

TOWN OF CAREFREE
NOTICE of a PUBLIC MEETING of the DEVELOPMENT REVIEW BOARD

WHEN: MONDAY, JULY 11, 2022
WHERE: CAREFREE TOWN COUNCIL CHAMBERS
33 EASY STREET, CAREFREE, AZ 85377
LIVESTREAM: [HTTPS://ZOOM.US/](https://zoom.us/j/3229729660)
MEETING ID 322 972 9660
PASSCODE 12345
TELEPHONE AUDIO: 1.669.900.6833 OR 1.253.215.8782
TIME: 5:00 P.M.

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Development Review Board and to the public that the Development Review Board will hold a public meeting on **MONDAY, JULY 11, 2022** at 5:00 p.m.

Members of the Planning and Zoning Commission may participate by technological means or methods pursuant to A.R.S. §38-431(4).

THE AGENDA FOR THE MEETING IS AS FOLLOWS:

CALL TO ORDER, SILENT ROLL CALL, and PLEDGE OF ALLEGIANCE.

ITEM 1. APPROVAL of the DEVELOPMENT REVIEW BOARD minutes dated MARCH 14, 2022.

ITEM 2. DISCUSSION AND POSSIBLE ACTION on a request for a DEVELOPMENT WAIVER to allow for an increase in the height of two retaining walls in order to allow for a single-level, rear yard space. Public comments will be taken.

CASE #: 22-04-DRB

APPLICANT: Mr. David Timmons
David Timmons Architectural Design Studio
2830 East Tracy Lane, #4
Phoenix, AZ 85032

CASE LOCATION: 38174 Tranquil Way
Carefree, AZ
APN: 216-23-063

REQUEST: **DEVELOPMENT WAIVER** to allow for an increase in the height of two retaining walls.

ITEM 3. DISCUSSION AND POSSIBLE ACTION on a request for approval of a **MOUNTAINSIDE DEVELOPMENT**. Public comments will be taken.

CASE #: 21-30-MS

APPLICANT: Joel Moreno
iPlan, LLC
4711 E. Falcon Dr.
Mesa, AZ 85215

CASE LOCATION: 7453 East Travois Trail
Carefree, AZ
APN: 216-33-046

ZONING: R1-35 Single Family Residential
70,000 square feet minimum lot size

REQUEST: **APPROVAL** of a development plan for a single-family residence in the Mountainside Zoning District Overlay.

ITEM 4. ADJOURNMENT

Samantha Gesell

Samantha Gesell, Planning Clerk
POSTED JULY 06, 2022



FOR SPECIAL ACCOMMODATIONS

Please contact the Planning Clerk, 8 Sundial Circle (PO Box 740), Carefree, AZ 85377; (480) 488-3686, at least three working days prior to the meeting if you require special accommodations due to a disability.



**TOWN OF CAREFREE
PUBLIC MEETING of the DEVELOPMENT REVIEW BOARD
DRAFT MEETING MINUTES**

WHEN: MONDAY, MARCH 14, 2022

WHERE: CAREFREE TOWN COUNCIL CHAMBERS
33 EASY STREET, CAREFREE, AZ 85377

LIVESTREAM: [HTTPS://ZOOM.US/](https://zoom.us/)
MEETING ID 322 972 9660
PASSCODE 12345

TIME: 5:30 P.M.

BOARD MEMBERS PRESENT:

Chairperson Tom Cross
Vice Chairperson Lyn Hitchon – via Telephone
Commissioner Heather Burgett – via Telephone
Commissioner Peter Burns
Commissioner Dan Davee
Commissioner Ralph Ferro

ABSENT:

Commissioner Phil Corso

STAFF PRESENT VIA ZOOM:

Planning Director, Stacey Bridge-Denzak; Economic Development Director, Steve Prokopez;
Town Clerk, Kandace French-Contreras, Communications Coordinator, Erica Schumaker.

CALL TO ORDER

Chairperson Cross called the meeting to order at 5:45 p.m.

*Members of the Board may have participated by technological means or methods pursuant to
A.R.S. §38-431(4).*

Board Member Davee recused himself.

**ITEM #1 APPROVAL of DEVELOPMENT REVIEW BOARD MEETING MINUTES
dated MAY 10, 2021.**

Board Member **MOVED TO APPROVE** the Development Review Board meeting minutes dated May 10, 2021. **SECONDED** by Board Member Ferro. **CARRIED** unanimously.

ITEM #2 **DISCUSSION AND POSSIBLE ACTION** on a request for approval of a proposed **MOUNTAINSIDE DEVELOPMENT**. Public comments will be taken.

CASE #: 20-16-MS

APPLICANT: Applicant
Mr. Eric Spry
Spry Architecture
3420 East Shea Boulevard
Phoenix, AZ

CASE 7243 East Valley View Circle
LOCATION: Carefree, AZ
APN: 216-21-061

ZONING: R1-35 Single Family Residential
35,000 square feet minimum lot size

REQUEST: **APPROVAL** of a development plan for a
single-family residence in the
Mountainside Zoning District Overlay

Planning Director Stacey Bridge-Denzak presented via PowerPoint details of the Mountainside application. Explaining, what necessitated the mountainside process for this particular property, is there are environmentally sensitive features on the site including steep slopes, protected plant species, various ridgelines and a wash. Ms. Bridge -Denzak displayed a map depicting the location of the site, and a slope analysis highlighting drainage channels and minor ridgelines within the lot. The philosophy of the Mountainside District is twofold: (1) encourage development to be placed in the least environmentally sensitive areas of a site; and (2) the proposed development is strategically integrated into the hillside. Noting, this project has been designed with regard to the Town's high development standards and the intent is to create a home that enhances the values of Carefree; this is evident by the low, linear profile of the home and the multi-level approach.

Ms. Bridge-Denzak outlined the development standards pertaining to the subject parcel.

- The parcel is zoned R1-35
- 6.8 % lot coverage, (maximum 20% allowed)
- 24.6% disturbed area (maximum 60% allowed)
- The setbacks 40' front/rear, 20' sides comply, including retaining walls
- 31'6" cumulative height (40' ft. allowed); 24' building height at natural and finished grade (maximum 24' height allowed); No greater than 12' above ridgeline

- Cut: Fill ratio requirement met
- Utilities
 - Cave Creek Water Company for water service
 - Private septic system for wastewater

Furthermore, proposed retaining walls accommodate approximately 16 feet of grade difference; each does not exceed the allowable maximum height of 7 feet. Additionally, the applicant was able to meet the cut/fill ratio and terraced the retaining walls per the Town of Carefree Zoning Ordinance.

Displaying the landscape plan for the proposed project, Ms. Bridge-Denzak presented a slide showing the driveway, the location of the proposed home as well as the plan for revegetation. Director Bridge-Denzak explained, landscaping is important in Mountainside properties, in particular, to salvage protected plants, revegetate disturbed areas, screen terraced retaining walls, and transition the development from the interior “oasis” near the home to a more natural desert areas further from the residence. In addition, Ms. Bridge-Denzak displayed 3-D renderings of the home, which provided the Board with a good idea of what the completed home will look like and how the terraced walls will function.

Director Bridge-Denzak stated that all the Citizen Participation requirements have been met. The Crossings at Carefree 4 HOA has reviewed and conditionally approved the project. No other comments were received by staff.

Applicant, Eric Spry responded to questions from the Board regarding the construction schedule as well as light reflective value and color approved by the homeowner’s association.

Peter Gates, Vice President of the Crossings at Carefree 4 HOA explained the CCR’s state, for one year to complete the project. Mr. Gates expressed concern regarding the timeframe for completion as the pool requires a separate permit and presented an issue with completion for a neighboring project. Mr. Gates hopes that this won’t hinder the completion of this proposed home. Concluding, the paint color comments per the HOA conditional approval, state that they should be harmonious with the land.

Board Member Ferro **MOVED TO APPROVE** the proposed MOUNTAINSIDE DEVELOPMENT with the following conditions:

1. All plans submitted to the Building Department for a building permit shall be consistent with the plans associated with this application and attached to this report as well as the conditions approved by the Development Review Board on March 14, 2022.
2. The granting of this Mountainside application shall be null and void if the building permit is not issued within one (1) year of approval.
3. The configuration of the septic system in the final permit plans shall be consistent with the configuration exhibited on the Grading and Drainage Plan submitted with this application and attached to this report.
4. Disturbed areas for the septic system installation shall be restored to existing grade and revegetated in a manner that is consistent with the plant type and density of the surrounding natural environment and as noted on the landscape plans. A final landscape plan which

includes the associated revegetation plan shall be submitted and approved by the Town of Carefree prior to issuance of a building permit.

5. All retaining walls and/or site walls shall be designed consistent with the plans associated with this application and attached to this report, and according to Section 10.06 Walls and Fences of the Carefree Zoning Ordinance.
6. Driveway grading shall be designed consistent with the plans associated with this application and attached to this report and according to Section 10.06 Site Disturbance and Driveways of the Carefree Zoning Ordinance.
7. Exterior lighting shall meet all provisions of Article IX, Section 9.12.
8. Landscaping shall meet all provisions of Article IX, Section 9.13.

SECONDED by Chairperson Cross. **CARRIED**, unanimously.

ITEM #3 ANNOUNCEMENTS

There were no announcements.

ITEM #4 ADJOURNMENT

Chairperson Cross **MOVED TO ADJOURN.** **SECONDED** by Board Member Ferro. **CARRIED** unanimously.

The meeting was adjourned at 6:10 p.m.

DATED this 14th day of March, 2022.

TOWN OF CAREFREE

Samantha J. Gesell

Planning Clerk, Samantha Gesell

Chairperson, Tom Cross



DEVELOPMENT REVIEW BOARD - STAFF REPORT

MEETING DATE: JULY 11, 2022

Item No. 2

SUBJECT

Development Review Board, Case No. 22-04-DRB

REQUEST

This is a request by the owner's representative, Mr. David Timmons, to exceed the maximum retaining wall height of 7 feet before terraced walls area required. The Development Review Board has the authority to approve retaining walls that exceed the maximum allowed height.

Key Items for Consideration:

1. The property is located at 38174 Tranquil Way, Lot 9 Tranquil Place subdivision, Carefree, Maricopa County; Tax Parcel #216-23-063.
2. The subject site is a single-family lot in Tranquil Place, a gated subdivision with a private road.
3. The subject property was a previous Mountainside case approved by the Development Review Board on 12/14/20 and approved Building Permit.
4. The proposal is to modify the rear courtyard and courtyard walls to eliminate steps between the patios and courtyards.
5. Stone veneer is added to reduce the scale of the single wall.

APPLICANT/ OWNER INFO

Applicant

Mr. David Timmons
David Timmons Architectural
Design Studio, 2830 East Tracy
Lane, #4
Phoenix, AZ 85032

Owner

Mr. and Mrs. Walt and Kathy Kunka
36601 Mule Train Road, Unit 5
Carefree, AZ 85377

LOCATION/ CONTEXT

The subject property is located at 38174 Tranquil Way (Tranquil Place subdivision). The Carefree General Plan designates the land of the subject lot as Low Density Residential (approximately 1-acre minimum lot size).

The property is in Zoning District R1-35 Single Family Residential (R1-35, minimum 35,000 square foot lot size) as well as lots adjacent to the subject site. The existing adjacent land uses are as follows:

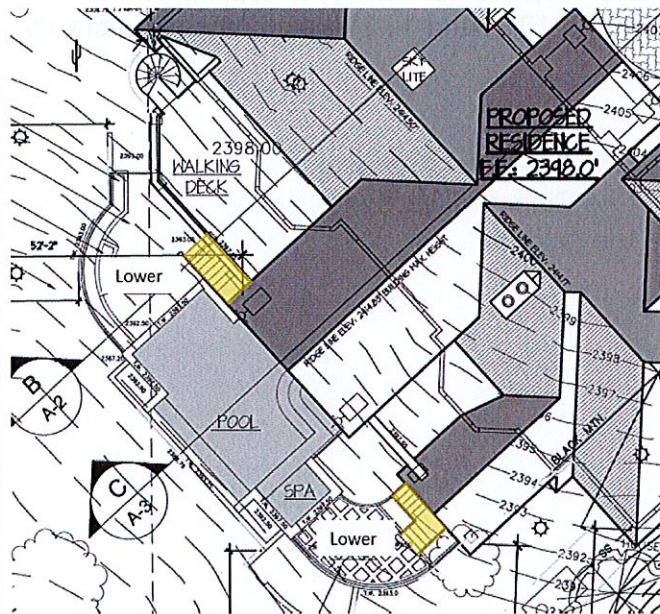
North: 2 Single-family residences, Crossings Carefree Subdivision
South: 1 Single-family residence, Tranquil Place Subdivision
West: 2 Vacant Lots, Aribiome Subdivision
East: 1 Single-family residence, Tranquil Place Subdivision

DEVELOPMENT REVIEW BOARD - STAFF REPORT

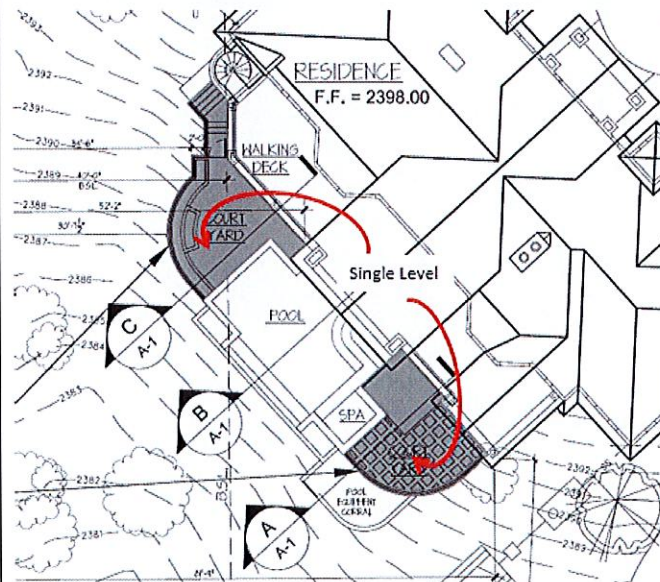
Case No. 22-04-DRB

areas. It also allows for some control over wildlife who may take a liking to these sunken, private areas.

The existing and proposed site plans depict the applicant's request, in essence to remove two staircases. In doing so, the adjacent retaining walls would need to increase in height. There is no change in the extent of the backyard space.



Existing Site Plan



Proposed Site Plan

Allowing for taller retaining walls and eliminating the stairs will contribute to the owner's overall enjoyment of their rear yard. The

DEVELOPMENT REVIEW BOARD - STAFF REPORT

Case No. 22-04-DRB

added stone veneer helps break up the scale of the taller walls. The Development Review Board has discretion over the amount of stone necessary to satisfy the intent of creating a quality view and minimizing impact to neighbors.

DEVELOPMENT REVIEW BOARD

An action is needed by the Development Review Board to approve or deny the request to increase retaining wall heights from 7 feet maximum to 10'9" and 11'2" maximums respectively.

Attachments:

- Conditions for Approval
- Site Plan and Sections
- Elevations

DEVELOPMENT REVIEW BOARD - STAFF REPORT

Case No. 22-04-DRB

**Case No. 22-04-DRB
CONDITIONS FOR APPROVAL
38174 North Tranquil Way, TAX PARCEL #216-23-063**

1. The building permit development plans shall conform to the revised site plans, elevations, and sections submitted in association with this case and attached to the staff report dated May 18, 2022.
2. All revisions necessary to construct the walls shall be submitted to the Building Department for review and approval before the new walls are installed.
3. Each retaining wall shall include stone veneer to match the proposed stone at the project on the subject property as included in this report.
4. The granting of this approval shall be null and void if the building permit is not issued within one year of approval.



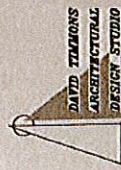
ROOF TILE
EAGLE CAPASTRANO
CONCORD BLEND #6302



WINDOW TRIM
PORTOBELLO PR7842



STONE
ANASAZI STONE COMPANY
IRONWOOD LEDGESTONE



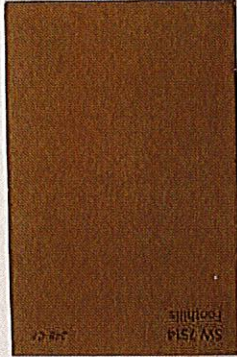
DAVID TIMMONS
ARCHITECTURAL
DESIGN STUDIO
2830 East Tracy Lane
Phoenix, Arizona 85032
Phone: (480) 546-5482
email: Timmons@timmonsad.com
web: www.timmonsad.com
40020

MATERIAL/ COLOR BOARD - 2
CUSTOM RESIDENCE FOR
WALT & KATHY KUNKA
36601 N. MULE TRAIN ROAD UNIT 5C
CAREFREE, ARIZONA 85377

TRANQUIL PLACE
LOT 9
APN: 216-23-063
38174 N. TRANQUIL WAY
CAREFREE, AZ. 85377



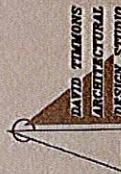
PAINT A
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SHERWIN WILLIAMS
STONE LION
SW 7507
LRV: 38



PAINT B
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SHERWIN WILLIAMS
FOOTHILLS
SW 7514
LRV: 18



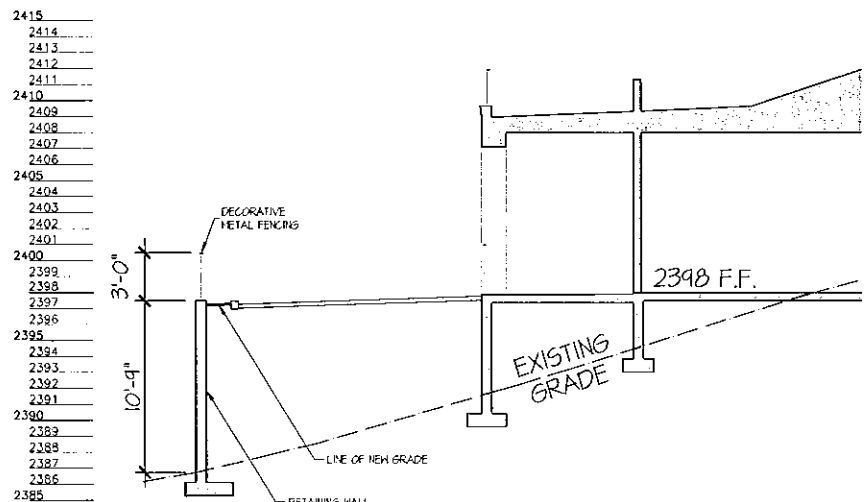
PAINT C
ACCENT COLOR
SHERWIN WILLIAMS
ROCKWEED
SW 2735
LRV: 4



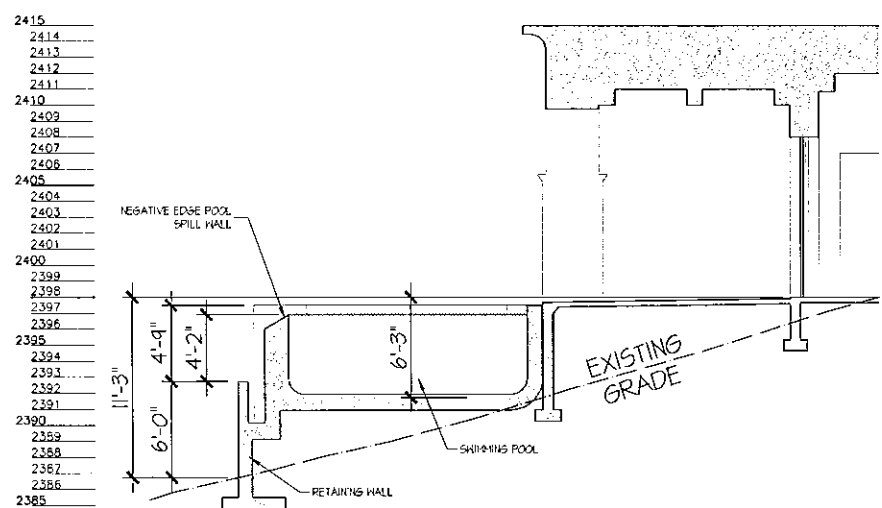
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40020

MATERIAL/ COLOR BOARD - 1
CUSTOM RESIDENCE FOR
WALT & KATHY KUNKA
36601 N. MULE TRAIN ROAD UNIT 5C
CAREFREE, ARIZONA 85377

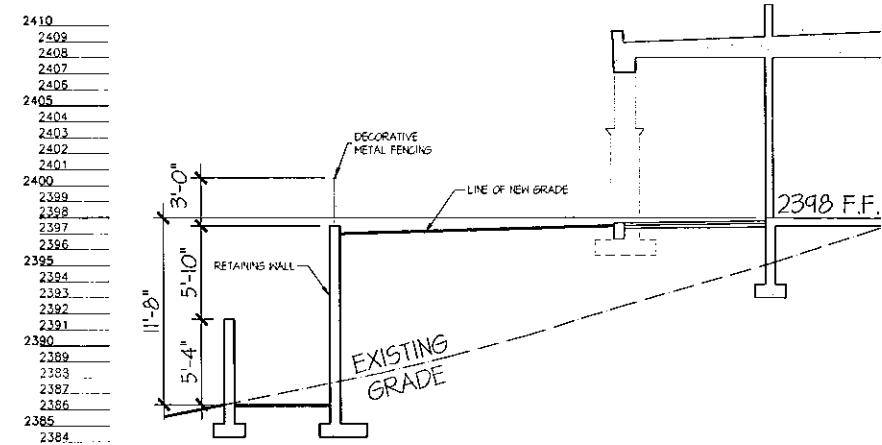
TRANQUIL PLACE
LOT 9
APN: 216-23-063
38174 N. TRANQUIL WAY
CAREFREE, AZ. 85377



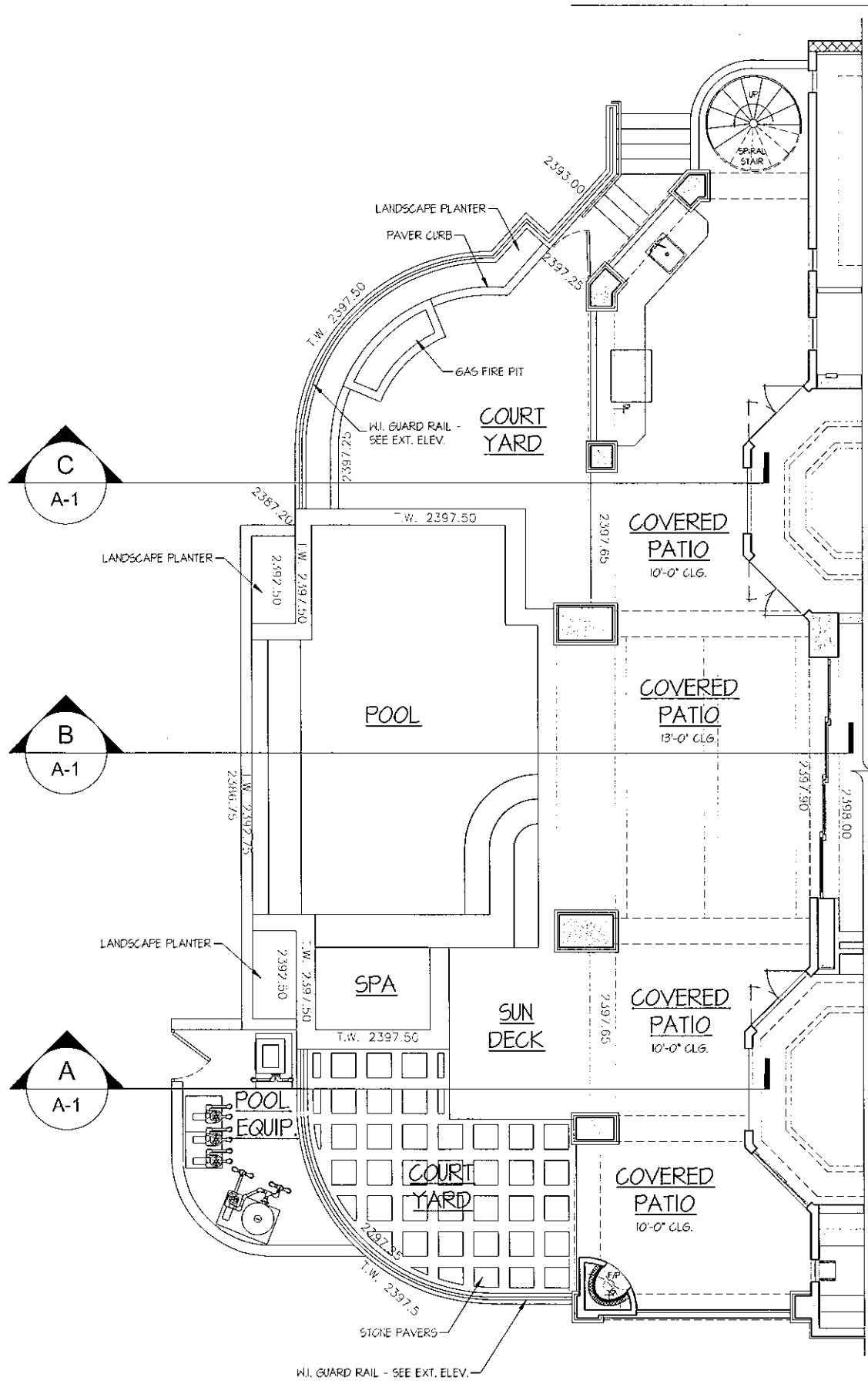
C RETAINING WALL SECTION
SCALE: 3/16" = 1'-0"



B RETAINING WALL SECTION
SCALE: 3/16" = 1'-0"



A RETAINING WALL SECTION
SCALE: 3/16" = 1'-0"

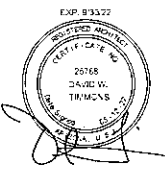


PARTIAL FLOOR PLAN
SCALE: 1/4" = 1'-0"

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CONTRACT ARCHITECTS FOR
WALT & KATHY KUNKA
36601 N. MULE TRAIN ROAD UNIT 5C
CAREFREE, ARIZONA 85377

TRANQUIL PLACE
LOT 9
APN: 216-23-063
38774 N. TRANQUIL WAY
CAREFREE, AZ. 85377



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Phone: (480) 596-3408
email: TimmonsStudio@cox.net
web: TimmonsDesignStudio.com

REV'S	DATE	BY
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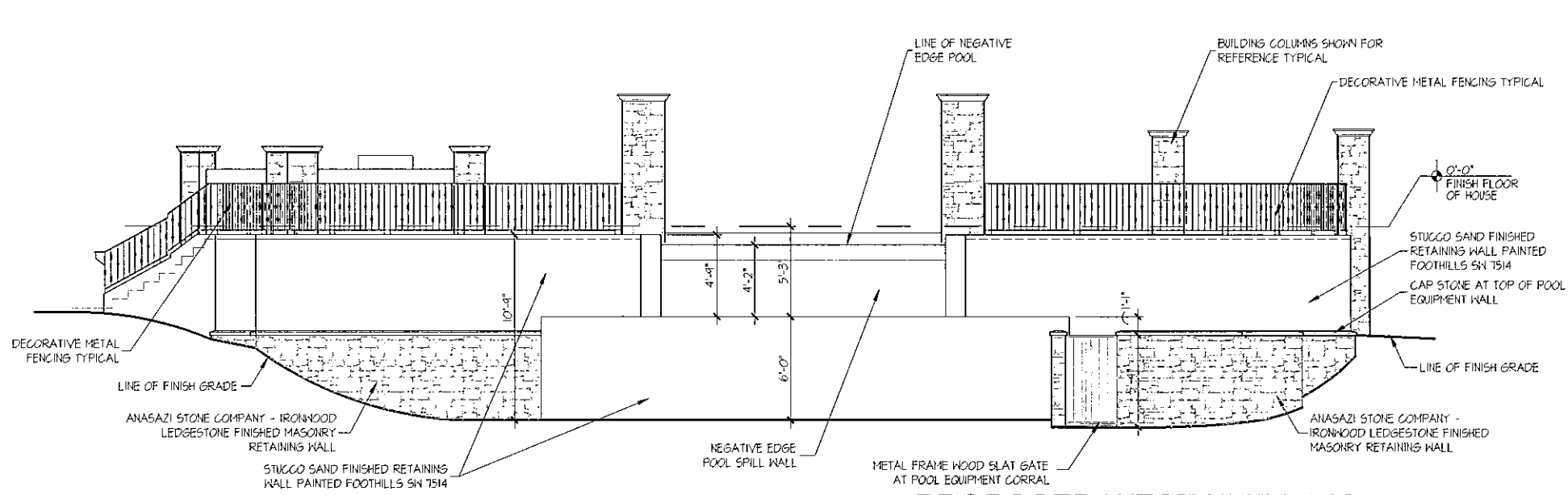
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DATE	5/12/22
SCALE	AS NOTED
JOB NUMBER	20-909
TITLE	

PARTIAL FLOOR PLAN &
WALL SECTIONS
5'-25"
A-1
2 OF 4 5-2223

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COURT YARD MODIFICATIONS FOR
WALT & KATHY KUNKA
 36601 N. MULE TRAIN ROAD UNIT 5C
 CAREFREE, ARIZONA 85377

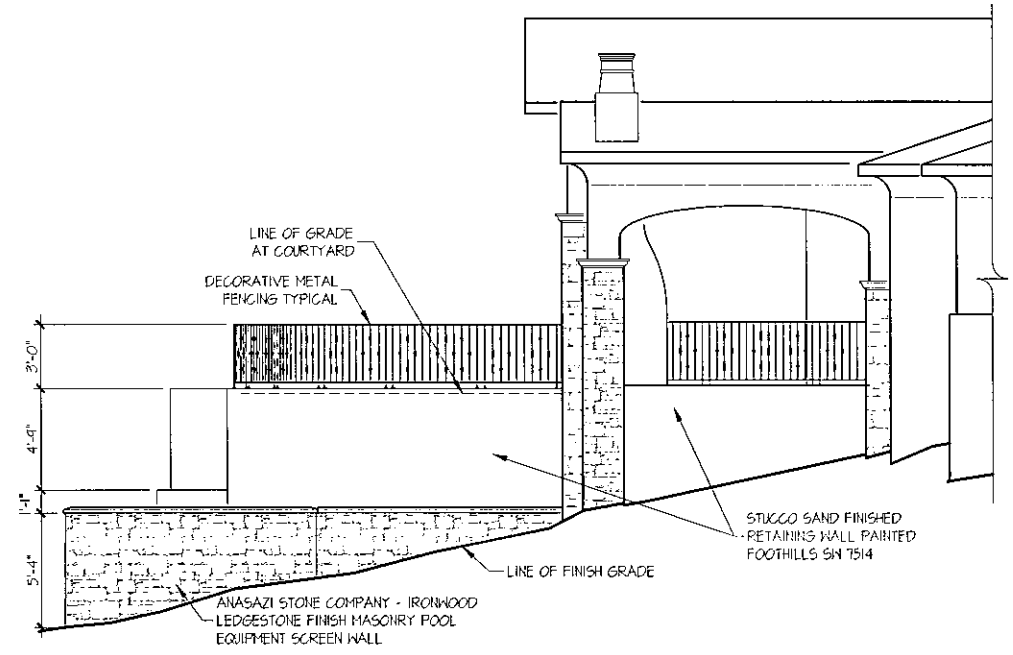
TRANQUIL PLACE
 LOT 9
 APN: 216-23-063
 3817A N. TRANQUIL WAY
 CAREFREE, AZ. 85377



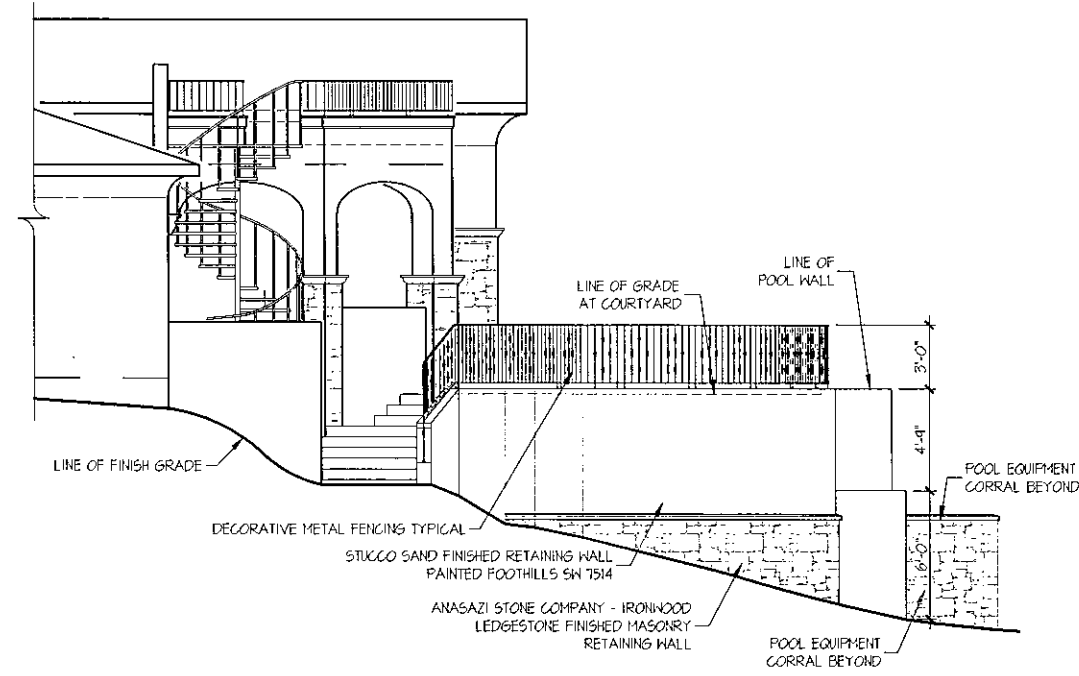
PROPOSED WEST ELEVATION

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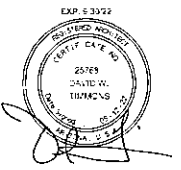


PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION

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REVISIONS	DATE	BY
△		

DRAWN	DT
CHECKED	DT
DATE	5/12/22
SCALE	1/4" = 1'-0"
JOB NUMBER	20-909
TITLE	PROPOSED WALL ELEVATIONS

SHEET
A-3
 4 OF 4 5-2025

DEVELOPMENT REVIEW BOARD - STAFF REPORT



MEETING DATE: July 11, 2022

Item No. 3

SUBJECT Mountainside Single-Family Residence, DRB Case #21-30-MS

REQUEST Pursuant to Article X of the Zoning Ordinance, this is a request for approval of a single-family residence in a Mountainside Zoning District overlay. The Mountainside overlay applies to properties in Carefree which contain a 20% percent slope or greater over a 50-foot length perpendicular to such slope. The philosophy of the Mountainside District is twofold: (1) encourage development to be placed in the least environmentally sensitive areas of a site; and (2) the proposed development is strategically integrated into the hillside.

Key Items for Consideration:

- The property is located at 7453 East Travois Trail, Carefree, Maricopa County Tax Parcel #216-23-043.
- The parcel is approximately 1.25 acres (54,806 sf) in size and zoned R1-35 Single Family Residential.
- A single-level home with a three-car split garage, covered patios, small pool and spa, putting green, dog run, terraced retaining walls, and natural landscaping.
- Building materials include stone veneer and painted stucco with metal fascia and accent panels. Project includes a concrete unit paver driveway and painted stucco retaining walls.
- Proposed retaining walls accommodate access to the building location and are terraced to allow for landscaping.
- Access to the site is from East Travois Trail, a public street.
- There are environmentally sensitive features on the site including steep slopes, protected plant species and a wash.
- The site meets the cut-to-fill ratio requirement of cut exceeding fill.
- Landscaping is proposed to revegetate disturbed areas and transition from the structures to the natural desert.
- The lot will be served by the Town of Carefree for water and an individual septic system provided by the Owner.
- Citizen Participation requirements have been met.

**APPLICANT/
OWNER**

<u>Owners</u>	<u>Applicant</u>	<u>Civil Engineer</u>
Michael and Jennifer Veum N60W39482 Mary Ln. Oconomowoc, WI 53006	Joel Moreno iPlan, LLC 4711 E. Falcon Dr. Mesa, AZ 85215	Gregory L. Allen, PE Allen Consulting Eng. 4111 E. Valley Auto Dr. Mesa, AZ 85207

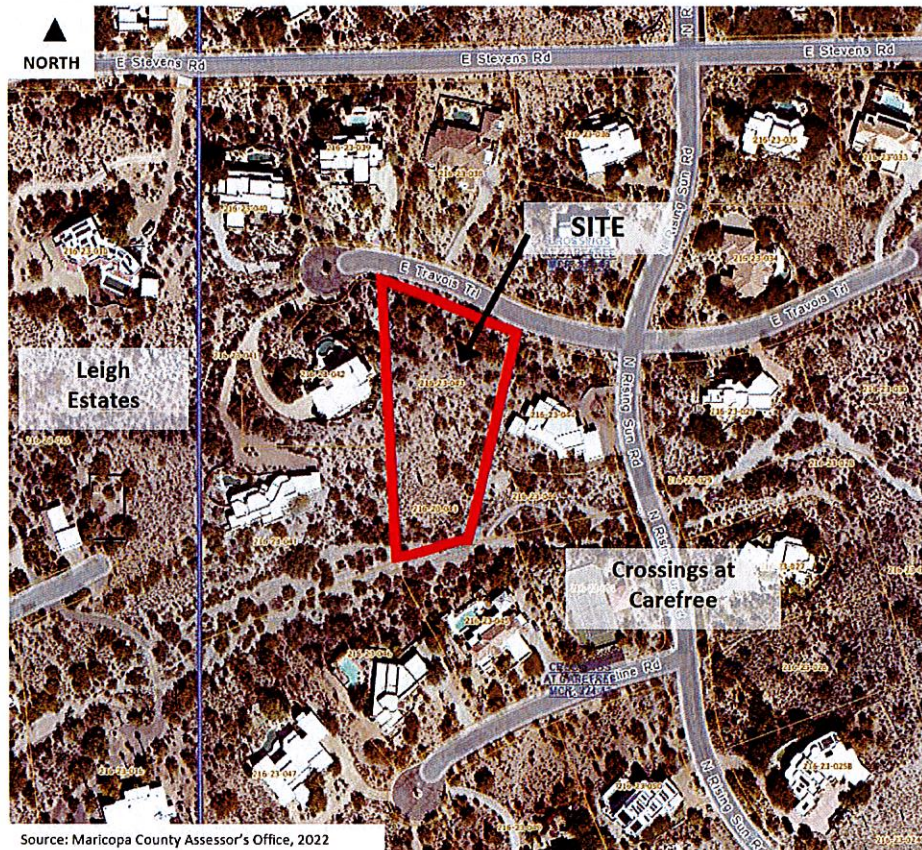
**LOCATION/
CONTEXT**

The subject property is a vacant parcel located at 7453 East Travois Trail. The Carefree General Plan designates it and the surrounding lots in Carefree as Low Density Residential (approximately 1-acre minimum lots). The property is in Zoning District R1-35 Single Family Residential (minimum 35,000 square foot lot size) as well as the lots adjacent to the site. The

subdivision was platted in 1988. Each lot's building envelope is defined by the Town's current setback requirements. A drainage easement rests along the southern border of the site. The adjacent land uses are as follows:

- North: 2 Single-family residences and right-of-way
- South: 1 Single-family residence
- West: 2 Single-family residences
- East: 1 Single-family residence

**Aerial Context Map:
County Tax Parcel #216-23-043, 7453 East Travois Trail**



**SENSITIVE
FEATURES**

The vacant parcel generally slopes downward from north to south with a large wash at the southern boundary (see Diagram 1). This wash is contained in a drainage easement that prohibits disturbance. A shallow mound or crown is evident at the building envelope towards the front of the lot. Approximately half of the building envelope lies within the shallower slopes (less than 19%), while access to the building site and most of the structure lies within the slopes ranging from 20% and over 30%. Its location aligns with neighboring properties and avoids siting in or near the drainage easement and associated erosion setback zone.

Diagram 1:

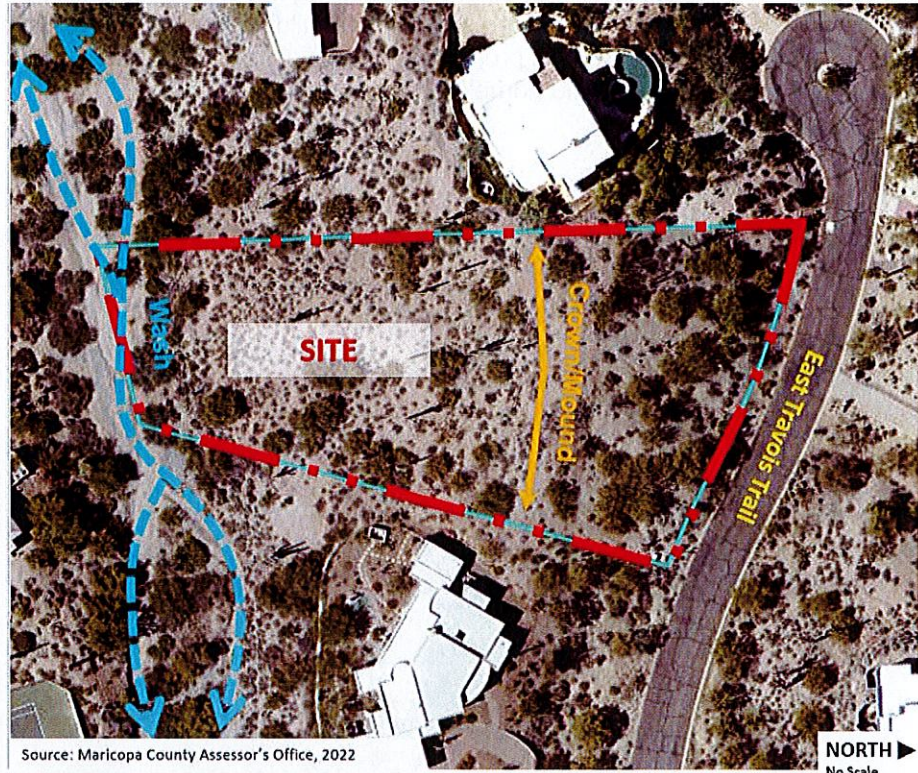
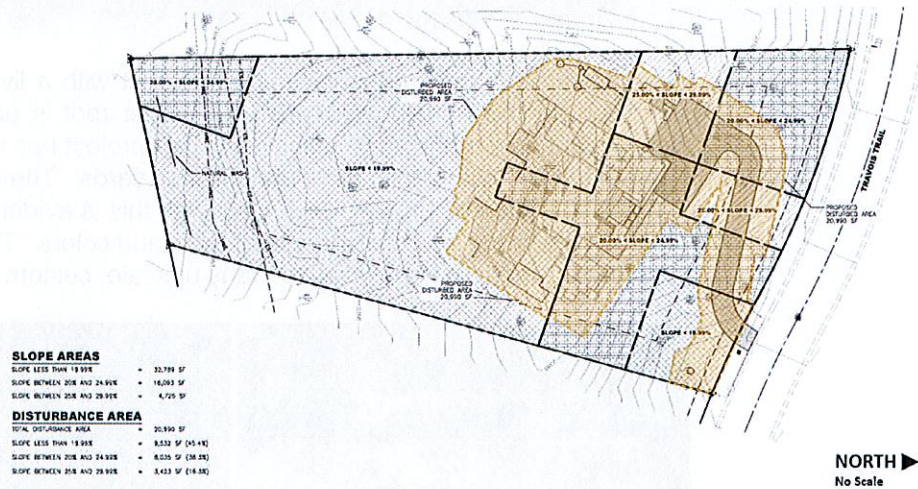


Diagram 2:

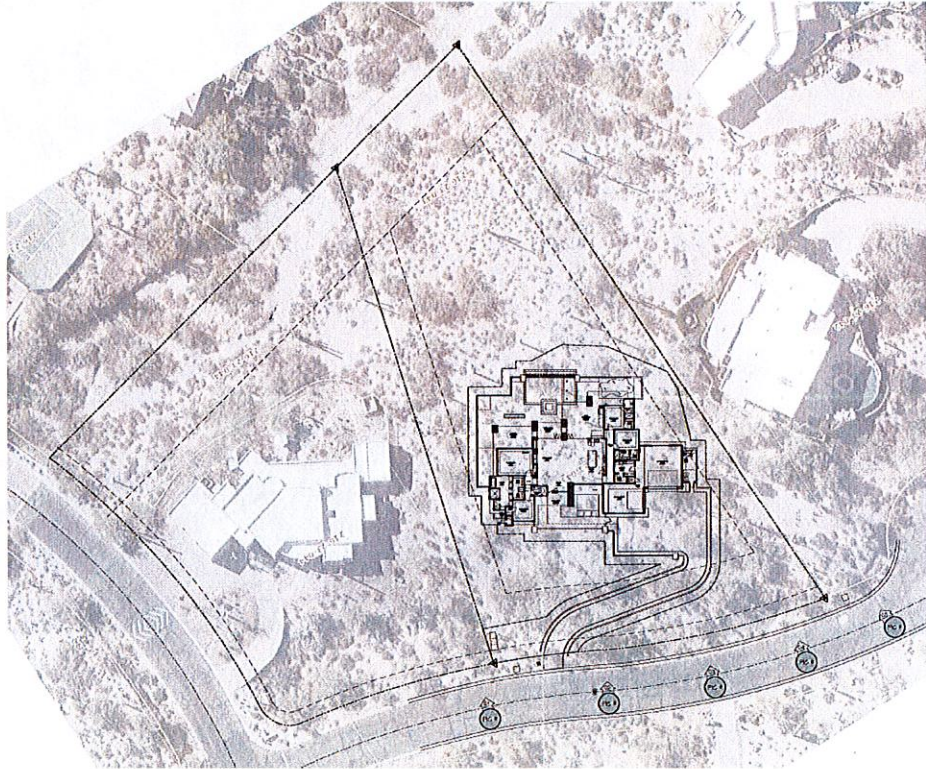


DEVELOPMENT PLAN

Summary

The proposed residence is a 3-bedroom, 4-bathroom home and home office with a pool/spa, putting green, dog area, with covered patio spaces. The siting

of the residence takes advantage of views to the south and west. The building sits in line with other homes along the crown of the lot as permitted by zoning. It is also located within the building envelope as defined by the Town's setbacks; this project has approval from the Homeowners Association, which includes the home's position on the site.



The total area under roof is 6,338 square feet with a livable area of 3,339 square feet. The remainder of the area under roof is garage, mechanical, storage and covered patio respectively. This project has been designed with regards to the Town's high development standards. The intent is to create a home that enhances the values of Carefree; this is evident by the low, linear profile of the home and contextual materials and colors. The architecture has a southwest modern feel typical to many upscale, custom homes today.



Front



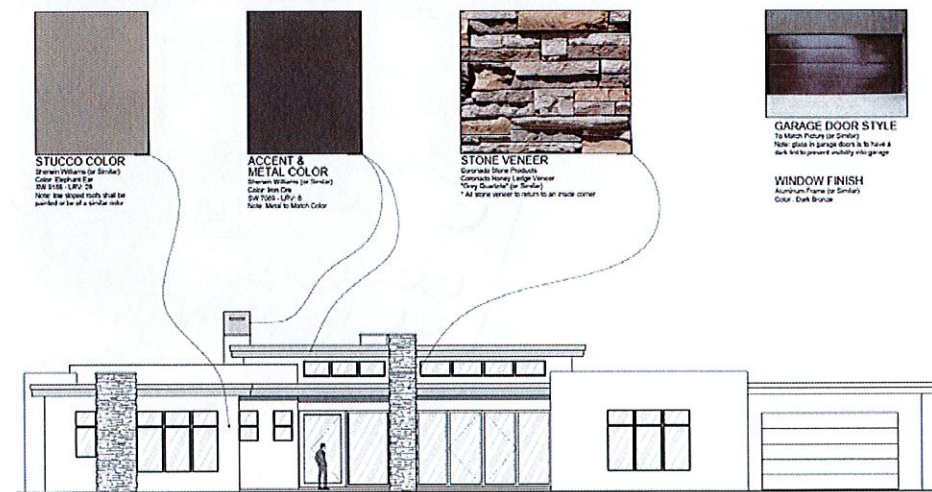
Side (West)



Rear



The contextual materials and color in concert with the desert environment and character of the Southwest are used. Included are painted stucco as well as a lightly colored, stone veneer. Retaining and site walls shall be painted stucco to match the home. Hardscape materials include a concrete unit paver driveway.



Driveway

A concrete unit paver driveway will be installed along a gradient that varies between 5% and 18%; the main garage area and guest parking will be essentially level. Retaining walls were needed to retain grade portions of the driveway to minimize disturbance and protect natural grades. The driveway has been reviewed and approved by Rural Metro.

Lot coverage and Disturbed Area

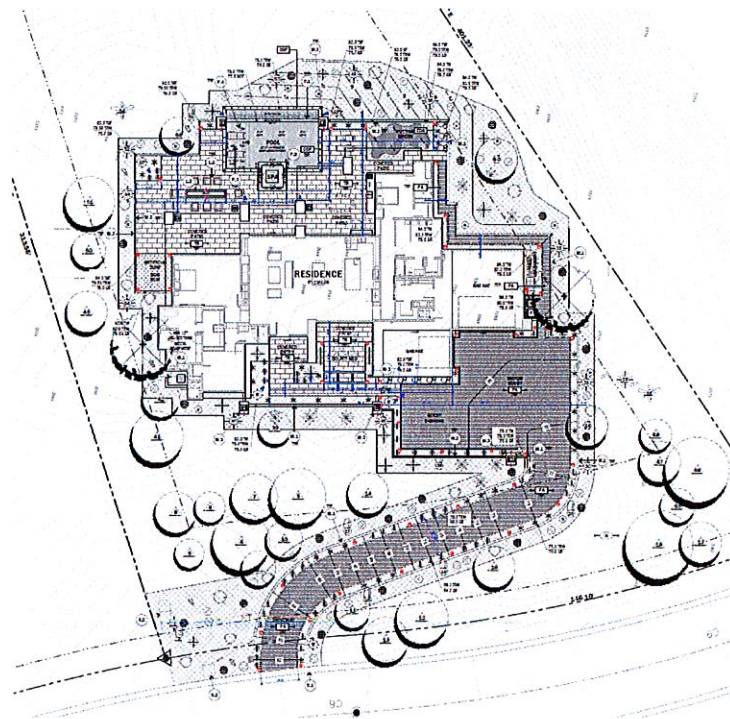
Maximum 20% lot coverage and maximum 60% disturbed area are allowed in R1-35 Zoning District. The proposed project complies, with 12% lot coverage and approximately 39.2% disturbed area, which includes the driveway, septic system, rear yard, and other graded areas.

Building Setbacks

Required building setbacks in R1-35 Zoning are 40 feet front/rear and 20 feet on the sides measured from the property lines as shown on the attached plans. The building is within the developable area of the property. Grading extends into the side yard setbacks, which is permissible. These areas will be stabilized by vegetation.

Landscaping

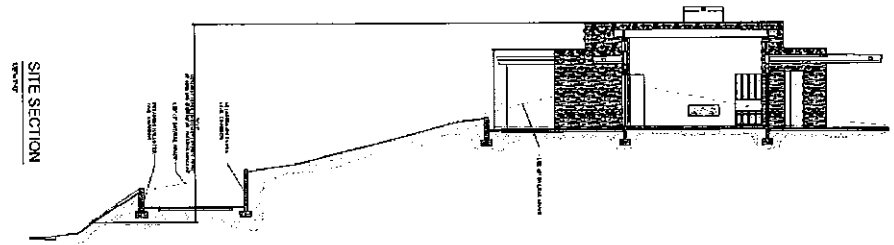
Landscaping is important in Mountainside properties, in particular, to salvage protected plants, revegetate disturbed areas, screen terraced retaining walls, and transition the development from the interior "oasis" near the home to a more natural desert areas further from the residence. A preliminary salvage inventory and a landscape plan have been submitted in association with this application.



A combination of drought tolerant plant material and salvaged plants are incorporated into the landscape plan. A final landscape and lighting plan with supporting salvage planting information will be required at the building permit phase.

Building Height

The building complies with the 40-foot maximum cumulative height for Mountainside developments with a measurement of 38 feet. The project also meets the 24-foot maximum building height above natural and finished grade directly below.



Cut:Fill Ratio

The quantity of cut exceeds the quantity of fill by 1,007 cubic yards as required under the Zoning Ordinance. The total quantity of cut equals 1,124 cubic yards; the quantity of fill equals 117 cubic yards. Excess cut will be removed from the property. The large amount of cut is due to .

Grading & Drainage

The project is designed to facilitate stormwater flows around the residence heading south to the existing wash. Natural, historic flows will not be affected. The proposed finished floor will be safe from inundation during the 100-year peak runoff event. The Town Engineer has reviewed the grading plans and drainage report as part of this Mountainside case. Refined Grading and Drainage Plans shall be submitted under a future building permit.

Based on the finished floor requirements, retaining walls were necessary to construct the driveway and garage court area. The proposed terracing of these walls meets Zoning requirements. Landscaping will help to reduce the scale and soften the overall appearance.

Site Utilities

The subject property will be serviced by the Town of Carefree for water and an onsite septic system for sewer. When a building permit is submitted, the location of the water line and septic system shall be included on the plans. Disturbance is limited to 3 feet on either side of the water service line, which shall follow the alignment of the driveway; and 5 feet for septic facilities. The plans include a proposed location for the septic system, and part of the disturbance calculation. The dry utilities (electric, phone, gas, cable if applicable) will be located underground below the onsite driveway as required by Zoning.

Citizen Participation

The Citizen Participation requirements have been met. The applicant distributed a letter notifying surrounding property owners and homeowners' associations (HOAs) within a 500-foot radius of the application. The letters were mailed on January 12, 2022, by the applicant. The applicant fielded phone calls from nearby residents, however, there was no stated opposition to the proposed development. The HOA provided its approval of this project.

DRB

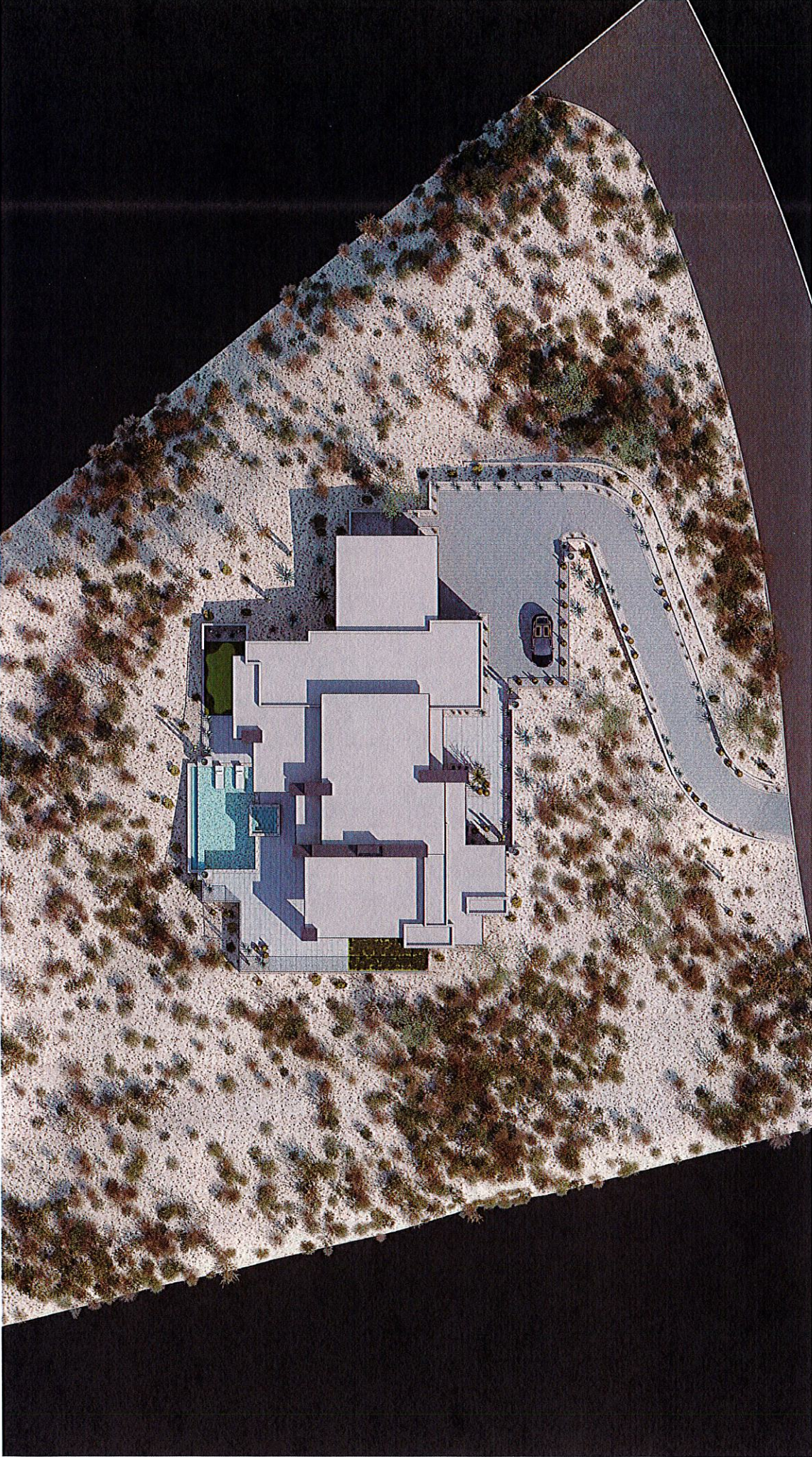
If the Development Review Board approves this application, the attached Conditions for Approval are provided for the Board's consideration.

Attachments:

- ❖ Conditions for Approval
- ❖ Citizen Participation Report
- ❖ Plans
 - Slope Analysis
 - Site Plan with grading information
 - Landscape Plan
 - Elevations
 - Perspective Renderings

EXHIBIT "A"
CONDITIONS FOR APPROVAL
DRB Case #21-30-MS
7453 Travois Trail, Carefree
Maricopa County Tax Parcel #216-23-043

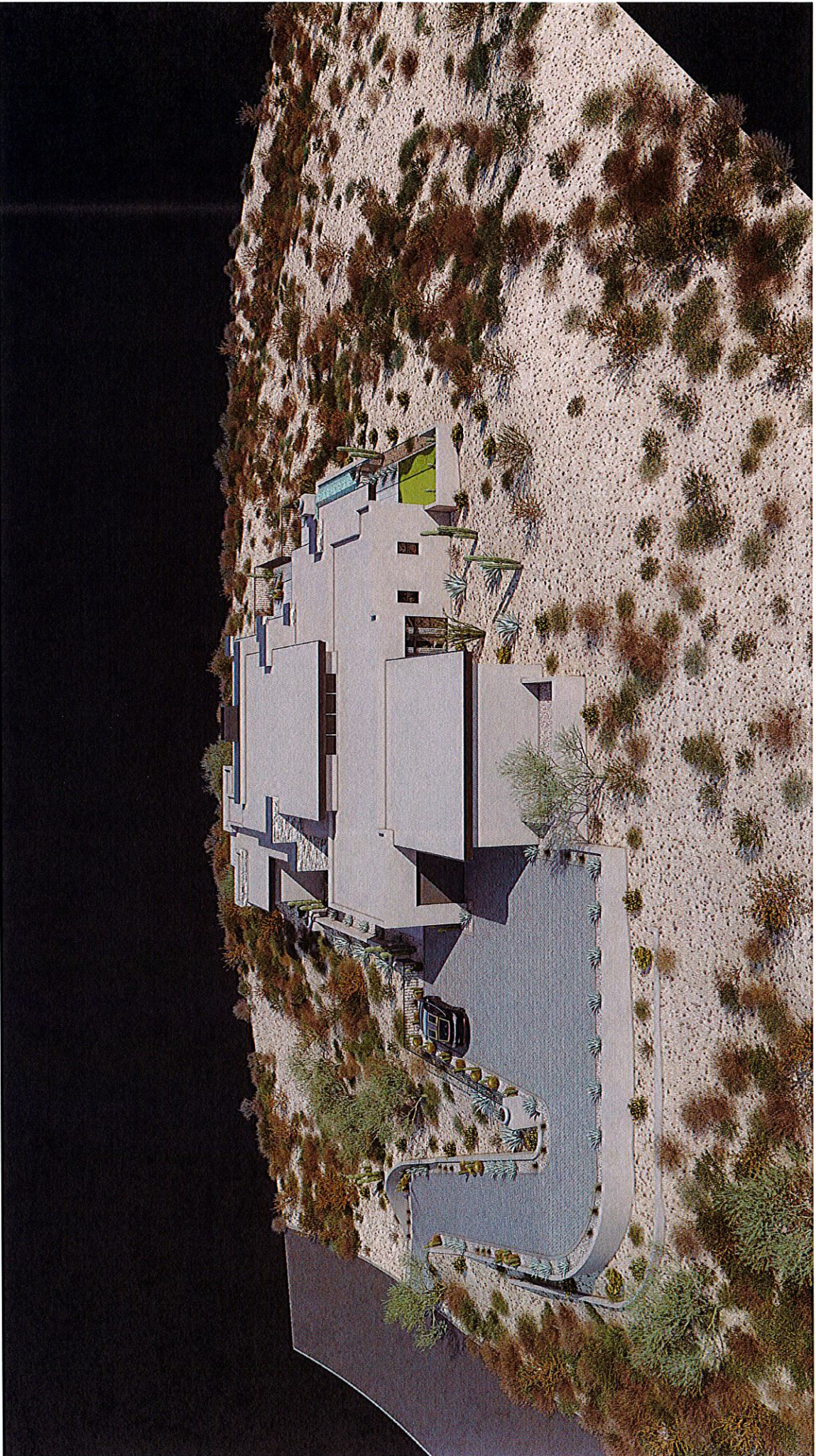
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2. The granting of this Mountainside application shall be null and void if the building permit is not issued within one (1) year of approval.
3. The configuration of the septic system in the final permit plans shall be consistent with the configuration exhibited on the Grading and Drainage Plan submitted with this application and attached to this report.
4. Disturbed areas for the septic system installation shall be restored to existing grade and revegetated in a manner that is consistent with the plant type and density of the surrounding natural environment and as noted on the landscape plans. A final landscape plan which includes the associated revegetation plan shall be submitted and approved by the Town of Carefree prior to issuance of a building permit.
5. All retaining walls and/or site walls shall be designed consistent with the plans associated with this application and attached to this report, and according to Section 10.06 *Walls and Fences* of the Carefree Zoning Ordinance.
6. Driveway grading shall be designed consistent with the plans associated with this application and attached to this report and according to Section 10.06 *Site Disturbance and Driveways* of the Carefree Zoning Ordinance.
7. Exterior lighting shall meet all provisions of Article IX, Section 9.12.
8. Landscaping shall meet all provisions of Article IX, Section 9.13.

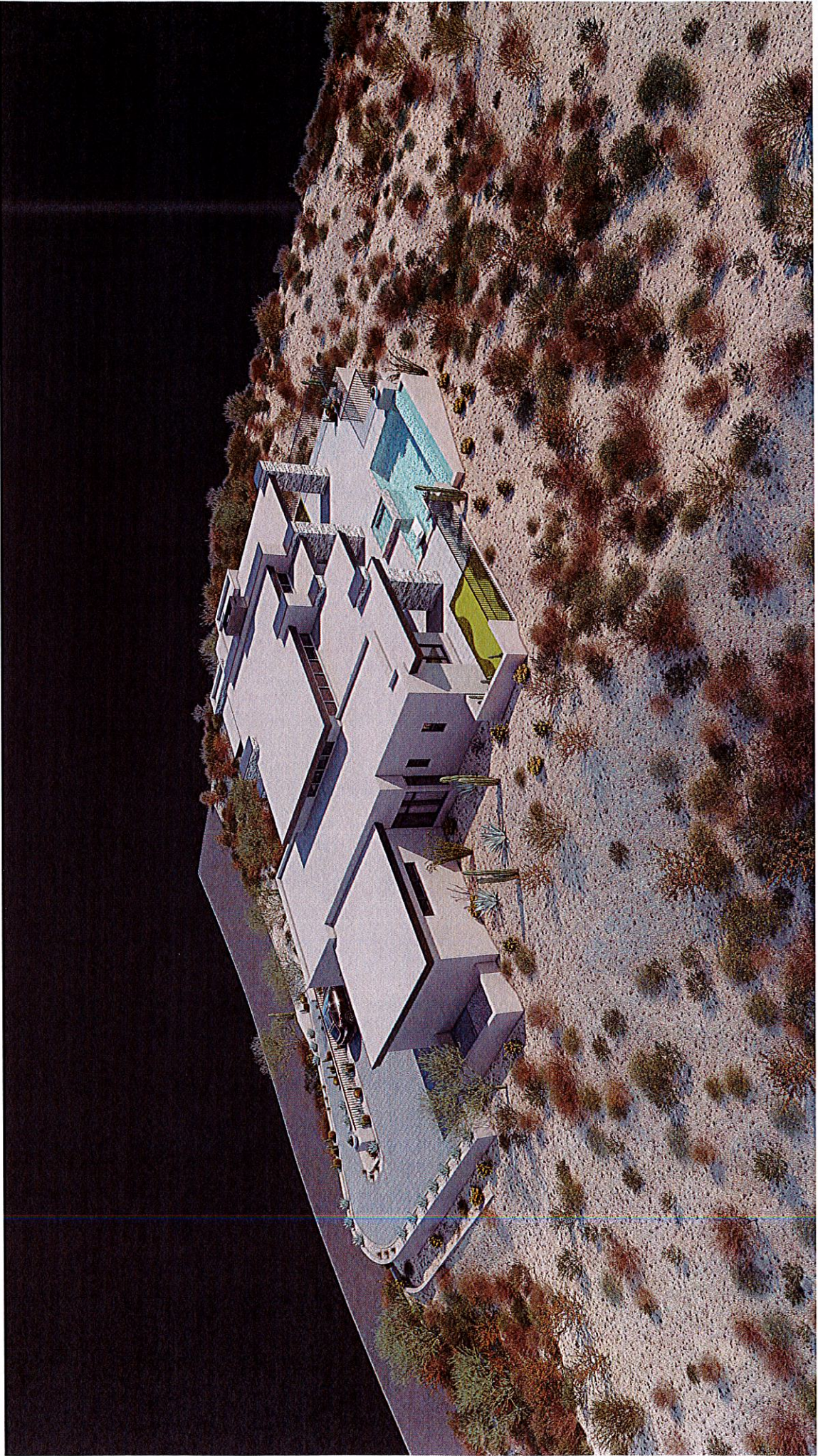






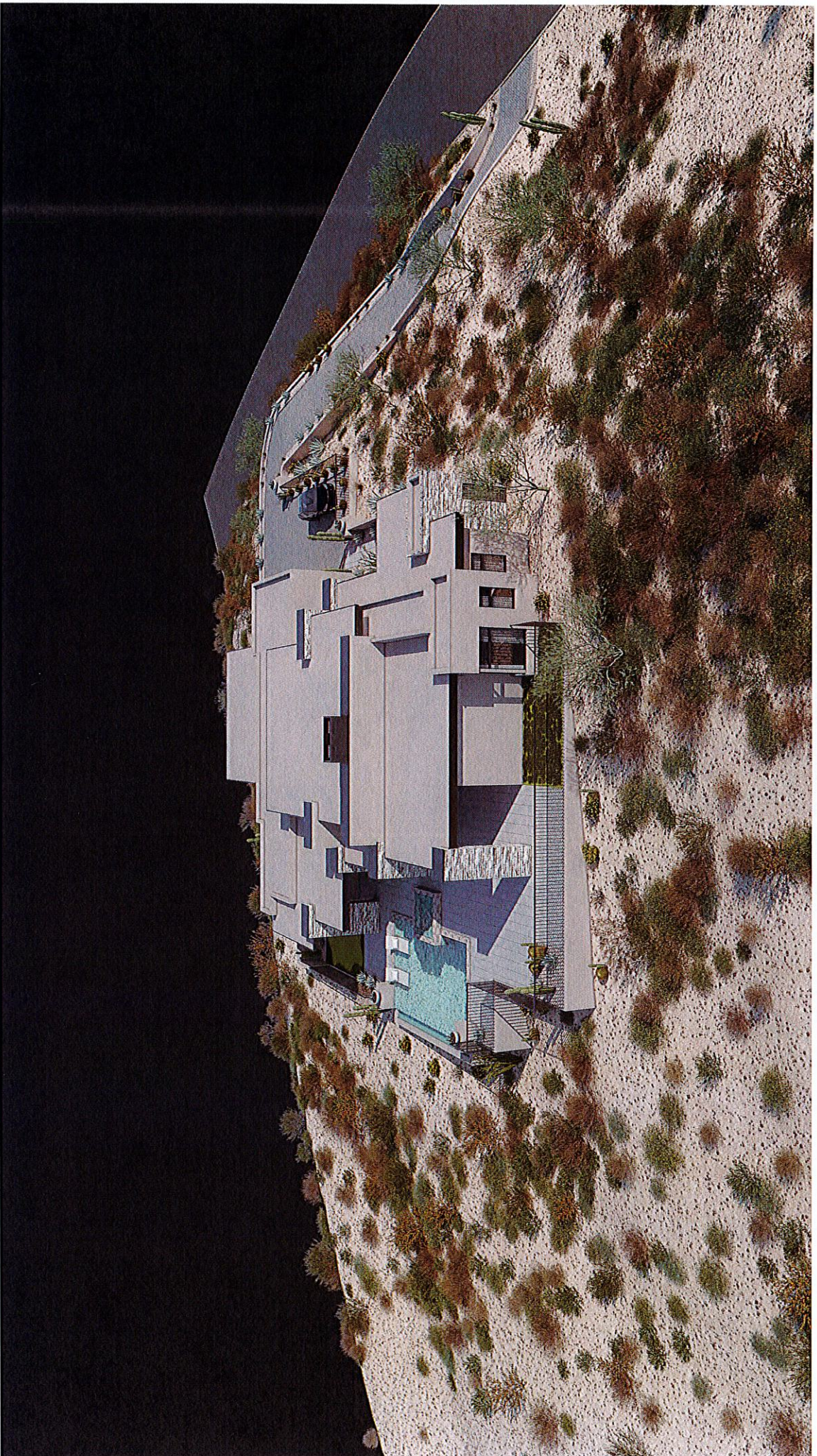


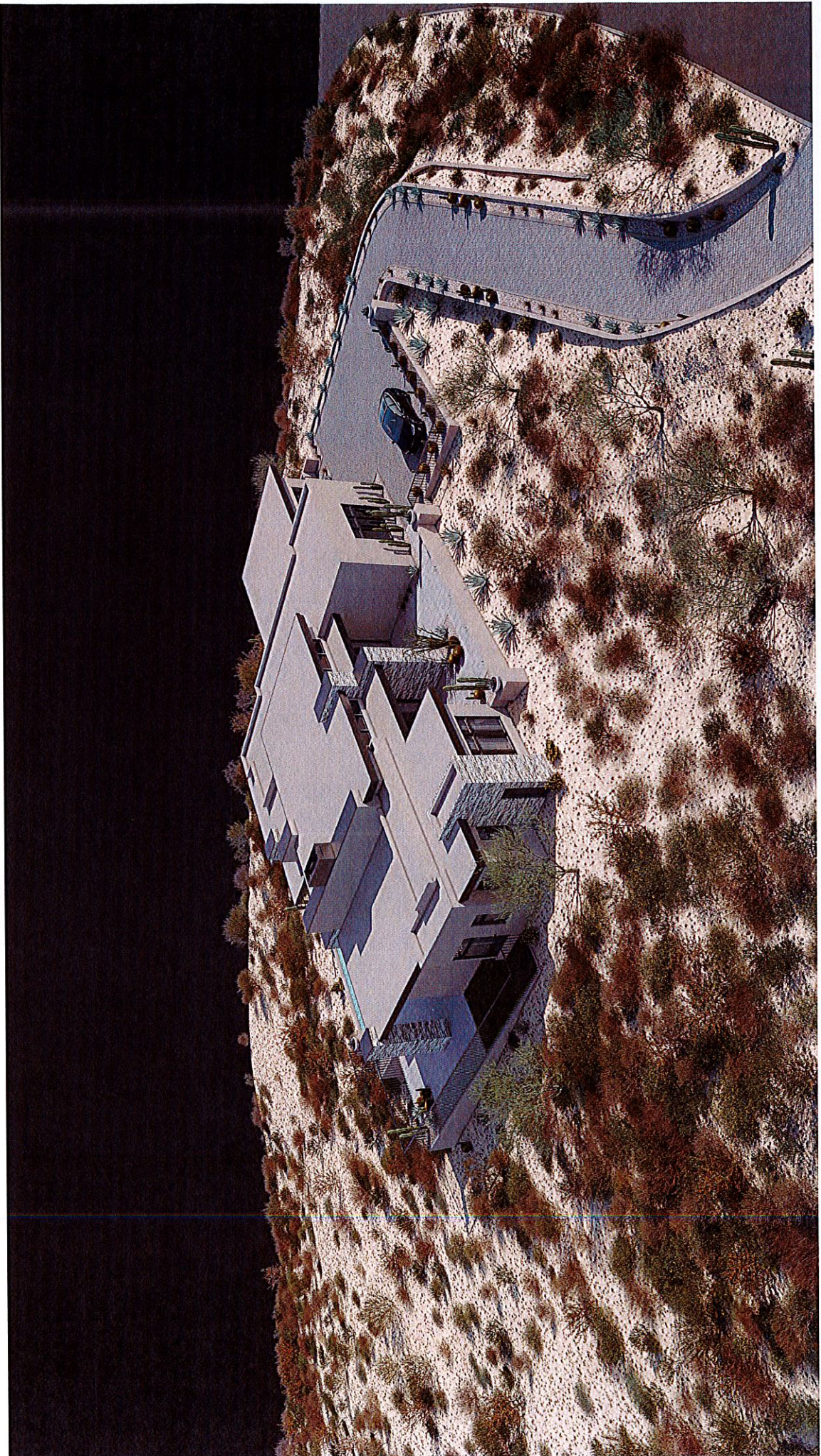




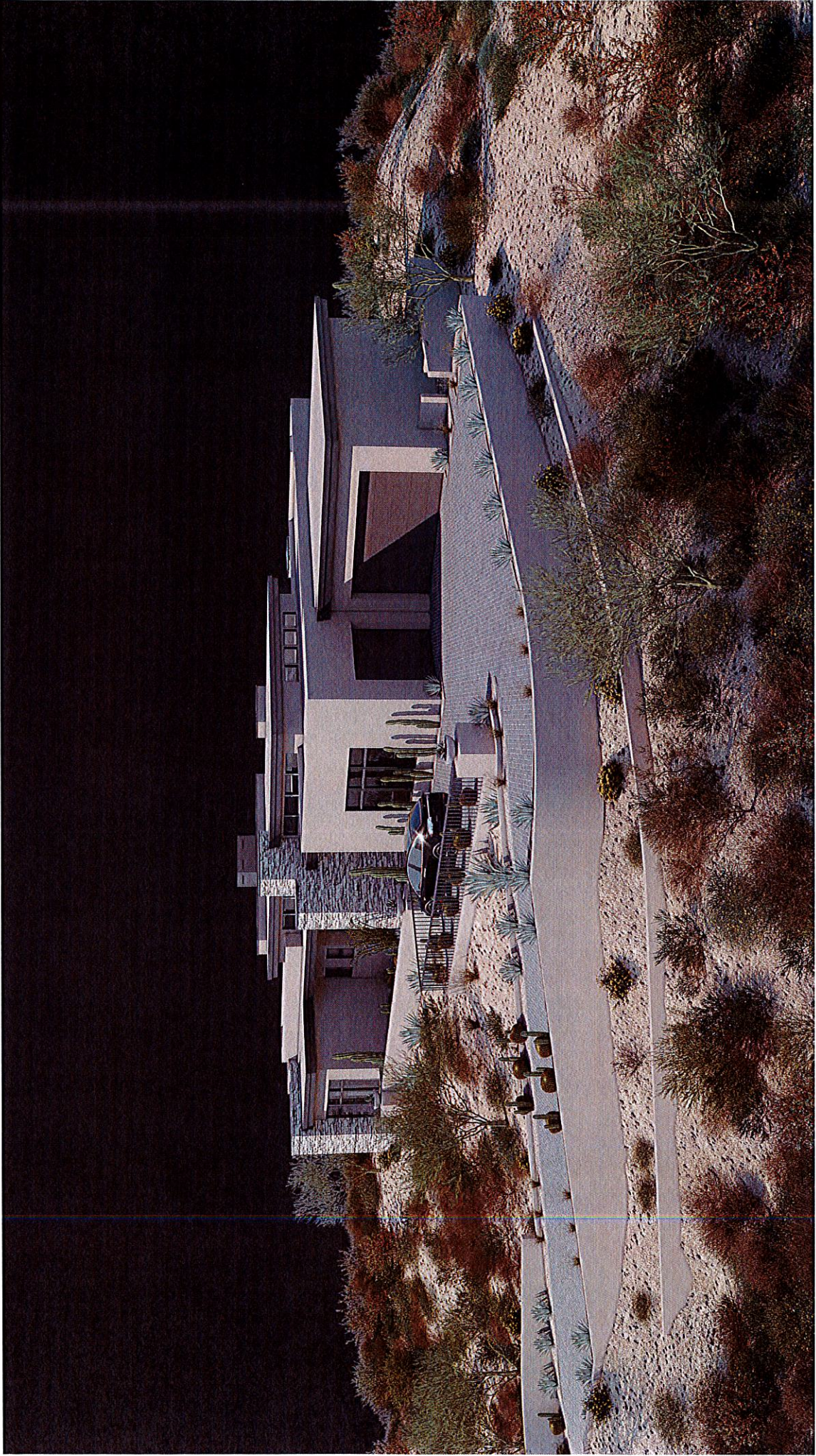








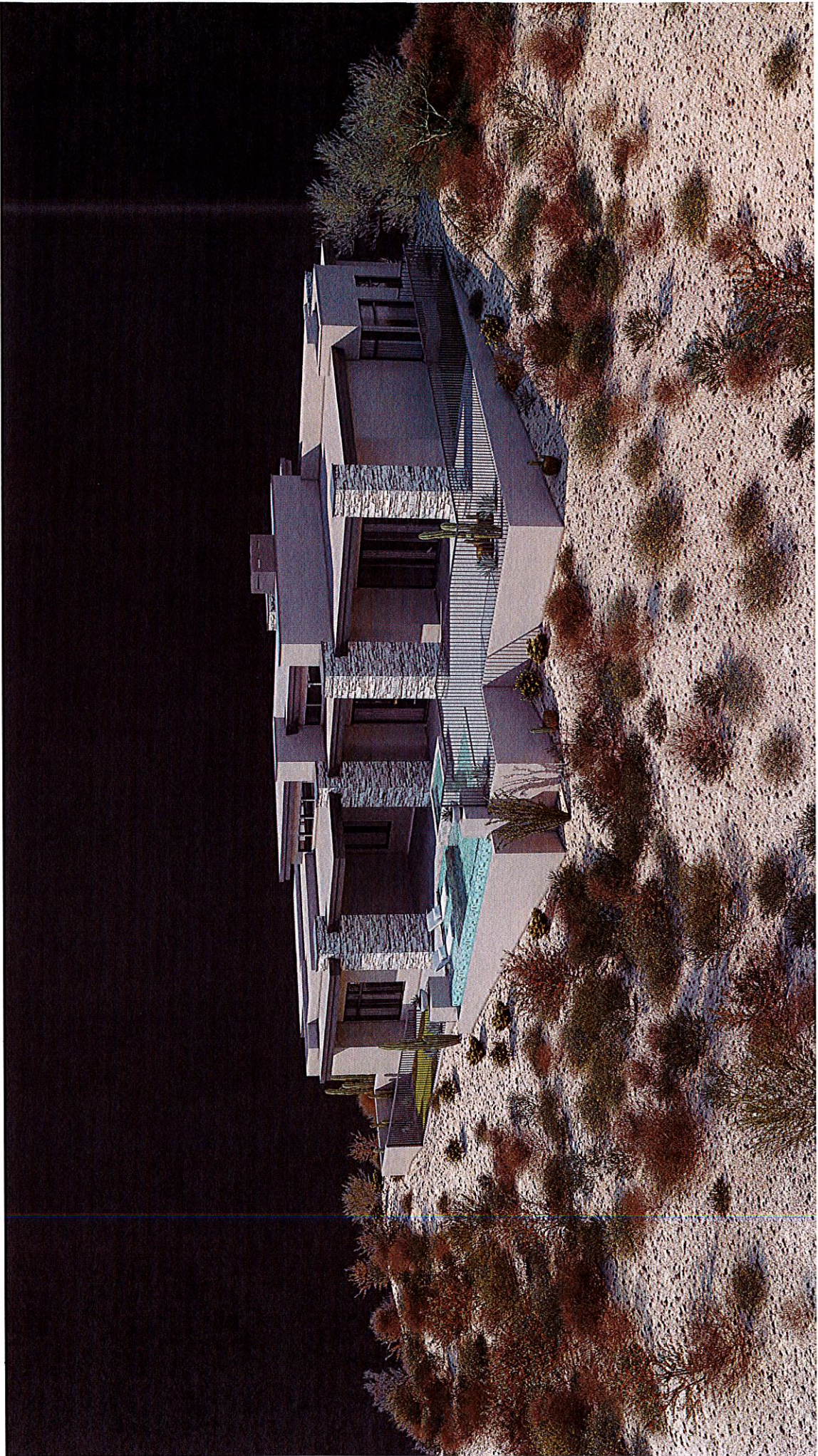
















DEVELOPMENT REVIEW BOARD - STAFF REPORT



MEETING DATE: July 11, 2022

Item No. 3

SUBJECT Mountainside Single-Family Residence, DRB Case #21-30-MS

REQUEST Pursuant to Article X of the Zoning Ordinance, this is a request for approval of a single-family residence in a Mountainside Zoning District overlay. The Mountainside overlay applies to properties in Carefree which contain a 20% percent slope or greater over a 50-foot length perpendicular to such slope. The philosophy of the Mountainside District is twofold: (1) encourage development to be placed in the least environmentally sensitive areas of a site; and (2) the proposed development is strategically integrated into the hillside.

Key Items for Consideration:

- The property is located at 7453 East Travois Trail, Carefree, Maricopa County Tax Parcel #216-23-043.
- The parcel is approximately 1.25 acres (54,806 sf) in size and zoned R1-35 Single Family Residential.
- A single-level home with a three-car split garage, covered patios, small pool and spa, putting green, dog run, terraced retaining walls, and natural landscaping.
- Building materials include stone veneer and painted stucco with metal fascia and accent panels. Project includes a concrete unit paver driveway and painted stucco retaining walls.
- Proposed retaining walls accommodate access to the building location and are terraced to allow for landscaping.
- Access to the site is from East Travois Trail, a public street.
- There are environmentally sensitive features on the site including steep slopes, protected plant species and a wash.
- The site meets the cut-to-fill ratio requirement of cut exceeding fill.
- Landscaping is proposed to revegetate disturbed areas and transition from the structures to the natural desert.
- The lot will be served by the Town of Carefree for water and an individual septic system provided by the Owner.
- Citizen Participation requirements have been met.

**APPLICANT/
OWNER**

Owners

Michael and Jennifer Veum
N60W39482 Mary Ln.
Oconomowoc, WI 53006

Applicant

Joel Moreno
iPlan, LLC
4711 E. Falcon Dr.
Mesa, AZ 85215

Civil Engineer

Gregory L. Allen, PE
Allen Consulting Eng.
4111 E. Valley Auto Dr.
Mesa, AZ 85207

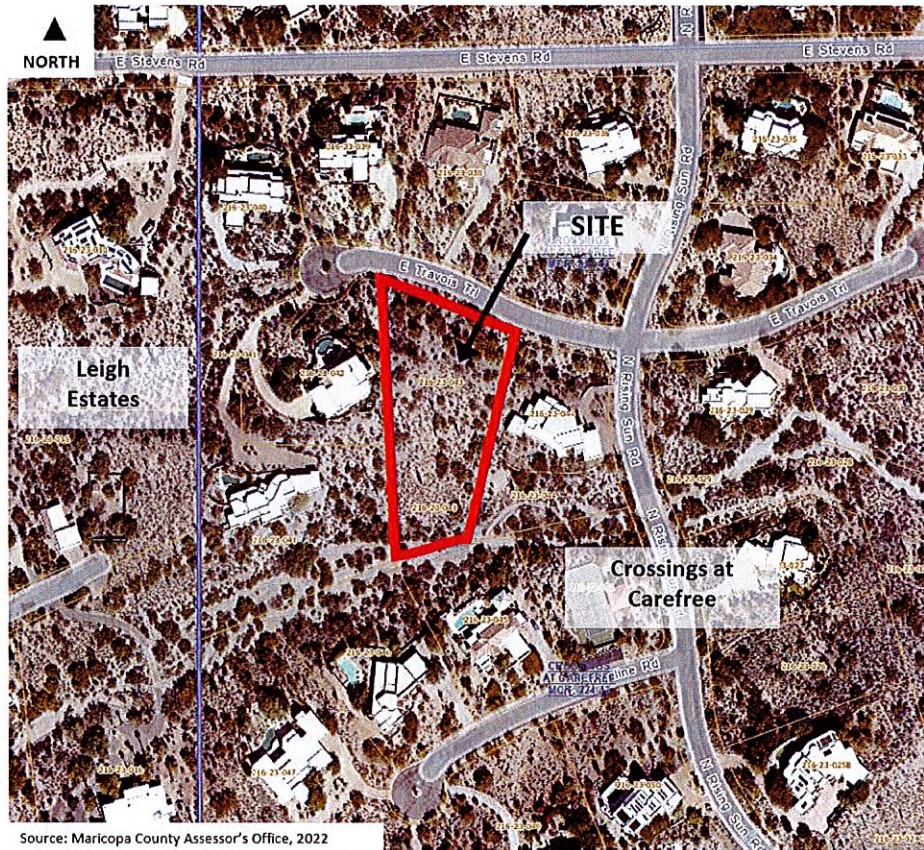
**LOCATION/
CONTEXT**

The subject property is a vacant parcel located at 7453 East Travois Trail. The Carefree General Plan designates it and the surrounding lots in Carefree as Low Density Residential (approximately 1-acre minimum lots). The property is in Zoning District R1-35 Single Family Residential (minimum 35,000 square foot lot size) as well as the lots adjacent to the site. The

subdivision was platted in 1988. Each lot's building envelope is defined by the Town's current setback requirements. A drainage easement rests along the southern border of the site. The adjacent land uses are as follows:

- North: 2 Single-family residences and right-of-way
- South: 1 Single-family residence
- West: 2 Single-family residences
- East: 1 Single-family residence

**Aerial Context Map:
County Tax Parcel #216-23-043, 7453 East Travois Trail**



**SENSITIVE
FEATURES**

The vacant parcel generally slopes downward from north to south with a large wash at the southern boundary (see Diagram 1). This wash is contained in a drainage easement that prohibits disturbance. A shallow mound or crown is evident at the building envelope towards the front of the lot. Approximately half of the building envelope lies within the shallower slopes (less than 19%), while access to the building site and most of the structure lies within the slopes ranging from 20% and over 30%. Its location aligns with neighboring properties and avoids siting in or near the drainage easement and associated erosion setback zone.

Diagram 1:

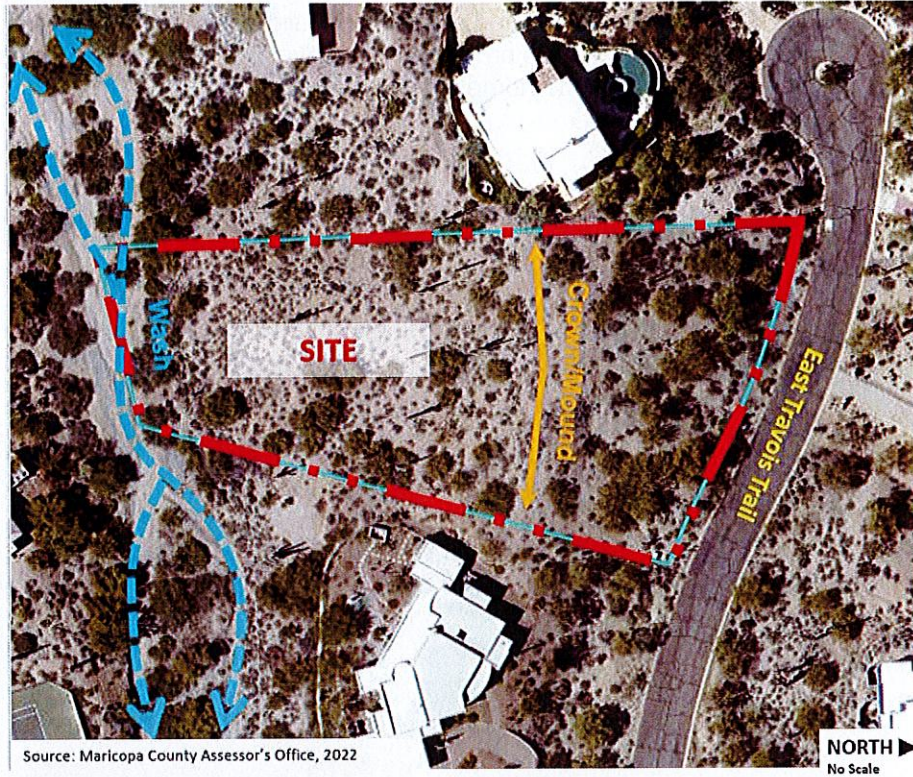
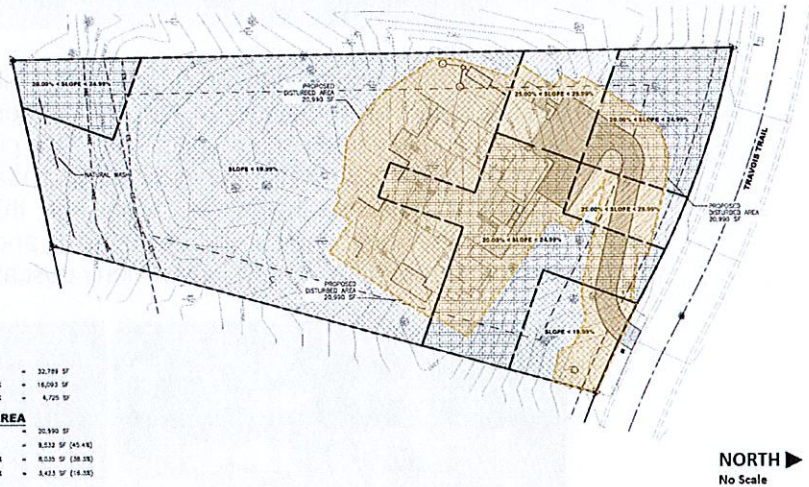


Diagram 2:

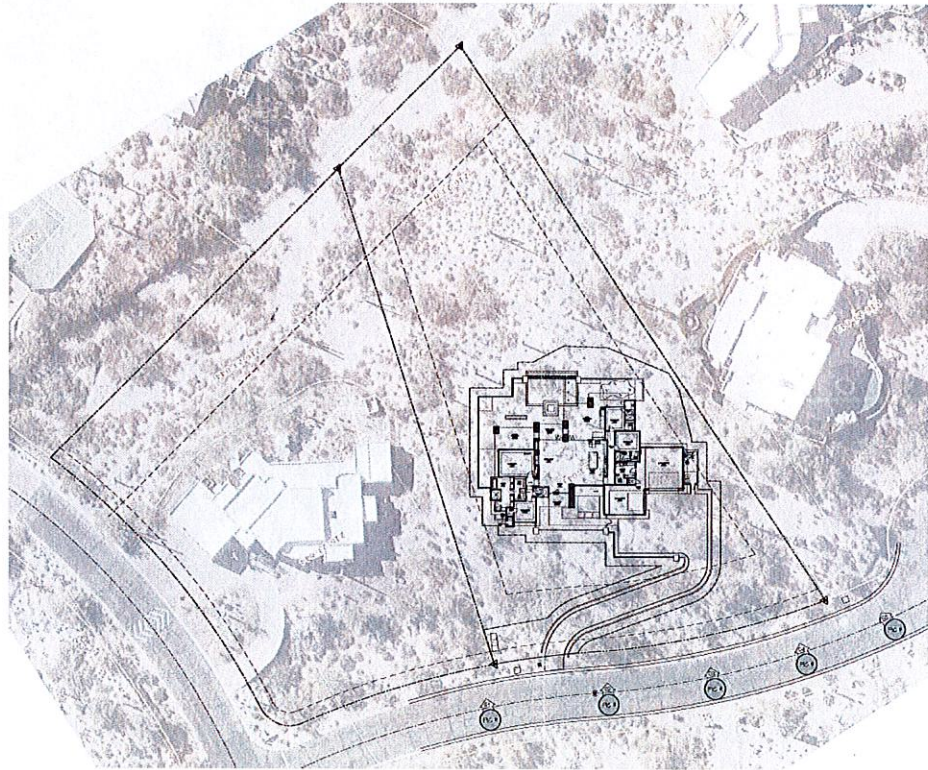


DEVELOPMENT PLAN

Summary

The proposed residence is a 3-bedroom, 4-bathroom home and home office with a pool/spa, putting green, dog area, with covered patio spaces. The siting

of the residence takes advantage of views to the south and west. The building sits in line with other homes along the crown of the lot as permitted by zoning. It is also located within the building envelope as defined by the Town's setbacks; this project has approval from the Homeowners Association, which includes the home's position on the site.



The total area under roof is 6,338 square feet with a livable area of 3,339 square feet. The remainder of the area under roof is garage, mechanical, storage and covered patio respectively. This project has been designed with regards to the Town's high development standards. The intent is to create a home that enhances the values of Carefree; this is evident by the low, linear profile of the home and contextual materials and colors. The architecture has a southwest modern feel typical to many upscale, custom homes today.



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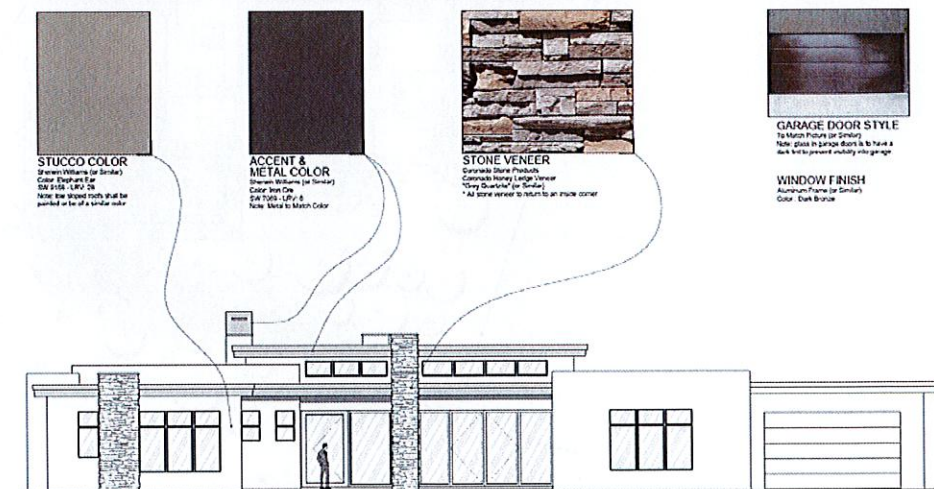
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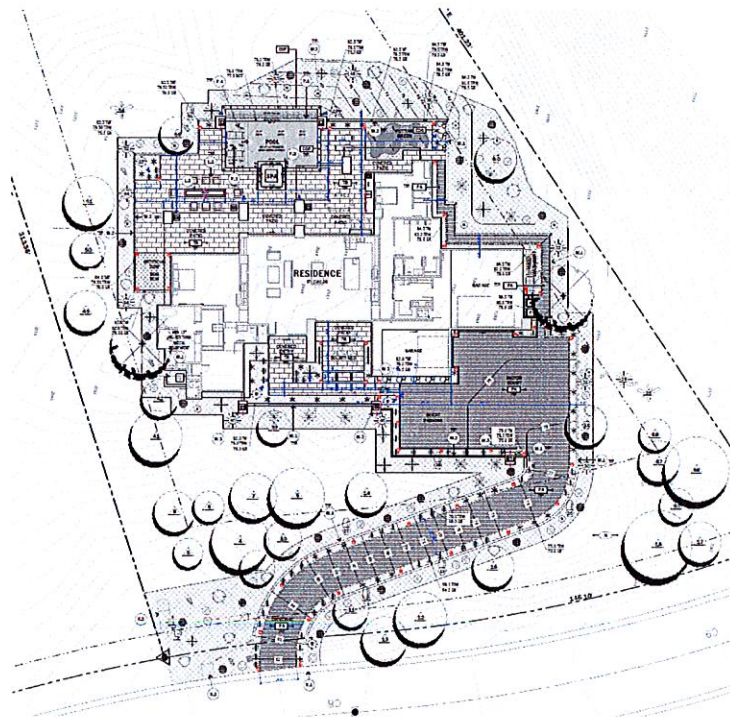
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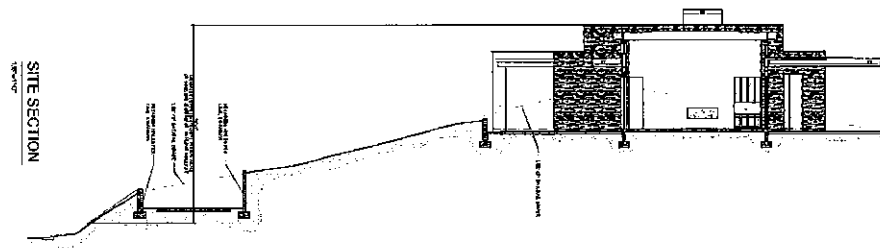
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- ❖ Plans
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EXHIBIT "A"
CONDITIONS FOR APPROVAL
DRB Case #21-30-MS
7453 Travois Trail, Carefree
Maricopa County Tax Parcel #216-23-043

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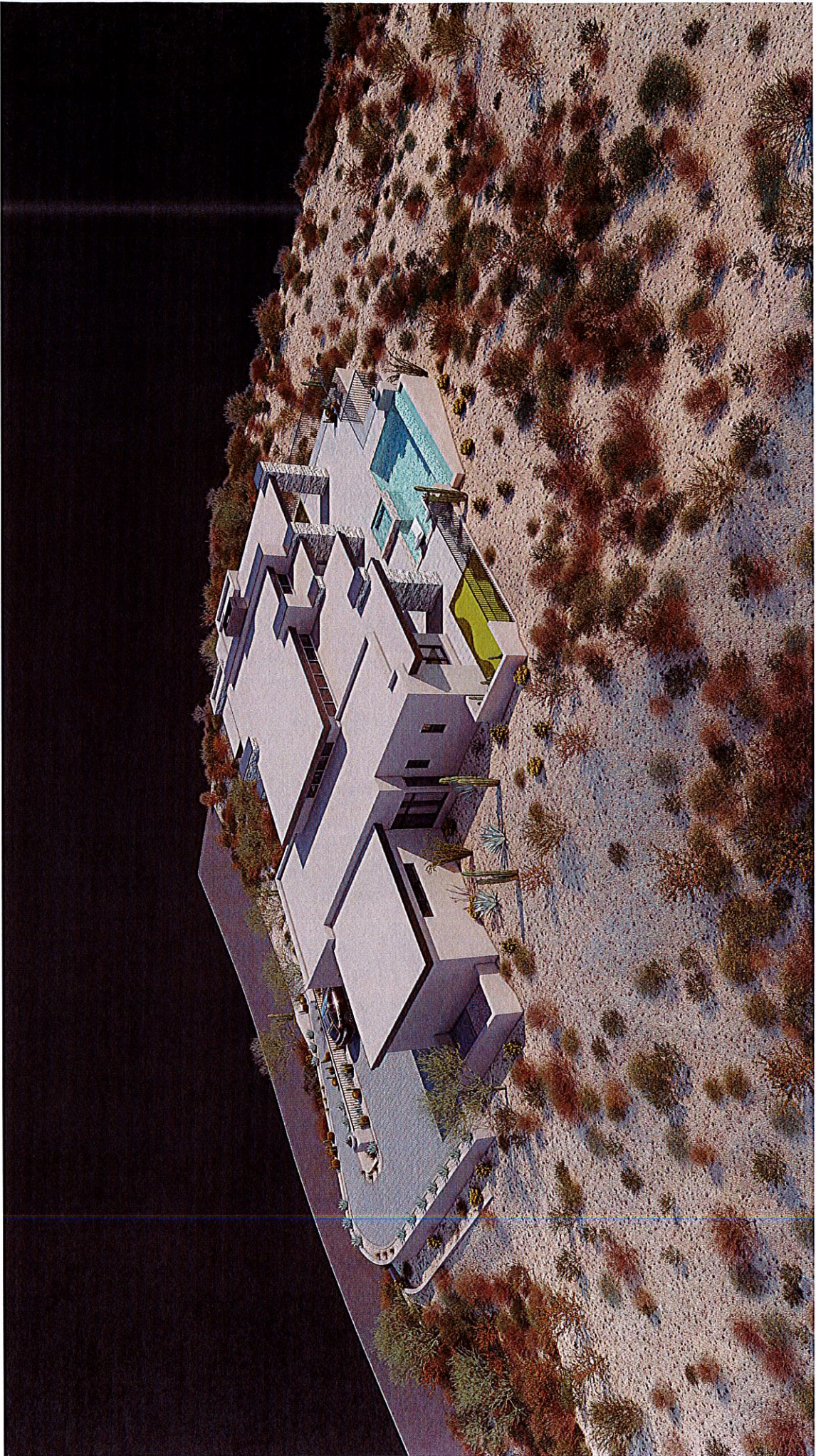






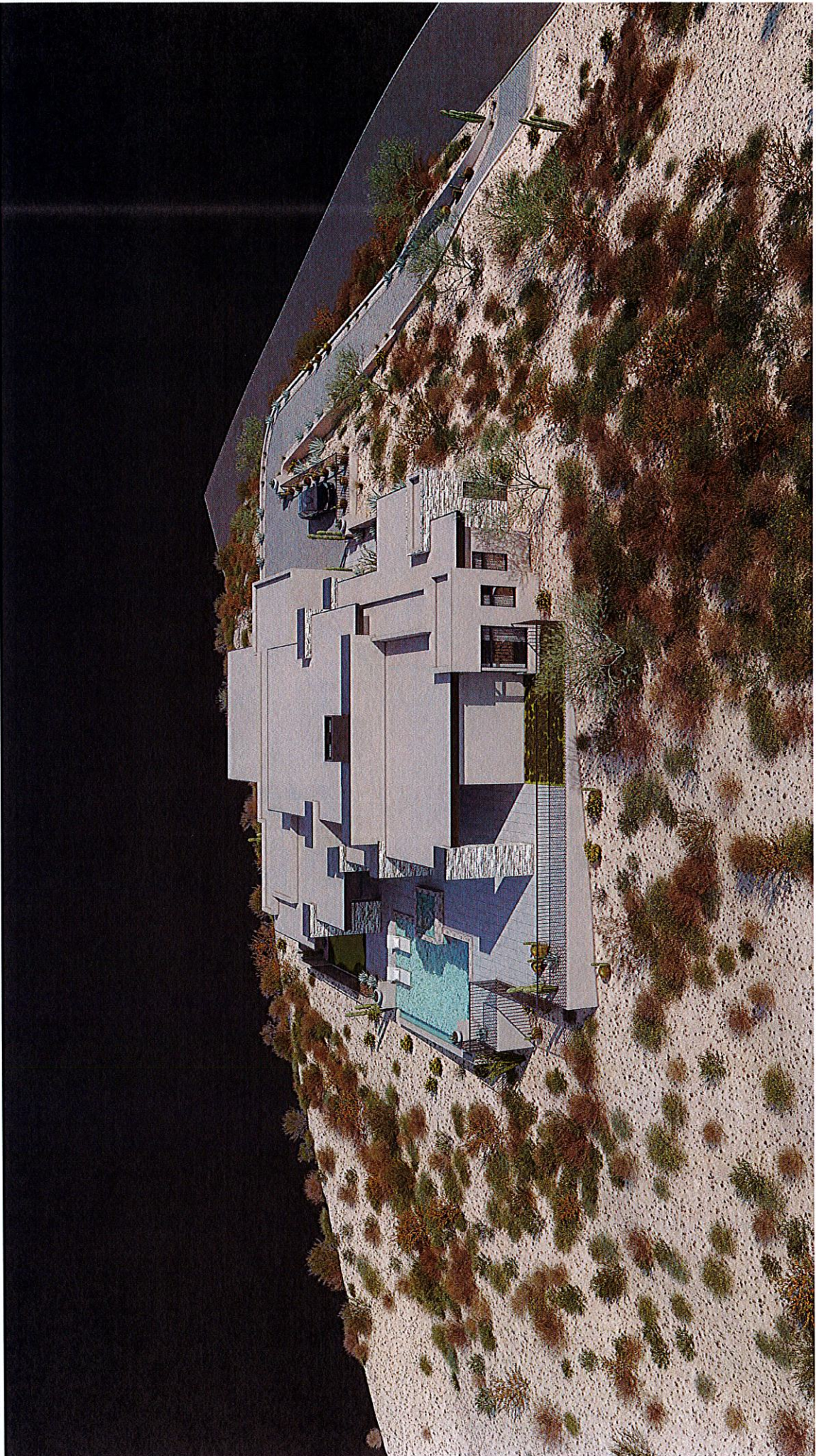










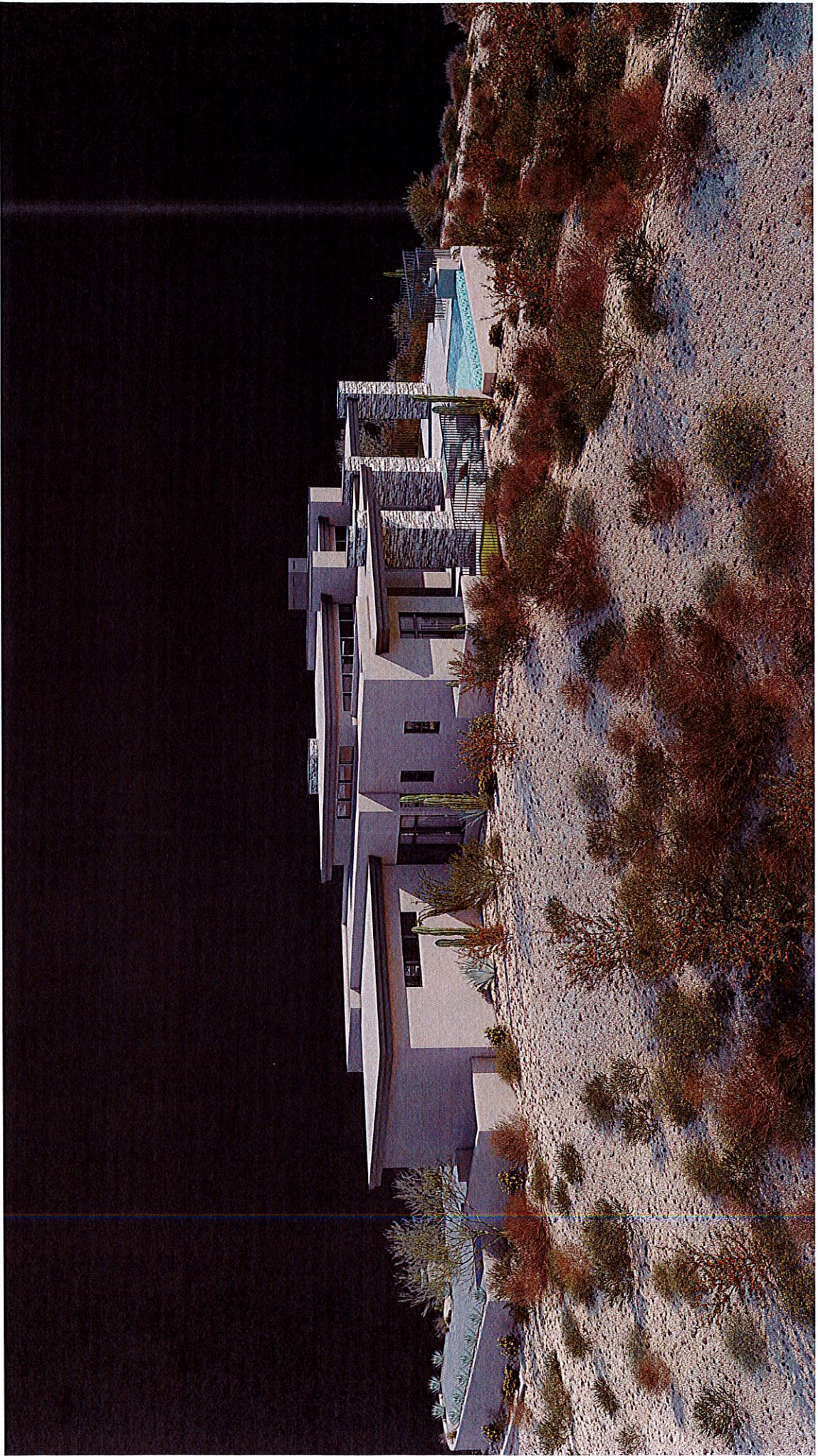


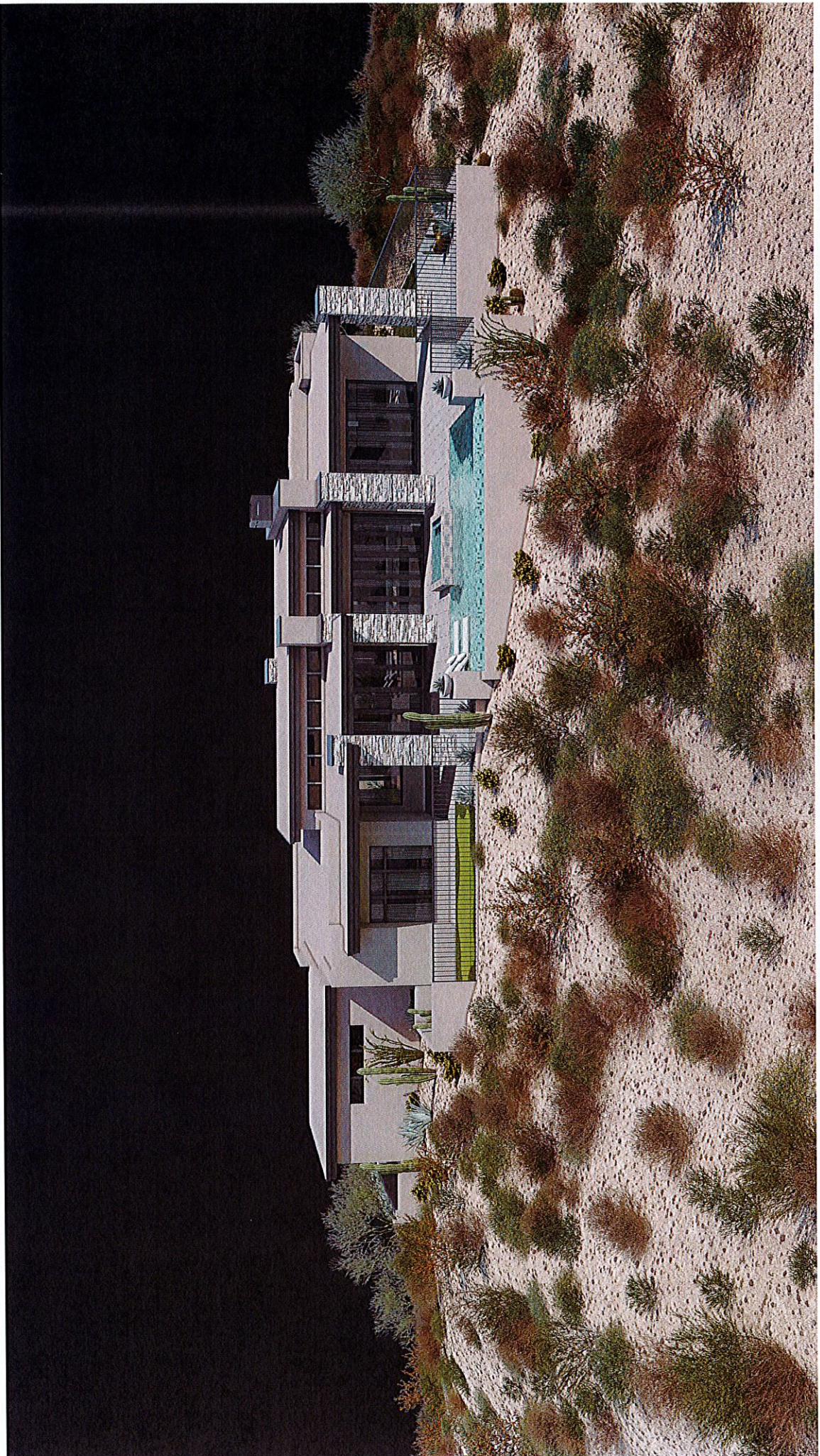


















CHIMNEY NOTE:

R1003.9 TERMINATION, CHIMNEYS SHALL EXTEND AT LEAST 2 FEET (610 MM) HIGHER THAN ANY PORTION OF A BUILDING WITHIN 10 FEET (3048 MM), BUT SHALL NOT BE LESS THAN 3 FEET (914 MM) ABOVE THE HIGHEST POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF.

R1004.3 DECORATIVE SHROUDS, DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF CHIMNEYS FOR FACTORY-BUILT FIREPLACES EXCEPT WHERE THE SHROUDS ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC FACTORY-BUILT FIREPLACE SYSTEM AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. *EXCEPTION: DECORATIVE SHROUDS BUILT COMPLETELY OF NON-COMBUSTIBLE MATERIALS COMPLYING WITH THE SPECIFIC FACTORY-BUILT FIREPLACE SYSTEM CLEARANCES AND APPROVED BY THE BUILDING OFFICIAL. (4636)

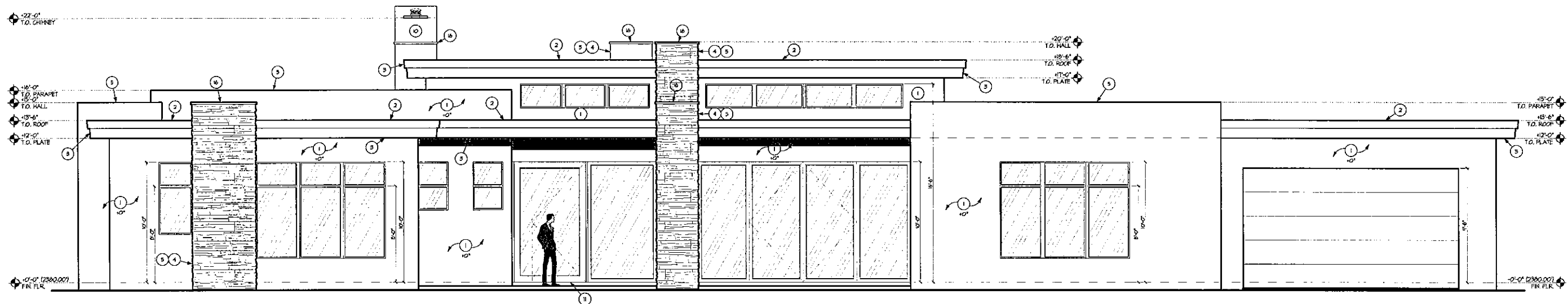
KEYNOTES

SEE SPECIFICATIONS FOR MORE INFO - SOME KEYNOTES MAY NOT APPLY

No.	DESCRIPTION	No.	DESCRIPTION
1	INTERIOR ONE COAT ENDED SYSTEMS/RESISTIVE BARRIER OVER FLOOR JOIST & ATTIC AREA OVER HEATER RESISTIVE BARRIER	11	1/2" DIA. GUARDRAILS TO BE 34" HIGHER & 30" MAX HEIGHT ABOVE WALKING SURFACE PER CODE REQUIREMENTS, BOTTOM RAIL 3" HIGHER AND STREGG CARD 1" VERTICALS TO BE 3/4" CLEAR SPACED MAX.
2	BUILT-UP ROOFING PER SPECIFICATIONS OR APPROVED EQUAL.	12	STONE OR PRECAST CONCRETE HIDDEN WALL PER SPECIFICATIONS.
3	METAL HEATED HOOD FASCIA. SEE FASCIA DETAIL ON SHEET AT.	13	CANTERA STONE OR PRECAST CONCRETE COUNTERTOP PER SPECIFICATIONS.
4	STONE VENEER PER IZ REPORT RES-024 OR APPROVED EQUAL. SEE SPEC FOR HOSE.	14	1/2" DIA. GUARDRAILS TO BE 34" HIGHER & 30" MAX HEIGHT ABOVE WALKING SURFACE PER CODE REQUIREMENTS, BOTTOM RAIL 3" HIGHER AND STREGG CARD 1" VERTICALS TO BE 3/4" CLEAR SPACED MAX.
5	STUCCO OR STONE VENEER WALL OR PARAPET - SEE PARAPET DETAIL ON SHEET AT.	15	STONE OR PRECAST CONCRETE HIDDEN WALL PER SPECIFICATIONS.
6	DECORATIVE METAL WALL PANEL PER SPEC - OWNER TO VERIFY FINISH.	16	CANTERA STONE OR PRECAST CONCRETE COUNTERTOP PER SPECIFICATIONS.
7	WALL WITH METAL PANELS PER SPEC - OWNER TO VERIFY FINISH.	17	1/2" DIA. GUARDRAILS TO BE 34" HIGHER & 30" MAX HEIGHT ABOVE WALKING SURFACE PER CODE REQUIREMENTS, BOTTOM RAIL 3" HIGHER AND STREGG CARD 1" VERTICALS TO BE 3/4" CLEAR SPACED MAX.
8	EXTERIOR LHM WALL - PAINT TO MATCH EXTERIOR OF HOSE.	18	STONE OR PRECAST CONCRETE HIDDEN WALL PER SPECIFICATIONS.
9	FIN & M SCUPPER PER SPECIFICATIONS - VERIFY SCUPPER MATERIAL WITH OWNER.	19	CANTERA STONE OR PRECAST CONCRETE COUNTERTOP PER SPECIFICATIONS.
10	CHIMNEY W/ DECORATIVE SHROUD SHOULD BE LISTED AND LABELED FOR USE WITH THE SPECIFIC FACTORY-BUILT FIREPLACE SYSTEM.	20	CANTERA STONE OR PRECAST CONCRETE COUNTERTOP PER SPECIFICATIONS.
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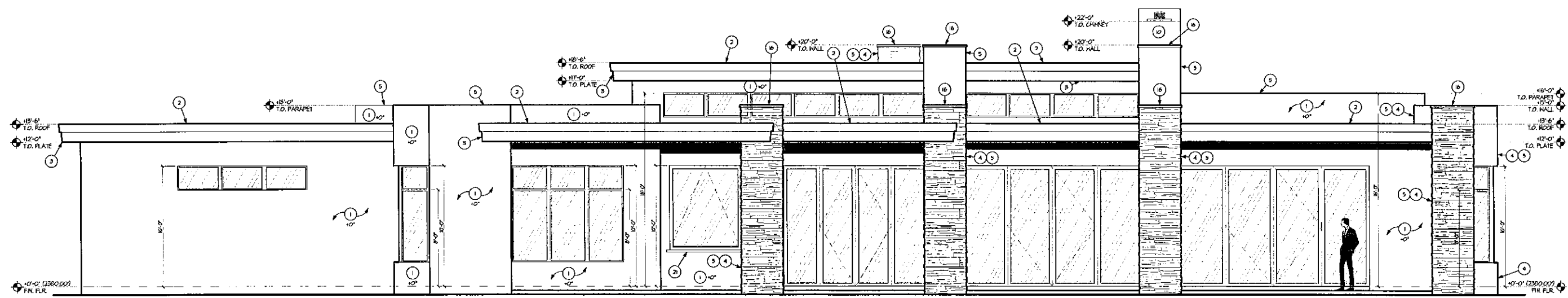
GENERAL ELEVATION NOTES

1. ALL WINDOW HEADER HEIGHTS TO BE 8'-0" UNDO. ALL DOOR HEADER HEIGHTS TO BE 8'-0" UNDO.
2. THE BUILDING SAFETY DEPARTMENT WILL REMOVE THE INSTALLATION CARD FROM THE STUCCO MANUFACTURER'S APPROVED APPLICATION BE ON THE JOB SITE BEFORE THE APPLICATION OF THE HEATER RESISTIVE BARRIER. A COPY OF THE INSTALLATION CARD MUST BE PRESENTED TO THE BUILDING INSPECTOR AFTER COMPLETION OF THE WORK AND BEFORE THE FINAL INSPECTION. A COPY OF THE INSTALLATION CARD SHALL BE LEFT AT THE JOB SITE FOR THE HOMEOWNER WHEN APPLIED OVER HOOD-BASED HEATING. THE BARRIER SHALL BE A MINIMUM TWO LAYERS OF GRADE D BUILDING PAPER.
3. EXTERIOR OPENINGS EXPOSED TO WEATHER SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF. ALL PARAPETS SHALL BE PROVIDED WITH COPING OF APPROVED MATERIALS. ALL FLASHING, GOUNTER FLASHING AND COPING WHEN OF METAL, SHALL HAVE A MINIMUM THICKNESS OF 0.024-INCH (0.61MM) 20 GALVANIZED SHEET METAL GAGED CORROSION-RESISTANT METAL.
4. CONCRETE TILE ROOFS INSTALLED PER MANUFACTURER'S WRITTEN SPECIFICATIONS & BUILDING CODE REQUIREMENTS.
5. BUILT UP ROOFING W/ 3 LAYERS 15 FELT AND 300 POUNDS OF GRAVEL PER EACH 100 SQ. FT. AREA OR OTHER APPROVED SURFACING MATERIAL. INSTALL PER MANUFACTURER'S WRITTEN SPECIFICATIONS AND BUILDING CODE REQUIREMENTS.
6. HEEP SCREED SHALL BE OF NO. 26 GA. V. SHEET GAGE CORROSION RESISTANT METAL W/ A MIN. VERT. ATTACHMENT FLANGE OF 3/4" AND PLACED A MIN. OF 3/4" BELOW FOUNDATION PLATE LINE. A MIN. OF 1" ABOVE FINISHED GRADE & 2" ABOVE FINISH AREAS & ALL EXTERIOR WALLS UNDO.
7. SUPPLY INSULATION BATTERIES AT ATTIC VENTILATION AREAS, CUT INSULATION BACK FROM OPENINGS. SUPPLY A MINIMUM OF 1" AIR SPACE BETWEEN THE INSULATION AND ROOF SHEATHING PER BUILDING CODE REQUIREMENTS.
8. WINDOW FRAMES TO BE PAINTED OR ANODIZED PER OWNER'S REQUIREMENTS.
9. PAINT EXPOSED STEEL WALLS TO MATCH STUCCO UNDO.
10. FOAM PLASTIC INSULATION SHALL NOT EXCEED 4" THICKNESS. SUPPLY SOLID BACKING IF GREATER THICKNESS IS NEEDED.
11. FLUES, VENTS, DOWNSPouts, FLASHING, CHIMNEY CAPS, RAINLINES, UTILITY BOXES, MECHANICAL EQUIPMENT AND METAL WORK OF ANY KIND MUST MATCH THE BUILDING COLOR OF THE ADJACENT SURFACE.
12. ANTENNAS OR SATELLITE DISHES MUST BE TOTALLY SCREENED WHEN VIEWED FROM A STREET, COMMON AREA, GOLF COURSE, OR NEIGHBORING HOMES.
13. NO MATERIAL, DETAILING, OR COLOR CHANGE SHOULD EVER OCCUR AT AN OUTSIDE CORNER.
14. ALL EXPOSED STEPS TO BE STUCCOED AND PAINTED TO MATCH EXTERIOR OF HOSE.
15. ALL EXTERIOR DOORS AND WINDOWS TO BE RECEIVED MIN. OF 4" FROM EXTERIOR FINISH.
16. FIELD VERIFY HEIGHT OF GUARDS TO BE MIN. OF 36" ABOVE HIGHEST POINT OF WALK DECK FINISH FLOOR.



FRONT ELEVATION

1/4"=1'-0"



REAR ELEVATION

1/4"=1'-0"

VEUM RESIDENCE
 APN: 216-23-043
 Lot 21 - The Crossings at Carefree
 East Travis Trail
 Carefree, Arizona 85377

[i] PLAN, LLC
 4711 East Falcon Drive - Suite 232
 Mesa, Arizona 85215
 studio (480) 807-1538 • fax (480) 804-2529
 www.iplandesign.com

Home Builders Association
 OF CENTRAL ARIZONA

INSTITUTE OF BUILDING PROFESSIONALS
 AIBD
 PROFESSIONAL BUILDING LICENSE

EXTERIOR ELEVATIONS

PLT DATE: 5.12.22

Rev	DATE
1	
2	
3	
4	

PLAN #
7542

SHEET NO
A5

CHIMNEY NOTE:

R1003 9 TERMINATION CHIMNEYS SHALL EXTEND AT LEAST 2 FEET (610 MM) HIGHER THAN ANY PORTION OF A BUILDING WITHIN 10 FEET (3048 MM), BUT SHALL NOT BE LESS THAN 3 FEET (914 MM) ABOVE THE HIGHEST POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF.

R1004 3 DECORATIVE SHROUDS, DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF CHIMNEYS FOR FACTORY-BUILT FIREPLACES EXCEPT WHERE THE SHROUDS ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC FACTORY-BUILT FIREPLACE SYSTEM AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

*EXCEPTION: DECORATIVE SHROUDS BUILT COMPLETELY OF NON-COMBUSTIBLE MATERIALS COMPLYING WITH THE SPECIFIC FACTORY-BUILT FIREPLACE SYSTEM CLEARANCES AND APPROVED BY THE BUILDING OFFICIAL (4836)

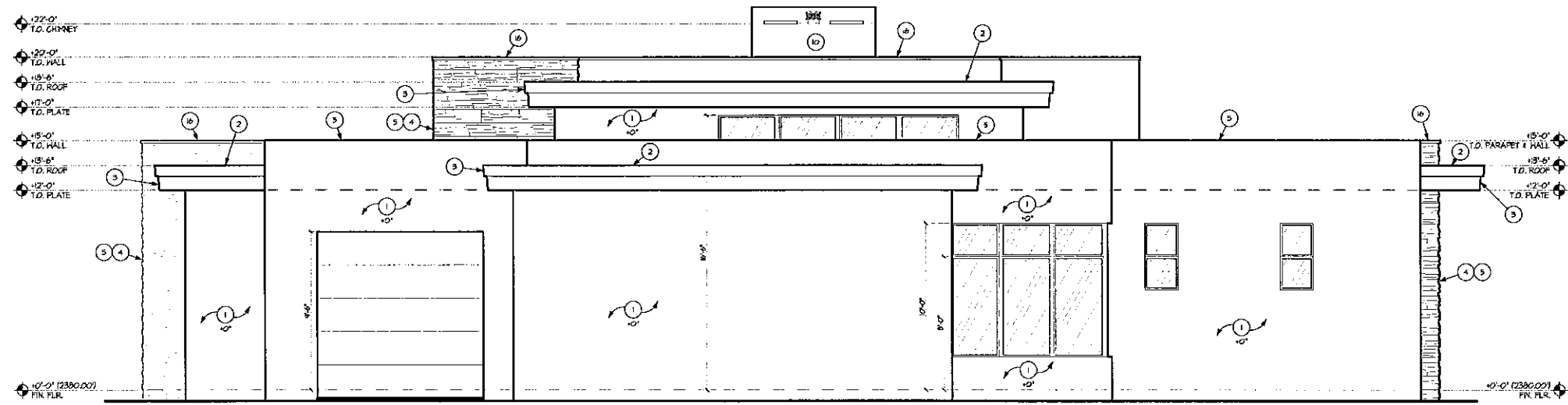
KEYNOTES

SEE SPECIFICATIONS FOR MORE INFO - SOME KEYNOTES MAY NOT APPLY

No.	DESCRIPTION	No.	DESCRIPTION
1	INTERIOR OR EXTERIOR STUCCO SYSTEM ACC. PER 2219. OVER FOAM INS. ON AND NO. 8 ATTC. AREAS OVER WEATHER RESISTIVE BARRIER.	10	8" OR STUCCO SCREEN WALL, 1/4" MIN. 1/2" ABOVE FINISH, EQUIPMENT PAINT TO MATCH EXTERIOR OF HOUSE.
2	BUILT UP ROOFING PER SPECIFICATIONS OR APPROVED EQUAL.	11	RETAINING WALLS PER CIVIL/LANDSCAPE DRAWINGS.
3	METAL HEMPIPED WOOD FASCIA SEE FASCIA DETAIL ON SHEET AT.	12	STUCCO POP-OUT PER SPECIFICATIONS.
4	STONE VENER PER IZZ REPORT RESUBMIT OR APPROVED EQUAL. SEE SPEC FOR HOME.	13	STONE OR PRECAST CONCRETE TRIM PER SPECIFICATIONS.
5	STUCCO OR STONE VENER WALL OR PARAPET - SEE PARAPET DETAIL ON SHEET AT.	14	STONE OR PRECAST CONCRETE WALL CAP PER SPECIFICATIONS.
6	DECORATIVE METAL WALL PER SPECS - OWNER TO VERIFY FINISH.	15	GAZE WITH METAL PANELS PER SPECS - OWNER TO VERIFY FINISH.
7	GAZE WITH METAL PANELS PER SPECS - OWNER TO VERIFY FINISH.	16	DECORATIVE STEEL 1/2" CHANNEL WITH DECORATIVE NUTS, SEE DETAIL ON AT.
8	EXTERIOR GDN WALL - PAINT TO MATCH EXTERIOR OF HOUSE.	17	1/2" DIA. GUARDRAILS TO BE 3/4" DIA. 8' MAX. HEIGHT ABOVE FINISH SURFACE. PER CODE REQUIREMENTS. BOTTOM RAIL 3" MIN. MAX. AND STUCCO CARD. VERTICALS TO BE 3" MIN. CLEAR APART MAX.
9	MIL EXH SCUMPER PER SPECIFICATIONS - VERIFY SCUMPER MATERIAL WITH OWNER.	18	STONE OR PRECAST CONCRETE HINDON WALL PER SPECIFICATIONS.
10	CHIMNEY W/ DECORATIVE CHIMNEY SHROUD TO BE LISTED AND LABELED FOR USE WITH THE SPECIFIC FACTORY-BUILT FIREPLACE SYSTEM.	19	CANTERA STONE OR PRECAST CONCRETE CORNER/ROOF PER SPECIFICATIONS.
11	GLAZED FRONT ENTRY DOOR PER OTHERS SPECIFICATIONS.		

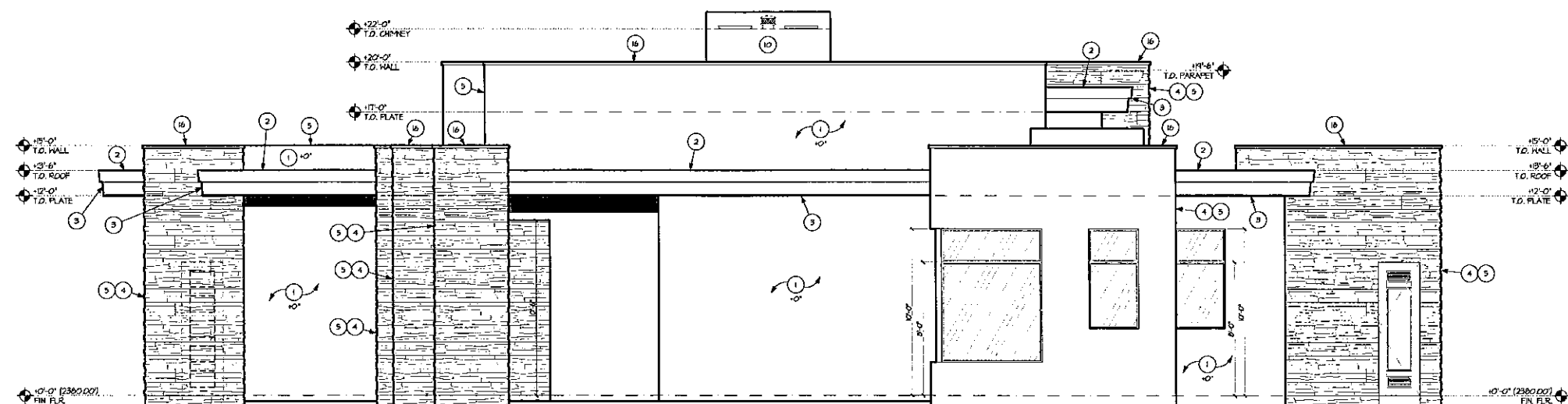
GENERAL ELEVATION NOTES

1. ALL HINDON HEADER HEIGHTS TO BE 8'-0" UNDO. ALL DOOR HEADER HEIGHTS TO BE 8'-0" UNDO.
2. THE BUILDING SAFETY DEPARTMENT WILL RESOLVE THE INSTALLATION CARD FROM THE STUCCO MANUFACTURER'S APPROVED APPLICATION BE ON THE JOB SITE BEFORE THE APPLICATION OF THE WEATHER RESISTIVE BARRIER. A COPY OF THE INSTALLATION CARD SHALL BE LEFT AT THE JOB SITE FOR THE INSPECTOR. WHEN APPLIED OVER HOOD-GATED SHEATHING, THE BARRIER SHALL BE A MINIMUM TWO LAYERS OF GRADE 2 BUILDING PAPER.
3. EXTERIOR OPENINGS EXPOSED TO WEATHER SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF. ALL PARAPETS SHALL BE PROVIDED WITH COPINGS OF APPROVED MATERIALS. ALL FLASHING, COUNTER FLASHING AND COPINGS WHEN OF METAL SHALL HAVE A MINIMUM THICKNESS OF 0.075" (2.0MM) AND BE GALVANIZED SHEET METAL, 60/30 CORROSION-RESISTANT METAL.
4. CONCRETE TILE ROOFS INSTALLED PER MANUFACTURER'S WRITTEN SPECIFICATIONS & BUILDING CODE REQUIREMENTS.
5. BUILT UP ROOFING W/ 3 LAYERS 1/2" FELT AND 200 POUNDS OF GRAVEL PER EACH 100 SQ. FT. AREA OR OTHER APPROVED SURFACING MATERIAL INSTALLED PER MANUFACTURER'S WRITTEN SPECIFICATIONS AND BUILDING CODE REQUIREMENTS.
6. KEEP SCAFFOLD SHALL BE OF NO. 26 GALV. SHEET GAGE CORROSION RESISTANT METAL W/ A MIN. VERT. ATTACHMENT FLANGE OF 3 1/2" AND PLACED A MIN. OF 3/4" BELOW FOUNDATION PLATE LINE. A MIN. OF 1" ABOVE FINISH GRADE AND 2" ABOVE PAVED AREAS & ALL EXTERIOR WALLS UNDO.
7. SUPPLY INSULATION BATTERIES AT ATTC VENTILATION AREAS. GUT INSULATION BACK FROM OPENINGS. SUPPLY A MINIMUM OF 1" AIR SPACE BETWEEN THE INSULATION AND ROOF SHEATHING PER BUILDING CODE REQUIREMENTS.
8. WINDOM FRAMES TO BE PAINTED OR ANODIZED PER OTHERS REQUIREMENTS.
9. PAINT EXPOSED STEEL WALLS TO MATCH STUCCO UNDO.
10. FOAM PLASTIC INSULATION SHALL NOT EXCEED 4" THICKNESS. SUPPLY SOLID BACKING IF GREATER THICKNESS IS NEEDED.
11. FLUES, VENTS, LOUVERS, FLASHING, CHIMNEY CAPS, RAILINGS, UTILITY BOXES, MECHANICAL EQUIPMENT AND METAL WORK OF ANY KIND MUST MATCH THE BUILDING COLOR OF THE ADJACENT SURFACE.
12. ANTENNAE OR SATELLITE DISHES MUST BE TOTALLY SCREENED WHEN VIEWED FROM A STREET, COMMON AREA, GOLF COURSE, OR NEIGHBORING HOMES.
13. NO MATERIAL, DETAILS, OR COLOR CHANGES SHOULD EVER OCCUR AT AN OUTSIDE CORNER.
14. ALL EXPOSED STEPS TO BE STUCCOED AND PAINTED TO MATCH EXTERIOR OF HOUSE.
15. ALL EXTERIOR DOORS AND WINDOWS TO BE RECESSED MIN. OF 4" FROM EXTERIOR FINISH.
16. FIELD VERIFY HEIGHT OF GUARDS TO BE MIN OF 36" ABOVE HIGHEST POINT OF MALE DECK FINISH FLOOR.



RIGHT ELEVATION

1/4"=1'-0"



LEFT ELEVATION

1/4"=1'-0"

VEUM RESIDENCE
 A.P.N. 216-23-043
 Lot 21 - The Crossings at Carefree
 East Travis Trail
 Carefree, Arizona 85377

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Home Builders Association
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INSTITUTE OF BUILDING
 A B D
 PROFESSIONAL
 3-2-2008 RESIDENCE

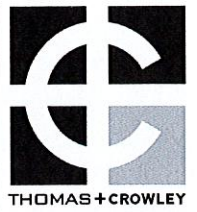
EXTERIOR ELEVATIONS

PLOT DATE: 5-12-22

Rev	DATE
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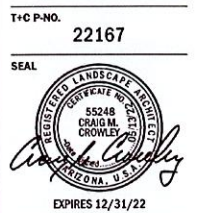
PLAN #
7542

SHEET NO.
A5.1



LANDSCAPE ARCHITECTURE
 + PLANNING
 + SITE DESIGN
 + CONSTRUCTION
 MANAGEMENT

1150 N. COUNTRY CLUB DRIVE
 SUITE 111
 MESA, AZ 85201
 PH: 480-878-4708
 WWW.THOMAS-CROWLEY.COM



PROJECT

APN: 216-23-043

VEUM RESIDENCE
 LOT 21, CROSSING AT CAREFREE
 CAREFREE, ARIZONA

DISCLAIMER
 THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF THOMAS-CROWLEY LLC. A SMALL BUSINESS FIRM. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE SITE FOR WHICH IT WAS PREPARED AND REPRODUCTION OR MODIFICATION OF ANY PART IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THOMAS-CROWLEY LLC.

IF BY THE CONTRACTOR RESPONSIBILITY FROM A BIDDING AND UNDER MOUNT TRASH AND DEPRESS SEATING AREA BUILT INTO POOL 18" HIGH SEATS WITH 12" HIGH BACK COORDINATE WITH POOL CONTRACTOR

STAKE IT CALL TWO WORKING DAYS BEFORE YOU DIG

ISSUE/REVISION	DATE
OWNER REVIEW	07.30.2021
OWNER COMMENTS	8.26.2021
COORDINATION	11.12.2021
COORDINATION	3.11.2022
OWNER COMMENTS	4.11.2022
HOA COMMENTS	5.13.2022

SHEET NAME

LANDSCAPE PLAN

SHEET #

LEGEND

---	PROPERTY LINE
- - - -	EASEMENT LINE
---	BUILDING SETBACK LINE
---	EXISTING CONTOUR LINE
---	PROPOSED CONTOUR LINE
---	CONSTRUCTION FENCE
---	TOP OF VIEW FENCE
---	TVF
---	TW
---	TRW
---	GR
---	TF
---	BOT

KEYED NOTES

X.1 EXISTING CURB, DO NOT DISTURB

X.2 EXISTING UTILITY BOXES, DO NOT DISTURB

L.X LANDSCAPE / HARDSCAPE

L.1 FURNITURE, SHOWN FOR REFERENCE ONLY BY OWNER

L.2 FIRE PIT, PREFAB TAVOLA FIREPIT BY PRISM HARDSCAPES OR EQUAL, CONTRACTOR TO PROVIDE GAS LINE & SHUT OFF VALVE

P.X POOL / FOUNTAIN

P.1 NEGATIVE EDGE WITH BASIN, BY POOL CONTRACTOR

P.2 18" RAISED NEGATIVE EDGE SPA WALL, PROVIDE TILE PER OWNER SELECTION

P.3 UMBRELLA SLEEVE, BY POOL CONTRACTOR

P.4 LIGHTED BUBBLER, BY POOL CONTRACTOR

W.X WALLS / GATES

W.1 RETAINING WALL, HEIGHT VARIES, SEE PLAN FOR ALL HEIGHTS STUCCO FINISH TO MATCH HOUSE

W.2 RETAINING WALL WITH GUARDRAIL, HEIGHT VARIES, SEE PLAN FOR ALL HEIGHTS, STUCCO FINISH TO MATCH HOUSE, STEEL TO MATCH STEEL ON HOUSE, SEE HARDSCAPE SCHEDULE FOR COPING CAP

W.3 3'-0" WIDE x 4'-0" LONG COLUMN, TO BE 8" TALLER THAN THE WALL NEXT TO IT, PROVIDE STONE FINISH, AND CAP TO MATCH HOUSE, PROVIDE SLEEVING FOR POTS

W.4 GATE, SEE PLAN FOR SIZE, CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR OWNER APPROVAL

W.5 36" TALL BBQ COUNTER WITH BBQ, SIDE BURNER AND UNDER MOUNT TRASH DEPRESS SEATING AREA BUILT INTO POOL 18" HIGH SEATS WITH 12" HIGH BACK COORDINATE WITH POOL CONTRACTOR

HARDSCAPE SCHEDULE

KEY	SYMBOL	MATERIAL	QTY
PA	[Symbol]	PAVERS WITH 4" BORDER SELECTED BY OWNER	3,363 S.F. 628 L.F.
TR	[Symbol]	TRAVERTINE OR TILE 12" X 24" SELECTED BY OWNER	2,613 S.F.
COP	[Symbol]	TRAVERTINE OR TILE POOL & WALL COPING PAVES SELECTED BY OWNER	85 L.F.
EDG	[Symbol]	STEEL TURF EDGING, 6" DEEP BLACK POWDER COAT	10 L.F.

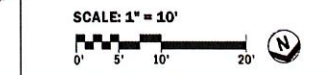
LIGHTING SCHEDULE

SYM.	PRODUCT	MANUF.	MODEL	QTY
[Symbol]	IN GROUND PATH LIGHT	FX	KT-3LED-SS	47
[Symbol]	IN GROUND UP LIGHT	FX	KG-3LED-BZ	11
[Symbol]	WALL / STEP LIGHT	FX	BP-LED20W-BZ	14
[Symbol]	TRANSFORMER	FX	LX 300	1

- NOTES**
- INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.
 - GENERAL CONTRACTOR SHALL SUPPLY 120V TO TRANSFORMERS.
 - CONTRACTOR TO COORDINATE POWER AND LIGHT SWITCHING CONTROLS WITH GENERAL CONTRACTOR FOR COLUMN SOURCES

TURF

SYMBOL	DESCRIPTION	QTY
[Symbol]	ARTIFICIAL TURF 70 OZ MINIMUM 1 1/2" PILE HEIGHT MINIMUM COLOR: SELECTED BY OWNER	227 S.F.
[Symbol]	PUTTING GREEN TURF 70 OZ MINIMUM 5/8" PILE HEIGHT COLOR: SELECTED BY OWNER	145 S.F.
[Symbol]	TOP DRESSING	QTY
[Symbol]	DECOMPOSED GRANITE SIZE: 1/2" SCREENED COLOR: CARMEL FROM ROCK PROS USA (OR EQUAL) 2" MIN DEPTH IN ALL LANDSCAPE AREAS	1,513 S.F.
[Symbol]	NATURAL DESERT PAVEMENT SIZE: 1/4" MINUS UP TO 6" NATURAL ROCK SALVAGED FROM SITE	6,057 S.F.



NATIVE PLANTS

EXISTING TREES & CACTI

TREE	SAGUARO W/ ARMS	SAGUARO SPEAR	YUCCA	CACTI
[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]

EXISTING LOCATION SYMBOL

PROPOSED LOCATION SYMBOL

NOTE:
 1. SEE NATIVE PLANT INVENTORY FOR ALL EXISTING AND SALVAGEABLE PLANTS.
 2. NOT ALL SYMBOLS ABOVE MAY BE USED.

SALVAGE / TRANSPLANT LIST

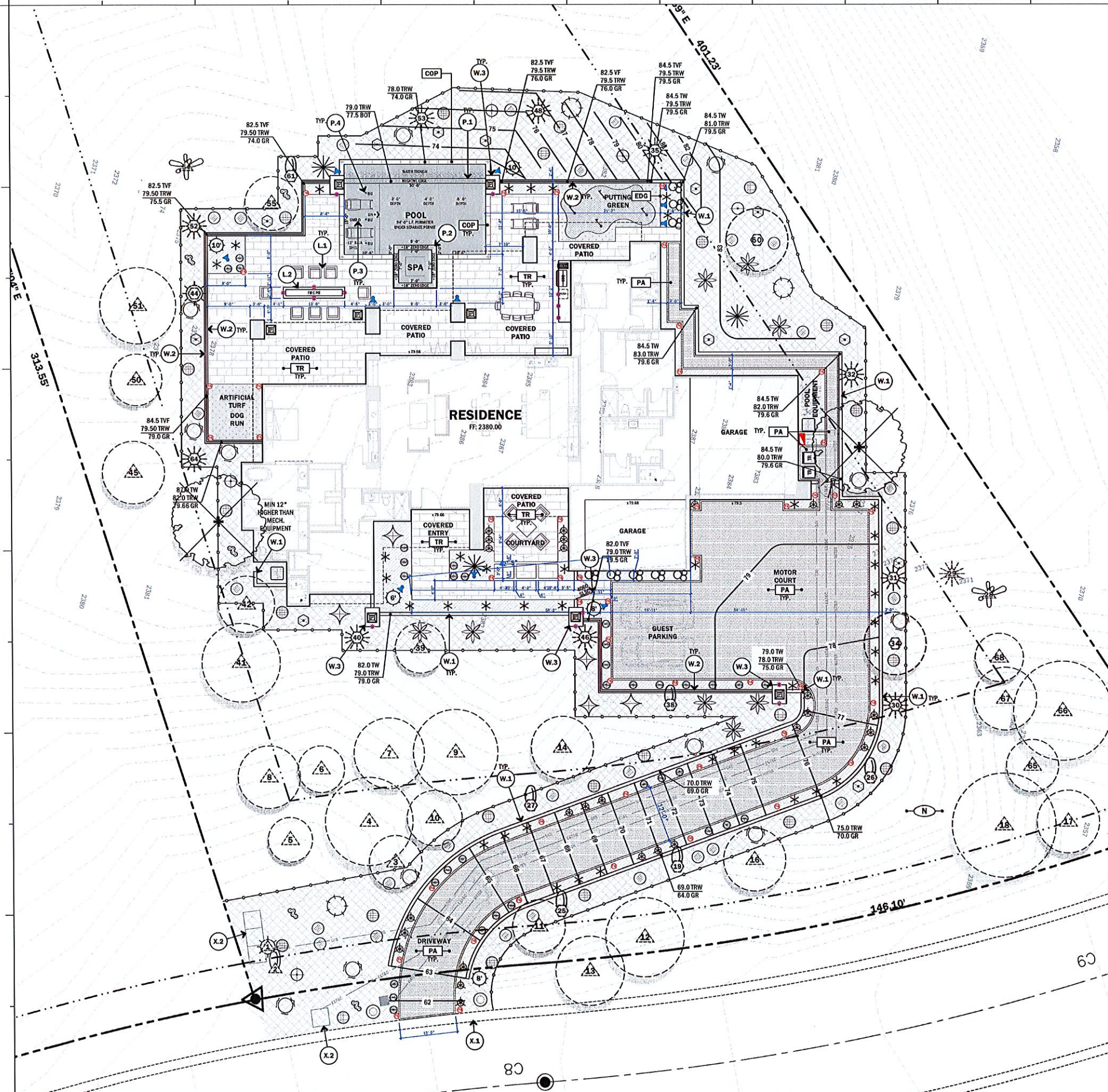
TAG	SPECIES	SIZE	ARMS	CONDITION
19	BARREL	18"	-	GOOD
25	BARREL	1'	-	GOOD
26	BARREL	1'	-	GOOD
27	BARREL	1'	-	GOOD
30	OCOTILLO	10'	-	GOOD
31	OCOTILLO	14'	-	GOOD
32	OCOTILLO	14'	-	GOOD
34	PALO VERDE	4'	-	GOOD
35	OCOTILLO	16'	-	GOOD
38	BARREL	3'	-	GOOD
40	OCOTILLO	14'	-	GOOD
44	SAGUARO	2'	-	GOOD
46	OCOTILLO	12'	-	GOOD
48	OCOTILLO	8'	-	GOOD
52	OCOTILLO	12'	-	GOOD
53	OCOTILLO	10'	-	GOOD
60	PALO VERDE	8"	-	GOOD
61	BARREL	18"	-	GOOD
64	OCOTILLO	8"	-	GOOD

LANDSCAPE LEGEND & SCHEDULE

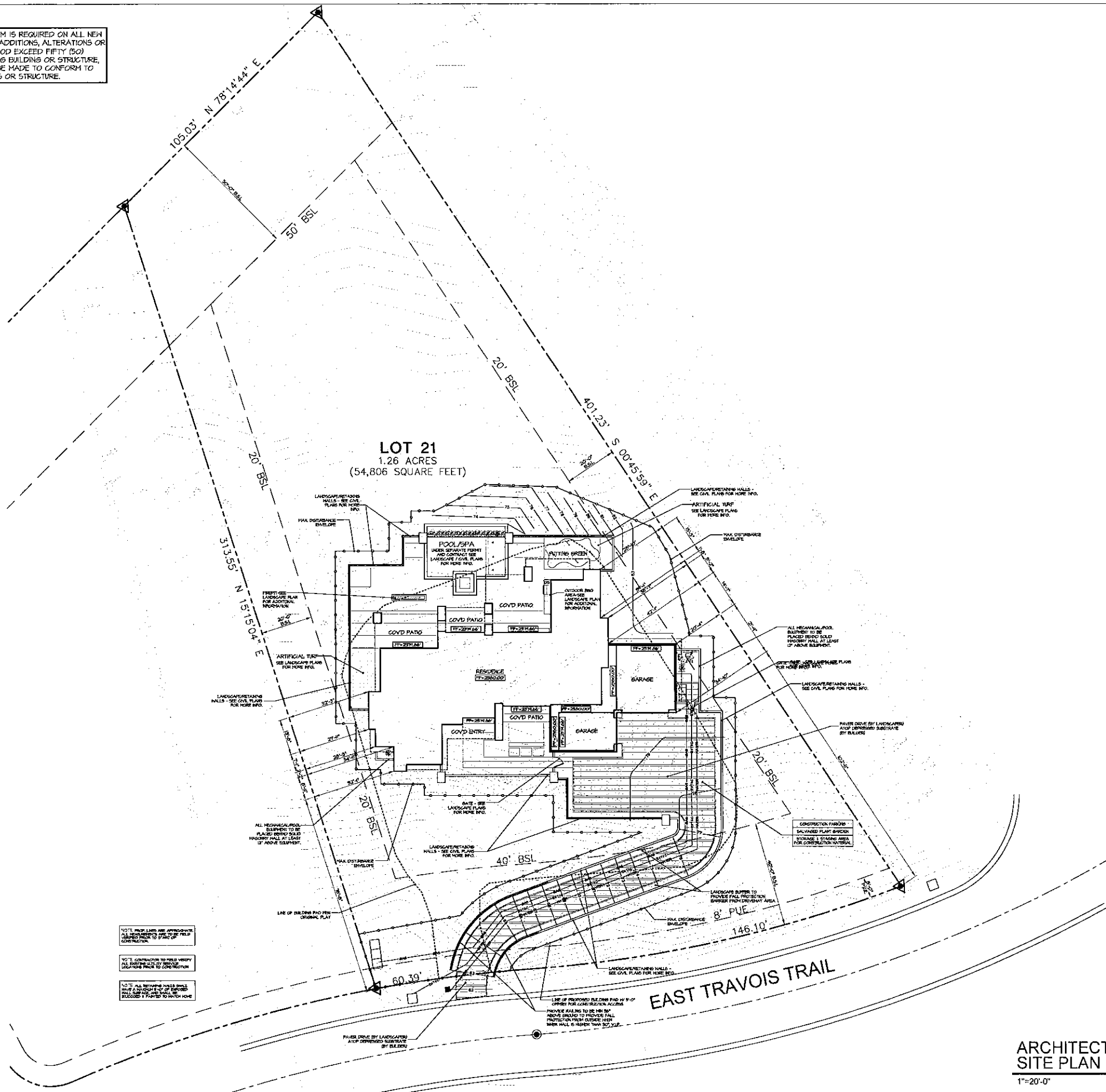
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
[Symbol]	CERCIDIUM MICROPHYLLUM	LITTLE LEAF PALO VERDE	36" BOX	5
[Symbol]	RE-VEG PLANTS			
[Symbol]	HEIGHT OF SAGUARO			
[Symbol]	CARNEGIA GIGANTEA	SAGUARO (SPEAR)	VARIES	5
[Symbol]	FOUQUERIA SPLENDENS	OCOTILLO	8" HEIGHT	3
[Symbol]	FEROCACTUS WISLZENII	FISHHOOK BARREL	12" DIA.	5
[Symbol]	ECHINOCEREUS ENGELMANNII	HEDEGOG CACTUS	6 HEAD	5
[Symbol]	OPUNTIA ACANTHOCARPA	STAGHORN CHOLLIA	18" HEIGHT	3
[Symbol]	LARREA TRIDENTATA	CREGSOTE BUSH	15 GAL.	12
[Symbol]	ENCELIA FARINOSA	BRITTLEBUSH	1 GAL.	24
[Symbol]	AMBROSIA DELTOIDEA	TRIANGLE LEAF BURSAGE	1 GAL.	28
[Symbol]	JUSTICIA CALIFORNICA	CHUPAROSA	5 GAL.	2
[Symbol]	ERICAMERIA LARICIFOLIA	TURPENTINE BUSH	1 GAL.	12
[Symbol]	CACTI & ACCENTS			
[Symbol]	AGAVE WEBERI	WEBERS AGAVE	5 GAL.	9
[Symbol]	HESPERALOE FUNIFERA	GIANT HESPERALOE	5 GAL.	5
[Symbol]	AGAVE BLUE GLOW	BLUE GLOW AGAVE	1 GAL.	40
[Symbol]	ALOE X 'BLUE ELF'	BLUE ELF ALOE	1 GAL.	29
[Symbol]	STENOCERUS MARGINATUS	3' TALL MEXICAN FENCE POST	MIN.	8
[Symbol]	ECHINOCEREUS GRUSONII	GOLDEN BARREL CACTUS	1 GAL.	34
[Symbol]	POTS			
[Symbol]	POTS CHOSEN BY OWNER	24" SQ	4	
[Symbol]	CONTRACTOR TO PROVIDE SAMPLES	MIN.		
[Symbol]	PLANTS CHOSEN BY OWNER & CONTRACTOR			
[Symbol]	PROVIDE IRRIGATION SLEEVES TO EACH LOCATION			

NOTES

- INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.
- GENERAL CONTRACTOR SHALL SUPPLY 120V TO TRANSFORMERS.
- CONTRACTOR TO COORDINATE POWER AND LIGHT SWITCHING CONTROLS WITH GENERAL CONTRACTOR FOR COLUMN SOURCES

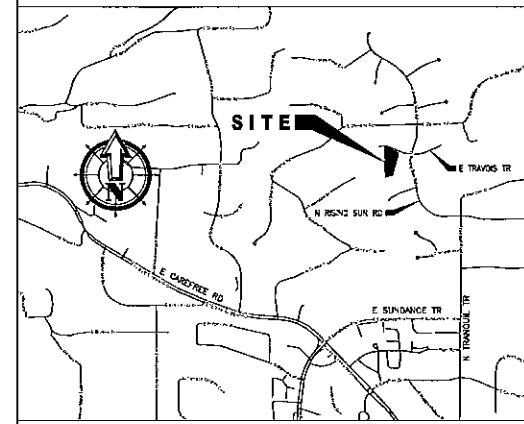


NOTE:
 A RESIDENTIAL FIRE SPRINKLER SYSTEM IS REQUIRED ON ALL NEW SINGLE FAMILY RESIDENTS, AND WHEN ADDITIONS, ALTERATIONS OR REPAIRS WITHIN A TWELVE MONTH PERIOD EXCEED FIFTY (50) PERCENT OF THE VALUE OF AN EXISTING BUILDING OR STRUCTURE, SUCH BUILDING OR STRUCTURE SHALL BE MADE TO CONFORM TO THE REQUIREMENTS FOR NEW BUILDINGS OR STRUCTURE.



NOTE: WORK LINES ARE APPROXIMATE. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
 NOTE: CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS TO FACE PRIOR TO CONSTRUCTION.
 NOTE: ALL MECHANICAL EQUIPMENT SHALL BE PLACED BEHIND SOLID MASONRY WALL AT LEAST 12" ABOVE EQUIPMENT. SEE LANDSCAPE PLAN FOR MORE INFO.

VICINITY MAP - N.T.S.



GENERAL INFORMATION

1. CONTRACTOR MUST CHECK THE BUILDING SETBACK LINES AND THE BUILDING FOOTPRINT BEFORE DIGGING OR FRAMING FOR ANY CONCRETE WORK. NOTIFY THE DESIGNER IMMEDIATELY IF THERE IS ANY POSSIBILITY OF ENCROACHMENT.
2. ALL CONCRETE DRIVES AND SIDEWALKS ARE TO BE FREE FORMED IN THE FIELD AND APPROVED BY THE HOME OWNER.
3. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES.
4. ALL MECHANICAL/POOL EQUIPMENT TO BE PLACED BEHIND SOLID MASONRY WALL AT LEAST 12" ABOVE EQUIPMENT.
5. ALL SCREEN/LANDSCAPE/MECHANICAL/RETAINING WALLS TO BE STUCCOED AND/OR FINISHED TO MATCH HOUSE AND BE A MAX OF 48" ABOVE ADJACENT FINISHED GRADE.
6. ALL SCREEN/LANDSCAPE WALLS TO BE A MAX OF 48" ABOVE ADJACENT FINISHED GRADE.
7. DISTURBED AREAS ARE TO BE RESTORED AND REVEGETATED WITH NATIVE PLANTS AND HYDRO-SEEDED TO REFLECT NATURAL DESERT AND AN UNDISTURBED STATE AFTER CONSTRUCTION HAS TAKEN PLACE.
8. APPROVED NUMBERS OR ADDRESSSES ARE TO BE PROVIDED FOR ALL NEW BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (IRC SECTION R320)
9. ALL PROPOSED LANDSCAPING TO COMPLY WITH EXISTING COMMUNITY DESIGN GUIDELINES.

NOISE ATTENUATION

- *APPLIES TO HOMES LOCATED WITHIN 5 MILES OF AN AIRPORT AND 1/2 MILE FROM A FREEWAY*
1. PROVIDE EXTERIOR WALL INSULATION EQUAL TO A VALUE OF R-11 WHERE ADJACENT TO LIVABLE AREAS.
 2. PROVIDE CEILING INSULATION EQUAL TO A VALUE OF R-19 OVER LIVABLE AREAS.
 3. ALL EXTERIOR DOORS EXITING FROM LIVABLE AREAS SHALL BE SOLID CORE OR INSULATED, WITH HEATHER TIGHT GASKETS AND THRESHOLDS, OR GASKETED GLASS.
 4. ALL EXTERIOR WINDOWS ADJACENT TO LIVABLE AREAS SHALL BE DOUBLE GLAZED (EUAL PANE).
 5. ALL SOLE PLATES OF EXTERIOR WALLS ADJACENT TO LIVABLE AREAS SHALL BE CAULKED OR SEALED AT THE FLOOR LINE.

POOL REQUIREMENT NOTE

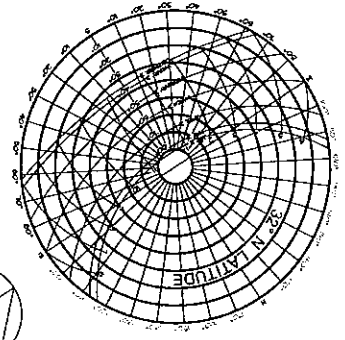
1. PROVIDE SELF-CLOSING AND SELF-LATCHING DEVICES ON ALL PRIMARY DOORS WITH DIRECT ACCESS TO THE POOL WITH THE RELEASE MECHANISM LOCATED A MINIMUM OF FIFTY-FOUR INCHES (54") ABOVE THE FLOOR OR PROVIDE SEPARATE SECURITY DOORS INSTALLED ON THE OUTSIDE.
2. SAFETY GLAZING SHALL BE REQUIRED WITHIN FIVE FEET (5'-0") OF THE WATER'S EDGE OF A SWIMMING POOL OR SPA.
3. PROVIDE WINDOW SCREENS ON ALL OPERABLE WINDOWS THAT ACCESS THE POOL AREA.
4. FEEB BUILDING CODE REQUIREMENTS: A MINIMUM FIVE-FOOT (5'-0") WALL, FENCE, OR BARRIER IS REQUIRED BETWEEN THE DWELLINGS AND THE POOL AREA, AND SHALL BE AT LEAST TWENTY INCHES (20") FROM THE WATER'S EDGE. NOTE: MAXIMUM HEIGHT OF FENCE IS SIX-FOOT (6'-0").

AREA CALCULATIONS

LIVABLE AREAS	3,594 SF
MAIN LIVABLE	3,594 SF
COVERED AREAS	
FRONT COVERED PATIOS	281 SF
REAR COVERED PATIOS	1,219 SF
GARAGES/MECH	
GARAGES/MECH	1,490 SF
MECH & OFFICE	21 SF
TOTAL LIVABLE	3,594 SF
TOTAL COVERED AREAS	1,500 SF
TOTAL GARAGES/MECH-US' OR	1,225 SF
TOTAL AREA	5,094 SF
TOTAL ROOF AREA	5,094 SF
SITE DATA	
APN	216-23-043
ZONING	R3-25
LOT SIZE	59,607 SF
ROOF AREA, INCLUDING OVERHANGS (12%)	6,730 SF



Know what's below. Call before you dig.



ARCHITECTURAL SITE PLAN
 1"=20'-0"

VEUM RESIDENCE
 A.P.N. 216-23-043
 Lot 21 - The Crossings at Carefree
 East Travois Trail
 Carefree, Arizona 85377

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Home Builders Association
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INSTITUTE OF BUILDING DESIGN
 A I B D
 PROFESSIONAL
 8-2-2018

ARCHITECTURAL SITE PLAN

PLT DATE: 5-12-22

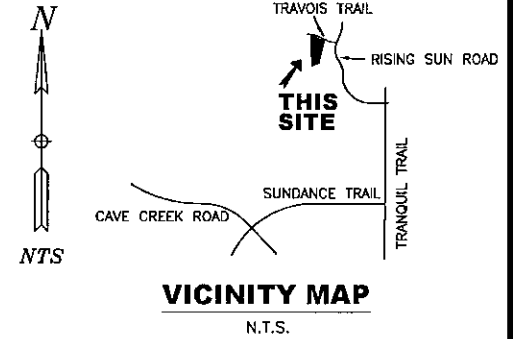
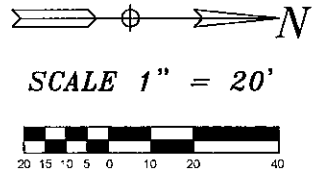
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PLAN #
7542

SHEET NO.
A1

SLOPE ANALYSIS PLAN

A PORTION OF THE NORTH WEST QUARTER OF SECTION 26,
TOWNSHIP 6 NORTH, RANGE 4 EAST OF THE G.&S.R.B.&M.,
MARICOPA COUNTY, ARIZONA.

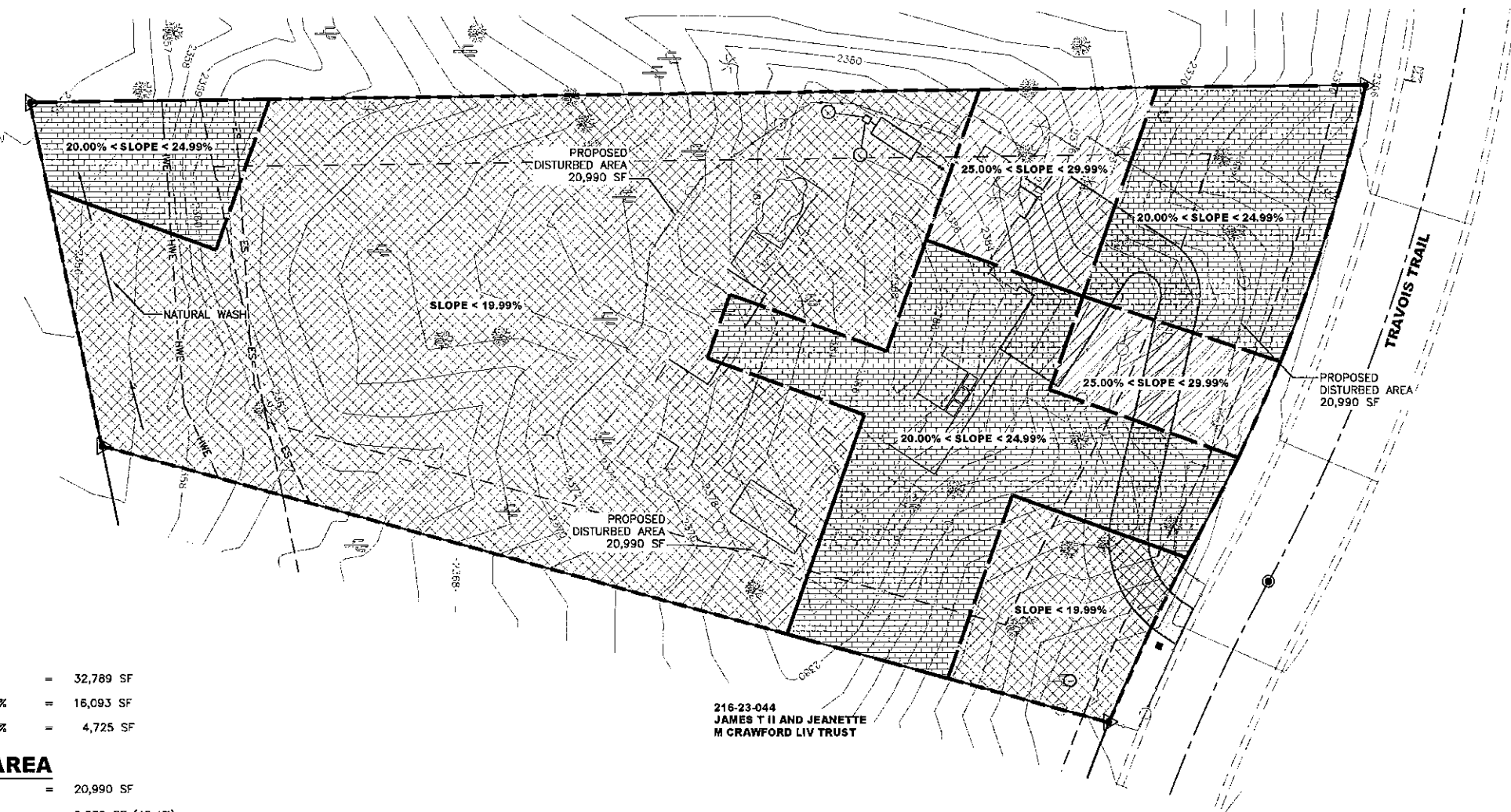


216-23-045
DERMINIO DAVID E/MARIA R

216-23-041
MARTIN REBECCA
S/KENNETH D

216-23-042
TOFT VICTOR K/JANICE C

216-23-044
JAMES T II AND JEANETTE
M CRAWFORD LIV TRUST



SLOPE AREAS

SLOPE LESS THAN 19.99%	=	32,789 SF
SLOPE BETWEEN 20% AND 24.99%	=	16,093 SF
SLOPE BETWEEN 25% AND 29.99%	=	4,725 SF

DISTURBANCE AREA

TOTAL DISTURBANCE AREA	=	20,990 SF
SLOPE LESS THAN 19.99%	=	9,532 SF (45.4%)
SLOPE BETWEEN 20% AND 24.99%	=	8,035 SF (38.3%)
SLOPE BETWEEN 25% AND 29.99%	=	3,423 SF (16.3%)

LEGEND

- ▲ FOUND 1/2" REBAR
 - BRASS CAP
 - ◆ FOUND 2" ALUMINUM CAP
 - ⊗ WATER VALVE
 - WATER SERVICE
 - ⊕ FIRE HYDRANT
 - TELECOM JUNCT. BOX
 - ⊞ ELECTRICAL TRANSFORMER
 - ⊟ CABLE TV
 - ⊠ ELECTRICAL VAULT
 - ☼ PALO VERDE
 - ☼ OCOTILLO
 - BARREL CACTUS
 - ⊕ SAGUARO CACTUS
- M.C.R. MARICOPA COUNTY RECORDER
- SLOPE IS LESS THAN 19.99%
 - SLOPE IS BETWEEN 20%-24.99%
 - SLOPE IS BETWEEN 25%-29.99%



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GRADING AND DRAINAGE PLAN

JOB NUMBER	99749	SHEET	3	OF	3
DRAWING	SLOPE ANALYSIS				
DRAFTSMAN	CHECKED BY	DATE	05-05-2022		

