback from forty (40) feet to seventeen (17) feet to bring the main residence into conformance. This variance would apply to the existing encroachment only.

Code Enforcement Activity

There has been no code enforcement activity reported on this site as of the writing of this report.

Community Input

City of Scottsdale hearing postcards were sent to properties within 750 feet of the subject parcel. As of the writing of this report, staff has not received any inquiries from the public regarding these variance requests.

Discussion

The subject property was originally platted as a corner lot located at the intersection of E Joshua Tree Lane and N Pima Road. A twenty-five (25) foot roadway easement was dedicated along the eastern property line where the parcel abuts N Pima Road. The city-approved plot plan on record shows that the forty (40) foot front yard setback for the longer frontage of the corner lot was measured from the roadway easement, and that the home was originally constructed sixty-five (65) feet from the right-of-way at E Pima Road. In 1998, right-of-way was dedicated over the twenty-five (25) foot roadway easement, and an additional two (2) feet were taken along the portion where the RV garage is being proposed, which slightly extended the impact of the now-required side yard. The right-of-way, which was lengthened from forty (40) feet to sixty-five (65) feet, now includes a multi-use trail and landscaping area.

The first variance request is a reduction in the side yard setback along N Pima Road. The applicant is proposing an RV garage on the eastern side of the property that meets the ten (10) foot separation requirement from the main residence (Section 5.104), but it cannot be permitted as it is located within the required side yard. The required side yard is the portion of the twenty (20) foot side yard setback between the front and rear planes of the main residence. For the RV garage to be permitted in this location, it would need to be located at least twenty (20) feet from the property line and meet the ten (10) foot separation from the main residence.

The second variance request is for a reduction in the front yard setback along E Joshua Tree Lane. The city obtained right-of-way to construct a cul-de-sac — eliminating the original intersection — and installed a wall which further prohibited vehicular travel from E Joshua Tree Lane to Pima Road. The addition of the cul-de-sac brought the main residence out of compliance with the forty (40) foot front yard setback. At the closest point, the existing residence is seventeen (17) feet from the street. Any future additions would be limited by the non-conforming section of the zoning ordinance. Reducing the front yard setback to seventeen (17) feet for the existing encroachment would bring the home into compliance with the front yard setback.

VARIANCE CRITERIA ANALYSIS

- 1. That because of special circumstances applicable to the property including its size, shape, topography, location, or surroundings, the strict application of the**

zoning ordinance will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district:

Applicant Statement:

The applicant states that the property's unique layout and pre-existing legal nonconforming status highlight that the lot is being pushed into limits that were not in mind when the dwelling was originally constructed. As well as the substantive reduction of the lot size by the right-of-way taking in 1989. The property was originally platted with a width of 177.81 feet, but now has a width of 152.81 feet, meaning that the proposed RV garage would have been allowed under the original platting.

Staff Analysis:

The R1-43 zoning district requires a minimum lot area of 43,000 square feet and a minimum width of 150 feet. The subject parcel meets the width requirement at approximately 153 feet, but it does not meet the area requirement as it is approximately 36,797 square feet. The property is located along a minor arterial road, which expanded after the original residence was constructed. Other than the area and width, it is similar in location, topography, and shape to others within the area and R1-43 district.

There are other parcels along N Pima Road and E Indian Bend Road that are under the 43,000 SF area requirement; these properties were platted by Maricopa County in 1959 prior to annexation into the City of Scottsdale in 1962, when the R1-43 standards were applied. Without the right-of-way taking, this parcel would have been compliant with the 43,000 square foot area requirement. This property and the property at 8736 E Joshua Tree Lane are the only parcels within this subdivision that were affected by both a cul-de-sac addition and right-of-way taking after the original plat was recorded.

- 2. That the authorization of the variance is necessary for the preservation of privileges and rights enjoyed by other property of the same classification in the same zoning district, and does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located:**

Applicant Statement:

The applicant states that this variance is crucial for the homeowners to utilize their property fully, allowing for the addition of a garage and storage space while utilizing the yard and other existing structures to their fullest.

Staff Analysis:

All properties within the R1-43 zoning district are subject to the same setback restrictions, and all detached accessory structures are subject to the same setback and location restrictions. As previously mentioned, this property meets the minimum width required by the zoning district, but it does not meet the area requirement.

Regarding the variance request to reduce the side yard setback, the property owner may propose a garage location that is behind the rear plane of the main home subject to the requirements pursuant to Section 7.200.A.4. This request would bring the garage outside of the required side yard and allow construction without a variance. City records do not show that other variances have been granted within the Indian Bend Ranchos subdivision to allow the construction of an accessory structure in a required side yard.

As mentioned, there is only one other parcel in the vicinity that is affected by both the increased right-of-way along N Pima Road and the addition of the cul-de-sac at E Joshua Tree Lane. The main residence was in conformance with the 40' front yard setback when it was originally constructed, but it is now considered legal non-conforming. The homeowner may propose additions and reconstruction to the non-conforming home pursuant to Section 1.1304 of the Zoning Ordinance; however, reducing the front yard setback to eliminate the non-conformity would allow more flexibility in development.

3. That the special circumstances applicable to the property were not self-imposed or created by the owner or applicant:

Applicant Statement:

The applicant states that the physical constraints and current property configuration were present prior to the current ownership and were not altered by the applicants. The city has drastically altered the original plat with the addition of the cul-de-sac and expansion of Pima Rd.

Staff Analysis:

The home exists in its original configuration, which was in conformance with setbacks prior to the changes in right-of-way that occurred in 1989. The right-of-way along Pima was dedicated over a previously existing roadway easement, and the cul-de-sac was also added after the existing home was constructed. The home is now legally non-conforming with the front yard setback, and the property area was reduced below what is required by the R1-43 zoning district.

4. That authorization of the variance will not be materially detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood or to the public welfare in general:

Applicant Statement:

The applicant states that the adjustment will not adversely affect the surrounding area, with plans including appropriate landscaping and design to ensure compatibility with the neighborhood. Adjacency to Pima Road allows for this proposed structure without impacting any of the surrounding neighbors or their properties.

Staff Analysis:


Authorization of the variance to reduce the side yard setback would allow an RV garage to be located between the existing home and the wall. The construction would not affect a neighbor's ability to construct on their own property, as the parcel borders Pima Road and the city boundary line to the east. It may obstruct the view corridor that typically exists on the side of a main building, and it would be visible from N Pima Road and the multi-use trail to the east. Authorization of the variance to reduce the front yard setback would apply to the existing encroachment only, which was built in 1970, and would bring the residence into compliance with the front yard setback. The city has not received any public comments from nearby property owners as of the writing of this report.

Additional Considerations:

If the Board determines that all four criteria have been met, staff recommends any motion for approval to include the following stipulations:

1. The variance to reduce the side yard setback shall be limited to the proposed work in conformance with the site plan included in Attachment 7.
2. The variance to reduce the front yard setback shall be limited to the existing encroachment in conformance with the site plan included in Attachment 7.

APPROVED BY



Karissa Rodorigo, Report Author
480-312-3087, krodorigo@scottsdaleaz.gov

10/17/2025

Date



Bryan Cluff, Planning & Development Area Manager,
Board of Adjustment Liaison
480-312-2258, bcluff@scottsdaleaz.gov

10/20/2025

Date



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

10/20/2025

Date



Erin Perreault, AICP, Sr. Director
Planning and Development Services
480-312-7093, eperreault@scottsdaleaz.gov

10/21/2025

Date

ATTACHMENTS

1. Project Narrative
2. Justification
3. Context Aerial
4. Close-Up Aerial
5. Zoning Aerial
6. Original Plat (1959)
7. Proposed Site Plan
8. Site Photographs
9. City Notification Map



8735 E Joshua Tree Ln, Scottsdale, AZ 85250

Zoning Adjustment Narrative

Introduction

This narrative supports a variance application for adjustments to zoning ordinance Sec. 7.200.A.4.b at 8735 E Joshua Tree Ln, owned by Ryan Ainsworth. The proposal seeks to reduce the East side setback to 1 foot and is intended to accommodate a RV garage with pass through capabilities, optimizing property use while preserving neighborhood aesthetics.

Proposed Changes

-The application requests 1 variance for the construction of a RV garage:

Variance to reduce the required side yard (East) setback to 1 foot. (b) Current minimum 20' required per Sec. 7.200.A.4.b

-It also requests a second variance for the 40' setback from the north property line. The cul-de-sac dedication caused the existing home to become legal nonconforming with the front yard setback. If approved this variance would bring the home into conformance.

Section of the Ordinance Requested to be Used

The specific section of the local zoning ordinance in question is Sec. 7.200.A.4.b, which sets forth standard setback requirements. This application seeks modifications to these standards to facilitate the proposed construction.

Necessity of the Modification

The modifications are essential due to:

- **Legal Nonconforming Status;** The 1998 development of the cul-de-sac caused the dwelling to become legal nonconforming due to the change of the front setback now cutting across the existing home.
- **Limited Space:** The placement of the proposed garage is constrained by the existing structures and property boundaries, necessitating the variance for practical use. With the location of the existing pool and shed in the backyard this location causes the least amount of disturbance.
- **Property Development Standards:** This property is zoned for R1-43, which has a minimum lot size of 43,000SF (Sec.5.104). But with the original 25' platted Roadway Easement and 1998 Right-of-way taking, the lot is currently around 36,800 SF which is less than the minimum lot size according to its zoning. We believe special consideration for these reductions in the lot development should be extended to this property.
- **Minimum Deviation:** The requested variances are the smallest adjustments needed for the construction and functional use of the garage. As well as keeping proper distance from the existing home.
- **Lot Surroundings:** The requested variance will not have any detrimental impact upon the Eastern neighbor as the property adjoins Pima Rd.



Substantiation of the Request Meeting Established Tests

- **Special Circumstances:** The property's unique existing layout and pre-existing legal nonconforming status highlight that this lot already is being pushed into limits that were not in mind when the dwelling was constructed. As well as the substantive reduction of the lot size by the Right-of-way taking in 1998. The property was originally platted with a lot width of 177.81' but now has a width of 152.81'. Meaning the proposed structure would be allowed under the original platting.
- **Circumstances Not Created by the Applicant:** The physical constraints and current property configuration were present prior to the current ownership and were not altered by the applicants. The city has drastically altered the original platt with the addition of the cul-de-sac and expansion of Pima Rd.
- **Necessity for Reasonable Use:** The variance is crucial for the homeowners to utilize their property fully, allowing for the addition of an additional garage and storage space while utilizing the yard and other existing structures to their fullest.
- **No Negative Impact:** The adjustment will not adversely affect the surrounding area, with plans including appropriate landscaping and design to ensure compatibility with the neighborhood. Pima Rd allows for this proposed structure without impacting any of the surrounding neighbors or their properties.

Conclusion

The requested variance for 8735 E Joshua Tree Ln to allow for the optimal use of the property while ensuring the structure is in harmony with community standards. Approval of this application will enable the property owners to enhance their home's functionality and value without detriment to the surrounding community.

Board of Adjustment

Justification for Variance



This Justification is a Public Record

The Board of Adjustment may not authorize a zoning ordinance variance unless four (4) members affirm that ALL of the following criteria are met. Please provide justification to the four (4) criteria set forth in Section 1.804 of the Zoning Ordinance; you may attach a separate sheet if you need more room.

Type of variance requested, section(s) of the Zoning Ordinance to be varied:

1. That because of special circumstances applicable to the property including its size, shape, topography, location, or surroundings, the strict application of the zoning ordinance will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district:

2. That the authorization of the variance is necessary for the preservation of privileges and rights enjoyed by other property of the same classification in the same zoning district, and does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located:

3. That the special circumstances applicable to the property were not self-imposed or created by the owner or applicant:

4. That authorization of the variance will not be materially detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood or to the public welfare in general:

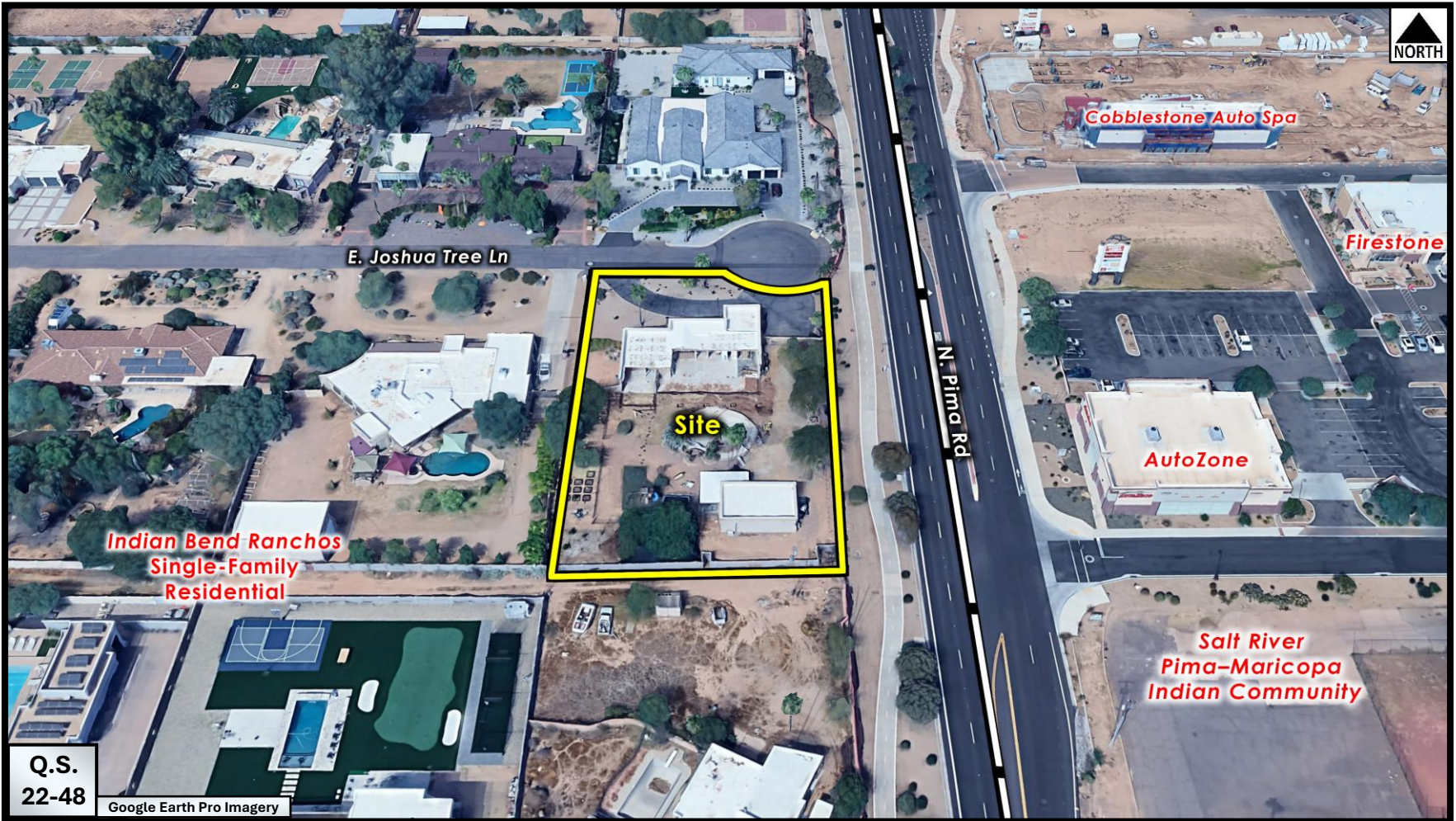
Planning and Development Services

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



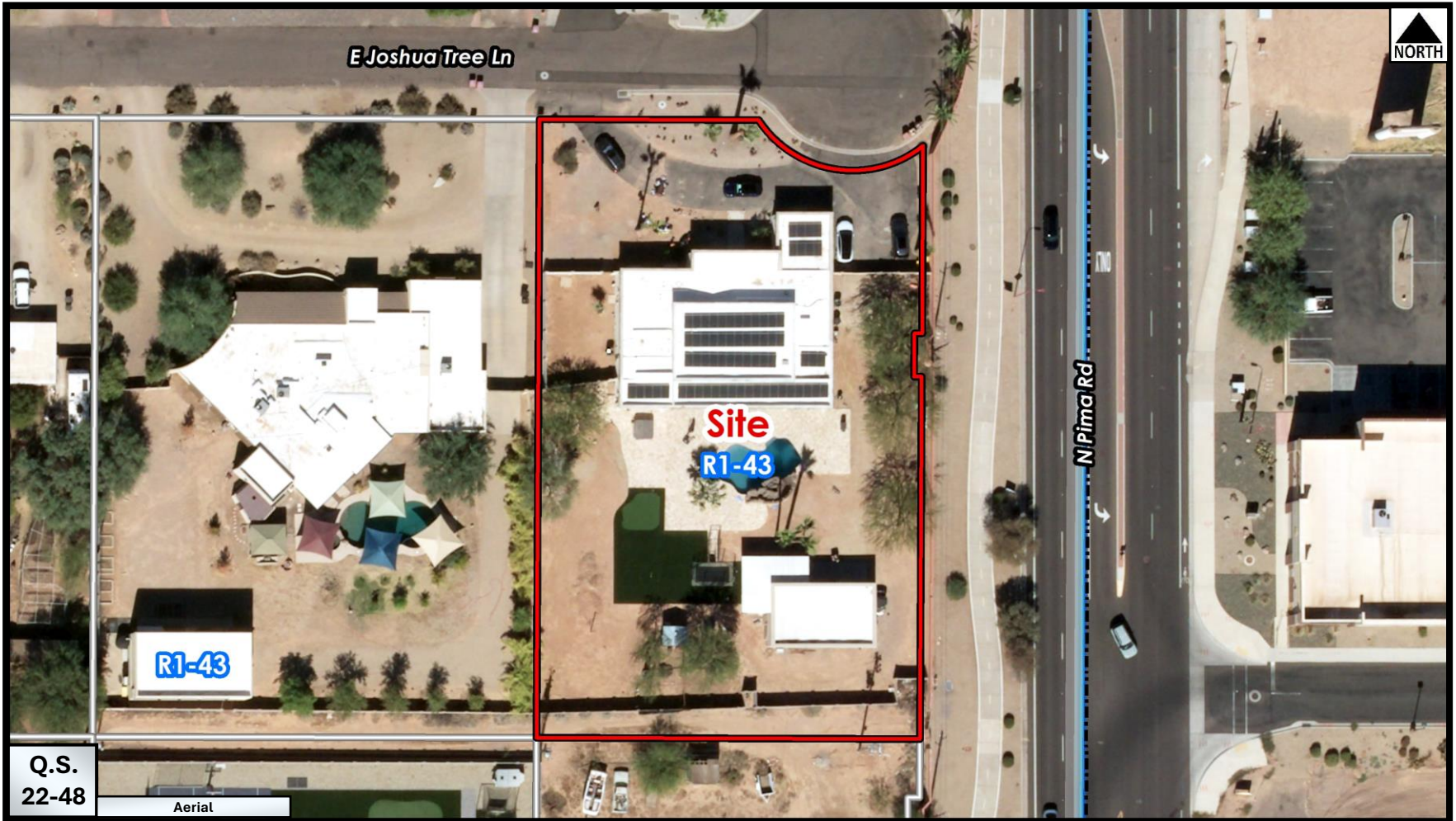
Context Aerial

9-BA-2025



Close-up Aerial

9-BA-2025



Zoning Aerial

9-BA-2025

GENERAL NOTES (AS APPLICABLE):

- ALL PRODUCTS LISTED BY ICC/NER NUMBERS SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTIONS FOR PRODUCTS LISTED SHALL ALSO HAVE AN ICC APPROVED EVALUATION REPORT OR BE APPROVED.
- EXTERIOR WALL BOTTOM SILL PLATES, SHALL BE PRESSURE TREATED OR EQUAL, AND SHALL BEAR/EXTEND MINIMUM 6 INCHES ABOVE FINISH GRADE.
- MISC. SITE STRUCTURES, POOLS, SPAS, FENCES, SITE WALLS, RETAINING WALLS, AND GAS STORAGE TANKS REQUIRE SEPARATE PERMITS.
- ALL EXITS TO BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE.
- DOORS LEADING INTO HOUSE FROM GARAGE SHALL BE SELF-CLOSING AND TIGHT FITTING WITH GASKETS AND SWEEP.
- EXTERIOR WALL PENETRATIONS BY PIPES, DUCTS OR CONDUITS SHALL BE CAULKED.
- IF BATT INSULATION IS USED IN LEIU OF SPRAYED, PROVIDE ROOF ATTIC VENTILATION.
- MINIMUM INSULATION SHALL BE: MINIMUM INSULATION OF R38 CEILINGS AND R21 WALLS.
- LUMBER SHALL BEAR AN APPROVED GRADING STAMP.
- FIRE BLOCKING SHALL COMPLY WITH CODE AND BE MAXIMUM 10 FT. O.C., HORIZONTAL AND VERTICAL.
- GYPSON BOARD APPLIED TO A CEILING SHALL BE 1/2" WHEN FRAMING MEMBERS ARE 16" O.C. OR 5/8" WHEN FRAMING MEMBERS ARE 24" O.C. OR USE 1/2" SAG-RESISTANT GYPSON CEILING BOARD.
- SHOWER AREA WALLS SHALL BE FINISHED WITH A SMOOTH, HARD NON-ABSORBENT SURFACE, SUCH AS CERAMIC TILE, TO A HEIGHT OF NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET.
- WATER-RESISTANT GYP BD SHALL NOT BE USED OVER A VAPOR RETARDER, IN AREAS OF HIGH HUMIDITY OR ON CEILINGS WHERE THE FRAME SPACING EXCEEDS 12" O.C. FOR 1/2" GYPSON, AND 16" O.C. FOR 5/8" GYP.
- PLUMBING FIXTURES SHALL COMPLY WITH THE FOLLOWING CONSERVATION REQUIREMENTS: WATER CLOSETS - TANK TYPE = 1.6 GAL./FLUSH SHOWER HEADS - 2.5 GAL./MIN. FAUCETS - 2.2 GAL/MIN, PROVIDE AERATOR.
- WATER TREATMENT SYSTEMS SHALL BE EQUIPPED WITH AN AUTOMATIC SHUTOFF TO PREVENT CONTINUOUS FLOW WHEN NOT IN USE.
- PROVIDE AN EXPANSION TANK AT THE WATER HEATER IF A BACK FLOW PREVENTOR IS OR WILL BE INSTALLED AT THE WATER LINE OR AT THE METER.
- SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE.
- DOMESTIC DISHWASHING MACHINES CONNECTED TO A DISPOSER SHALL HAVE THE DISCHARGE INSTALLED AS HIGH AS POSSIBLE, NOT LOWER THAN 2" ABOVE THE FLOOD RIM OF THE SINK.
- REGISTERS, DIFFUSERS AND GRILLES SHALL BE MECHANICALLY FASTENED TO RIGID SUPPORTS OR STRUCTURAL MEMBERS ON AT LEAST TWO OPPOSITE SIDES IN ADDITION TO BEING CONNECTED TO THE DUCTWORK THEY SERVE.
- THE CLOTHES DRYER SHALL BE PROVIDED WITH A 4-INCH DIAMETER EXHAUST DUCT TO THE EXTERIOR AND SHALL NOT EXCEED A TOTAL LENGTH OF 25 FEET, UNLESS AN ENGINEERED DUCT SYSTEM IS PROVIDED. THE DUCT SHALL TERMINATE NOT LESS THAN 3 FEET FROM A PROPERTY LINE OR FROM OPENINGS INTO A BUILDING.
- PROVIDE IC-RATED RECESSED LIGHT FIXTURES INSTALLED IN INSULATED CEILINGS.
- FIXTURES LOCATED IN DAMP OR WET LOCATIONS SHALL BE "LISTED" TO BE SUITABLE FOR SUCH LOCATIONS.
- PROVIDE GFCI PROTECTION FOR RECEPTACLES WITHIN 6' OF ALL LAVATORIES, SINKS AND BASINS.
- PROVIDE GFCI PROTECTED RECEPTACLES AT ALL EXTERIOR, BATHROOM, AND GARAGE LOCATIONS.
- PROVIDE A WALL-MOUNTED GFCI PROTECTED RECEPTACLE OUTLET WITHIN 36" OF A BATHROOM OR POWDER ROOM LAVATORY.
- ALL CIRCUITS SUPPLYING RECEPTACLE OUTLETS IN BEDROOMS SHALL BE ACFI PROTECTED ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
- RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6' MEASURED HORIZONTALLY, FROM AN OUTLET IN THAT SPACE, INCLUDING ANY WALL SPACE TWO FEET OR MORE IN WIDTH.
- BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 2-AMP BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
- PROVIDE A SEPARATE 20-AMP CIRCUIT TO THE LAUNDRY.
- PROVIDE A MINIMUM OF TWO 20-AMP SMALL APPLIANCE BRANCH CIRCUITS FOR THE KITCHEN/DINING/BREAKFAST.
- THE TWO OR MORE 20-AMP 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.
- RECEPTACLE OUTLETS FOR RANGES AND CLOTHES DRYER 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.
- PROVIDE A CONCRETE ENCASED GROUNDING ELECTRODE OF NOT LESS THAN 20 FEET #4 BARE COPPER.
- PROVIDE BONDING TO THE WATER PIPING, GAS AND METAL BUILDING SYSTEMS.
- ALL METAL PIPING SYSTEMS, METAL PART 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.

SITE PLAN NOTES :

POOLS REQUIRE SEPARATE APPROVAL AND PERMIT.

- POOLS SHALL NOT BE EMPTIED OR BACKWASHED INTO WASHES, STREETS, ONTO AN ADJACENT LOT, OR TRACT OF LAND. (DSPM2-2.501.D.4.C.)
- ALL MECHANICAL EQUIPMENT (AIR CONDITIONER, POOL EQUIP. ETC.) SHALL BE SCREENED A MINIMUM OF 1 FOOT 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.
- A GUESTHOUSE SHALL NEVER BE OFFERED FOR RENT. (ZO SEC. 5.012.A.6.C. AND SEC. 5.102.A.6.C.)
- A GUESTHOUSE SHALL NOT EXCEED A GROSS FOOTPRINT SIZE GREATER THAN 50% OF THE FOOTPRINT SIZE OF THE PRINCIPAL BUILDING. (ZO SEC. 5.012.A.6.B. AND SEC. 5.102.A.6.B.)
- ANY PROPOSED MODIFICATION TO NATURAL WATERCOURSES AND ALL WALLS AND FENCES CROSSING NATURAL WATERCOURSES SHALL BE DESIGNED IN ACCORDANCE WITH THE STANDARDS AND POLICIES SPECIFIED IN CHAPTER 37 (DRAINAGE AND FLOODPLAIN ORDINANCE) OF THE COTTSDALE REVISED CODE.
- 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. (ZO SEC. 7.700; DSPM 1-1.407

LANDSCAPE

THE AREA BTWN FRONT BLDG LINE AND FRONT PROPERTY LINE SHOULD BE LANDSCAPED W/ THE FOLLOWING ELEMENTS:

- A MINIMUM OF ONE (1), TWO (2) INCH CALIPER OR GREATER, DROUGHT RESISTANT ACCENT TREE.
- A MINIMUM OF FIVE (5), FIVE (5) GALLON OR GREATER, DROUGHT RESISTANT SHRUBS.
- DUSTPROOFED W/ GROUND COVER, TURF, ROCK, DECOMPOSED GRANITE, OR EQUIVALENT MATERIAL AS APPROVED BY THE CITY PLANNING + DEVELOPMENT DEPARTMENT.
- AN IRRIGATION SYSTEM.

DESIGN CRITERIA

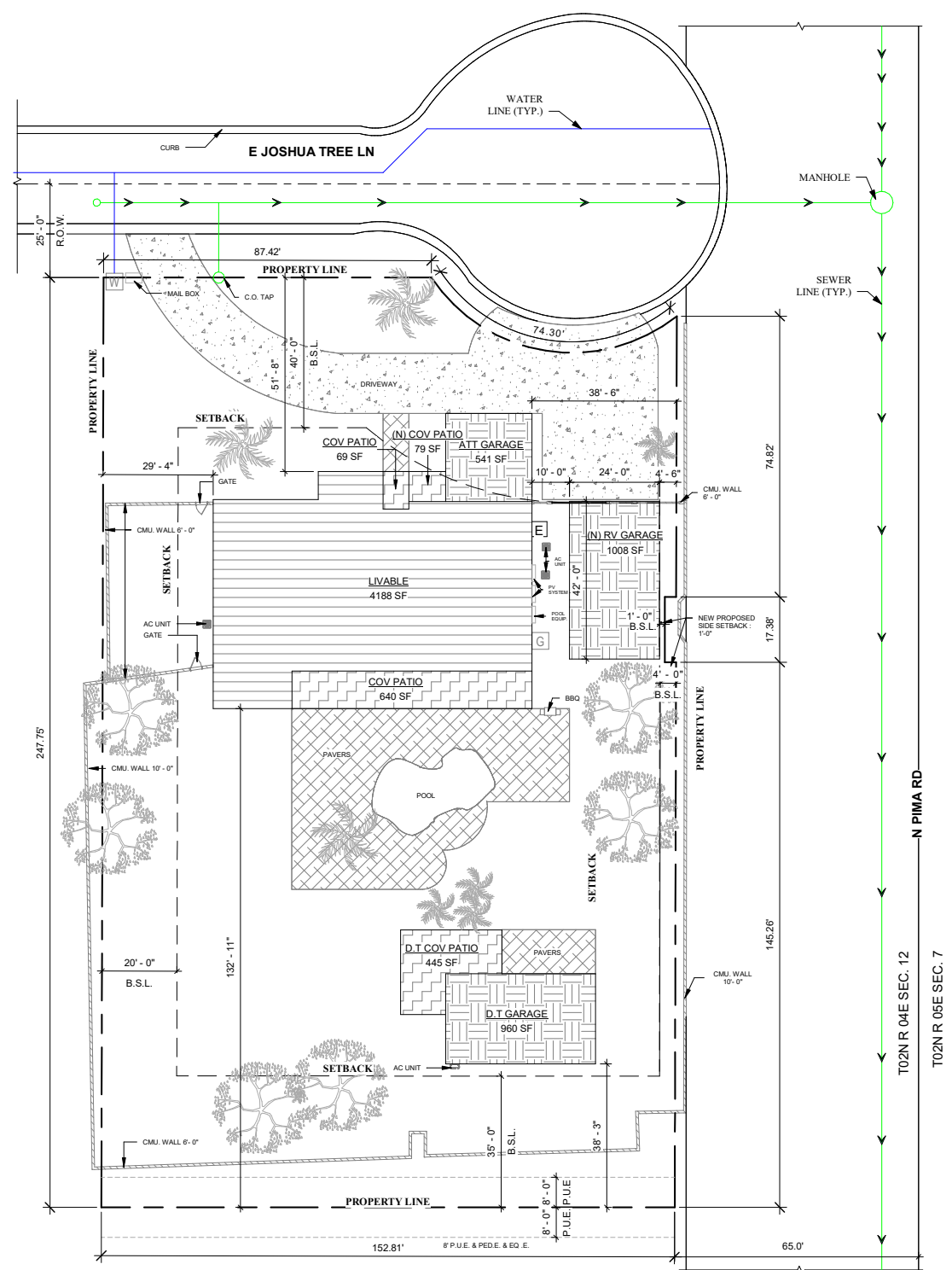
ROOF SNOW LOAD:	0
WIND SPEED:	
ULTIMATE:	115 MPH
ASD:	90 MPH
SEISMIC DESIGN CRITERIA:	B
WINTER DESIGN TEMPERATURE:	34°
FLOOD HAZARDS:	D
SUBJECT TO DAMAGE FROM:	
WEATHERING:	NEGLIGIBLE
FROST LINE DEPTH:	FINAL GRADE
TERMITE:	MODERATE TO HEAVY
ASD:	NONE TO SLIGHT

FLOOD INSURANCE (FIRM) INFORMATION

COMMUNITY NUMBER	COMMUNITY MAP NUMBER	PANEL NUMBER	PANEL DATE	SUFFIX	FIRM ZONE	BASE FLOOR ELEVATION (AO ZONE, USE DEPTH)
045012	04013C04512	1770	9/18/2020	M	X	NA

NOTE :-

- ALL CHANGES MADE TO GROUND FLOOR.
- HEIGHT OF EXISTING BUILDING IS NOT BEING INCREASED.
- SF OF ADDITION DIVIDED BY TOTAL SF IS LESS THAN 50% OF THE ORIGINAL SF.
- THE DWELLING ENLARGEMENT, EXTENSION, RECONSTRUCTION, OR STRUCTURAL MODIFICATION CONFORMS TO ALL OF THE REGULATIONS SPECIFIED BY THIS ZONING ORDINANCE FOR SUCH DISTRICT IN WHICH THE DWELLING IS LOCATED.



C1.0 SITE PLAN
SCALE: 1" = 20'-0"

LIVABLE	GRAVEL	ELECTRICAL METER	STREET	PROPERTY LINE
LIVABLE (2ND STORY)	GRASS	ELECTRICAL PANEL (AMPS)	HOUSE BOUNDARY	SETBACK
ADDITION	UNCOVERED PATIO	GAS METER	ROOF LINE	WALL/FENCE
GARAGE	CONCRETE	WATER METER	VEGETATION	EXISTING CONTOUR
COVERED PATIO	PAVERS	AC UNIT		

SITE OVERVIEW



N.T.S.

SITE INFORMATION

APN	174-69-021A
ADDRESS	8735 E JOSHUA TREE LN, SCOTTSDALE,
MCR	8209
LOT	21
SUBDIVISION	INDIAN BEND RANCHOS
LOT AREA	36,802 SF
ZIP	AZ 85250
ZONING	R1-43

SHEET INDEX

C1.0	SITE PLAN

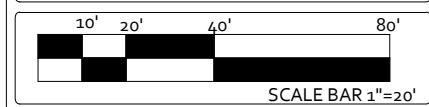
AREA CALCULATION

AREA	EXIST (SF)	DEMO (SF)	ADD (SF)	REM (SF)	TOTAL (SF)
LIVABLE	4188				4188
ATT GARAGE	541				541
COV PATIO	709	79			788
D.T GARAGE	960				960
D.T COV PATIO	445				445
(N) RV GARAGE		1008			1008
TOTAL (SF)					7930 SF

LOT (SF)	LOT COV	MAX	ACTUAL
36,802 SF	7930	50%	21.55%

SCOPE

- T.B.D.



SCALE BAR 1"=20'

SHEET TITLE	SITE PLAN	SHEET NO:	C1.0
PROJECT NAME	8735 E JOSHUA TREE LN,	SCALE	1" = 20'-0"
PROJECT ADDRESS	8735 E JOSHUA TREE LN, SCOTTSDALE, AZ 85250		
CLIENT NAME	AINSWORTH FAMILY TRUST	DATE	06-26-2025

SCOTTSDALE CODES
UNLESS STATED OTHERWISE, ADHERE TO THE BELOW CODES
2021 IBC, IRC, IPC, IMC, IFC IEBC AND IFGC 2020 NEC
2021 IECC AND THEIR AMENDMENTS BY SOLUTION R2022-03

Contractor must verify all dimensions at project before proceeding with work. Dimensions intended for general permit use within +/- 1", anything requiring tighter tolerances requires field verification. These documents are instruments of professional service and the information contained within is incomplete unless used in conjunction with Rezio LLC. Use or reproduction of these documents in whole or in part without written consent of Rezio LLC is in violation of common law, copyrights, statutes and other reserved rights. These plans are on notice as copyrighted property of Rezio LLC.
It is the responsibility of the contractor to check and verify all field conditions prior to construction, handle all inspections and work related to inspector comments, and all dimensions, quantities and coordination of trades on the construction site.

SEAL CITY APPROVAL

ATTACHMENT 7

REZIO
(844) 937-3946
www.reziopro.com

8735 E Joshua Tree Ln
Context Photos



1.



2.



3.



4.



5.



6.



7.



8.



9.



10.



11.



12.



13.



14.



15.

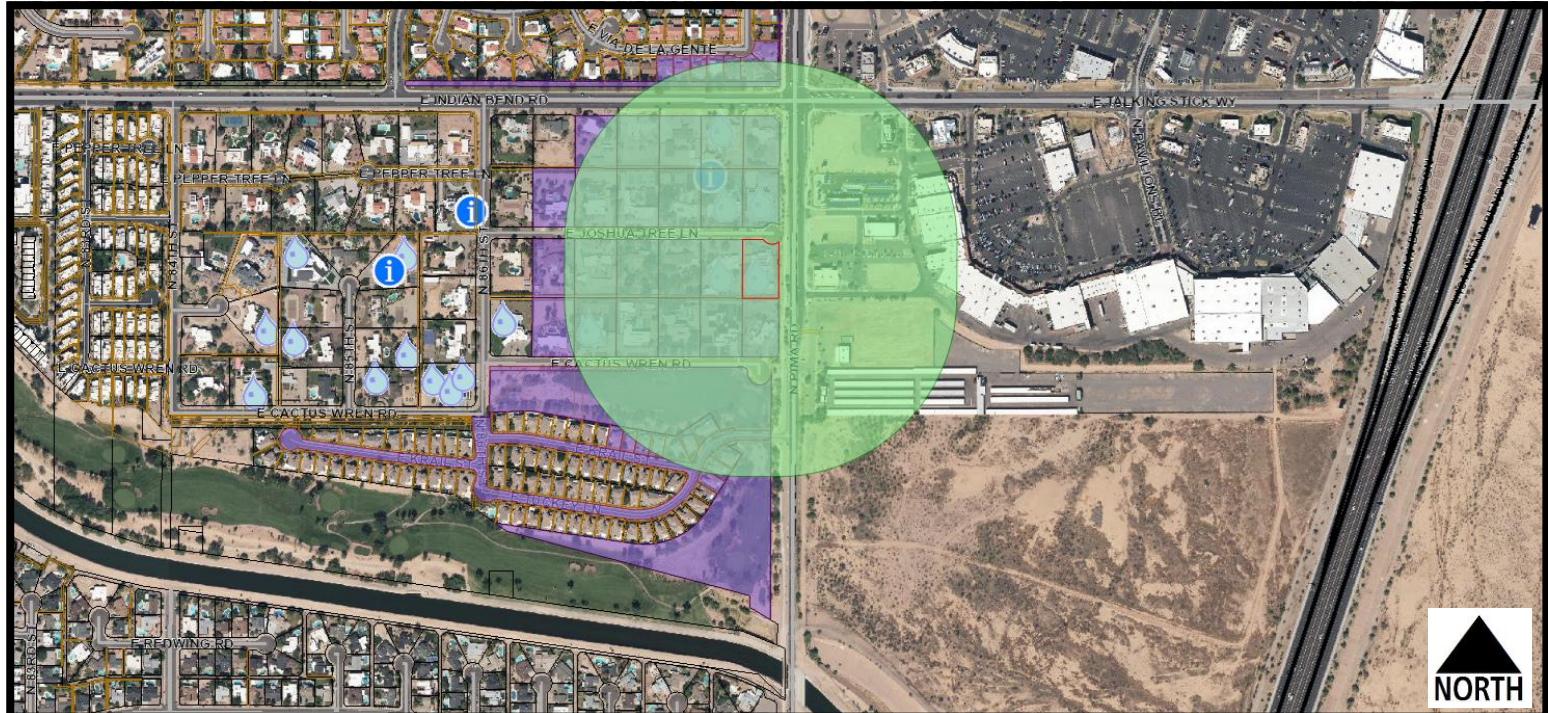


16.



City Notifications – Mailing List Selection Map

8735 E Joshua Tree Ln


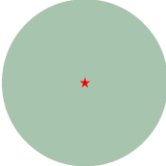


Labels pulled
September 30, 2025

Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Nextdoor.com
- City Website-Projects in the hearing process

Map Legend:

-  Site Boundary
-  Properties within 750-foot

Postcards: 72

9-BA-2025