

**TOWN OF CAREFREE  
NOTICE of PUBLIC HEARING  
of the  
BOARD OF ADJUSTMENT**

**WHEN:** MONDAY, APRIL 10, 2023

**WHERE:** TOWN COUCNIL CHAMBERS  
33 EASY STREET  
CAREFREE, AZ 85377

**LIVESTREAM:** [Town of Carefree - YouTube](#)

**TIME:** 5:00 P.M.

Pursuant to A.R.S. 38-431.02, notice is hereby given to the members of the Board of Adjustment and to the general public that the Board will hold a public hearing on **MONDAY, APRIL 10, 2023**, at **5:00** p.m.

The agenda for the hearing is as follows:

**CALL TO ORDER  
ROLL CALL and PLEDGE OF ALLEGIANCE**

**ITEM #1**      **APPROVAL** of the Board of Adjustment meeting minutes dated August 22, 2022.

**ITEM #2**      **DISCUSSION** and possible **ACTION** on the request for a **VARIANCE** to the Zoning Ordinance standards.

**CASE #:** 22-13-V

**APPLICANT:** Mr. and Mrs. Adam and Nikki Trissler  
37017 N. Conestoga Trail, Unit B  
Cave Creek, AZ 85331

**CASE** 7245 Long Rifle Road  
Carefree, AZ 85377

**LOCATION:** APN: 216-83-176

**ZONING:** Rural-70, Single-Family Residential Zoning District  
70,000 square feet minimum lot size  
Very Low Density Residential

**GENERAL PLAN:** **APPROVAL** of a **VARIANCE** to the Zoning Ordinance standards to allow for a new single-family residence in portions of the building

setback where such structures are not allowed. The proposed encroachment would be 25' into the required 60-foot front yard setback. The applicant is also asking for relief from the cut and fill requirement in order to ensure the future home is 1 foot above the 100-year water surface elevation as required by the Town of Carefree.

**NOTE:** The lot has 2 intersecting washes that each exceeds a flow rate of 50 cubic feet per second, which affects the buildable area of the lot.

This is a public hearing and comments from the public will be taken.

**ITEM #3      ADJOURNMENT**

TOWN OF CAREFREE

*Samantha J. Gesell*

Samantha Gesell, Planning Clerk  
POSTED this **5TH** day of **APRIL 2023**.



**FOR SPECIAL ACCOMMODATIONS**

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

**TOWN OF CAREFREE  
PUBLIC HEARING  
of the  
BOARD OF ADJUSTMENT  
DRAFT MINUTES**

**WHEN:** MONDAY, AUGUST 22, 2022

**WHERE:** TOWN COUCNIL CHAMBERS  
33 EASY STREET  
CAREFREE, AZ 85377

**TIME:** 5:00 P.M.

**Members Present:**

Vice Chairperson Lyn Hitchon  
Peter Burns  
Phil Corso  
Dan Davee

**Absent:**

Chairperson Tom Cross  
Heather Burgett  
Ralph Ferro

**Also Present:**

Michael Wright, Town Attorney; Michael Tibbett, Town of Carefree Chief Building Official; Dennis Randolph, Town of Carefree Code Enforcement Officer; Samantha Gesell, Planning Clerk

**CALL TO ORDER**

**ROLL CALL and PLEDGE OF ALLEGIANCE**

**ITEM #1** **APPEAL** of the Zoning Administrator's interpretation of the Town of Carefree Zoning Ordinance *Article V. Uses Permitted in each Zoning District and Additional Requirements and Clarification for Uses Permitted in each Zoning District, Section 5.02 (21)* as it pertains to a repair shop.

**CASE #:** 22-07-AP

**APPLICANT:** Mr. Josh Awad  
8733 West Puget Avenue  
Peoria, AZ 85345

**CASE** *A Time to Ride, Appeal to the Zoning Administrator's Decision*

**LOCATION:** Mariachi Plaza, 7171 East Cave Creek Road, **Suite J**  
APN # 216-83-281

**ZONING:** Commercial (C)

**GENERAL PLAN:** The Carefree General Plan designates the property as Town Center (TC)

Vice Chairperson Hitchon swore in all persons, that during the hearing, had an intent to testify or present evidence.

Grant Frazier, Attorney representing Arizona Unlimited Motor Sports L.L.C. dba Time to Ride AZ, presented his testimony and responded to questions from the Board. Mr. Frazier provided the intent of the Appeal:

1. Servicing of the business's own rental vehicles
2. The ability to provide those same services to 3<sup>rd</sup> party vehicles (public)

Mr. Frazier, to eliminate unnecessary discussion, asked for clarification and the Town's position, that the servicing of the business's own rental vehicles, is approved, and need not be addressed. However, the ability to provide those same services to 3<sup>rd</sup> parties is not.

Attorney for the Town of Carefree, Michael Wright, introduced himself and explained, the focus is on the 3<sup>rd</sup> party aspects and asked Attorney Frazier, if he was withdrawing all alleged discriminatory aspects etc. of the appeal? Mr. Frazier responded, regarding this appeal, they will retract the discriminatory aspect.

The group discussed the list, compiled by Chief Building Official, Mike Tibbett, of what services are permissible regarding Time to Ride's own rental vehicles.

Mr. Josh Awad, applicant and owner of Time to Ride AZ, clarified for the Board, the scope of the business and explained how the Time to Ride's own ATVs, UTVs and jet skis are maintained.

Planning Director, Stacey Bridge-Denzak responded to comments regarding the origination of the first complaint, and addressed further issues relayed by both, the Carefree Water Company, and the Town of Carefree Streets Department.

Board Member Davee asked Mr. Awad, how many units Time to Ride AZ has and how large their facility is? Mr. Awad responded, they have 40-45 units, and the facility is approximately 2000 square feet.

Board member Davee asked what the percentage of Time to Ride AZ's business is third party service? Mr. Awad responded approximately 30%.

Mr. Awad concluded his testimony informing that he is a happy business in the Town of Carefree, he wants to stay and grow his business in Carefree. He wants to work with the Town and comply.

The group discussed at length, interpretation of the definitions in the Zoning Ordinance pertaining to the servicing of rental fleets etc.

Town of Carefree, Planning Director and Zoning Administrator, Stacey Bridge-Denzak then testified, summarized the timeline of meetings and communications with Time to Ride AZ and explained the Town's position and what the expectations were/are.

Ms. Bridge-Denzak concluded, that this was never about a parts and sales operation, it was about a rental business and supporting a business owner to have that type of business in the Town, which then became something that was against the Town of Carefree's ordinance, 3<sup>rd</sup> party vehicle repair and service.

Director Bridge-Denzak responded to questions.

Board Member Burns **MOVED TO REVERSE** the Zoning Administrator's June 1, 2022, decision, but still allowing for service and repairs of Time to Ride AZ's own rental inventory only, as follows:

- Oil changes
- Filter changes
- Battery testing, cleaning and replacement
- Testing and replacing brake pads and brake fluid
- Fixing or replacing exterior glass plastic windshields, window etc
- Fixing superficial damage to the exterior of vehicle
- Analyzing engine health, including engine lights, spark plugs, serpentine belts and radiator hoses
- Alignment and suspension services
- Tire rotation balancing, repair, and replacement

Prohibited services included with Time to Ride AZ's rental fleet:

- Sale of gasoline
- Building of motors
- Welding of any major structural work

**SECONDED** by Board Member Corso. **CARRIED**, unanimously.

## **ITEM #2      ADJOURNMENT**

Board Member Burns **MOVED TO ADJOURN**. **SECONDED** by Board Member Corso. **CARRIED**, unanimously.

The meeting was adjourned at 6:54 p.m.

TOWN OF CAREFREE

*Samantha J. Gesell*

Samantha Gesell, Planning Clerk  
**AUGUST 22, 2022.**



# STAFF REPORT – Board of Adjustment

MEETING DATE: APRIL 10, 2023

Item No. 2

**SUBJECT**

**Zoning Variance, Case No. 22-13-V**

**REQUEST**

This is a request for one variance to *Article VI. Intensity Schedule and Development Standards* and one fill waiver request as specified in *Article IX. General Provisions* of the Zoning Ordinance to allow for the construction of a new single-family residence. The request is as follows:

- 1) Allow for encroachment into the front yard setback of 30 feet where 60 feet is required.
- 2) Allow the quantity of fill material to exceed the quantity of cut material under the building pad, whereas the Ordinance requires fill not to exceed cut material.

**Key Items for Consideration:**

- 1) Subject property location: 7245 Long Rifle Road, Lot 176 of the Original Carefree Plat.
- 2) Proposed is the construction of a new single-family home with pool area and entry drive.
- 3) The proposal meets all applicable Zoning Development Standards for a Rural-70 Single Family Residential Zoning District with the exception of the request for relief at the front yard setback.
- 4) The natural characteristics of the property, which include two washes that exceed a flow rate of 50 cubic feet per second (CFS) and the minimum finished floor requirement of 1 foot above a 100-year storm event are conditions unique to the subject site which limits the applicant’s ability to meet zoning regulations. These limits are inherent to the site and created before the owner purchased the lot.
- 5) Citizen participation requirements were met.

**APPLICANT/  
OWNER INFO**

Architect:  
 Mr. Clint Miller  
 c/o Clint Miller Architect AIA  
 7060 E. Carefree Drive  
 Carefree, AZ 85377

Owner/Applicant:  
 Mr. and Mrs. Adam and Nikki  
 Trissler  
 37017 N. Conestoga Trail  
 Cave Creek, AZ 85331

**LOCATION/  
CONTEXT**

Zoning  
 The subject property is located in the original Carefree, AZ subdivision platted back in 1958. The lot has been vacant since the subdivision was created. The property is zoned Rural-70 (Minimum 70,000 square foot. lot size). All surrounding properties have been developed with single family residences.

# STAFF REPORT – Board of Adjustment

## Existing Use

The subject site is currently undeveloped with the allowance for a single-family residence.

## LOCATION

7245 Long Rifle Road, Lot 176 of the Original Carefree Plat (MCR: 80-27), APN 216-83-176.

## CONTEXT MAP



Source: Maricopa County Assessor, 2023



## ZONING STANDARDS

### Zoning Standards

Table 1 and Diagram 1 below summarize and describe the required and proposed conditions relevant to the request.

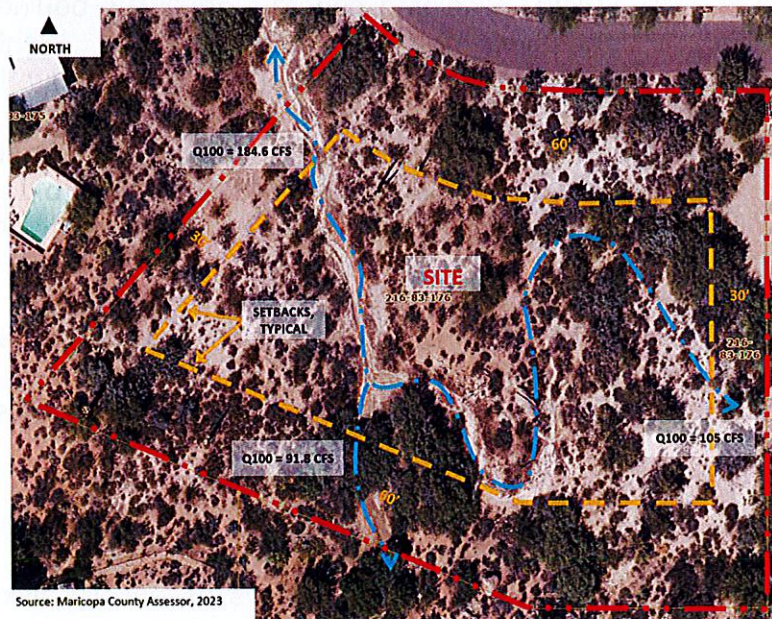
# STAFF REPORT – Board of Adjustment

**Table 1. Development Standards: Proposed Residence**

Standard	Required	Project	Variance Required
Lot Area	70,000 sq.ft.	87,261 sq.ft.	No
Lot Frontage	230 ft.	326 ft.	No
Setbacks to Residence:			
<b>Front</b>	<b>60 ft.</b>	<b>35 ft.</b>	<b>Yes</b>
Rear	60 ft.	154 ft.	No
East Side	30 ft.	97 ft.	No
West Side	30 ft.	66 ft.-9 in.	No
Max. Lot Coverage	13%	4.7%	No
Max. Disturbance	39%	18%	No

The Variance request is related to the front setback development standard as defined above. The request is based on conditions that are quantifiable and which deprive this property of privileges enjoyed by other properties with the same Zoning designation.

**Diagram 1. Aerial Map of Subject Site**



**PROJECT**



# STAFF REPORT – Board of Adjustment

## SUMMARY

### Summary

The proposed two-level residence includes 3 bedrooms, 2-1/2 bathrooms, office, gym space, and 3-car garage. Included is an outdoor pool area and dense landscaping, particularly at the front of the home. The intent is to develop a well-designed home that is in harmony with the neighborhood as well as respect and minimize impacts to the natural features of the lot.



Materials of the home include stone veneer and painted stucco. The rear yard shall include a pool and private patio. The front includes retaining walls, a colored concrete driveway, boulders and landscaped berms for aesthetic and screening purposes. Planting includes native materials salvaged from the property itself as required by the Town.

The request is two-fold: 1) Reduce the front yard setback in order to move the home into a more buildable portion of the lot; and 2) Raise the finished floor height in order to meet the Town's flood requirements.

### Variance Analysis

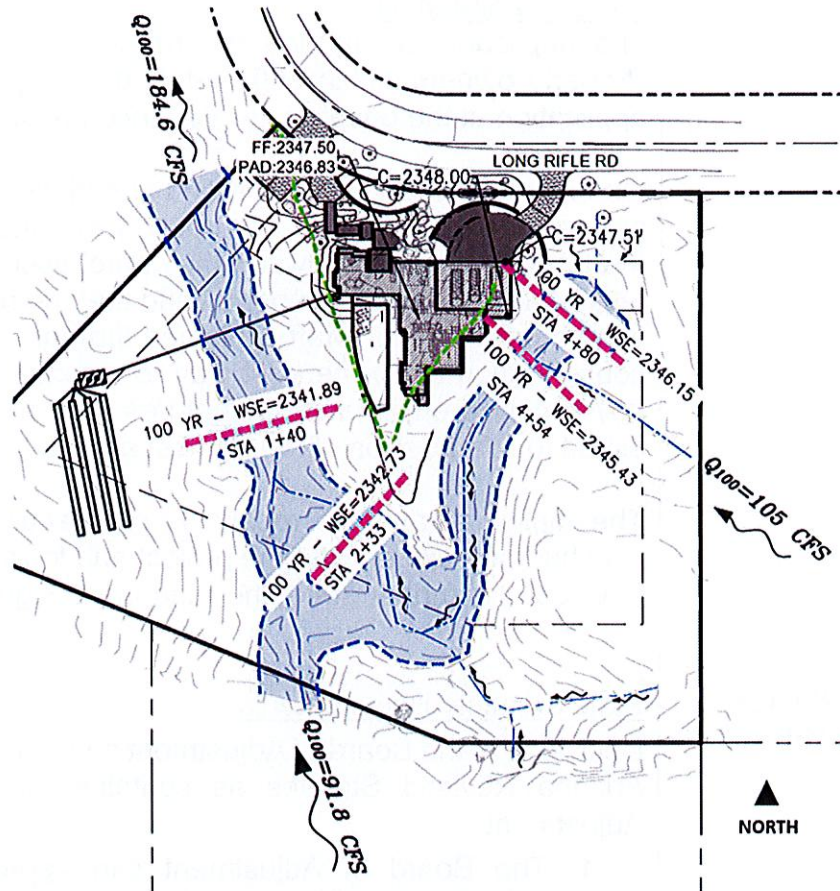
The home has been designed to be moderate in size and in a compact manner by adding a second story. It is well-designed and proposes quality architectural treatments such as large glass windows, strong linear roof elements, and stone veneer.

Two washes weave through the property and converge towards the middle forming a "V" and thereby divides the property into three areas (see Diagram 2). These drainage ways essentially divide the property into 3 uneven sections thereby making it difficult to utilize the buildable area. Each wash

# STAFF REPORT – Board of Adjustment

exceeds a flow rate of 50 cubic feet per second (CFS), which zoning does not allow to be disturbed. This condition leaves a triangular area, with more developable square footage closer to the street frontage.

**Diagram 2. Washes Impacting Subject Site**



Washes with flow rates greater than 50 CFS require erosion setback delineation. Erosion setbacks require structures to be designed for potential scour due to potential undermining of footings from significant storm events. Reducing the setbacks allows for the structure to shift away from the washes and reduce the amount of structure proposed in the erosion setback zone. Staff believes it is a better compromise to reduce the front yard setback than to ask for a variance to reroute the existing washes. While the setback is reduced to 35 feet from 60 feet, landscaping and berming will help mitigate the appearance of the structure.

The finished floor of any building may not be less than 1-foot above the 100-year stormwater surface elevation. Therefore, the finished floor for the residence has been set at the lowest possible elevation (PAD +2346.83/FFE +2347.50). Additional fill is needed in order to maintain this requirement as well as create a singular floor area at the first level. The development overall sits at a lower elevation than Long Rifle to help offset this need to raise the finish floor.

# STAFF REPORT – Board of Adjustment

Based on the above, the washes and finished floor restrictions today constitute hardships under the Zoning Ordinance. These conditions were not self-imposed.

## Citizen Participation

The applicant has fulfilled the requirements for Citizen Participation. Property owners within 500 feet of the subject lot were notified of this application at the onset of the Variance process.

One resident spoke with staff and asked why the property owners were asking for the Variance. Her opinion was they should have known that the lot was unbuildable when they purchased the lot. The resident also felt she would see it from her lot and that the house would be too close to such a busy street. Staff explained that this lot is buildable but requires consideration as to the best way to minimize impacts, especially when any sensitive environmental features exist upon it. Two other residents asked for clarification of the request and had no opposition to the project.

The applicant's architect received a phone call from a Long Rifle neighbor, who had no objections to the project and looked forward to seeing the lot develop. He further stated he liked the design.

## VARIANCE CRITERIA

### State Statutory Requirements

Decisions of the Board of Adjustment must fall within the guidelines of the Arizona Revised Statutes as contained in Title 9-462.06, Board of Adjustment.

1. The Board of Adjustment can approve variances only if the following special circumstances and the strict application of the zoning ordinance will deprive the property of privileges enjoyed by other property in the same zoning district:
  - a) Size
  - b) Shape
  - c) Topography
  - d) Location
  - e) Surroundings
- 2) Variances shall not be granted as a special privilege that is not available to all other properties with the same conditions in the same zoning district.
- 3) Variances may be subject to conditions.
- 4) A Board of Adjustment may not:
  - a) Make any changes in the uses permitted in any zoning classification or zoning district, or make any changes in the terms of the zoning ordinance.
  - b) Grant a variance if the special circumstances applicable to the property are self-imposed by the property owner.

# STAFF REPORT – Board of Adjustment

## BOARD OF ADJUSTMENT

Should the Board of Adjustment approve the variance, the conditions for approval attached as Exhibit “A” are provided for consideration.

## ATTACHMENTS

- Citizen Participation Report
- Narrative
- Plans

**EXHIBIT A**  
**Case #22-13-V**  
**CONDITIONS FOR APPROVAL**

7245 Long Rifle Road  
Lot 176 of the Original Carefree Plat (MCR: 80-27)  
Tax Parcel #216-83-176

1. The zoning variance is hereby granted to permit the construction of a new single-family home with the following:
  - a) Reduction of the front yard setback by 25 feet.
  - b) Allowance for the quantity of fill material to exceed the quantity of cut material, as indicated on the Grading and Drainage Plans. In no case shall the amount of net fill exceed 58 cubic yards.
2. Per erosion setback requirements, engineering erosion and scour protection shall be required along the east side of the residential structure as shown on the Civil Grading and Drainage Plans, C-1, C-2, and C-3.
3. Landscaping shall include boulders, berming and mature vegetation salvaged onsite to help buffer the development from Long Rifle Road as shown on the Landscape Variance Exhibit and Landscape Plan 2.1.
4. The building permit development plans shall conform to the development plans submitted in association with this application on April 10, 2023.
5. The granting of these variances shall be null and void if an approved building permit is not issued within one year of this approval. One 6-month maximum extension may be considered by the Planning Director if requested in writing by the owner prior to the expiration of this Variance approval.

*Citizen Participation Report*

All neighborhood communication consists of one very positive phone call I received from Ted Taylor of 7327 Long Rifle, he is looking forward to seeing the project under construction and loves the design.

Attached is a copy of the letter that went out to neighboring properties, with map and listing of the mailing. We have five returned letters, included.

Plan redlines all addressed, and covered above.

Resubmit the following

The following plans and documents are included:

Narrative revised

Survey/ site plan and G & D to scale

Neighborhood map with list of recipients, copy of letter to sent to neighbors

HOA non existence, however letter was sent to the Boulders HOA

Thumb drive containing all plans and documents.

Sincerely,

Clint Miller AIA



Clint Miller · AIA  
A R C H I T E C T

7060 E Carefree Drive  
Carefree AZ 85377  
[ClintMillerArchitect.com](http://ClintMillerArchitect.com)  
480-889-4660

**November 30, 2022**

To: All Property Owners within 500 feet of Subject Property

Re: Variance Request  
7245 Long Rifle  
Carefree AZ 85377  
Case # 22-13-V

As a part of the mandatory Citizen Participation procedure for Variance review within the Town of Carefree, all surrounding property owners within 500 feet of the subject property must be notified by the applicant of a request for variance. The Owners Adam and Nikki Trissler desire to build a new home partway into the *Front Yard Setback*

Please see the attache narrative and drawings for additional information.

We believe the approval of the requested variance is justified for the following reasons:

The buildable area with street access is less than 5% of the entire lot area. This is due to two very wide washes that converge in the middle of the property. Flood control guidelines prevents the relocation or alteration of the washes due to the volume of water that the washes carry.

In order to fit a 3,600 square foot home with a swimming pool, the structure needs to be set at 45 feet from the street. This assumes that the sides and rear of the home will be pushed to the edge of the erosion setback limits. See both architectural and engineering site plans provided for clarity.

This is a hardship due to the unique nature of the lot and is not created by the home owners. Rather, the home owners are responsive to the constraints by building a sensible size with less that 1/3 of the home as a second level. The 2nd level roof is well below the maximum height limits per zoning, (see building section drawings for all measurements).

Please contact me if you would like to discuss this variance request. You may also respond to the Carefree Planning and Zoning Department in writing, in person, or by telephone at (480) 488-3686

No response is necessary if you do not have any comments or objections.

Respectfully submitted,

Clint Miller AIA





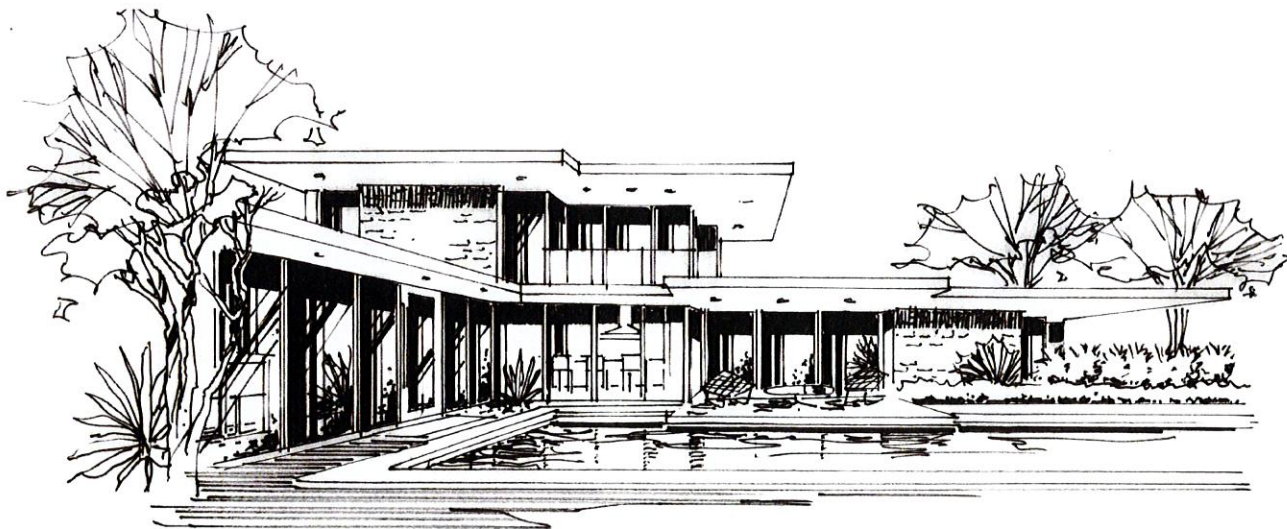


Trissler Residence  
7245 Long Rifle Road  
Zoning Variance Application

## Building Elevations

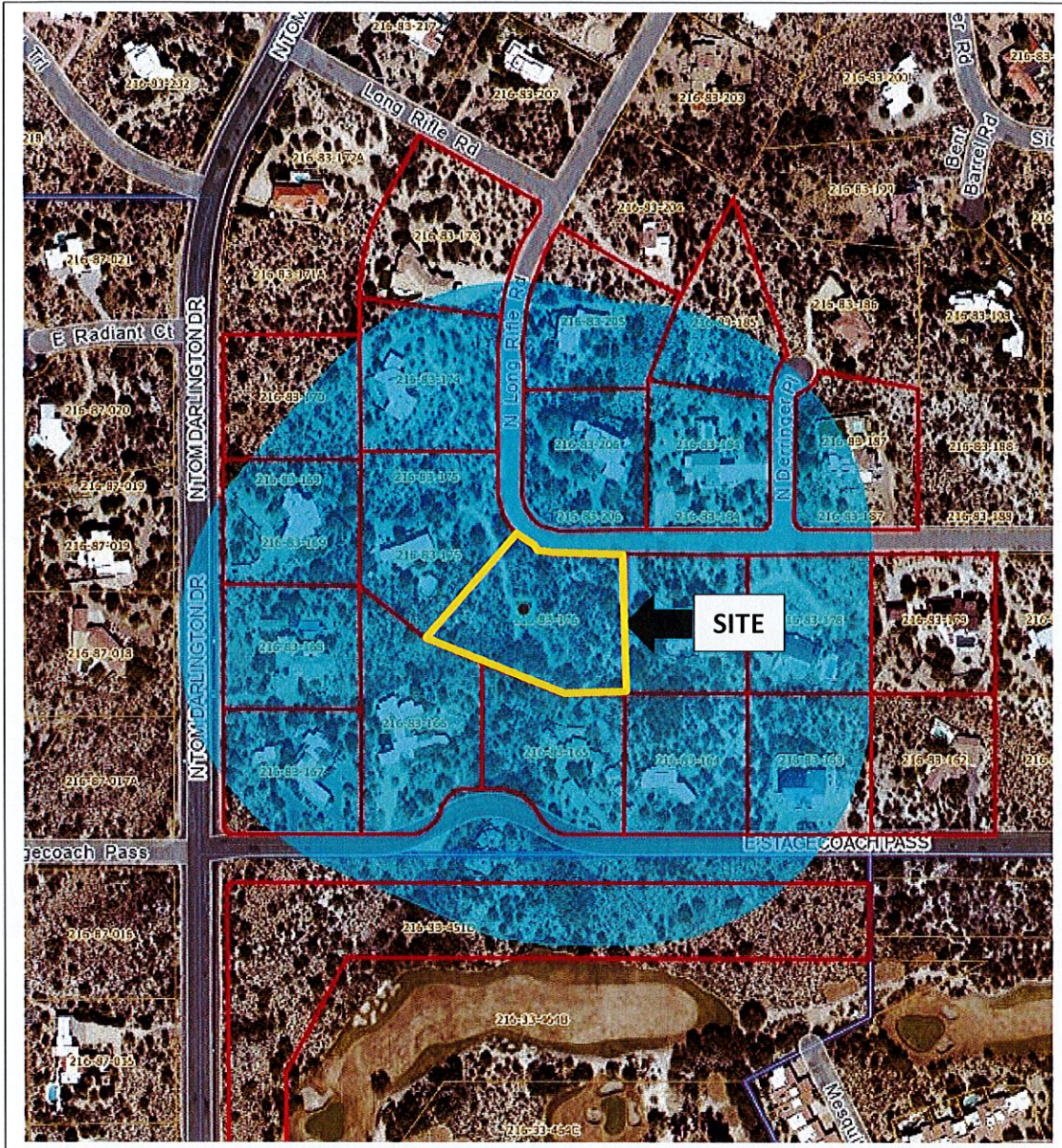


Front Elevation – View from road



Rear Elevation – View looking from the southwest

**PROPERTIES WITHIN 500' OF  
22-13-V  
7245 LONG RIFLE RD  
216-83-176**



APN	OWNER/MAILING ADDRESS	PROPERTY ADDRESS
216-33-451D	BOULDERS HOMEOWNERS ASSOC 8360 E VIA DE VENTURA BLVD STE L-100 SCOTTSDALE AZ USA 85258	
216-83-162	BAUER WAYNE V/BARBARA M TR 7140 E STAGECOACH PASS CAREFREE AZ USA 85377	LOT 162 7410 E STAGECOACH PASS CAREFREE 85377
216-83-163	SCIASCIA KATHERINE L 7390 E STAGECOACH PASS CAREFREE AZ USA 85377	LOT 163 7390 E STAGECOACH PASS CAREFREE 85377

**PROPERTIES WITHIN 500' OF  
22-13-V  
7245 LONG RIFLE RD  
216-83-176**

216-83-164	TING LILIAN	LOT 164, 167
216-83-167	7268 E STAGECOACH PASS RD CAREFREE AZ USA 85377	7212, 7268 E STAGECOACH PASS CAREFREE 85377
216-83-165	RODRIGUEZ SAMUEL R/CYNTHIA COLE 1901 W GRANADA RD PHOENIX AZ USA 85009	LOT 165 7246 E STAGECOACH PASS CAREFREE 85377
216-83-166	DUZAN STEPHEN A/BARBARA FRENCH TR PO BOX 2800-248 CAREFREE AZ USA 85377	LOT 166 7224 E STAGECOACH PASS CAREFREE 85377
216-83-168	CHEVALIER CATHY 23711 MERIDIAN AVE S BOTHELL WA USA 98021	LOT 168 36221 N TOM DARLINGTON DR CAREFREE 85377
216-83-169	LONGBINE DAVID B/PAMELA S PO BOX 5788 CAREFREE AZ USA 85377	LOT 169 36241 N TOM DARLINGTON DR CAREFREE 85377
216-83-170	BINESSA FAMILY AZ USA TRUST PO BOX 5075 CAREFREE AZ USA 85377	LOT 170 36401 N TOM DARLINGTON DR CAREFREE 85377
216-83-173	WILSON RICHARD B/LINDA L 43500 N 7TH AVE NEW RIVER AZ USA 85087	LOT 173 36422 N LONG RIFLE RD CAREFREE 85377
216-83-174	COLASANTO JAMES/KATHLEEN PO BOX 2658 CAREFREE AZ USA 85377	LOT 174 36410 N LONG RIFLE RD CAREFREE 85377
216-83-175	HAND RICHARD L/NORMA L TR PO BOX 3707 CAREFREE AZ USA 85377	LOT 175 36402 N LONG RIFLE RD CAREFREE 85377
216-83-176	TRISSLER ADAM/NIKKI 37017 N CONESTOGA TRL UNIT B CAVE CREEK AZ USA 85331	LOT 176 7245 LONG RIFLE RD CAREFREE 85377
216-83-177	GILBERT WILLIAM S/CELESTE M TR 7301 E LONG RIFLE RD CAREFREE AZ USA 85377	LOT 177 7301 LONG RIFLE RD CAREFREE 85377
216-83-178	LLOYD-TAYLOR TRUST PO BOX 3698 CAREFREE AZ USA 85377	LOT 178 7321 LONG RIFLE RD CAREFREE 85377
216-83-179	LEHMEYER KATHERYNN L/JEFFREY R 13279 W CARIBBEAN LN SURPRISE AZ USA 85379	LOT 179 7401 LONG RIFLE RD CAREFREE 85377
216-83-184	JAMES J HASELBERGER TR/SANDRA G HASELBERGER T PO BOX 80689 FAIRBANKS AK USA 99708	LOT 184 36402 N DERRINGER PL CAREFREE 85377
216-83-185	GIACONE ANTHONY JR/EVELYN 8357 E ARROYO SECO RD SCOTTSDALE AZ USA 85266	LOT 185
216-83-187	BENSON JACK N/VIVIAN S PO BOX 1475 CAREFREE AZ USA 85377	187 36401 N DERRINGER PL CAREFREE 85377





Clint Miller · AIA  
A R C H I T E C T

7060 E Carefree Drive  
Carefree AZ 85377  
[ClintMillerArchitect.com](http://ClintMillerArchitect.com)  
480-889-4660

**November 30, 2022**

To: Stacy Bridge-Denzak, Planning Director  
Town of Carefree  
8 Sundial Circle  
Email: [stacy@carefree.org](mailto:stacy@carefree.org)  
480-488-3686

Re: Trissler Proposed residence  
7245 Long Rifle  
Carefree AZ 85377  
Case # 22-13-V

**Project Narrative**

Adam and Nikki Trissler desire to build a new home partway into the *Front Yard Setback*

**We believe the approval of the requested variance is justified for the following reasons:**

The buildable area with street access is less than 5% of the entire lot area. This is due to two very wide washes that converge in the middle of the property. Flood control guidelines prevents the relocation or alteration of the washes due to the volume of water that the washes carry.

In order to fit a 3,500 square foot home with a swimming pool, the structure needs to be set at 45 feet from the street. This assumes that the sides and rear of the home will be pushed to the edge of the erosion setback limits. See both architectural and engineering site plans provided for clarity.

This is a hardship due to the unique nature of the lot and is not created by the home owners. Rather, the home owners are responsive to the constraints by building a

sensible size with less than 1/3 of the home as a second level. The 2nd level roof is well below the maximum height limits per zoning, (see building section drawings for all measurements).

### **Offered as a condition for approval**

#### *Landscape*

To minimize the impacts of building within the *Front Yard SetBack*. Greey/Pickett Landscape Architects with a native pallet of trees and plant material will (for the most part) screen the home from the street view. The planting composition will help the architecture form a comfortable union with its setting.

#### *Architecture*

The architecture will be an understated design influenced by midcentury architecture often seen in Carefree's early years, as well, the modern homes of Palm Springs. It will employ a color and finish pallet with an LRV of 40 or less. This will help the home blend and fit with the natural palette of the desert.

#### *Preservation of Setting*

The intent is to leave the natural desert plant flora and washes unaltered in their historic condition. Construction disturbance just beyond the buildings footprint shall be restored with a native plant pallet, accent specimens, and native rock. In the end, the home will appear to rise from its natural unaltered setting.

### **Specific details of the proposed home are indicated on the following drawings:**

#### *Architectural*

Site Plan  
Enlarged Site Plan  
Floor Plans  
Building sections  
Character sketches (Front and primary side)

#### Engineering

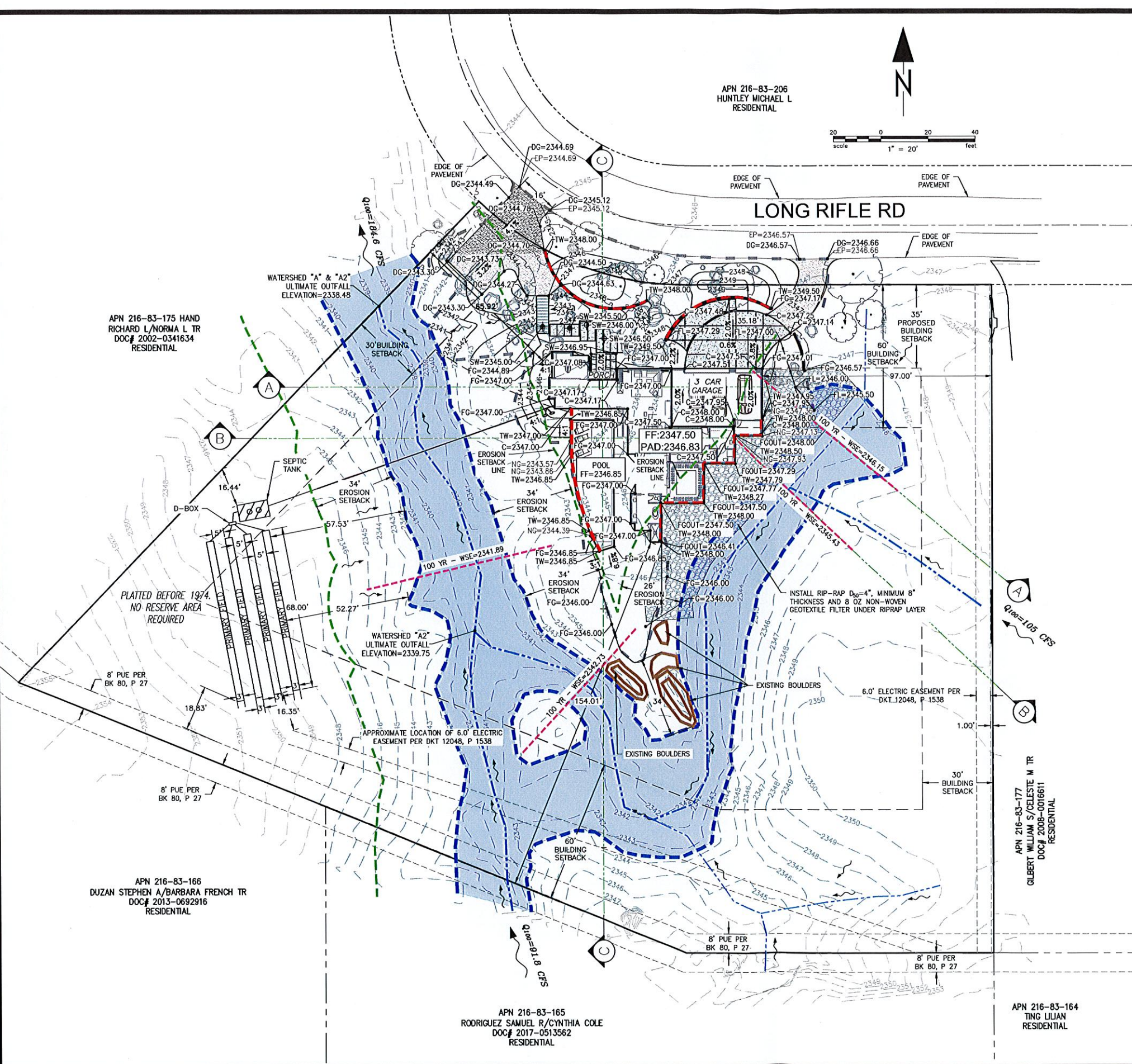
Grading and Drainage plan  
Septic engineering

Sincerely,

Clint Miller AIA



C:\Users\Admin\CruX Solutions Dropbox\CruX Solutions Team Folder\Projects\2022\22.029 - APN 216-83-176 (CAREFREE)\Design\CADD\Construction Drawings\22.029 - GP01.dwg



**LEGEND**

- INDICATES COLORED CONCRETE DRIVEWAY
- INDICATES DECOMPOSED GRANITE DRIVEWAY
- INDICATES RIP-RAP D50=4", MINIMUM 6" THICKNESS
- FG= PROPOSED FINISHED GRADE ELEVATION
- C= CONCRETE ELEVATION
- SW= SIDEWALK ELEVATION
- NG= EXISTING NATURAL GROUND ELEVATION
- EP= EXISTING EDGE OF PAVEMENT ELEVATION
- TW= TOP OF RETAINING WALL ELEVATION
- DG= DECOMPOSED GRANITE ELEVATION
- FG= FINISH GRADE
- INDICATES PROPERTY LINE
- - - - - INDICATES PROPOSED GRADE CONTOURS
- - - - - INDICATES EX. GROUND CONTOURS
- - - - - INDICATES CONSTRUCTION BOUNDARY LINE
- - - - - INDICATES RETAINING WALL
- - - - - INDICATES 100 YR WATER SURFACE ELEVATION
- - - - - INDICATES EROSION SETBACK
- - - - - INDICATES FLOW LINE
- - - - - INDICATES FLOW LINE OF EXISTING STREAM
- - - - - INDICATES DRAINAGE FLOW DIRECTION
- - - - - INDICATES PUBLIC UTILITY EASEMENT LINE
- - - - - INDICATES PROPOSED FINISH FLOOR ELEVATION (NAD88 DATUM)
- - - - - INDICATES PROPOSED PAD ELEVATION
- INDICATES PROPOSED BOULDERS
- INDICATES PROPOSED TREE

**OWNER/APPLICANT**

TRISSLER ADAM/NIKKI  
7245 LONG RIFLE RD  
CAREFREE ARIZONA 85377  
PHONE: 412-268-8142  
EMAIL: NIKKILYN12@GMAIL.COM

**ENGINEER'S INFORMATION**

CRUX SOLUTIONS, LLC  
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E-MAIL: FBOBADILLA@CRUXSOLUTIONS.US

**ARCHITECT INFORMATION**

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7060 E CAREFREE, DRIVE  
CAREFREE, ARIZONA 85377  
PH: 480-889-4660  
E-MAIL: CLINT@CLINTMILLERARCHITECT.COM

**SURVEYOR**

ABEL & ASSOCIATES, LLC  
PO BOX 228  
LAVEN, ARIZONA 85339  
PH: 602.501.6957  
EMAIL: ABELB@ABEL-LAND.COM  
SURVEYED: APRIL 2022

**SITE INFORMATION**

APN: APN 216-83-176  
GROSS & NET AREA: 87,261.029 SF,  
OR 2.0032 +/- ACRES (PER  
SURVEY).  
ZONING: RURAL-70  
DISTURBED AREA: 12,454.72 SF

**FEMA FLOOD ZONE**

MAP NUMBER: 04013C0883L  
MAP REVISED DATE: 9/16/2015  
FEMA FLOOD ZONE: X (DOTTED HATCH)

AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

Community Number	Panel Number	Panel Date	Suffix	FIRM Date	FIRM Zone	Base Flood Elevation (AO Zone use Depth)
040126	883	10/16/2013	L	10/16/2013	Zone X	N/A (Not in a SFHA)

**EARTHWORK QUANTITIES**

UNDER BUILDING PAD  
CUT = 35 yd<sup>3</sup>  
FILL = 93 yd<sup>3</sup>  
NET FILL = 58 yd<sup>3</sup>

NOTE: THE QUANTITIES SHOWN HERE ARE AN ESTIMATE ONLY AND WERE CALCULATED IN-PLACE TO NEAT LINES AND GRADES, NOT SHRINKAGE FACTOR IS ACCOUNTED FOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES BEFORE BIDDING. ALL EXCESS SHALL BE HAULING OFF PROJECT SITE AT LOCATION DETERMINED BY CONTRACTOR. HAULING OFFSITE SHALL BE INCLUDED IN CONTRACTORS BID.

**SHEET INDEX**

DRAWING NO.	DRAWING TITLE	SHEET NO.
C-1	PRELIMINARY GRADING & DRAINAGE PLAN	1
C-2	PRELIMINARY GRADING & DRAINAGE PLAN	1
C-3	GRADING CROSS SECTIONS	2

REVISIONS

NO.	DESCRIPTION	DATE

NEW RESIDENCE (APN 216-83-176)  
7245 LONG RIFLE RD CAREFREE 85377  
CAREFREE, AZ 85377  
PRELIMINARY GRADING

**CRUX SOLUTIONS**  
CIVIL ENGINEERING SERVICES

DATE: 3/6/2023  
SCALE: 1"=20'  
FILE NAME: 22.029-GP01.DWG  
PROJECT NO.: 22.029



EXPRES: 3/31/2024  
DRAWING NO. C-1  
SHEET 1 OF 3

APN 216-83-175 HAND  
RICHARD L/NORMA L TR  
DOC# 2002-0341634  
RESIDENTIAL

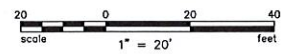
APN 216-83-166  
DUZAN STEPHEN A/BARBARA FRENCH TR  
DOC# 2013-0692916  
RESIDENTIAL

APN 216-83-165  
RODRIGUEZ SAMUEL R/CYNTHIA COLE  
DOC# 2017-0513562  
RESIDENTIAL

APN 216-83-164  
TING LIJIAN  
RESIDENTIAL

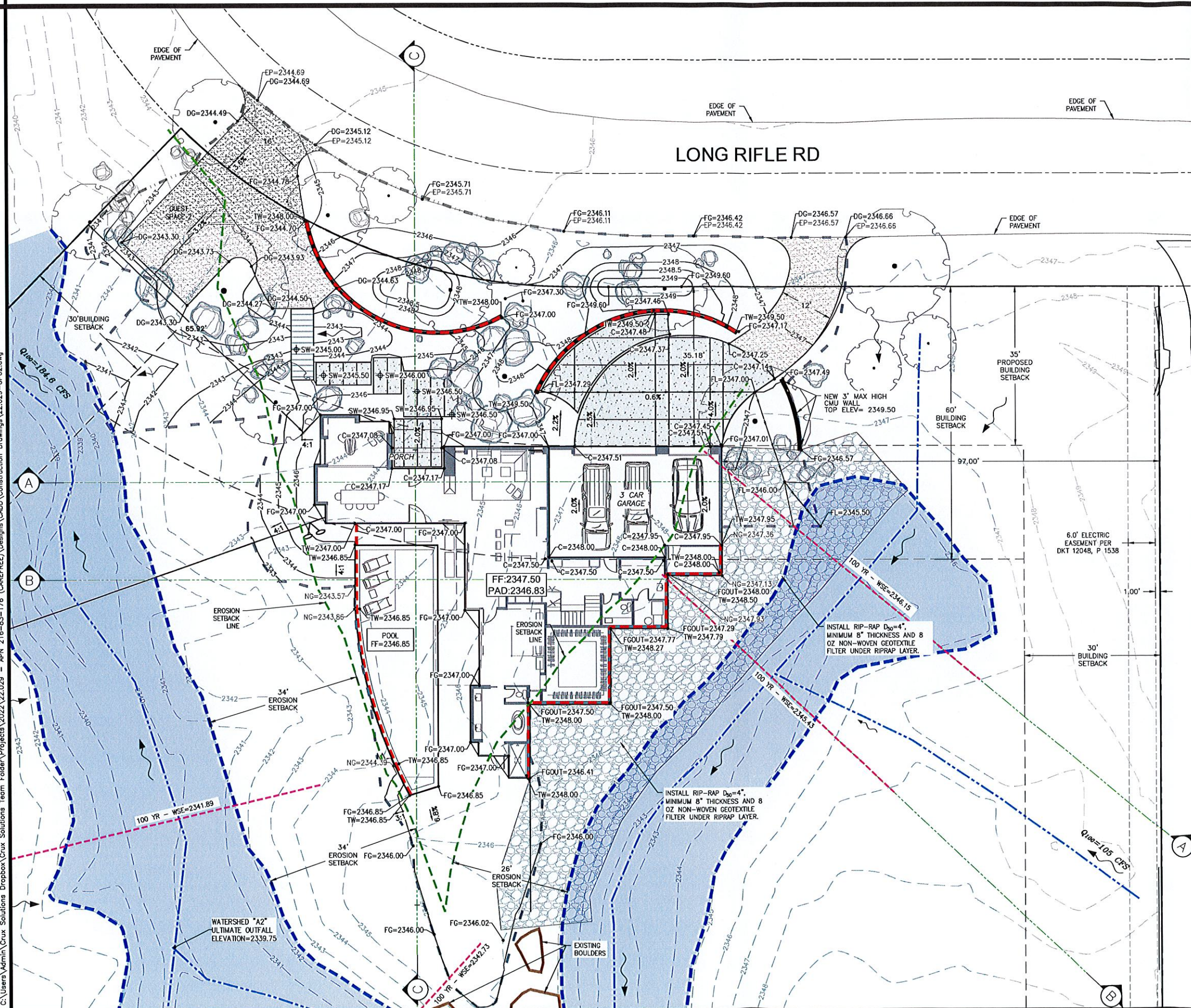
APN 216-83-206  
HUNTLEY MICHAEL L  
RESIDENTIAL

LONG RIFLE RD



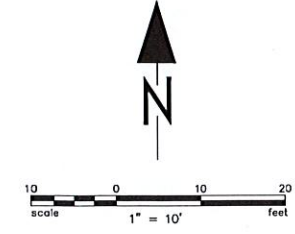
APN 216-83-177  
GILBERT WILLIAM S/CELESTE M TR  
DOC# 2008-0016611  
RESIDENTIAL

C:\Users\Admin\CruX Solutions\Dropbox\CruX Solutions Team\Folder\Projects\2022\22.029 - APN 216-83-176 (CAREFREE)\Design\CADD\Construction Drawings\22.029-GP02.dwg



**LEGEND**

- INDICATES COLORED CONCRETE DRIVEWAY
- INDICATES DECOMPOSED GRANITE DRIVEWAY
- INDICATES RIP-RAP D<sub>50</sub>=4", MINIMUM 6" THICKNESS
- FG= PROPOSED FINISH GRADE ELEVATION
- C= CONCRETE ELEVATION
- SW= SIDEWALK ELEVATION
- NG= EXISTING NATURAL GROUND ELEVATION
- EP= EXISTING EDGE OF PAVEMENT ELEVATION
- TW= TOP OF RETAINING WALL ELEVATION
- DG= DECOMPOSED GRANITE ELEVATION
- FG= FINISH GRADE
- INDICATES PROPERTY LINE
- INDICATES PROPOSED GRADE CONTOURS
- INDICATES EX. GROUND CONTOURS
- INDICATES CONSTRUCTION BOUNDARY LINE
- INDICATES RETAINING WALL
- INDICATES 100 YR WATER SURFACE ELEVATION
- INDICATES EROSION SETBACK
- INDICATES FLOW LINE
- INDICATES FLOW LINE OF EXISTING STREAM
- INDICATES DRAINAGE FLOW DIRECTION
- INDICATES PUBLIC UTILITY EASEMENT LINE
- INDICATES PROPOSED FINISH FLOOR ELEVATION (NAVD88 DATUM)
- INDICATES PROPOSED PAD ELEVATION
- FF:104.7  
PAD:104.7
- INDICATES PROPOSED BOULDERS
- INDICATES PROPOSED TREE



NO.	DESCRIPTION	DATE

NEW RESIDENCE (APN 216-83-176)  
 7245 LONG RIFLE RD CAREFREE 85377  
 CAREFREE, AZ 85377  
 PRELIMINARY GRADING

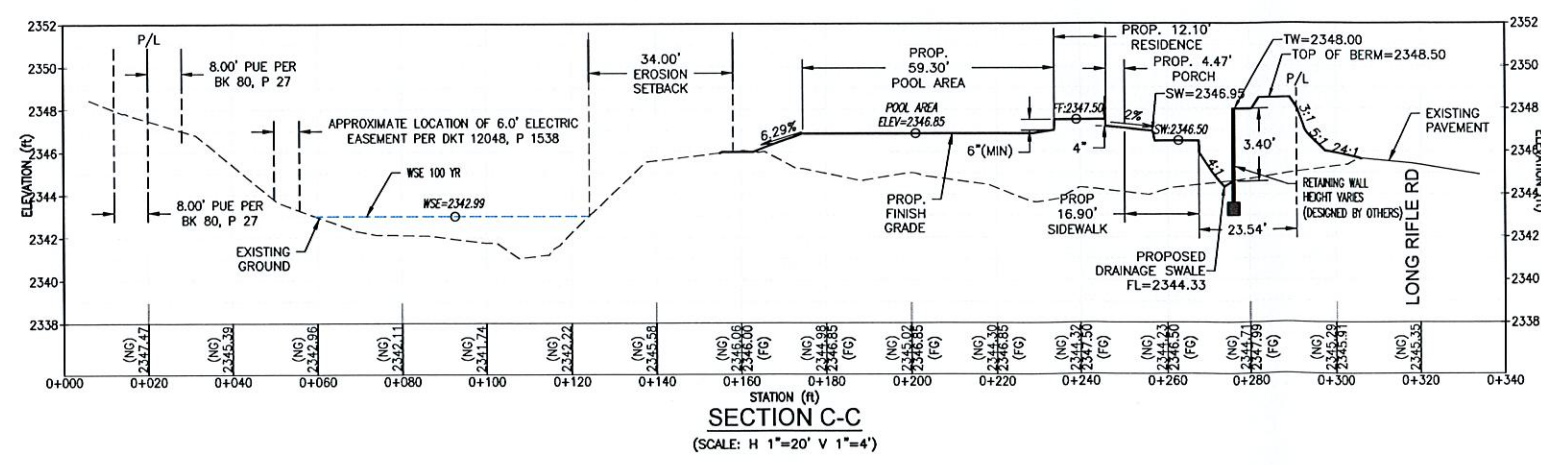
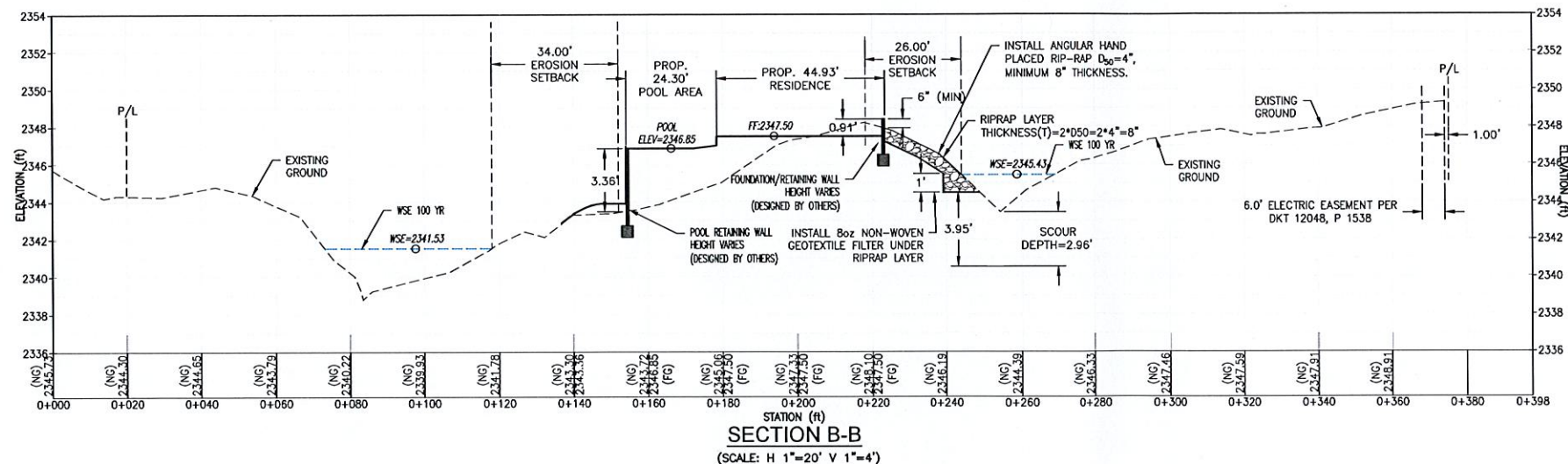
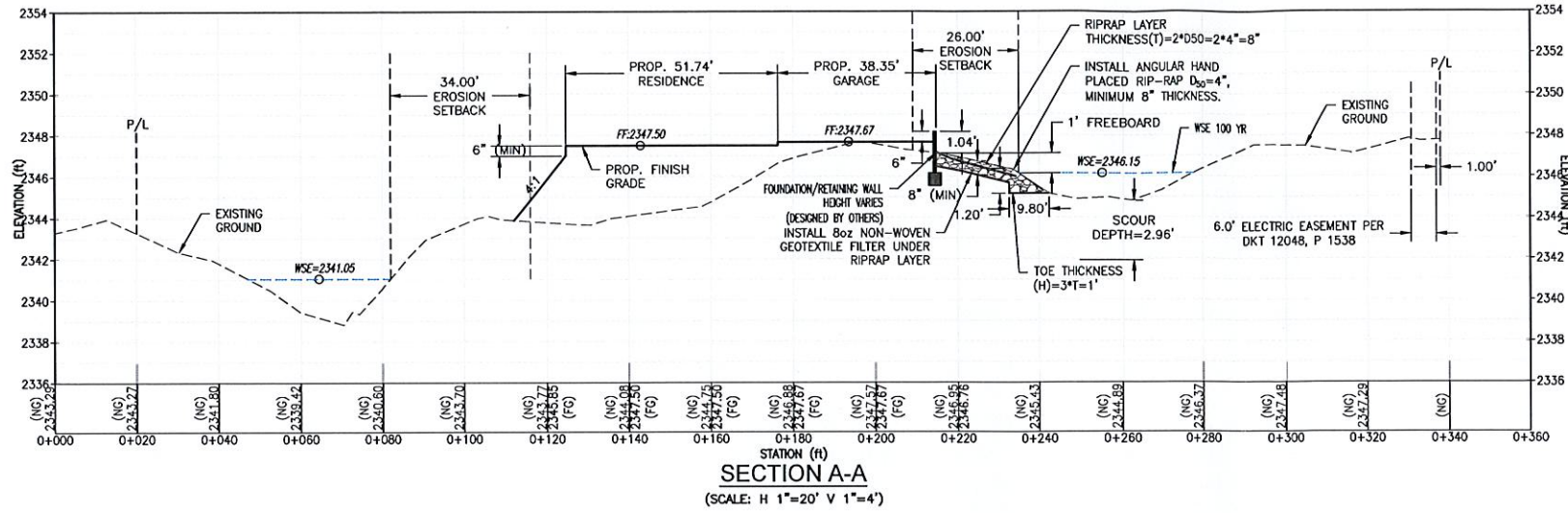
**CRUX SOLUTIONS**  
 CIVIL ENGINEERING SERVICES

DATE  
 3/6/2023  
 SCALE  
 1"=10'  
 FILE NAME  
 22.029-GP02.DWG  
 PROJECT NO.  
 22.029



DRAWING NO.  
**C-2**  
 SHEET 2 OF 3

P:\2022\22.029 - APN 216-83-176 (CAREFREE)\Designs\CADD\Construction Drawings\22.029-GP01.dwg



NO.	DESCRIPTION	DATE

NEW RESIDENCE (APN 216-83-176)  
7245 LONG RIFLE RD CAREFREE 85377  
CAREFREE, AZ  
GRADING CROSS SECTIONS

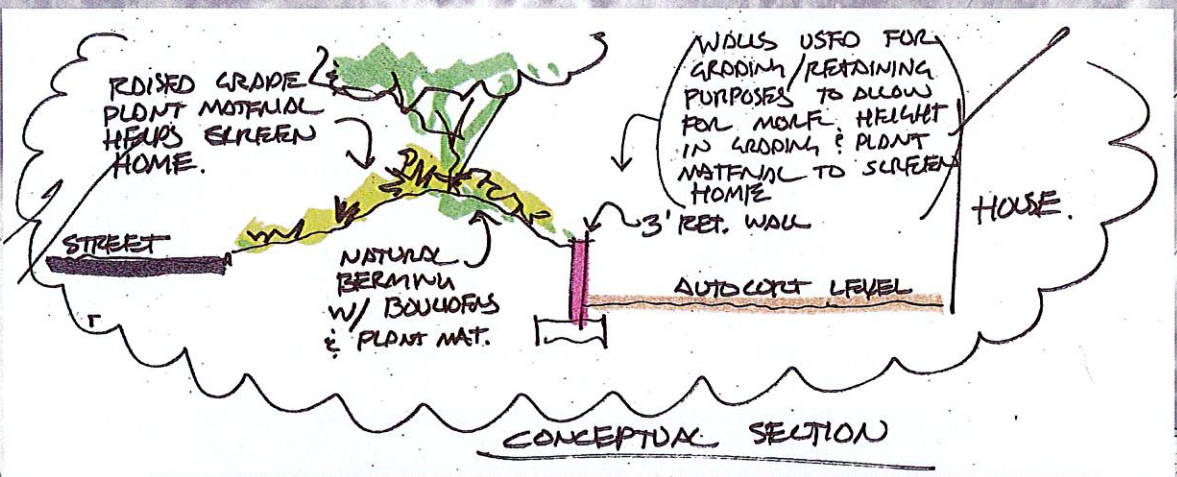


DATE: 3/6/2023  
SCALE: 1"=20'  
FILE NAME: 22.029-GP01.DWG  
PROJECT NO.: 22.029



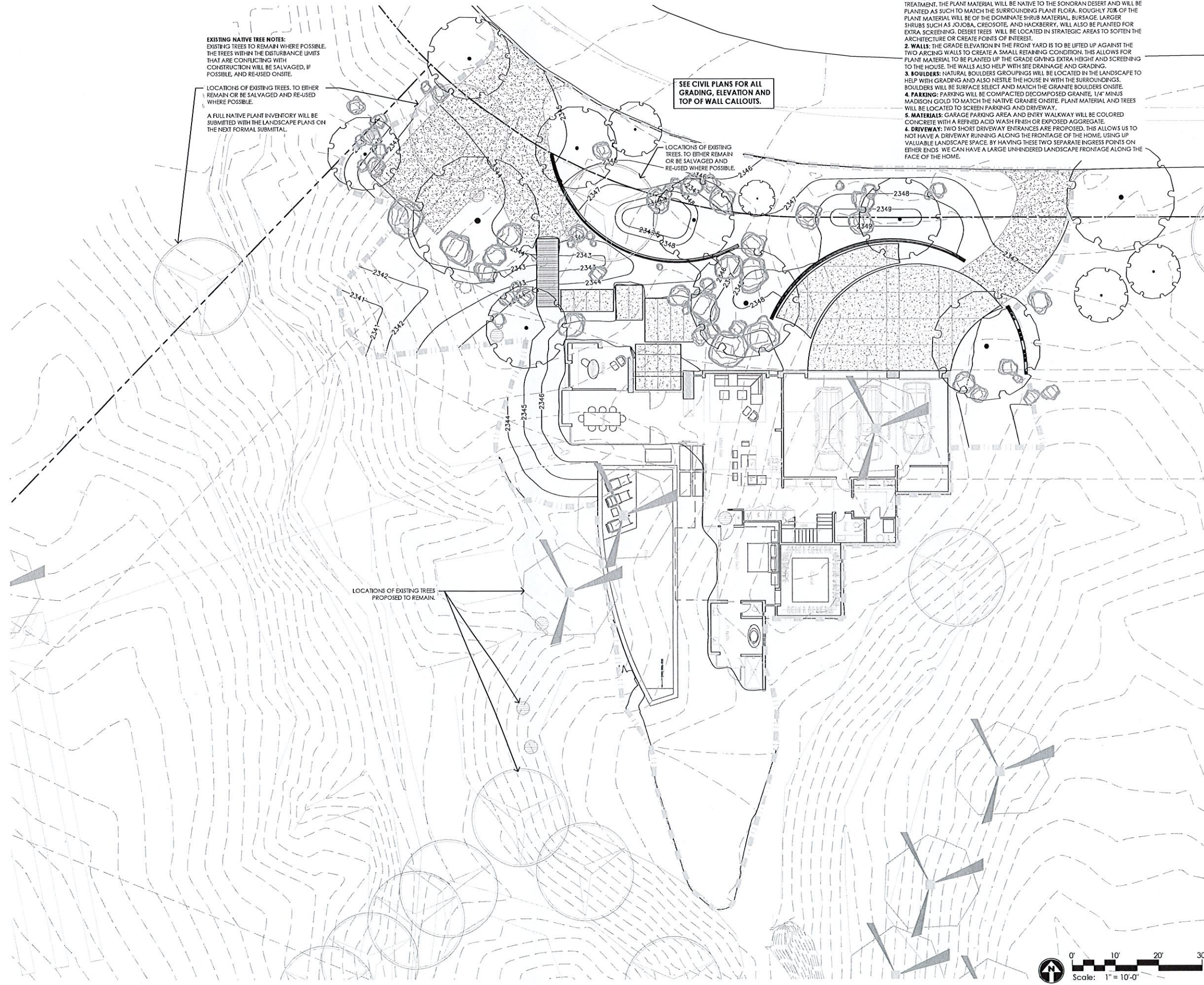
EXPRES: 3/31/2024  
DRAWING NO. C-3  
SHEET 3 OF 3

RECEIVED  
JAN 24 2023  
Town of Carefree



10-86  
WORKING W/ EXISTING TREES. INTENT WOULD BE TO KEEP AS MANY IN PLACE AS POSSIBLE.





**EXISTING NATIVE TREE NOTES:**  
 EXISTING TREES TO REMAIN WHERE POSSIBLE. THE TREES WITHIN THE DISTURBANCE LIMITS THAT ARE CONFLICTING WITH CONSTRUCTION WILL BE SALVAGED, IF POSSIBLE, AND RE-USED ONSITE.

LOCATIONS OF EXISTING TREES, TO EITHER REMAIN OR BE SALVAGED AND RE-USED WHERE POSSIBLE.

A FULL NATIVE PLANT INVENTORY WILL BE SUBMITTED WITH THE LANDSCAPE PLANS ON THE NEXT FORMAL SUBMITTAL.

SEE CIVIL PLANS FOR ALL GRADING, ELEVATION AND TOP OF WALL CALLOUTS.

LOCATIONS OF EXISTING TREES, TO EITHER REMAIN OR BE SALVAGED AND RE-USED WHERE POSSIBLE.

LOCATIONS OF EXISTING TREES PROPOSED TO REMAIN.

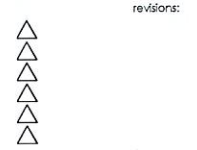
- LANDSCAPE NOTES:**
- 1. PLANT MATERIAL:** GENERAL LANDSCAPE INTENT IS TO BLEND INTO THE NATURAL SONORAN DESERT WITH APPROPRIATE PLANT MATERIAL AND GROUND SURFACE TREATMENT. THE PLANT MATERIAL WILL BE NATIVE TO THE SONORAN DESERT AND WILL BE PLANTED AS SUCH TO MATCH THE SURROUNDING PLANT FLORA. ROUGHLY 70% OF THE PLANT MATERIAL WILL BE OF THE DOMINANT SHRUB MATERIAL. BURSAGE, LARGER SHRUBS SUCH AS JOJOBA, CREOSOTE, AND HACKBERRY, WILL ALSO BE PLANTED FOR EXTRA SCREENING. DESERT TREES WILL BE LOCATED IN STRATEGIC AREAS TO SOFTEN THE ARCHITECTURE OR CREATE POINTS OF INTEREST.
  - 2. WALLS:** THE GRADE ELEVATION IN THE FRONT YARD IS TO BE LIFTED UP AGAINST THE TWO ARCING WALLS TO CREATE A SMALL RETAINING CONDITION. THIS ALLOWS FOR PLANT MATERIAL TO BE PLANTED UP THE GRADE GIVING EXTRA HEIGHT AND SCREENING TO THE HOUSE. THE WALLS ALSO HELP WITH SITE DRAINAGE AND GRADING.
  - 3. BOULDERS:** NATURAL BOULDERS GROUPINGS WILL BE LOCATED IN THE LANDSCAPE TO HELP WITH GRADING AND ALSO NESTLE THE HOUSE IN WITH THE SURROUNDINGS. BOULDERS WILL BE SURFACE SELECT AND MATCH THE GRANITE BOULDERS ONSITE.
  - 4. PARKING:** PARKING WILL BE COMPACTED DECOMPOSED GRANITE, 1/4" MINUS MADISON GOLD TO MATCH THE NATIVE GRANITE ONSITE. PLANT MATERIAL AND TREES WILL BE LOCATED TO SCREEN PARKING AND DRIVEWAY.
  - 5. MATERIALS:** GARAGE PARKING AREA AND ENTRY WALKWAY WILL BE COLORED CONCRETE WITH A REFINED ACID WASH FINISH OR EXPOSED AGGREGATE.
  - 6. DRIVEWAY:** TWO SHORT DRIVEWAY ENTRANCES ARE PROPOSED. THIS ALLOWS US TO NOT HAVE A DRIVEWAY RUNNING ALONG THE FRONTAGE OF THE HOME, USING UP VALUABLE LANDSCAPE SPACE. BY HAVING THESE TWO SEPARATE INGRESS POINTS ON EITHER ENDS WE CAN HAVE A LARGE UNHINDERED LANDSCAPE FRONTAGE ALONG THE FACE OF THE HOME.

**GREY PICKETT**  
 landscape architects | community design  
 7144 e station drive, suite 203  
 scottsdale, arizona 85237  
 480.609.0099 | 480.609.0066



**TRISLER RESIDENCE**

7245 LONG RIFLE ROAD  
 CAREFREE, AZ 85377

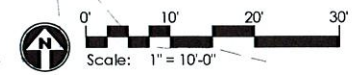


project #: CMA018  
 scale: 1" = 10'-0"

drawn by: TEAM  
 date: 03/06/2023

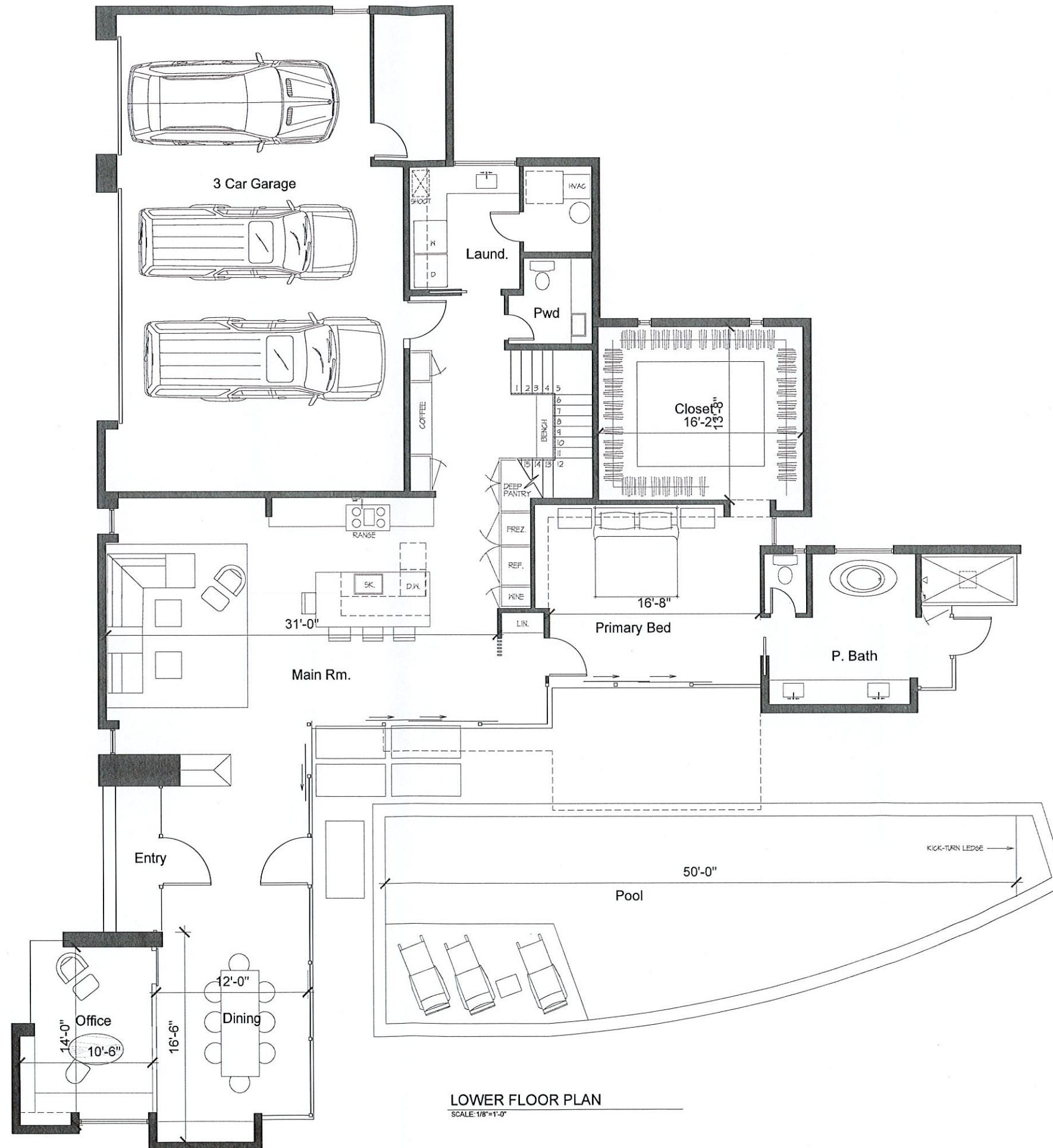
drawing: Landscape Plan

**L2.1**  
 of



**Architect:**  
 Clint Miller Architect Inc.  
 PO Box 3121  
 7060 E Carefree, Drive  
 Carefree, AZ 85377

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[Clint@ClintMillerArchitect.com](mailto:Clint@ClintMillerArchitect.com)  
[www.ClintMillerArchitect.com](http://www.ClintMillerArchitect.com)  
 480.889.4660



**LOWER FLOOR PLAN**  
 SCALE: 1/8"=1'-0"

T R I S S L E R r e s i d e n c e



**Project Address:**  
 7245 Long Rifle Rd.  
 Carefree, AZ. 85377

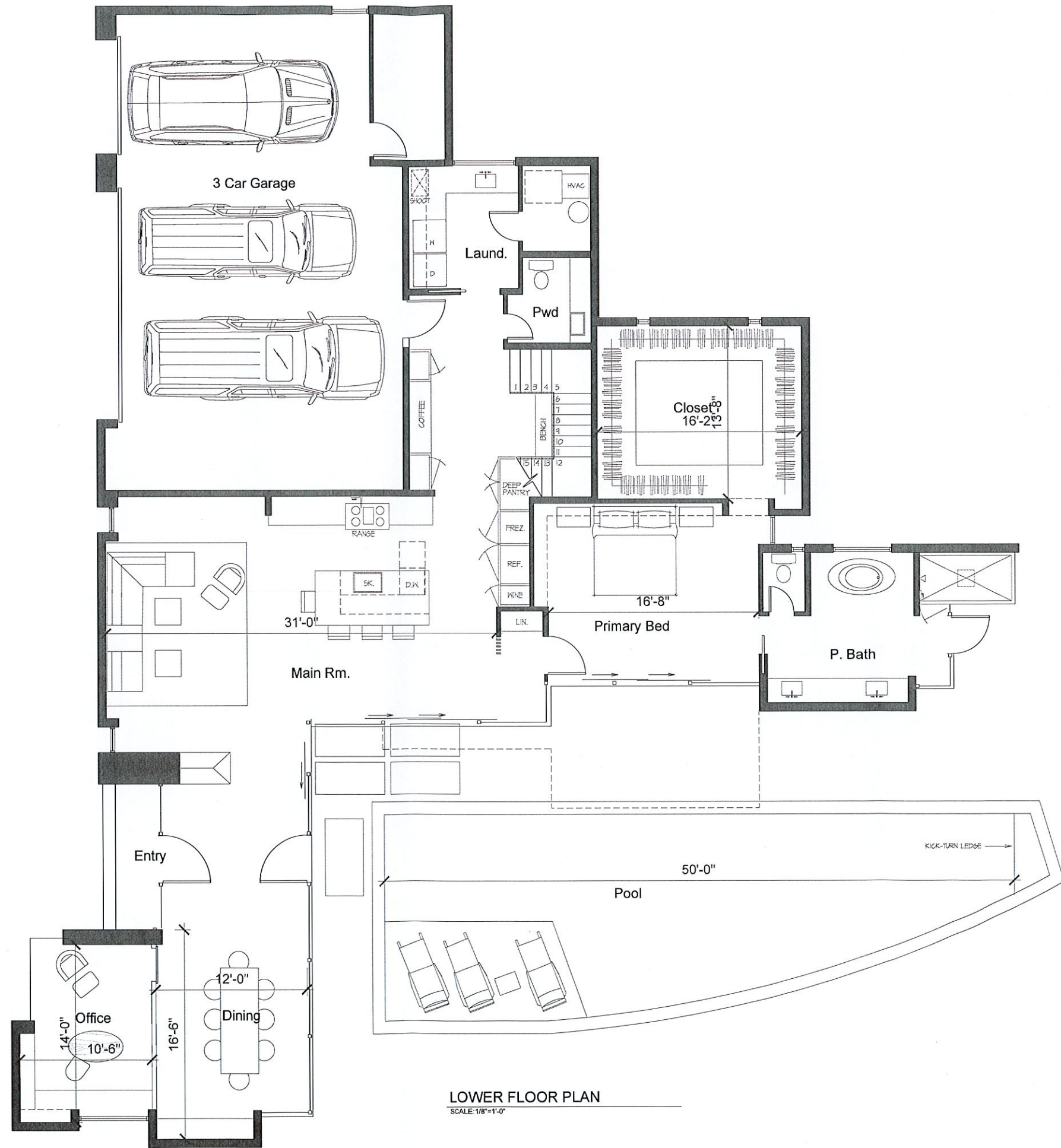
**Subdivision:** Carefree Arizona  
**Parcel Number:** 216-83-176

**A-1**

Scale: As indicated  
 Date: 11/28/22

**Architect:**  
 Clint Miller Architect Inc.  
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 Carefree, AZ 85377

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[Clint@ClintMillerArchitect.com](mailto:Clint@ClintMillerArchitect.com)  
[www.ClintMillerArchitect.com](http://www.ClintMillerArchitect.com)  
 480.889.4660



**LOWER FLOOR PLAN**  
 SCALE: 1/8"=1'-0"

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**Project Address:**  
 7245 Long Rifle Rd.  
 Carefree, AZ. 85377

**Subdivision:** Carefree Arizona  
**Parcel Number:** 216-83-176

**A-1**

Scale: As indicated  
 Date: 11/28/22

Architect:  
Clint Miller Architect Inc.  
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7060 E. Carefree, Drive  
Carefree, AZ 85377

Miller@Me.com  
Clint@ClintMillerArchitect.com  
www.ClintMillerArchitect.com  
480.889.4660



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

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Project Address:  
7245 Long Rifle Rd.  
Carefree, AZ. 85377

Subdivision: Carefree Arizona

Parcel Number: 216-83-176

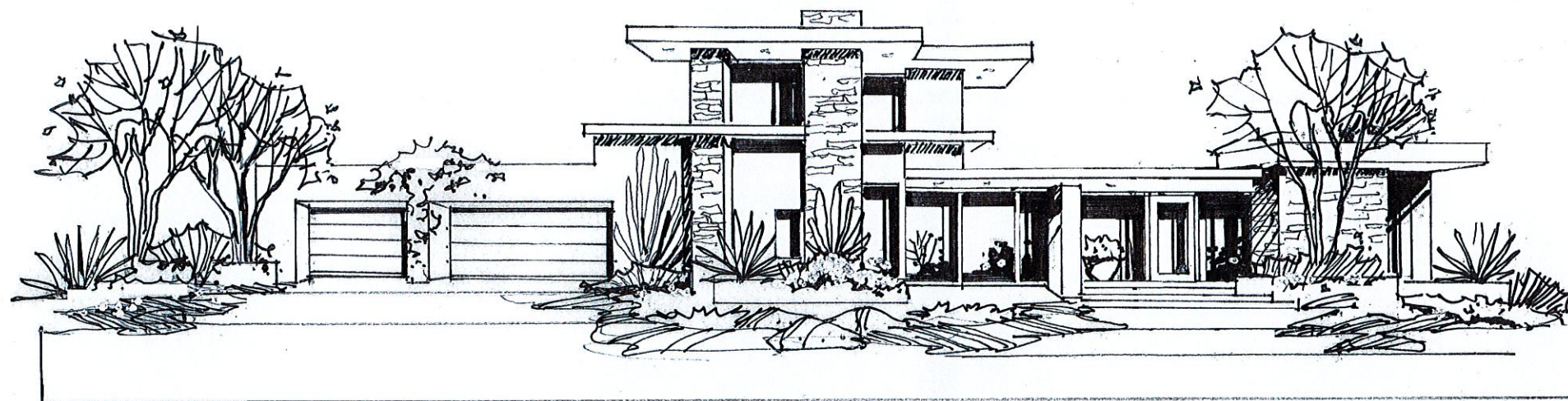
A-2

Scale: As indicated  
Date: 11/28/22

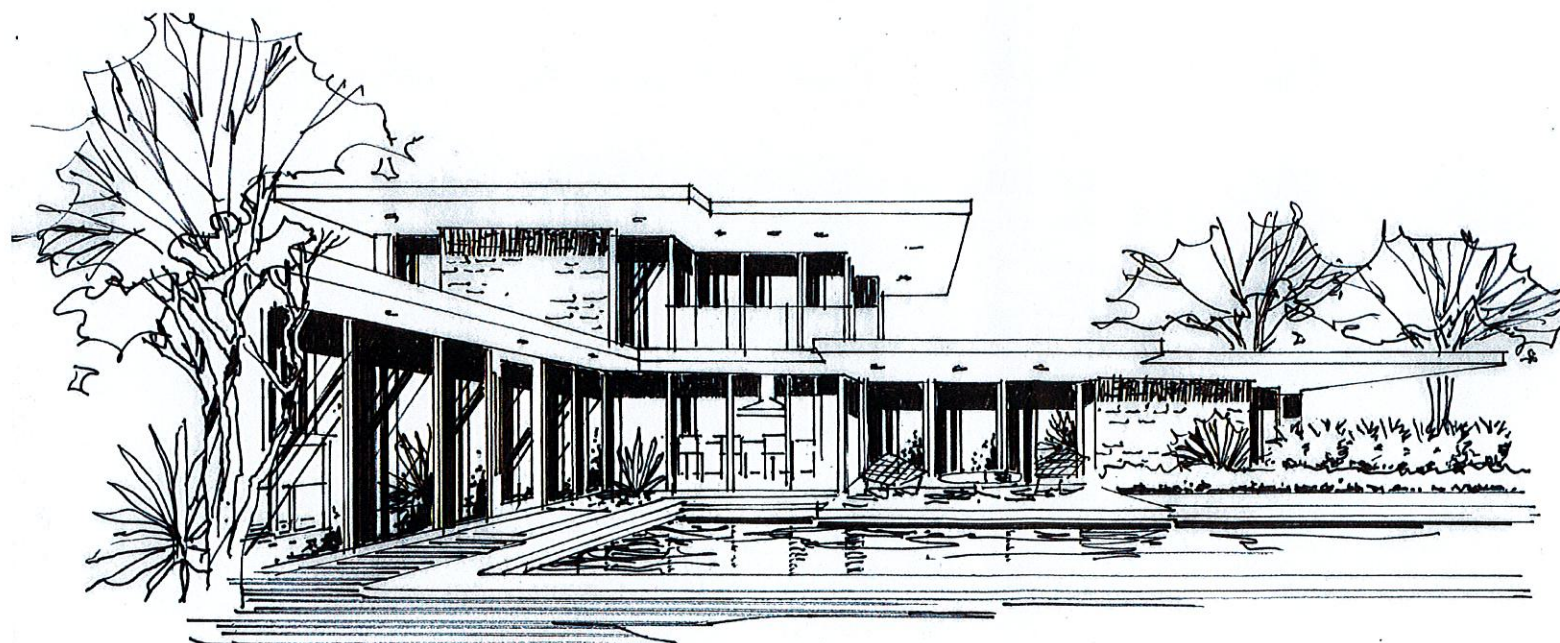


Architect:  
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www.ClintMillerArchitect.com  
480.889.4660



1 FRONT ELEVATION  
Scale: nts



2 SIDE WEST ELEVATION  
Scale: nts

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CLINT MILLER  
ARCHITECT AIA

Project Address:  
7245 Long Rifle Rd.  
Carefree, AZ. 85377

Subdivision: Carefree Arizona

Parcel Number: 216-83-176

A-3

Scale: As indicated  
Date: 11/28/22