

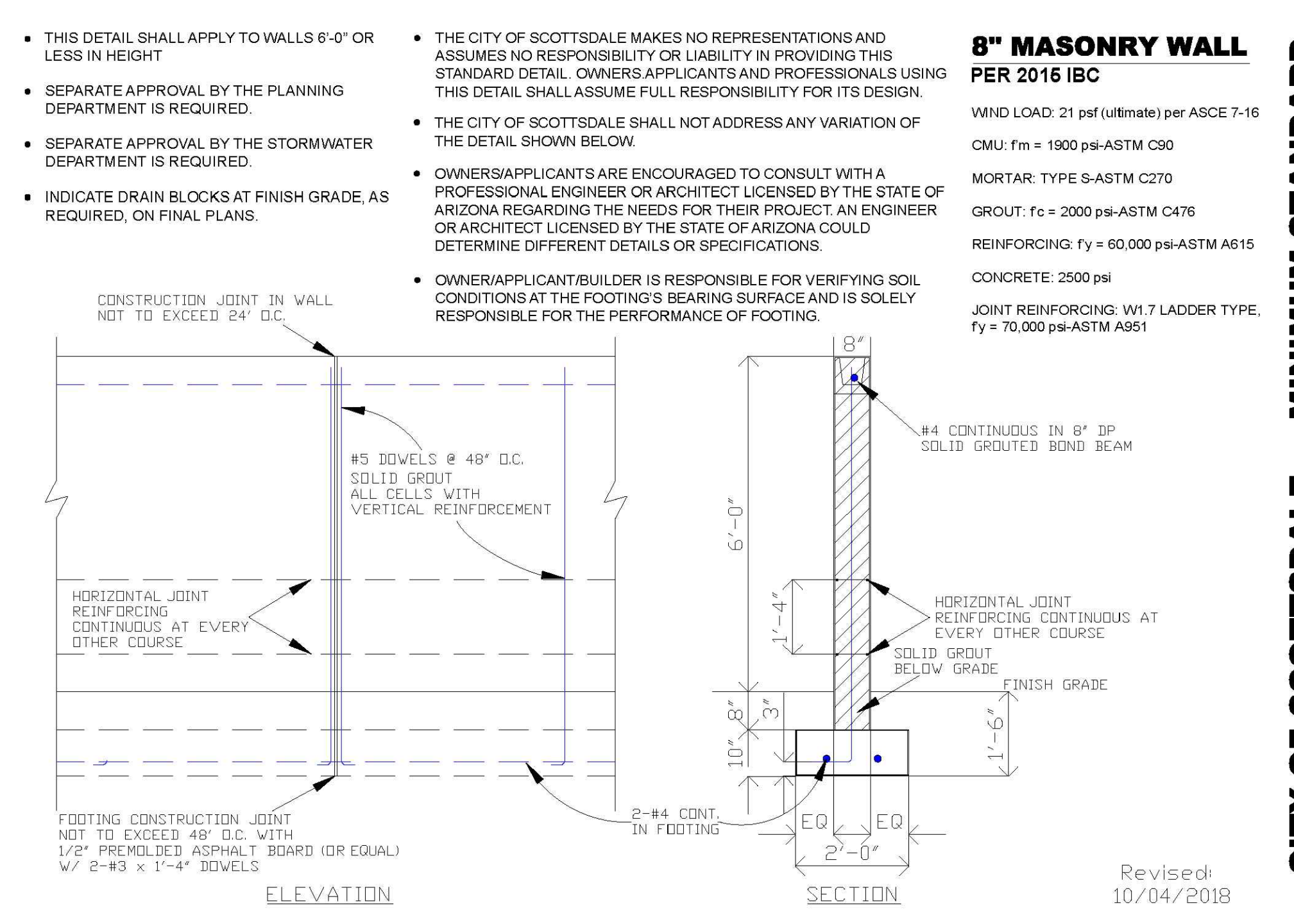
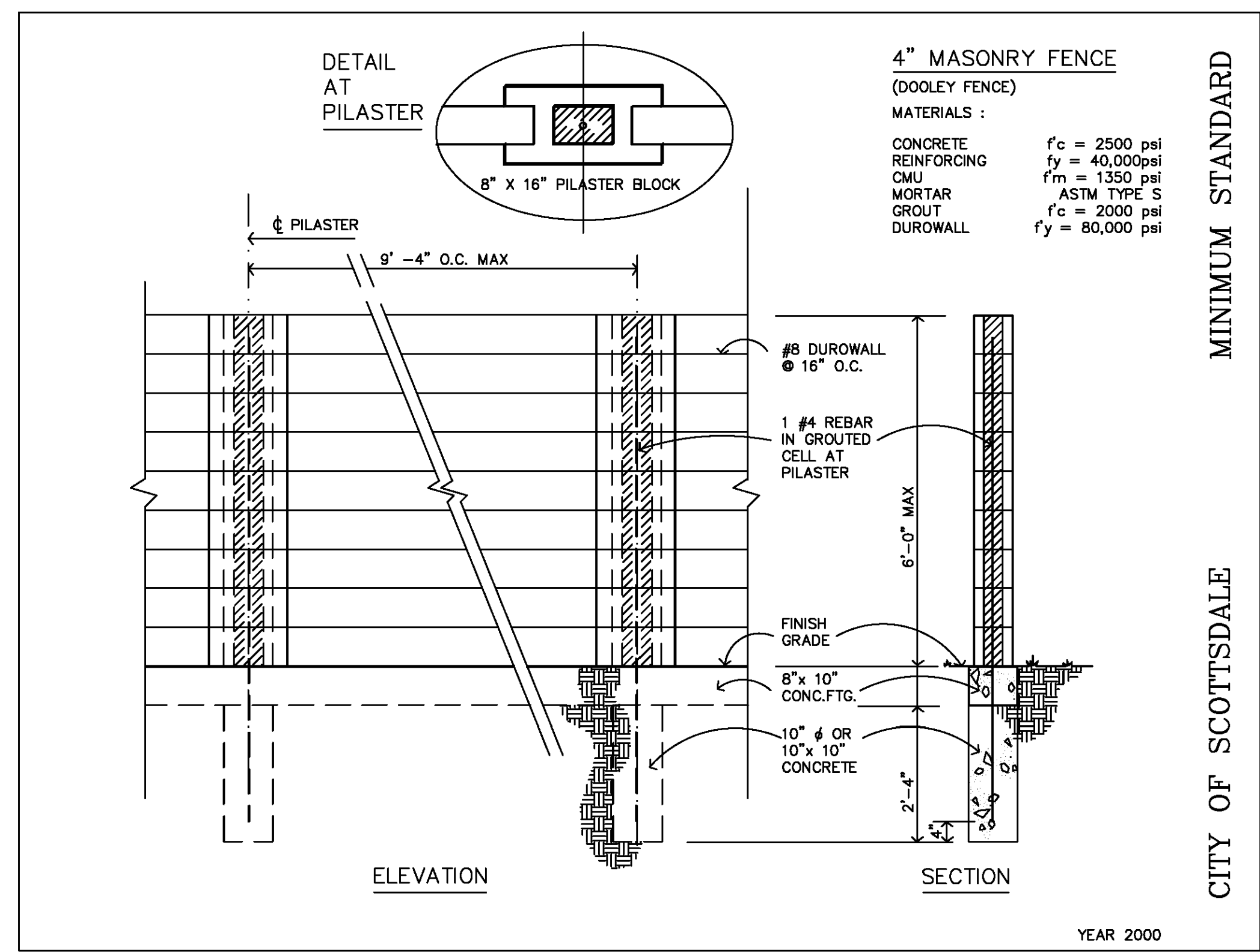
RE: Pre-Application Case #: 62-PA-2023
Project Name: Quail Track
Property Address: 5790 E Quail Track Dr Scottsdale AZ 85266
APN: 212-11-009Q

Narrative:

We would like to abandon the 25'-0" of Rights-Of-Way on North 58th St adjacent to parcel 212-11-009Q. This abandonment will allow us to improve the property to accommodate additional square footage.

Please note; We will be paying the amount of \$0.50 per SF for the area at Easement. ($\sim 7,625\text{SF} \times \$0.50 = \$3,812.50$).

Thank you.



PROJECT INFO

OWNER: VIORTEL MARIA BILAUCA
 ADDRESS: 5730 E QUAIL TRACK DR SCOTTSDALE AZ 85266

LOT SIZE: 59729 SQFT. (131 ACRES)
 JURISDICTION: CITY OF SCOTTSDALE
 ZONING: R1-43
 SETBACKS: FRONT 40' SIDES 20' REAR 35'
 LOT COVERAGE: PROVIDED: 10.42% (6214 SQFT.)

MAN RESIDENCE
 EXISTING LIVABLE AREA 2090 SQFT.
 EXISTING COVERED AREA 174 SQFT.
 EXISTING GARAGE AREA 484 SQFT.

EXISTING FOOTPRINT 2788 SQFT.
 NEW LIVABLE AREA 586 SQFT.
 NEW COVERED AREA 840 SQFT.

TOTAL LIVABLE 2676 SQFT.
 TOTAL COVERED AREA 1014 SQFT.
 TOTAL GARAGE AREA 484 SQFT.

TOTAL BLDG FOOTPRINT 5214 SQFT.

RV GARAGE
 GARAGE 10000 SQFT.
 BLDG FOOTPRINT 10000 SQFT.

TOTAL UNDER ROOF 6214 SQFT.

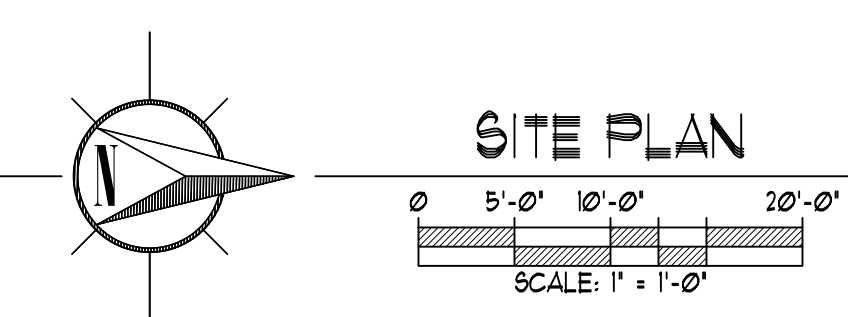
BLOCK WALLS 6' HIGH 485' LF

FEMA FLOOD PLAIN AND MAP INFORMATION

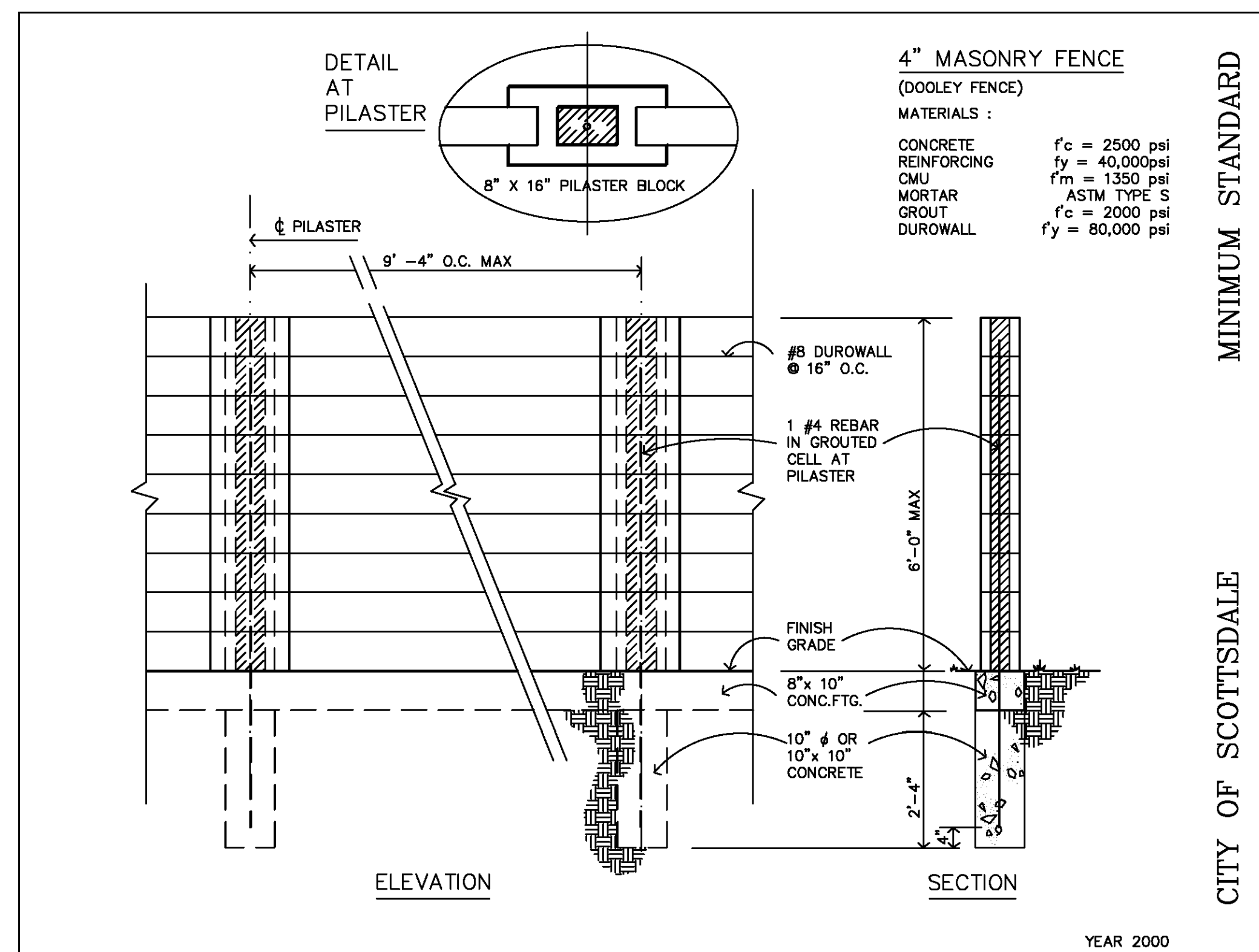
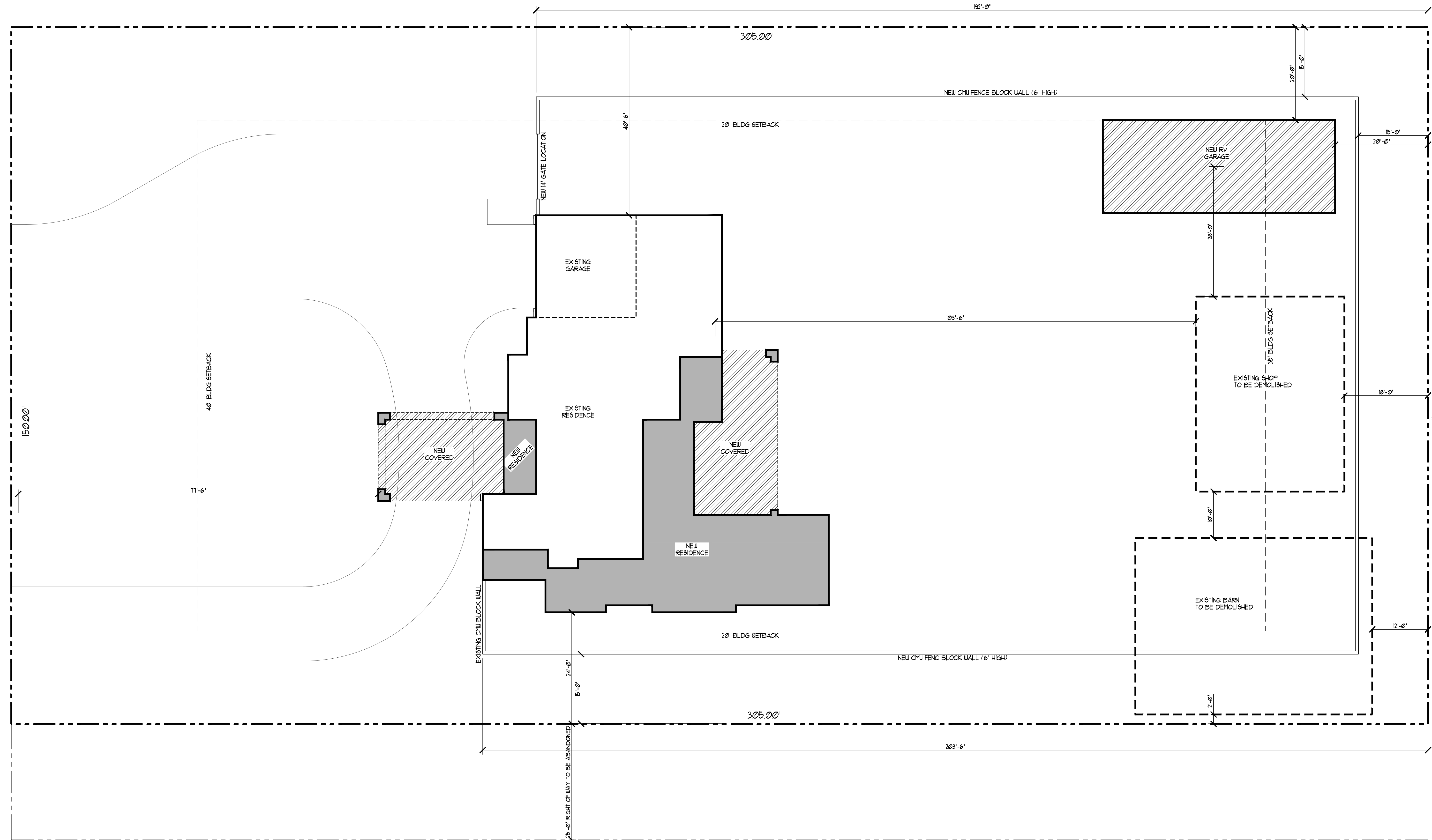
COMMUNITY NO.	COMMUNITY MAP NO.	PANEL NO.	PANEL DATE	FIRM ZONE
04802	0403C	13021	01/20/2011	X

LEGEND

- LIVABLE
- NON LIVABLE
- CONCRETE



E QUAIL TRACK DRIVE



- THIS DETAIL SHALL APPLY TO WALLS 6'-0" OR LESS IN HEIGHT
- SEPARATE APPROVAL BY THE PLANNING DEPARTMENT IS REQUIRED.
- SEPARATE APPROVAL BY THE STORMWATER DEPARTMENT IS REQUIRED.
- INDICATE DRAIN BLOCKS AT FINISH GRADE, AS REQUIRED, ON FINAL PLANS.
- THE CITY OF SCOTTSDALE MAKES NO REPRESENTATIONS AND ASSUMES NO RESPONSIBILITY OR LIABILITY IN PROVIDING THIS STANDARD DETAIL. OWNERS APPLICANTS AND PROFESSIONALS USING THIS DETAIL SHALL ASSUME FULL RESPONSIBILITY FOR ITS DESIGN.
- THE CITY OF SCOTTSDALE SHALL NOT ADDRESS ANY VARIATION OF THE DETAIL SHOWN BELOW.
- OWNERS/APPLICANTS ARE ENCOURAGED TO CONSULT WITH A PROFESSIONAL ENGINEER OR ARCHITECT LICENSED BY THE STATE OF ARIZONA REGARDING THE NEEDS FOR THEIR PROJECT. AN ENGINEER OR ARCHITECT LICENSED BY THE STATE OF ARIZONA COULD DETERMINE DIFFERENT DETAILS OR SPECIFICATIONS.
- OWNER/APPLICANT/BUILDER IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS AT THE FOOTING'S BEARING SURFACE AND IS SOLELY RESPONSIBLE FOR THE PERFORMANCE OF FOOTING.

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JURISDICTION:	CITY OF SCOTTSDALE
ZONING:	RI-43
SETBACKS:	FRONT 40' SIDES 20' REAR 35'
LOT COVERAGE:	PROVIDED: 10.42% (6214 SQFT.)
MAN RESIDENCE:	EXISTING LIVABLE AREA 2090 SQFT. EXISTING COVERED AREA 114 SQFT. EXISTING GARAGE AREA 484 SQFT.
EXISTING FOOTPRINT:	2780 SQFT.
NEW LIVABLE AREA:	586 SQFT.
NEW COVERED AREA:	840 SQFT.
TOTAL LIVABLE AREA:	2676 SQFT.
TOTAL COVERED AREA:	954 SQFT.
TOTAL GARAGE AREA:	484 SQFT.
TOTAL BLDG FOOTPRINT:	5214 SQFT.
RV GARAGE:	GARAGE 10000 SQFT. BLDG FOOTPRINT 10000 SQFT.
TOTAL UNDER ROOF:	6214 SQFT.
BLOCK WALLS:	6' HIGH 485' LF

FEMA FLOOD PLAIN AND MAP INFORMATION					
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045002	0403C	13021	01/20/2011	X	
LEGEND					
	LIVABLE		NON LIVABLE		CONCRETE

