

**NOTICE OF REGULAR MEETING
OF THE
BOARD OF ADJUSTMENT**

WHEN: MONDAY, AUGUST 14, 2023

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

TIME: 5:00 P.M.

LIVESTREAM: [CAREFREE YOUTUBE CHANNEL](#)

Pursuant to A.R.S. 38-431.02, notice is hereby given to the members of the Board of Adjustment of the Town of Carefree, Arizona and to the public that the members of the Board of Adjustment will hold a meeting open to the public. For any item listed on the agenda, the Board may vote to go into Executive Session for advice of counsel and/or to discuss records and information exempt by law or rule from public inspection, pursuant to Arizona Revised Statutes §38-431.03.

Members of the Board may participate by technological means or methods pursuant to A.R.S. §38-43 I (4).

The agenda for the meeting is as follows:

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

REGULAR AGENDA:

1. **APPROVAL** of the July 10, 2023, Board of Adjustment Regular Meeting Minutes.
2. **REQUEST APPROVAL** of a **VARIANCE** to the Zoning Ordinance standards to allow construction of a new detached garage. The request is to allow a lot coverage area of 6,334 square feet (7.33%), whereas the Ordinance only allows a maximum of 6% lot coverage.
3. **REQUEST APPROVAL** of a **VARIANCE** to the Zoning Ordinance standards to allow construction of a new detached garage in a portion of the rear yard building setback where such structures are not allowed. The proposed encroachment would be 10-feet into the required 40-foot rear yard setback.
4. **REQUEST APPROVAL** of **VARIANCES** to the Zoning Ordinance standards to allow construction of a new single-family residence. The requests are as follows:
 - Allow disturbance of a wash that has a 100-year flow of 50 cubic feet per second (cfs) or greater, whereas the Ordinance requires washes with capacity of 50 cfs or greater to be left in their natural state.

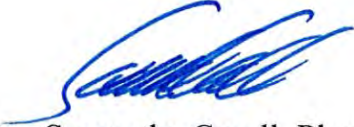
- Allow the quantity of fill material to exceed the quantity of cut material, whereas the Ordinance requires fill not to exceed cut material.
- Allow the new residence in portions of the front yard building setback where such structures are not allowed. The proposed encroachment would be 10 feet into the required 40-foot front yard setback.

5. ANNOUNCEMENTS

6. ADJOURNMENT

DATED this 9TH day of AUGUST, 2023.

TOWN OF CAREFREE



BY: Samantha Gesell, Planning Clerk

Items may be taken out of sequence



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.

*All official Town Council and Commission meetings are scheduled to be held in-person within Council Chambers, located at 33 Easy St.

**TOWN OF CAREFREE
BOARD OF ADJUSTMENT
STAFF REPORT**

MEETING DATE: 08/14/2023

SUBJECT: APPROVAL of the July 10, 2023, Board of Adjustment Regular Meeting Minutes.

PREPARED BY: Samantha Gesell, Planning Clerk

SUMMARY:

ACTION NEEDED:

Attachments

July 10, 2023 BOA Draft Minutes

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

WHEN: MONDAY, JULY 10, 2023

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

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

TIME: 5:00 P.M.

BOARD MEMBERS PRESENT:

Chairperson Tom Cross
Vice Chairperson Mary Roberts
Karen Dahlman
Susie Dymoke
Ralph Ferro
Sharon Smith

BOARD MEMBERS ABSENT:

Peter Burns

STAFF PRESENT:

Stacey Bridge-Denzak, Planning Director and Zoning Administrator; Samantha Gesell, Planning Clerk.

Chairperson Cross called the meeting to order at 5:00 p.m. and led the group in the Pledge of Allegiance.

ITEM #1 **APPROVAL** of the Board of Adjustment meeting minutes dated JUNE 12, 2023.

Board Member Ferro **MOVED TO APPROVE** the Board of Adjustment Meeting Minutes dated June 12, 2023. **SECONDED** by Board Member Smith. **CARRIED**, 6-0, with Board member Burns absent.

ITEM #2 **DISCUSSION** and possible **ACTION** on the request for a **VARIANCE** to the Zoning Ordinance standards. *Continued from Board of Adjustment Public Hearing dated June 12, 2023.*

CASE #: 22-29-V

APPLICANT: Mr. Austin Wicevich
10031 East Dynamite Boulevard, Suite 135
Scottsdale, AZ 85262

On Behalf of the Owners:
Mr. and Mrs. Anthony and Diann Iarocci

CASE LOCATION: 8217 East Spanish Boot Road
Carefree AZ 85377
APN: 216-25-112

ZONING: Rural-190, Single-Family Residential Zoning District
190,000 square feet minimum lot size

REQUEST: **APPROVAL** of a **VARIANCE** to the Zoning Ordinance standards to allow for an addition to an existing single-family residence in portions of the rear building setback where such structures are not allowed. The proposed encroachment would be 12-feet into the required 60-foot rear yard setback.

NOTE: The existing structure is legal nonconforming with portions of the residence located in the rear yard setback today.

Planning Director Stacey Bridge-Denzak presented details of the variance request and responded to questions and comments from the Board.

There was no public comment.

Vice Chairperson Roberts **MOVED TO APPROVE** a **VARIANCE** to the Zoning Ordinance standards to allow for an addition to an existing single-family residence in portions of the rear building setback where such structures are not allowed. With the following conditions:

1. The zoning variance is hereby granted to expand a legal nonconforming structure into the rear yard setback as follows:
 - a. Allow encroachment of 11 feet 1 inch into the required 60-foot side yard setback for expansion of a kitchen, dining room, 4th and 5th bedrooms, new laundry area, and attached patio cover at the first level; and reconfigured master bathroom and added balcony adjacent to the 2nd and 3rd bedrooms on the second level.
2. The building permit development plans shall conform to the development plans and elevations as submitted in association with this application and attached to this report.
3. No work shall occur outside of the existing site wall enclosing the proposed addition.
4. The granting of these variances shall be null and void if the building permit is not issued within one year of approval.

SECONDED by Board Member Smith. **CARRIED**, 6-0, with Board Member Burns absent.

ITEM #3 **ANNOUNCEMENTS**

Planning Director Stacey Bridge-Denzak reminded the group of the July 17, 2023, General Plan Update Community Workshop #4 to discuss Open Space.

ITEM #4 **ADJOURNMENT**

Vice Chairperson Roberts **MOVED TO ADJOURN**. **SECONDED** by Board Member Dahlman. **CARRIED**, 6-0, with Board Member Burns absent.

The meeting was adjourned at 5:10 p.m.

TOWN OF CAREFREE

Samantha J. Gesell

Samantha Gesell, Planning Clerk

**TOWN OF CAREFREE
BOARD OF ADJUSTMENT
STAFF REPORT**

MEETING DATE: 08/14/2023

SUBJECT: REQUEST APPROVAL of a VARIANCE to the Zoning Ordinance standards to allow construction of a new detached garage. The request is to allow a lot coverage area of 6,334 square feet (7.33%), whereas the Ordinance only allows a maximum of 6% lot coverage.

PREPARED BY: Stacey Bridge-Denzak, Planning Director & Zoning Administrator

SUMMARY:

ZONING VARIANCE, CASE NO. 22-23-V REQUEST

This is a request for a variance to Article VI. Intensity Schedule and Development Standards of the Zoning Ordinance to allow construction in the Rural-190 Zoning District of a new detached garage. The request is: Allow a lot of coverage area of 6,334 square feet (7.33%), whereas the Ordinance allows a maximum of 6% lot coverage.

Key Items for Consideration:

1. Subject property location: 40026 North Cibola Drive, Lot 34, Ranchitos Del Ray 1 (MCR: 88-14).
2. Proposal is a new detached garage adjacent to the existing residence.
3. The current zoning for this parcel is Rural-190 which requires a minimum lot size of 190,000 square feet.
4. This is a legal nonconforming lot (86,325 square feet). The request is only for relief from the lot coverage requirement.
5. Citizen participation requirements were met, and 2 comments were received. See Exhibit A.

APPLICANT/ OWNER INFO

Mr. and Mrs. George W. (Bill) and Lisa Stine
40026 N. Cibola Drive
Carefree, AZ 85377

LAND USE

General Plan

The Carefree General Plan designates the subject site and surrounding properties as Rural Residential (RR), 5-acre minimum residential lots.

Zoning

The zoning for the subject lot and surrounding properties in Carefree is Rural-190 (190,000 square foot minimum lot size). The community was originally platted back in 1960 under the County's regulations, and it does not have a homeowners association. The home was built in 2022 and met the Town's development standards at that time.

Existing Use

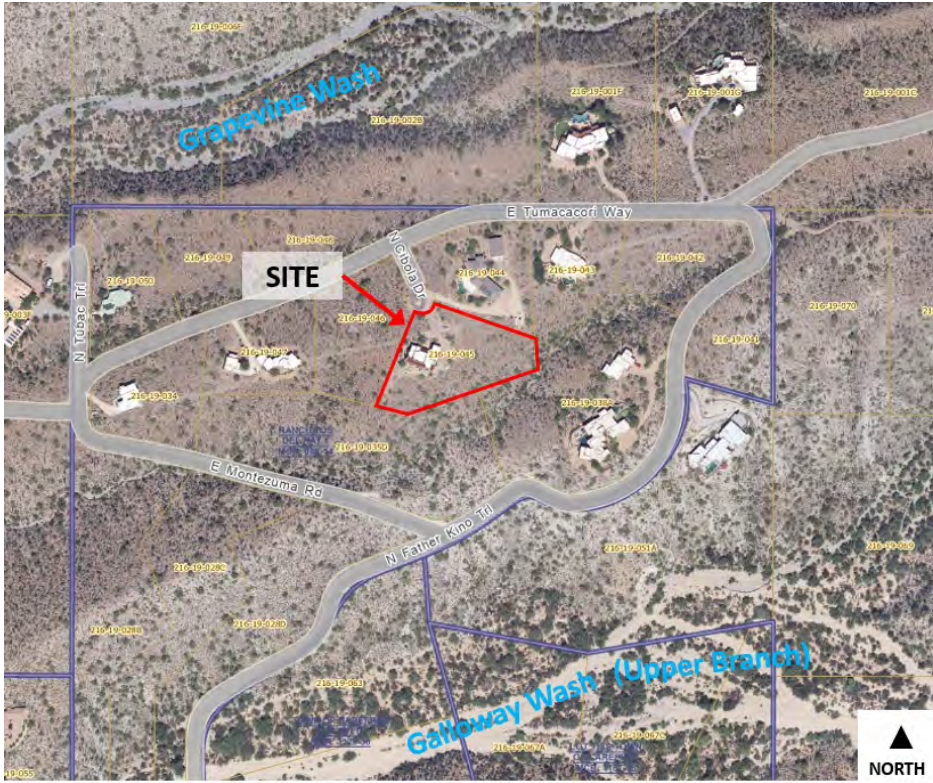
A single-family residence is located on the subject property. Single-family residences are east and southeast of the property, and vacant single-family residential lots zoned Rural-190 are to the southwest and west of the property. It has frontage on Cibola Drive to the north as well as additional vacant properties.

LOCATION

40026 N. Cibola Drive, Carefree, AZ 85377

APN: 216-19-045

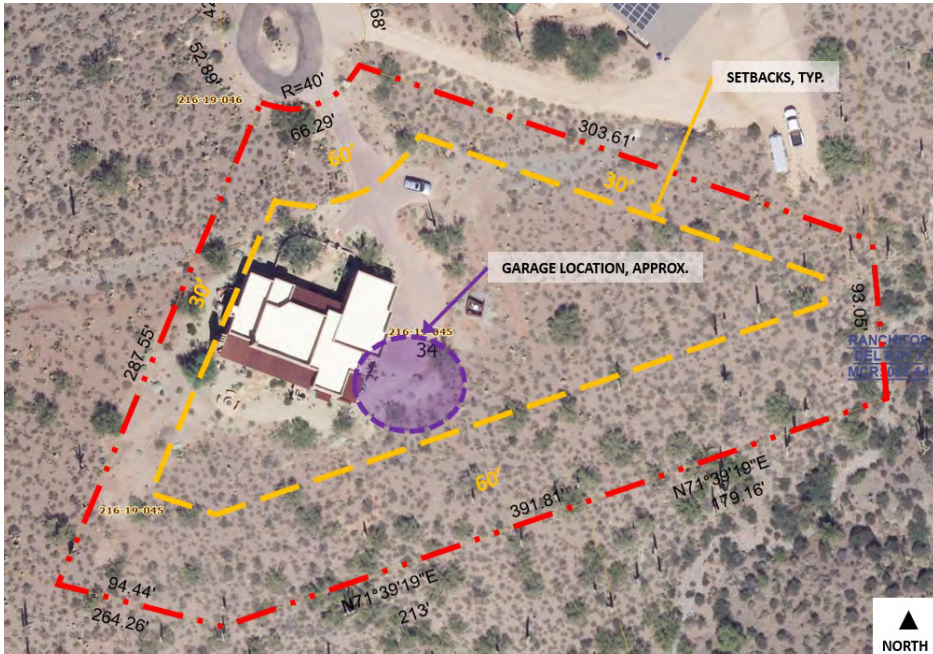
Lot 34, Ranchitos Del Ray / MCR: 88-14



Source: Maricopa County Assessor, 2023

No Scale

AERIAL MAP



Source: Maricopa County Assessor, 2023

No Scale

ZONING STANDARDS

Zoning Standards

See Table 1 below for a summary of existing conditions and the request.

Standard	Required	Project	Variance Required
Lot Area	190,000 sq.ft.	86,325 sq.ft.	No
Lot Frontage	300 ft.	55.29 ft.	No
Standard	Required	Project	Variance Required
Setbacks:			
Front	60 ft.	N/A	N/A
Rear	60 ft.	60 ft.	No
East Side	30 ft.	260.56 ft.	No
West Side	30 ft.	128.19 ft.	No
Max. Lot Disturbance	18%	30.84%	No
Max. Lot Coverage	6%	7.33%	Yes

PROJECT DESCRIPTION

The applicant is proposing to build a 2-car detached garage within the current building envelope of his property. The garage is designed to match the architecture and color of the existing residence and generally fits within the character of the neighborhood. It shall not exceed a height of 16 feet from design grade. The garage location is sited in a relatively level area of the lot and close to the existing residence. See Exhibit B.

BOARD OF ADJUSTMENT

Variance Analysis

The size of the lot constitutes a condition unique to the subject property. The existing site conditions present a situation where it is more difficult for the property owner to comply with the zoning standards than they would for a lot in the same zoning district without the unique nonconforming features. The lot is undersized according to the requirements of the Rural-190 Zoning District; however, it is conducive to develop as a Rural-70 lot.

The site conditions present a hardship for the property owner, who wishes to build a new detached garage. Several homes in the area have accessory structures on their lots. The applicant has proposed a reasonably-sized garage.

This condition is not self-imposed.

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:

- 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.
- Grant a variance if the special circumstances applicable to the property are self-imposed by the property owner.
- Should the Board of Adjustment approve the variance request, the conditions for approval are provided herein for consideration.

CONDITIONS FOR APPROVAL

1. The zoning variance is hereby granted to permit the construction of a new casita with attached garage and covered porch, and a small addition to the primary structure with the following:

- Allow a maximum lot coverage area of 6,334 square feet (7.33%)

2. The building permit development plans shall conform to the development plans date-stamped June 21, 2023 submitted in association with this application.

3. The granting of these variances shall be null and void if the building permit is not issued within one year of approval.

ACTION NEEDED:

A motion and vote to **APPROVE, DENY, or CONTINUE** the Variance Request for Case 22-23-V.

Attachments

EXH A Plans

EXH B Citizen Participation Report

NOTES:

IF A DISCREPANCY IS FOUND BETWEEN ENGINEER'S PLAN OR SURVEYOR'S STAKING AND THE ARCHITECTURAL PLAN, ENGINEER SHALL BE NOTIFIED IMMEDIATELY. FAILURE TO NOTIFY ENGINEER SHALL NEGATE ENGINEER'S LIABILITY.

AREAS OUTSIDE THE WALL AND CUT AND FILL SLOPES SHALL BE REVEGETATED WITH SIMILAR PLANT TYPES AND DENSITIES FOUND ON THE SITE. REVEGETATION SHALL BE COMPLETED PRIOR TO OCCUPANCY AND THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

A SECOND AS-BUILT SURVEY PREPARED BY A LAND SURVEYOR REGISTERED IN THE STATE OF ARIZONA WILL BE SUBMITTED PRIOR TO FRAMING INSPECTION AND SURVEY WILL VERIFY MAXIMUM STRUCTURE HEIGHT ABOVE NATURAL GRADE AND FINISH GRADE.

MECHANICAL EQUIPMENT SHALL BE SCREENED TO A MINIMUM OF ONE FOOT ABOVE TOP OF EQUIPMENT.

THIS SITE PLAN IS NOT A BOUNDARY SURVEY.

BEARINGS AND DISTANCES ARE RECORD PER PLAT UNLESS OTHERWISE NOTED.

ANY FUTURE IMPROVEMENTS SHOWN HEREON SHALL REQUIRE A SEPARATE PERMIT.

ALL EXISTING UTILITIES TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION, CALL BLUE STAKE AT 263-1100.

ANY POINTS OF DRAINAGE CONCENTRATION SHOULD BE PROTECTED AGAINST EROSION.

THIS PLAN IS DESIGNED TO SHOW SITE GRADING AND DRAINAGE CONTRACTOR SHALL USE THE ARCHITECTURAL SITE PLAN TO DETERMINE FINAL HOUSE LOCATIONS AND ELEVATIONS, WALL, STEP, ETC..

ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTOR DITCHES, PIPES, PROTECTIVE BERMS, CONCRETE CHANNELS OR ANY OTHER MEASURES DESIGNED TO PROTECT BUILDINGS OR OTHER PROPERTIES FROM STORM RUNOFF MUST BE COMPLETED PRIOR TO ANY STRUCTURES BEING BUILT.

ALL STORM DRAINAGE FACILITIES, INCLUDING WASHES, THAT EXIST PRIOR TO CONSTRUCTION MUST REMAIN OPEN AND FUNCTIONAL WITHOUT DIMINISHED CAPACITY FOR THE DURATION OF CONSTRUCTION AND UNTIL FINAL DRAINAGE FEATURES ARE COMPLETED.

HYDROLOGIC ANALYSIS OF THIS SITE INCLUDES SURFACE RUNOFF ONLY.

ANY PROPOSED PIPES ON THIS SITE PLAN SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

POOL ENCLOSURES:

- A. POOLS SHALL BE PROTECTED BY AN ADEQUATE ENCLOSURE TO MAKE IT REASONABLY INACCESSIBLE TO SMALL CHILDREN.
- B. THE ENCLOSURE, INCLUDING GATES, SHALL NOT BE LESS THAN 5'0" ABOVE FINISH GRADE, MEASURED ON THE EXTERIOR SIDE OF THE ENCLOSURE.
- C. GATES:
 - 1. GATES SHALL BE SELF CLOSING AND SELF LATCHING.
 - 2. LATCHES SHALL BE LOCATED ON THE INSIDE OF THE ENCLOSURE AND SHALL HAVE NO MEANS OF OPENING THE GATE FROM THE OUTSIDE OTHER THAN BY THE PERSON REACHING OVER THE ENCLOSURE.
- D. GATES AND ENCLOSURE SHALL BE DESIGNED SUCH THAT A 4 INCH SPHERE CANNOT PASS THROUGH.

NOTES:

ALL EXTERIOR LIGHTING WILL BE SHIELDED TO CONFORM TO SECTION 9.12 OF THE "CAREFREE ZONING ORDINANCE".

FINISHED FLOOR ELEVATION IS A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR STORM WATER SURFACE ELEVATION.

EXCESS CUT MATERIAL SHALL BE REMOVED FROM THE SITE.

A PRE-GRADING INSPECTION IS REQUIRED AFTER THE PERMIT IS ISSUED AND BEFORE ANY GRADING BEGINS. ALL PROTECTED PLANTS ARE TO BE MOVED INTO THE DESIGNATED AREAS, THE CONSTRUCTION FENCE IS TO BE IN PLACE AND THE BUILDING DEPARTMENT IS TO BE CALLED FOR AN INSPECTION.

ALL LANDSCAPING SHALL BE COMPLETED PRIOR TO FINAL INSPECTION AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

DRIP IRRIGATION WILL BE USED FOR ALL LANDSCAPED PLANT MATERIAL.

A LETTER FROM A SURVEYOR REGISTERED IN THE STATE OF ARIZONA SHALL BE SUBMITTED VERIFYING THAT THE 6-FOOT CONSTRUCTION FENCE HAS BEEN INSTALLED ALONG THE DISTURBED AREA SHOWN ON THE PLAN PRIOR TO EXCAVATION AND GRADING.

MEASURES MUST BE TAKEN DURING CONSTRUCTION TO AVOID SEDIMENT RUN OFF FROM ANY DISTURBED AREA

AN AS-BUILT SURVEY PREPARED AND CERTIFIED BY A SURVEYOR REGISTERED IN THE STATE OF ARIZONA WILL BE SUBMITTED PRIOR TO POURING THE FLOOR, AND WILL VERIFY SETBACKS AND FINISHED FLOOR ELEVATIONS.

DISTURBANCE FOR UTILITY TRENCHES IS CONFINED TO 4 FEET EITHER SIDE.

HISTORICAL ENTRANCE AND EXIT POINTS AND HYDRAULIC PROPERTIES OF ALL EXISTING DRAINAGE CHANNELS SHALL BE PRESERVED IN THEIR NATURAL CONDITIONS.

ALL PLANTS PROTECTED BY THE TOWN OF CAREFREE, INCLUDING SMALL CACTI, SHALL BE SALVAGED AND RELOCATED TO DESIGNATED PLACES.

A 6-FOOT CHAIN LINK CONSTRUCTION FENCE SHALL BE PLACED ON THE DISTURBED AREA BOUNDARY PRIOR TO EXCAVATION AND GRADING.

ALL PLANTS PROTECTED BY THE TOWN OF CAREFREE, INCLUDING SMALL CACTI, SHALL BE SALVAGED AND RELOCATED TO DESIGNATED PLACES. SAGUARO TRANSPLANTING METHODOLOGY RECOMMENDED BY THE TOWN OF CAREFREE WILL BE USED.

HVAC UNITS AND MECHANICAL EQUIPMENT INCLUDING POOL EQUIPMENT SHALL BE SCREENED BY SOLID WALLS AND GATED PURSUANT TO SECTION 9.07 OF THE CAREFREE ZONING ORDINANCE AND IN CONFORMANCE WITH CAREFREE BUILDING CODE.

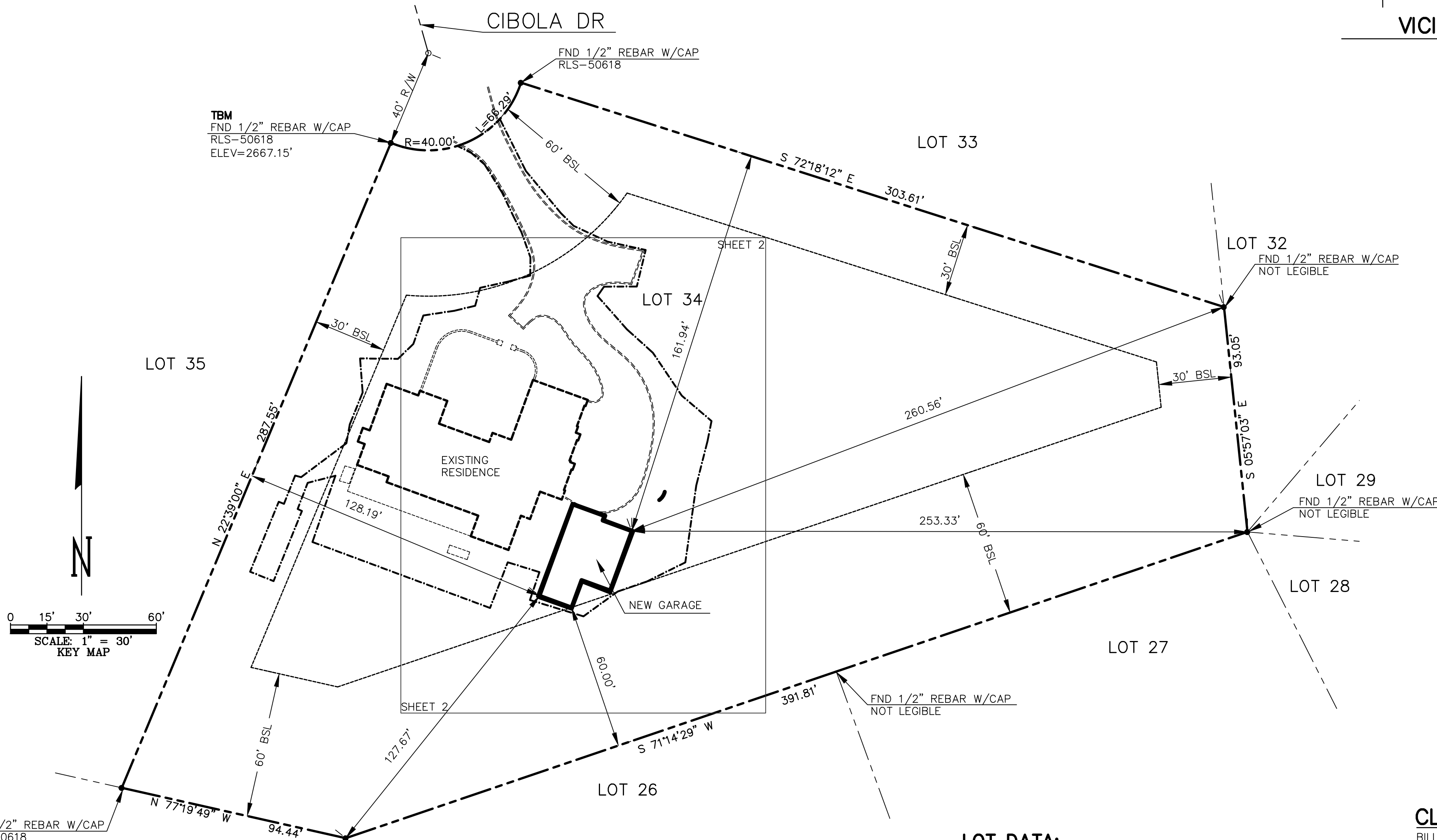
CIVIL GRADING & DRAINAGE PLAN

LOT 34 RANCHITOS DEL RAY, UNIT I

RECORDED IN BOOK 88 OF MAPS, PAGE 14 M.C.R.
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH,
RANGE 4 EAST OF THE GILA & SALT RIVER BASE MERIDIAN,
TOWN OF CAREFREE,
MARICOPA COUNTY, ARIZONA.

LEGEND:

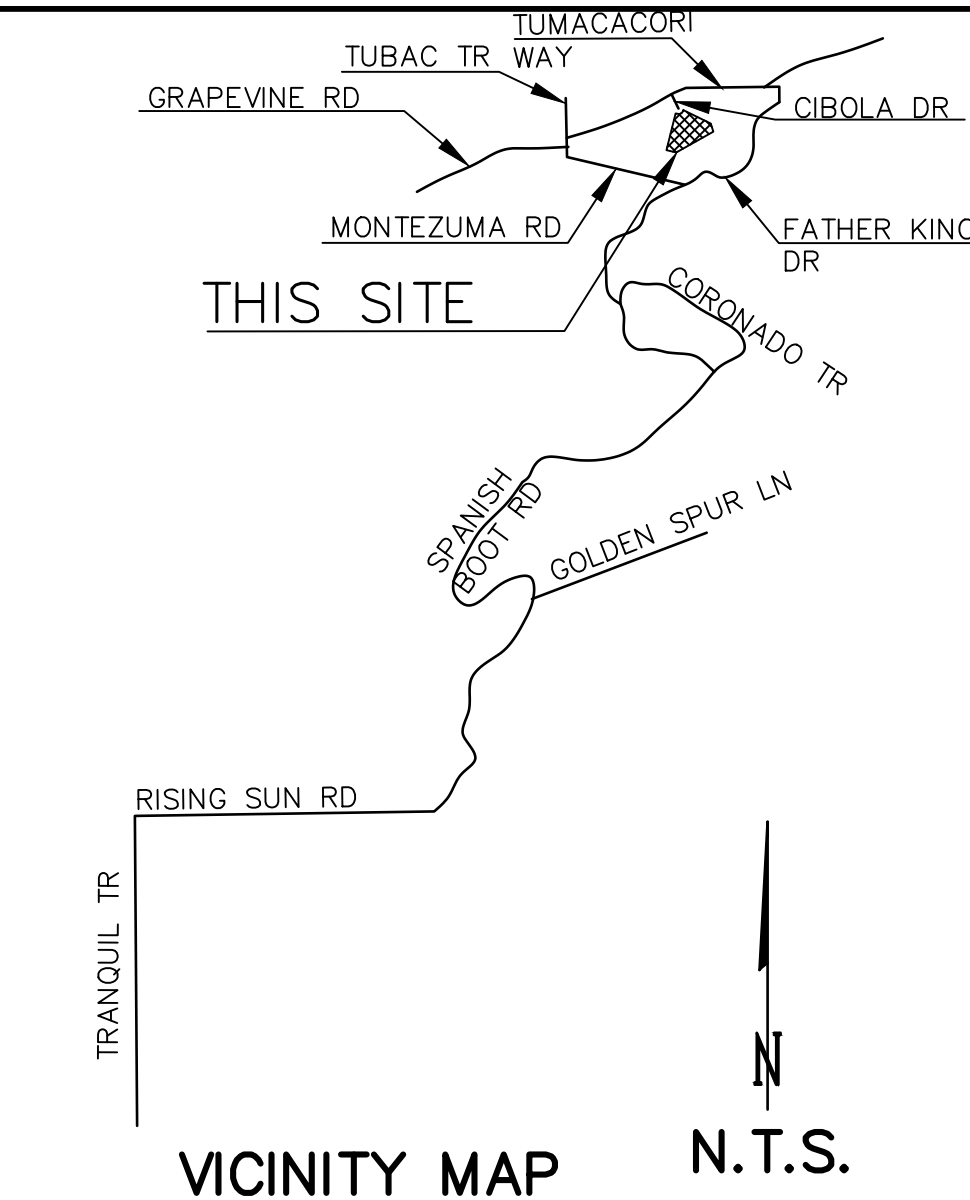
- A/C AIR CONDITIONING EQUIPMENT
- ACP ASBESTOS-CEMENT PIPE
- BAR BARREL CACTUS
- BLDR BOULDER
- BJ BOULDER JUMBLE
- BSL BUILDING SETBACK LINE
- CABLE TELEVISION
- CATV CAT CLAW
- CC CHAIN FRUIT CHOLLA
- CFC CUBIC FEET PER SECOND
- CFS CRUCIFIXION THORN
- CT DENOTES CALCULATED
- (C) DENOTES MEASURED
- (M) DENOTES RECORDED
- (R) DIRECTION OF DRAINAGE
- ← DRAINAGE EASEMENT
- DE EDGE OF DISTURBED AREA
- EDA E/P
- (EXIST) ELECTRIC
- ELEC.
- EXISTING CONTOUR
- (00.0) EXISTING ELEVATION
- (EXIST) EXISTING FIRE HYDRANT
- FF FINISHED FLOOR
- FND FOUND
- ◇ FOUND BUILDING ENVELOPE STAKE
- ◇ FOUND MONUMENT
- GENERAL PURPOSE EASEMENT
- GW IRONWOOD
- ICV IRRIGATION CONTROL VALVE
- MESQ MESQUITE
- OCOT Ocotillo
- OCO PALO VERDE
- PV POWER LINES
- PROPOSED CONTOUR
- 00.0 PROPOSED ELEVATION
- PUE PUBLIC UTILITIES EASEMENT
- RECORD MONUMENT
- RO ROCK OUTCROP
- SAG SAGUARO CACTUS
- (EXIST) TELEPHONE RISER
- TR TOP BACK OF CURB
- TF TOP OF FOOTING
- TR TOP OF RAIL
- TW TOP OF WALL
- TOF TOP OF FENCE
- VNAE VEHICULAR NON-ACCESS EASEMENT
- ① WALL OPENING FOR DRAINAGE (8"X16")
- WM WATER METER BOX
- WMS WATER METER BOX WITH SERVICE
- WV WATER VALVE
- Y YUCCA
- YC YUCCA CLUMP
- * YUCCA(S) under 6' in height (unless otherwise indicated)



FLOOD INSURANCE RATE MAP (FIRM) INFORMATION:

COMMUNITY NUMBER	PANEL NUMBER AND DATE	SUFFIX	DATE OF FIRM INDEX	FIRM ZONE	BASE FLOOD ELEV (IN AO ZONE, USE DEPTH)
040126	882 (10/16/13)	L	(11/04/15)	X	N/A

ENGINEER'S CERTIFICATION: THE LOWEST FLOOR ELEVATION(S) AND/OR FLOOD PROOFING ELEVATION(S) ON THIS PLAN, ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A 100 YEAR STORM



RIP-RAP NOTE:

ALL CONSTRUCTED SLOPES SHALL BE EROSION PROTECTED WITH RIP-RAP & PLANTS.

PLACE RIP-RAP EROSION PROTECTION AT ALL POINTS WHERE RUNOFF FROM ROOFS OR OTHER IMPERVIOUS AREAS ENTERS THE NATURAL GRADE

AS-BUILT CERTIFICATION:

I HEREBY CERTIFY THAT THE AS-BUILT DIMENSIONS AND ELEVATIONS SHOWN HEREON ARE CORRECT AND ACCURATE

AS-BUILT TOP OF STEM WALL & BUILDING SETBACKS _____ Date _____

AS-BUILT HEIGHT OF BUILDING _____ Date _____

BENCHMARK:

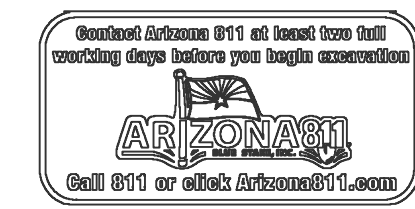
UNIQUE POINT ID: 6122
FND 3" CITY OF PHOENIX BRASS CAP IN HANDHOLE 0.6' DOWN AT THE NORTH 1/4 CORNER OF SECTION 25, T6N, R4E.
ELEVATION=2639.463' (NAVD88)

T.B.M.:

FND 1/2" REBAR W/CAP RLS-50618 AT THE NORTHWEST CORNER OF LOT 34 RANCHITOS DEL RAY.
ELEV=2667.15' (NAVD88)

ENGINEERS CERTIFICATION:

THIS IS TO CERTIFY THAT THE ENGINEERING INFORMATION SHOWN HEREON WAS EXECUTED UNDER MY DIRECTION.



CLIENT:

BILL STINE
PO BOX 2298
CAREFREE, AZ. 85277

SITE ADDRESS:

40026 E CIBOLA DR,
CAREFREE, AZ. 85377

ASSESSORS PCL. NO.:

216-19-045

ZONING:

RURAL-190

DATE:	PHASE I	6/16/22	MP
	VAR.	01-18-23	PS
	CAREFREE	06-16-23	PS
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GRAHAM SURVEYING & ENGINEERING, INC.

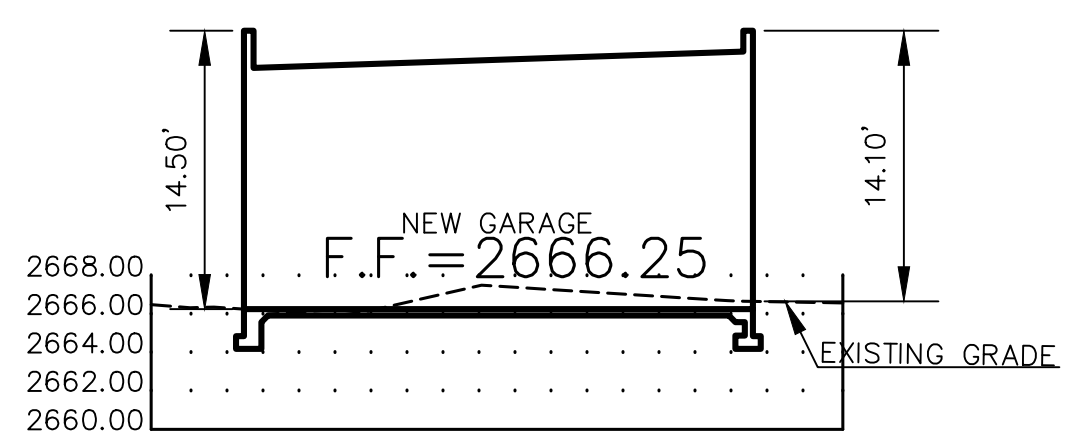
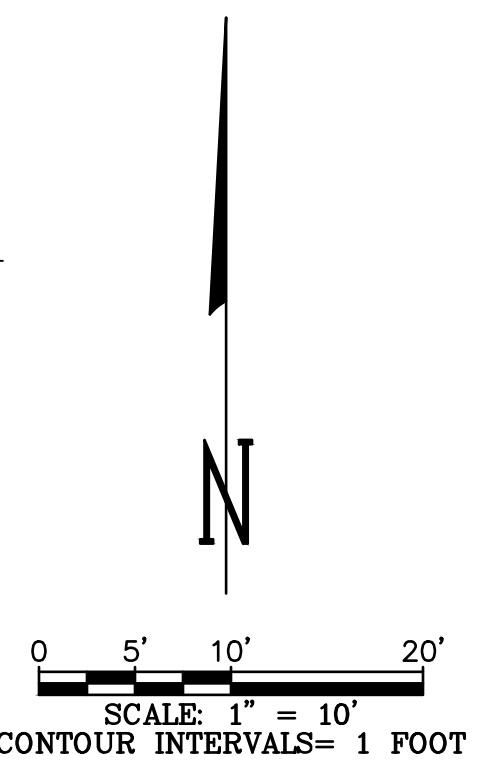
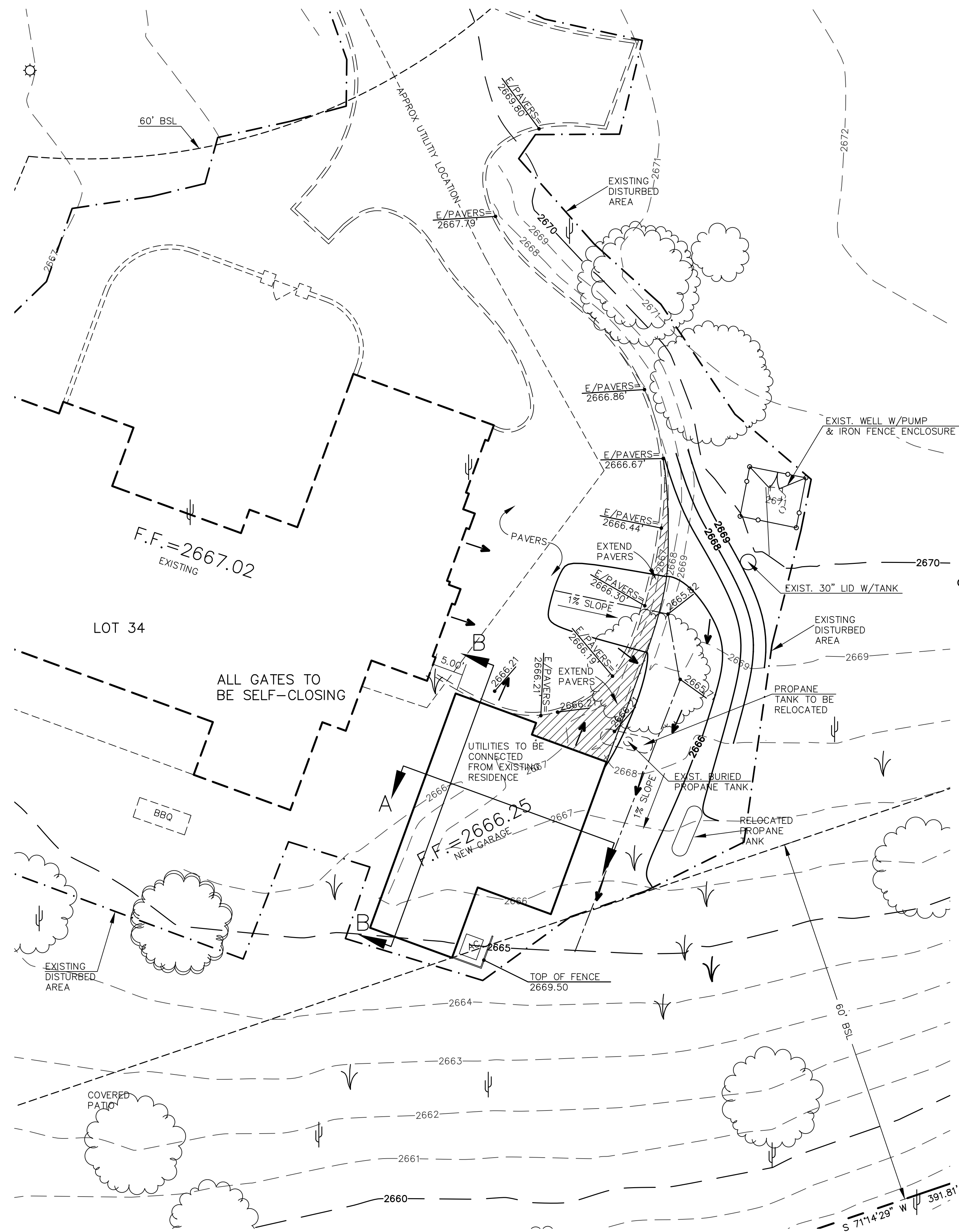
Civil Engineers & Land Surveyors
P.O. BOX 1240, Carefree, Arizona 85377
(480) 488-4393

BENCHMARK:

UNIQUE POINT ID: 6122
 FND 3" CITY OF PHOENIX BRASS CAP IN HANDHOLE 0.6' DOWN
 AT THE NORTH 1/4 CORNER OF SECTION 25, T6N, R4E.
 ELEVATION=2639.463' (NAVD88)

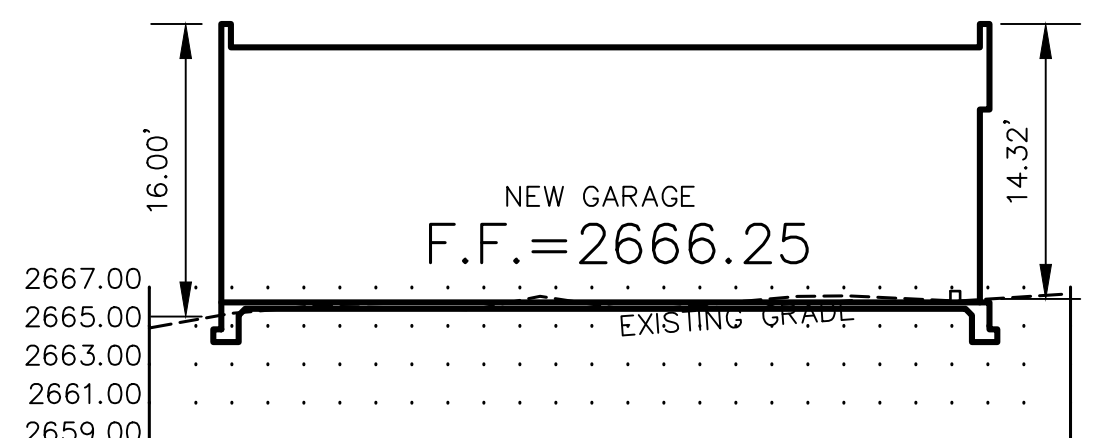
T.B.M.:

FND 1/2" REBAR W/CAP RLS-50618 AT THE NORTHWEST
 CORNER OF LOT 34 RANCHITOS DEL RAY.
 ELEV=2667.15' (NAVD88)



SECTION A-A

SCALE: 1"=10'



SECTION B-B

SCALE: 1"=10'

CUT & FILL:

DETACHED GARAGE
 CUT 9 C.Y.
 FILL 8 C.Y.
 NET CUT 1 C.Y.

Note: Quantities shown are approximate only. Engineer makes no guarantee as to the accuracy of the quantities shown herein. Contractor shall verify quantities independently prior to bidding. Quantities do not include compaction, ground scarification, shrink or swell factors.

ENGINEERS CERTIFICATION:

THIS IS TO CERTIFY THAT THE ENGINEERING INFORMATION SHOWN HEREON WAS EXECUTED UNDER MY DIRECTION.



DATE:

PHASE I	6/16/22	MP
VAR.	01-18-23	PS
CAREFREE	06-16-23	PS
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GRAHAM SURVEYING & ENGINEERING INC.

Civil Engineers & Land Surveyors
 P.O. BOX 1240, Carefree, Arizona 85377
 (480) 488-4393

George W. (Bill) & Lisa K. Stine
40026 N. Cibola Dr.
PO Box 2298
Carefree, AZ 85377
billstine024@gmail.com
Cell: (480) 861-0853

May 31, 2023

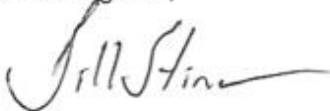
Subject: Variance Case #22-23-V: 40026 N Cibola Drive (APN 216-19-045)
Cross streets: Tumacacori/ Cibola, Carefree AZ
Request to build detached garage.

CITIZEN PARTICIPATION REPORT

- A. Parties notified by mail of the project. (List provided by town of Carefree)
- B. Twenty parties notified are property owners with 500' of subject property.
- C. Parties were notified via letter sent USPS on March 21, 2023 (copy attached)
- D. Only one response was received by Mr. Ron Johnson (owns parcel #17). He expressed no concerns on our variance request, rather he was interested in what it was like working with the Town to obtain the variance. Call lasted about 10 minutes.
- E. Three letters were returned as "Unable to forward".
 - 1. Lighthouse Conservatory Revocable Living Trust
 - 2. Redmund Richard Dean
 - 3. Spence Shelly
- F. No concerns have been received from any other neighbor to our request.

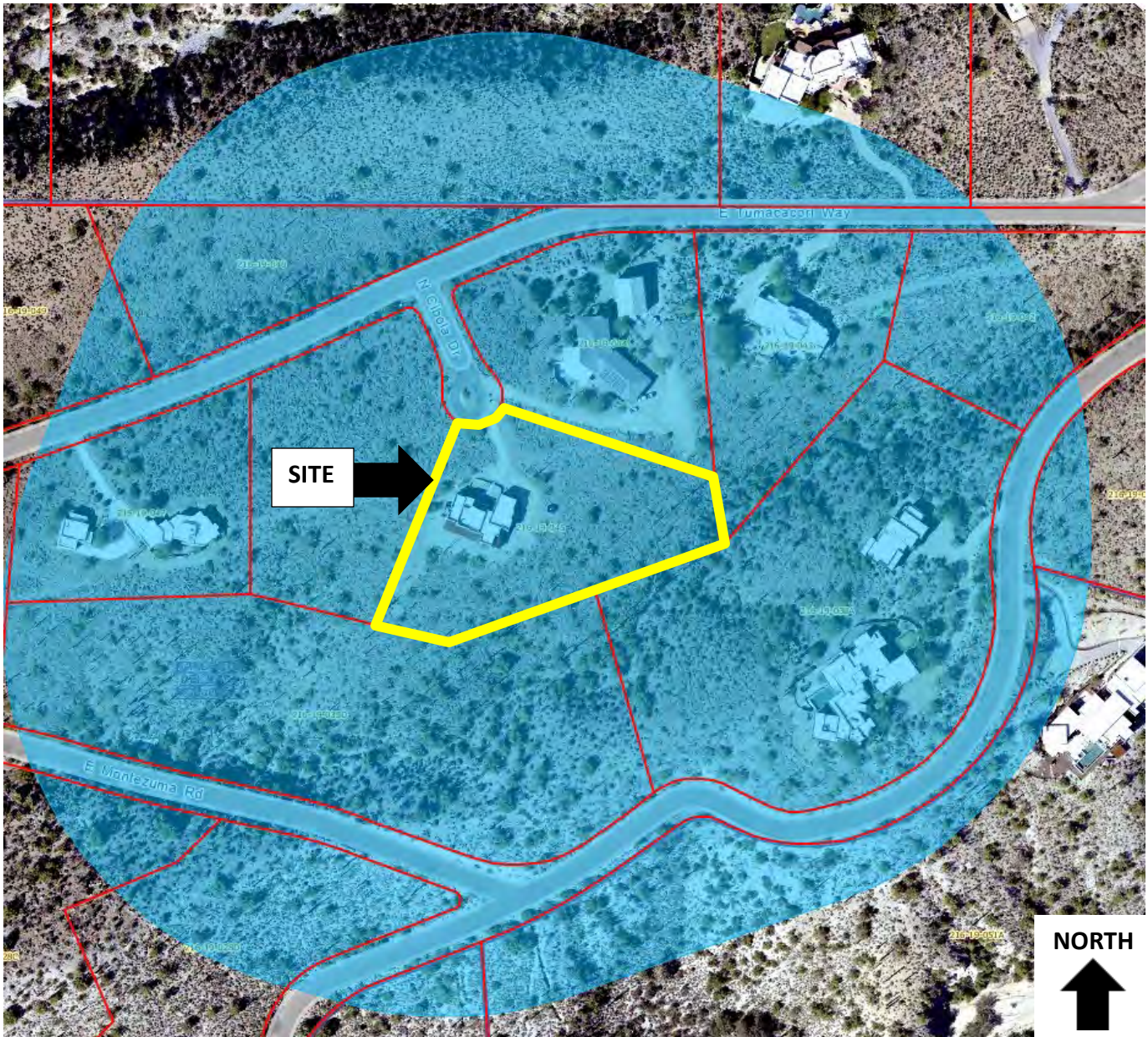
Please let me know what additional (if any) documents will be required to move the variance forward.

Kind Regards,



Bill Stine

**PROPERTIES WITHIN 500' OF
22-23-V
216-19-045
40026 N CIBOLA**



APN	OWNER/MAILING ADDRESS	PROPERTY ADDRESS
216-19-001F	JAFFE ADAM W REV TR/JAFFE MELANIE K REV TR 4145 PLATEAU RD RENO NV USA 89519	8400 E TUMACACORI CAREFREE AZ 85377
216-19-001G	PARISE REVOCABLE LIVING TRUST PO BOX 1103 CAREFREE AZ USA 85377	8450 E TUMACACORI CAREFREE AZ 85377
216-19-002B	GRAPEVINE WASH HOLDINGS LLC 11811 N TATUM BLVD STE 1051 PHOENIX AZ USA 85028	

**PROPERTIES WITHIN 500' OF
22-23-V
216-19-045
40026 N CIBOLA**

216-19-028C	JOHNSON KATHLEEN/RONALD 1145 S TAMARISK DR ANAHEIM CA USA 92807	LOT 17
216-19-028D	GLENDENNING REALTY LLC 820-100 SHEPPARD AVE EAST TORONTO ON CAN MSN6N5	LOT 17
216-19-034	MENDELSON MINNA 33143 N 66TH ST CAVE CREEK AZ USA 85331	LOT 23 8201 E TUMACACORI CAREFREE 85377
216-19-035D	CAVECREEK HILLSIDE LLC 11217 N 23RD AVE PHOENIX AZ USA 85029	LOT 25 8228 E MONTEZUMA RD CAREFREE 85377
216-19-038A	LIGHTHOUSE CONSERVATORY REVOCABLE LIVING TRUST 40002 N FATHER KINO TRL CAREFREE AZ USA 85377	LOT 27 40002 N FATHER KINO CAREFREE 85377
216-19-041	SEITZ MICHAEL E/JOYCE ELIZABETH PO BOX 5944 CAREFREE AZ USA 85377	LOT 30
216-19-042	REDMOND RICHARD DEAN/LUCI ANNA TR 8425 E TUMACACORI WY CAREFREE AZ USA 85377	LOT 31
216-19-043	OLTJENBRUNS JURGEN/RACHEL P O BOX 232 CAREFREE AZ USA 85327	LOT 32 8401 E TUMALACORI CAREFREE 85377
216-19-044	METCALFE TRUST PO BOX 2 CAVE CREEK AZ USA 853270002	LOT 33 40033 N CIBOLA DR CAREFREE 85377
216-19-045	GEORGE W AND LISA K STINE TRUST PO BOX 2298 CAREFREE AZ USA 85377	LOT 34 40026 N CIBOLA DR CAREFREE 85377
216-19-046	BERG ALAN M/SONDRA 4032 E RANCHO DEL ORO DR CAVE CREEK AZ USA 85331	LOT 35
216-19-047	SPENCE SHELLY 8229 E TUMACACORI WAY CAREFREE AZ USA 85377	LOT 36 8229 E TUMACACORI CAREFREE 85377
216-19-048	ZEKES HOLDINGS LLC 4805 E LONESOME TRL CAVE CREEK AZ USA 85331	LOT 37
216-19-049	VILLA ROBERT G JR & SHARON ANN 15650 N 43RD ST PHOENIX AZ USA 85032	LOT 38
216-19-051A	BOLT ANDREW/KATHRYN 132 CASALE PL CANMORE AB CAN T1W3G2	39897 N FATHER KINO CAREFREE 85377

**PROPERTIES WITHIN 500' OF
22-23-V
216-19-045
40026 N CIBOLA**

216-19-063	ZANE JOSEPH/AMBER 35431 N 7TH ST PHOENIX AZ USA 85086	LOT 1A
	TOWN OF CAREFREE PO BOX 740 CAREFREE AZ 85377	



TOWN OF CAREFREE

8 SUNDIAL CIRCLE
P.O. BOX 740
CAREFREE, ARIZONA 85377
(480) 488-3686 • FAX (480) 488-3845

PUBLIC COMMENT

- Mr. David Doege, (Lot 25 Ranchitos Del Ray/216-19-035D), phone message on 4/4/23 stated all was good with the proposed Variance and did not affect them.

**TOWN OF CAREFREE
BOARD OF ADJUSTMENT
STAFF REPORT**

MEETING DATE: 08/14/2023

SUBJECT: REQUEST APPROVAL of a VARIANCE to the Zoning Ordinance standards to allow construction of a new detached garage in a portion of the rear yard building setback where such structures are not allowed. The proposed encroachment would be 10-feet into the required 40-foot rear yard setback.

PREPARED BY: Stacey Bridge-Denzak, Planning Director & Zoning Administrator

SUMMARY:

ZONING VARIANCE, CASE NO. 22-26-V - REQUEST

This is a request for a variance to Article VI. Intensity Schedule and Development Standards of the Zoning Ordinance to allow construction in the Rural-43 Zoning District of a new detached 3-car garage. The request is: Allow a portion of the new structure within the rear yard building setback where such structures are not allowed. The proposed encroachment would be 10-feet into the required 40-foot rear yard setback.

Key items for consideration:

1. Subject property location: 9542 Quail Trail, Lot 75, Carefree Rolling Hills (MCR: 163-34).
2. Proposal is a new detached 3-car garage adjacent to the existing residence.
3. The current zoning for this parcel is Rural-43 which requires a minimum lot size of 43,560 square feet.
4. The residence was built in 1977, prior to the Town's incorporation. It was permitted and constructed under Maricopa County regulations at that time, by which the building was not correctly sited on the property per the permit plans.
5. The request is only for relief from the rear yard setback requirement.
6. Citizen participation requirements were met, staff met with 2 neighboring residents.

APPLICANT/ OWNER INFO

Mr. Stan Nystrom
9542 East Quail Trail
Carefree, AZ 85377

LAND USE

General Plan

The Carefree General Plan designates the subject site and surrounding properties as Low Density Residential (LDR), 1-acre minimum residential lots.

Zoning

The zoning for the subject lot and surrounding properties in Carefree is Rural-43 (43,560 square foot minimum lot size). The community was originally platted back in 1973 under the Maricopa County's regulations, and includes an active homeowners' association. The home was built in 1975 and met the County's development standards at that time.

Existing Use

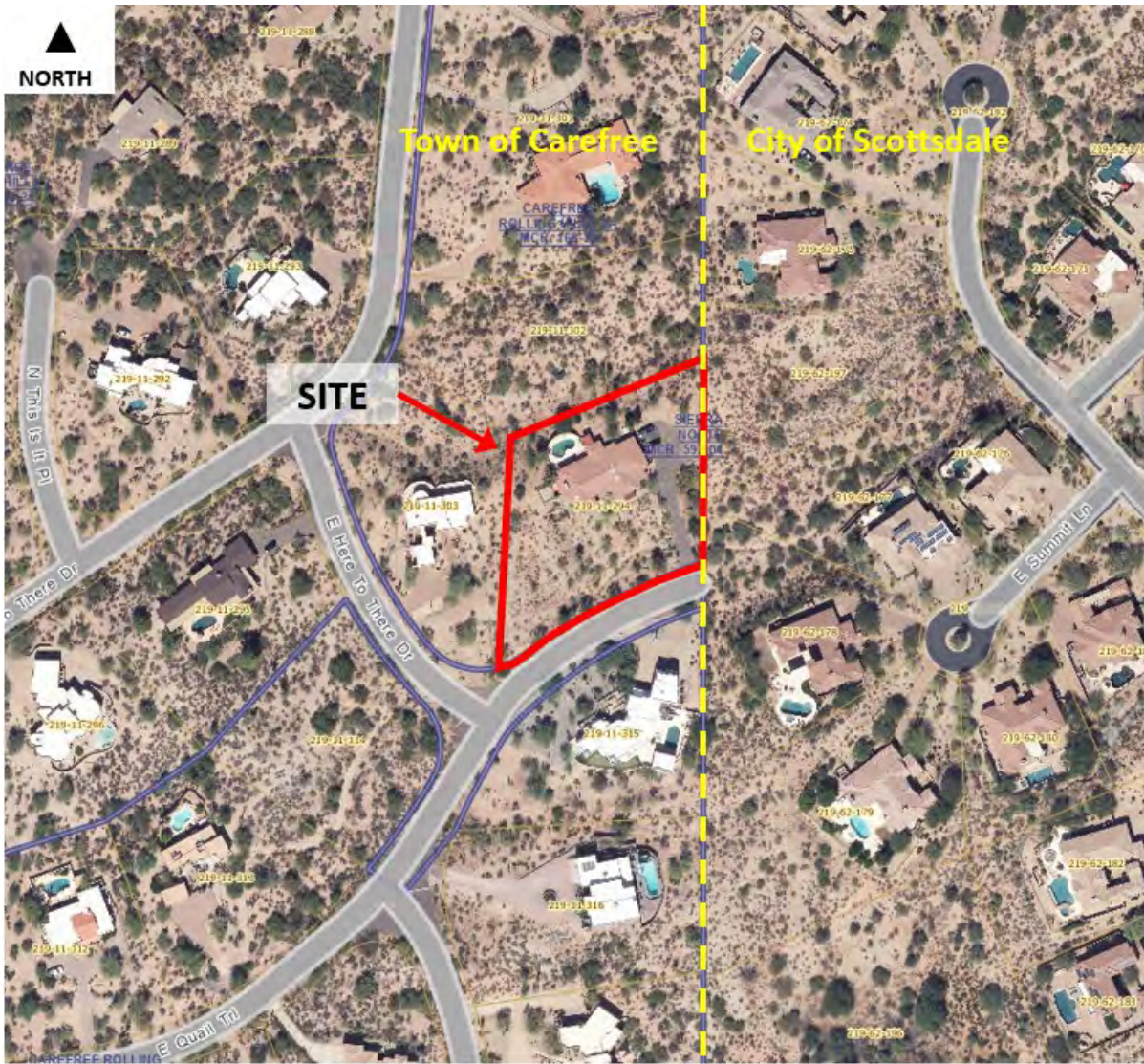
A single-family residence is located on the subject property. Single-family residences are east (City of Scottsdale) and west of the property, and a vacant single-family residential lot abuts the subject property to the north. The lot has frontage on Quail Trail to the south as well as an additional single family residence.

LOCATION

9542 East Quail Trail

APN: 216-19-045

Lot 75, Carefree Rolling Hills / MCR: 163-34



Source: Maricopa County Assessor, 2023

No Scale

ZONING STANDARDS

Zoning Standards

See Table 1 below for a summary of existing conditions and the request.

Table 1. Development Standards

Standard	Required	Project	Variance Required
Lot Area	43,560 sq.ft.	57,085 sq.ft.	No

Lot Frontage	145 ft.	219.23 ft.	No
Standard	Required	Project	Variance Required
Setbacks:			
Front	40 ft.	N/A	N/A
Rear	40 ft.	30 ft.	Yes
East Side	30 ft.	N/A	N/A
West Side	30 ft.	35.35 ft.	No
Max. Lot Disturbance	51%	29%	No
Max. Lot Coverage	17%	7.33%	No

AERIAL MAP



Source: Maricopa County Assessor, 2023

No Scale

PROJECT SUMMARY

The applicant requests rear yard setback relief in order to construct a 3-car detached garage at his property. Historic plans contemplated a future garage in alignment with the home. The proposed location of the home at that time allowed for enough setback distance to accommodate this future addition. See Exhibit A for proposal and original site plan. The proposed garage matches the

architectural style and materials of the existing residence. This request was approved by the Carefree Rolling Hills Homeowners' Association.

BOARD OF ADJUSTMENT

Variance Analysis

The location of the existing residence poses a condition unique to the subject property. It is not uncommon to find errors with building placement for homes in Carefree, particularly those built prior to the town's incorporation. Given the parcel's terrain, the placement of the garage within an already disturbed area is reasonable and minimizes additional impacts to undisturbed areas of the lot. No new driveway is required to access the detached garage.

The site conditions present a hardship for the property owner, who wishes to build a new detached garage. Many homes in Carefree today have accessory structures on their lots. The applicant has proposed a reasonably-sized garage. This condition is not self-imposed.

The applicant had meaningful interactions with nearby residents. Mr. Nystrom worked diligently to address their concerns, and agreed to remove the exiting olive tree, which is non-native.

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:
 - Size
 - Shape
 - Topography
 - Location
 - 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:
 - 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.
 - Grant a variance if the special circumstances applicable to the property are self-imposed by the property owner.

Should the Board of Adjustment approve the variance request, the conditions for approval are provided herein for consideration.

CONDITIONS FOR APPROVAL

1. The zoning variance is hereby granted to permit the construction of a new detached garage with the following:
 - A proposed encroachment not to exceed 10-feet into the required 40-foot rear yard

setback.

2. The building permit development plans shall conform to the development plans date-stamped June 29, 2023, and submitted in association with this application.
3. The granting of this variance shall be null and void if the building permit is not issued within one year of approval.

ACTION NEEDED:

A motion and vote to **APPROVE, DENY, or CONTINUE** the Variance Request for Case 22-26-V.

Attachments

EXH A Alta Survey and Site Plan
EXH B Building Plan
EXH C Citizen Participation Report

LEGAL DESCRIPTION:

WARRANTY DEED RECORDED IN INSTRUMENT NO. 2021-089384

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN MARICOPA COUNTY, ARIZONA.

LOT 75, OF CAREFREE ROLLING HILLS-UNIT TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 163 IOF MAPS, PAGE 34.

PURSUANT TO ARS 33-404, BENEFICIARIES NAME SAND ADDRESSES UNDER SAID TRUST(S) ARE DISCLOSED IN BENEFICIARY DISCLOSURE ATTACHED HERETO.

SUBJECT TO: EXISTING TAXES, ASSESSMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RIGHTS OF WAY, EASEMENTS AND ALL OTHER MATTERS OF RECORD.

AND THE GRANTOR DOES WARRANT THE TITLE AGAINST ALL PERSONS WHOMSOEVER, SUBJECT TO THE MATTERS SET FORTH ABOVE.

PERTINENT DOCUMENTS:

1. WARRANTY DEED RECORDED IN INSTRUMENT NO. 2021-0893844.
2. FINAL PLAT OF CAREFREE ROLLING HILLS-UNIT TWO RECORDED IN BOOK 163 OF MAPS, PAGE 34 MCR.

NOTE:

THIS PROPERTY SUBJECT TO ALL RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY.

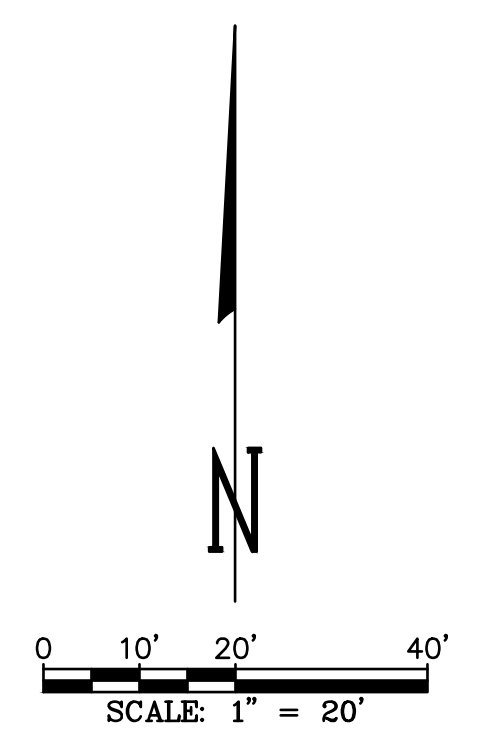
ALL BOUNDARY BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND MEASURED PER THE PLAT OF THIS SUBDIVISION, UNLESS NOTED OTHERWISE.

THIS PROPERTY WAS NOT BLUE STAKED FOR UTILITIES.

SURVEY CERTIFICATION:

I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA; THIS PLAT WAS MADE UNDER MY DIRECTION; THIS PLAT MEETS THE 'MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS'; THE SURVEY OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF MAY 2023 ; THE SURVEY IS TRUE AND COMPLETE AS SHOWN, MONUMENTS SHOWN ACTUALLY EXIST THEIR POSITIONS ARE CORRECTLY SHOWN; AND SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

NAME RICHARD D. TABOR
REGISTERED LAND SURVEYOR # 19857

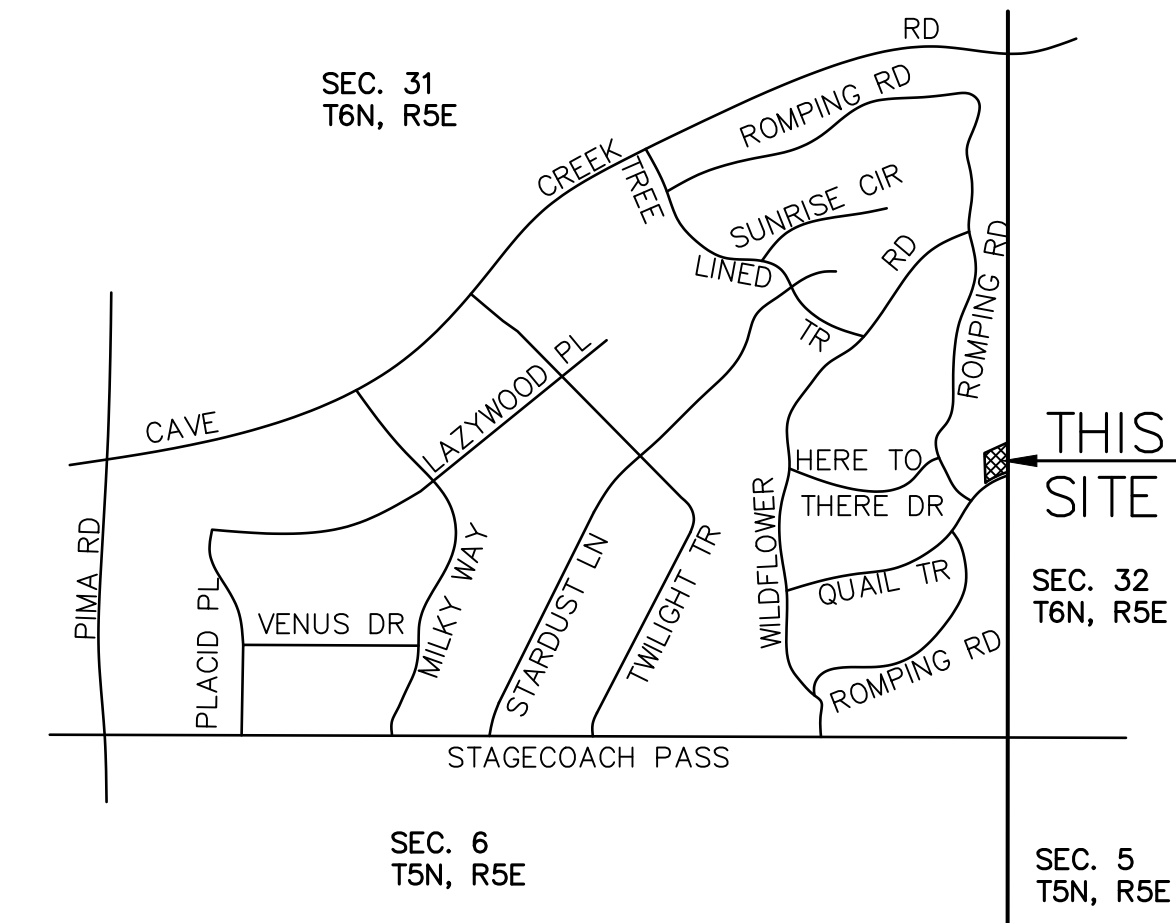
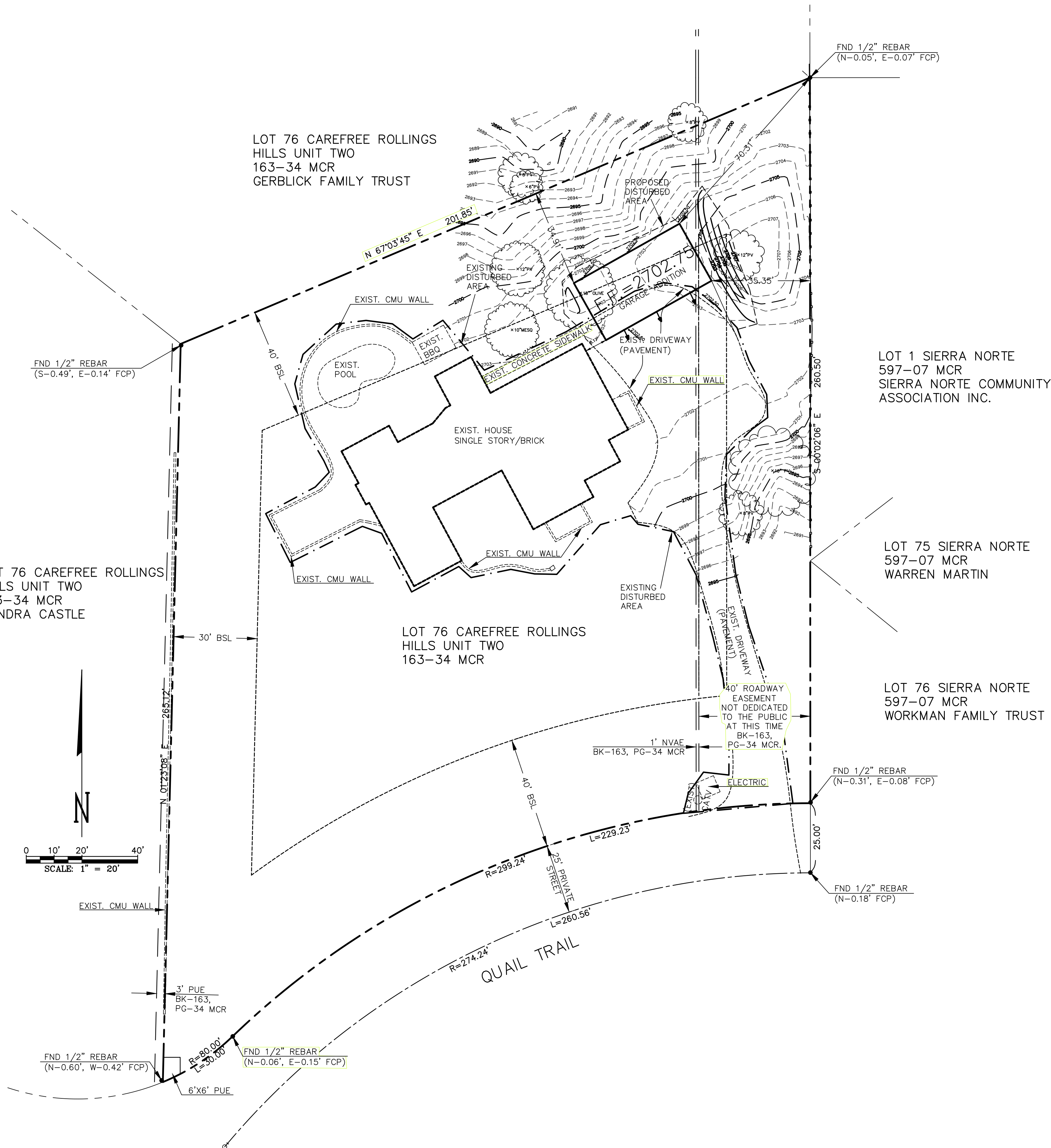


LOT 76 CAREFREE ROLLINGS HILLS UNIT TWO
163-34 MCR
SANDRA CASTLE

ALTA SURVEY

LOT 75 CAREFREE ROLLING HILLS-UNIT TWO

RECORDED IN BOOK 163 OF MAPS, PAGE 34 M.C.R.
SITUATED IN THE SE 1/4 OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CAREFREE, MARICOPA COUNTY, ARIZONA.



VICINITY MAP

N
N.T.S.

LEGEND:

- BC BRASS CAP
- BCHH BRASS CAP IN HANDHOLE
- (C) DENOTES CALCULATED
- (M) DENOTES MEASURED
- (R) DENOTES RECORDED
- FND FOUND
- FOUND OR SET MONUMENT
- RECORD MONUMENT
- PUE PUBLIC UTILITY EASEMENT
- FCP FROM CALCULATED POSITION
- NVAE NON-VEHICLE ACCESS EASEMENT

CLIENT:

NYSTROM LIVING TRUST
9542 N QUAIL TRACK RD.
CAREFREE, AZ. 85377

SITE ADDRESS:

9542 N QUAIL TRACK RD.
CAREFREE, AZ. 85377

ASSESSORS PCL. NO.:

219-11-294

ZONING:

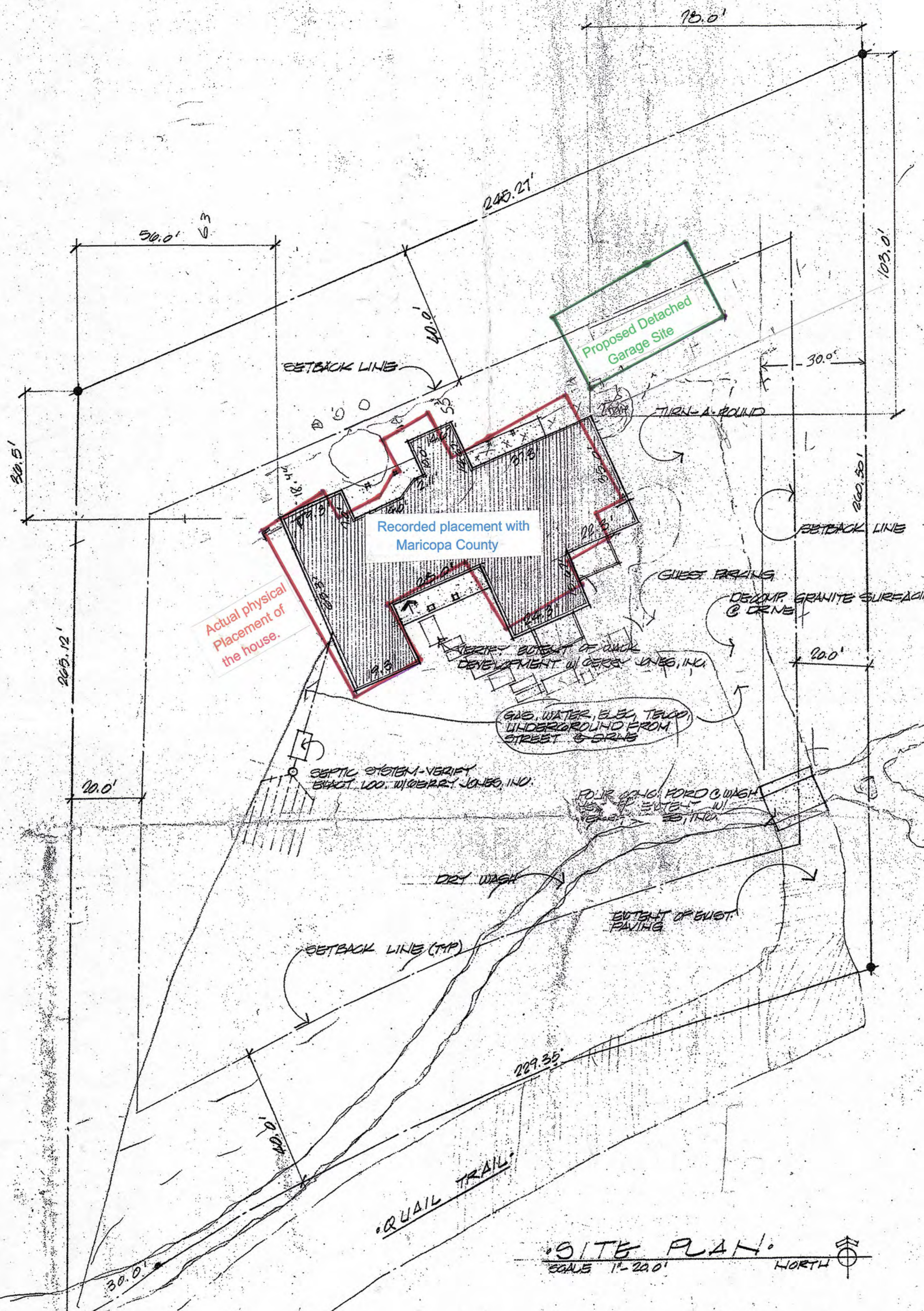
RURAL 43

LOT DATA:

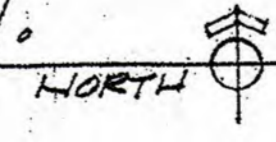
AREA - 57,085 S.F. / 1.31 ACRES ±
EXISTING DISTURBED AREA - 14,804 SF. / 25%
PROPOSED DISTURBED AREA - 1,698 SF. / 02.97%
TOTAL DISTURBED AREA - 16,502 SF. / 29%

GRAHAM SURVEYING & ENGINEERING INC.
Civil Engineers & Land Surveyors
P.O. BOX 1240, Carefree, Arizona 85377
(480) 488-4393





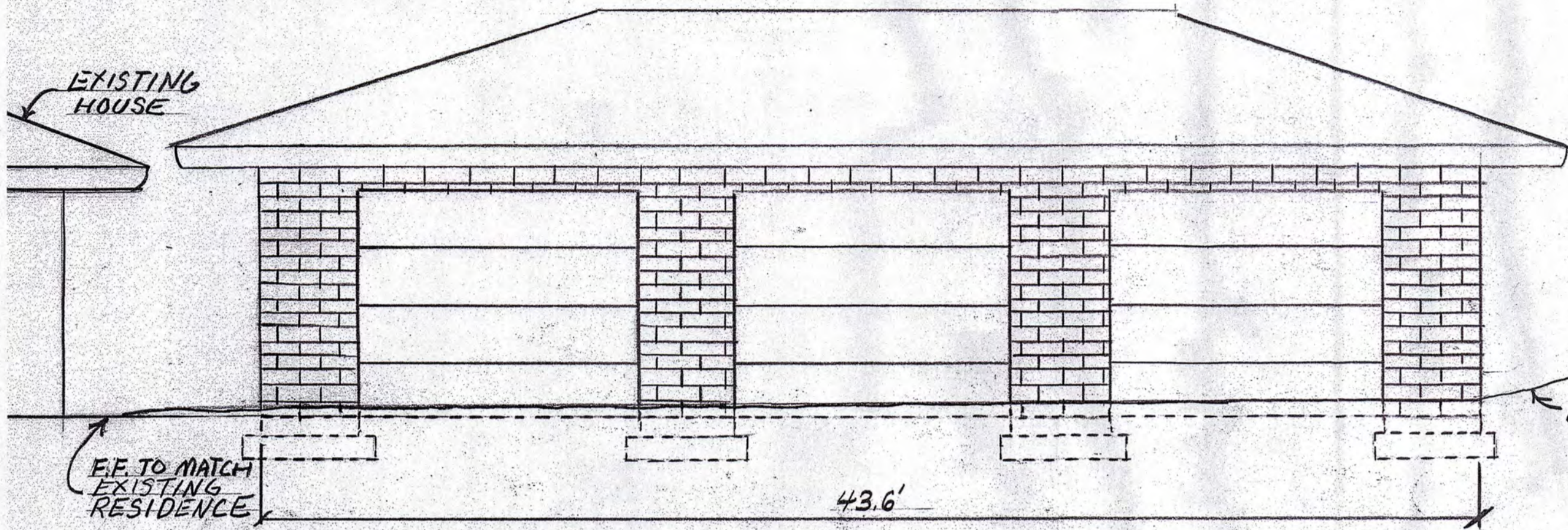
SITE PLAN
 SCALE 1" = 20.0'



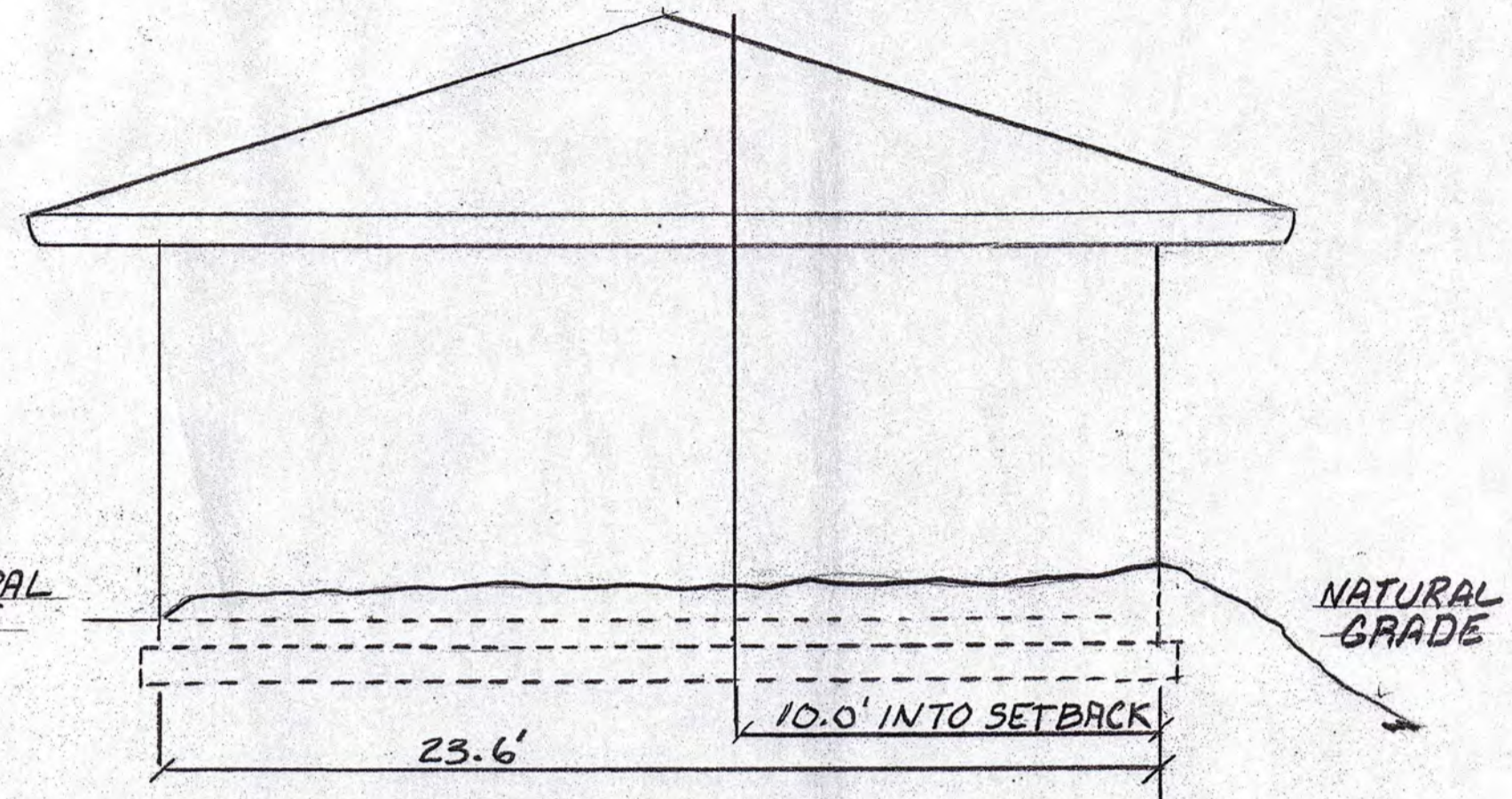
LEGAL DESCRIPTION

LOT 75, ROLLING HILLS, UNIT 2,
 CAREFREE, MARICOPA COUNTY, ARIZONA

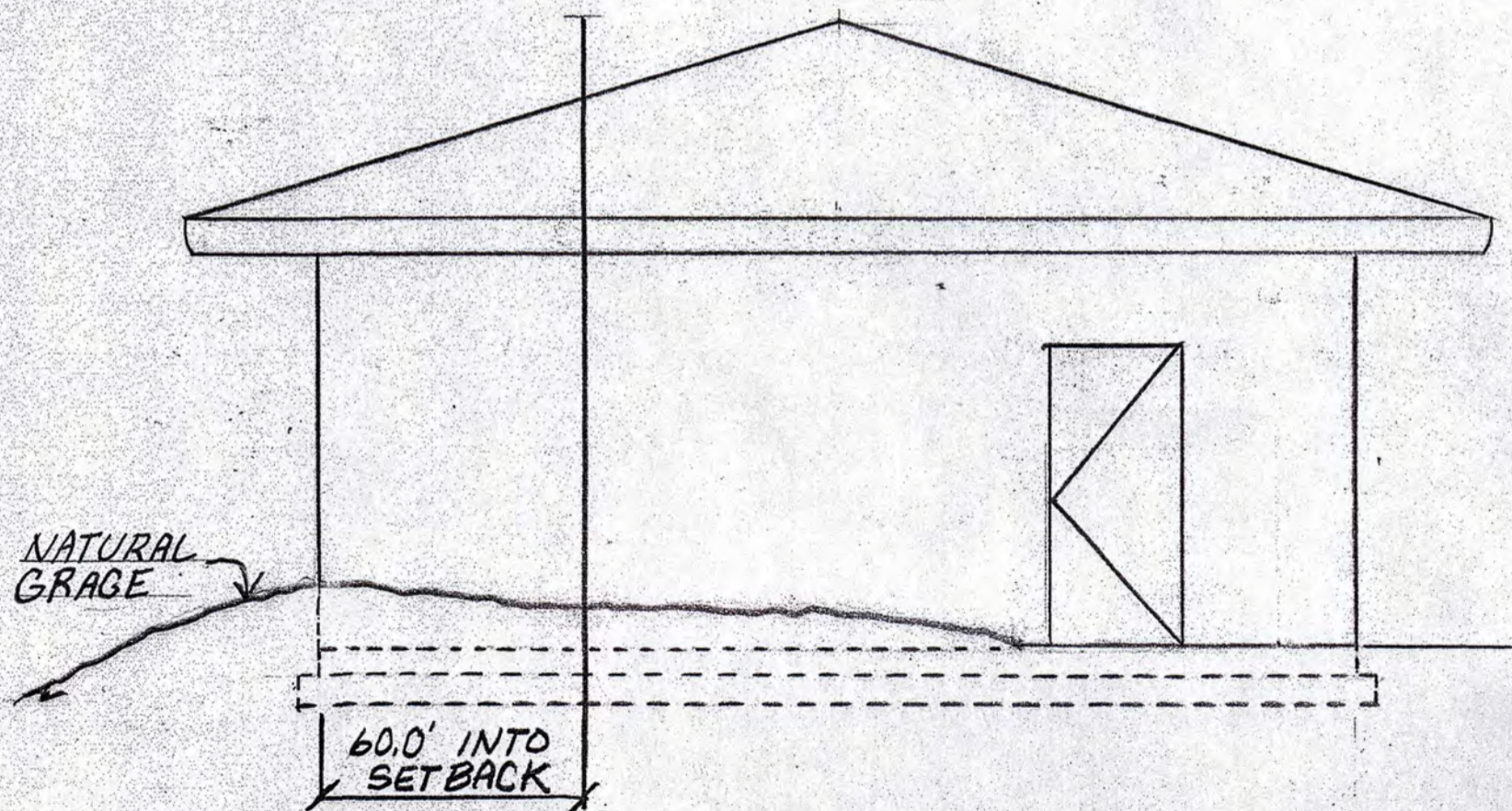
RECEIVED
APR 12 2023
Town of Carefree



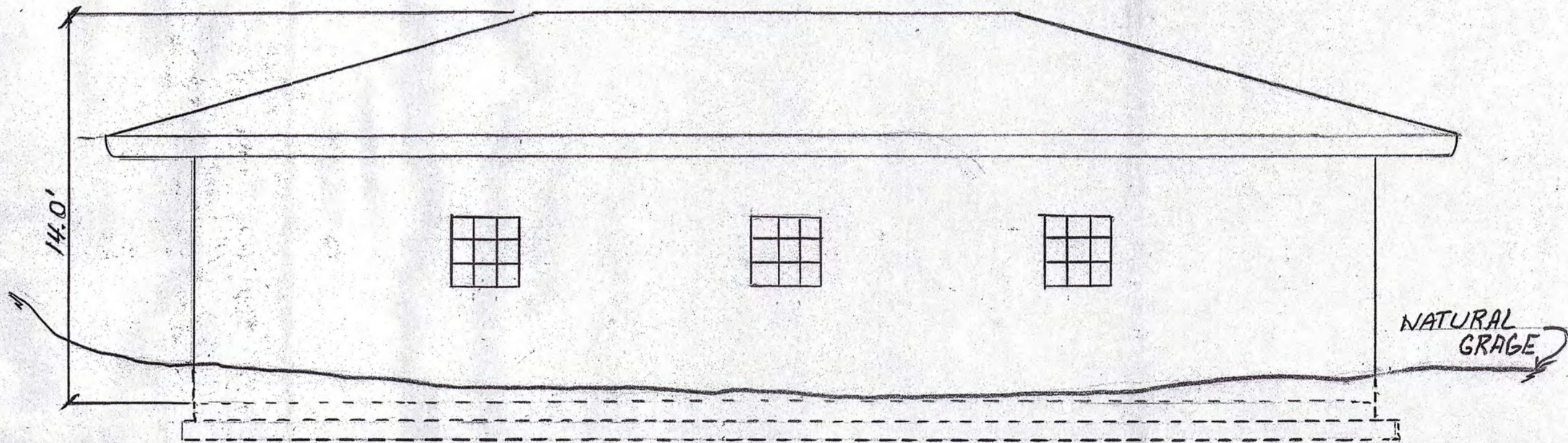
• FRONT (S.E.) ELEVATION •



• RIGHT END (S.E.) ELEVATION •



• LEFT END (S.W.) ELEVATION •



• REAR (N.W.) ELEVATION •

ELEVATION DETACHED
GARAGE
9542 E. QUAIL TRAIL LOT 75
STAN NYSTROM
4.10.2023

1/4" = 1' SCALE

Stan Nystrom

9542 E. Quail Trail Rd.
Carefree, Arizona 85377
svnystromaz@gmail.com
(602) 790-8155

Citizen Participation Report

Variance Case #22-26-V 9542 East Quail Trail (APN 219-11-294)

Timeline

Mailing: February 10th 2023 Letter was mailed to 32 Property Owners within 500 ft of subject property. (see letter attached)

Response: February 27th 2023 1:20 p.m. (phone) Mr. Robert Wilfert Lot 92 219-11-314 Called saying he Received the letter on the detached garage and did not have a problem that it looked nice.

Response: March 7th 3:45 p.m. (phone) Mrs Robin Gerblick Lot 73 & 74 219-11-301 ,219-11-302 Called saying they had received the letter and would like to meet because they had a few questions. I said that I would be happy to show him the site and to answer any questions they may have.

March 10th 4:25 p.m. (In person) Mrs Gerblick and her husband Jim came to the site. At that time I showed them the staking of the 40' rear setback line and the 30' of the side setback line, also the staking of the proposed detached garage. Their main concern was that the garage would block their view to the south. I explained that the garage was the same architecture style and height as the house and also that the non-native olive tree, which is much higher than the house, would be removed enhancing the view. Secondly they ask if the garage could be placed on the east side of the driveway. I pointed out that there was a 30-foot setback and with the addition of the detached garage there would be no room to easily enter either the existing garage or the new detached garage. They did see why it

couldn't be built on the property line which I told them that is R-43 zoning does not allow that. Also Mrs. Gerblick asked then if I could plant some native trees to soften the view of the building. I said I would be willing to plant native trees with HOA approval.

To let them physically see what their view would be like I offered and I built a framework to the exact height of the garage . (See photo of elevation framework attached)

March 16th 6:00 p.m. (in person) After building the framework I called and met with Mrs Gerblick at their home to better understand exactly what their view was like. (See photos Gerblicks patio view attached) With the framework as the photos show it did not obstruct the view of the mountains and also the removal of the olive tree would actually enhance the view. Mrs. Gerblick didn't care that she did want to see a garage . I pointed out that if I wasn't granted the variance the height and position of the garage as long as it's built within the building envelope the view would still be the same.

May 13th 6:00 p.m. (in person) Rolling Hills HOA dinner saw the Gerblicks talked with both of them for a considerable amount of time about a number of neighborly topics with no further questions or comments about the various we're brought up.

Return mail : (see photos of returned envelopes attached)

02/14/2023 Maddux Randy Lot 70 , 219-11-292

02/14/2023 Vill Samuel Evan /Gayle Suzanne Lot 87, 219-11-313

02/15/2023 Five Five Ten Living Trust Lot 89, 219-11-315

02/20/2023 Peter John Lot 73 , 219-62-175

02/23/2023 Sierra Norte Community

119-62-192,196,197,201,205.206,207,215

03/13/2023 Martin Warren Lot 75 ,219-62-177

February 10, 2023

RE: 9542 E. Quail Trail Rd.
APN 219-11-294
Variance Case #22-26-V

TO: All Property Owners within 500' of subject property

As part of the mandatory Citizen Participation procedures for Variance Review in the Town of Carefree, all surrounding property owners within 500' of the subject property must be notified by the applicant.

Therefore, we are advising you of an application for a variance for the Nystrom residence at 9542 E. Quail Trail Rd. in the Rollings Hills subdivision, Maricopa Assessor's Parcel No. 219-11-294.

I am requesting a variance to add a detached garage 23'6" x 43'6" 1,029 sq.ft. on the north east corner of the lot at the top of the driveway. The zoning district in the Rollings Hills 2 subdivision is Rural-43 development standards, which has a minimum distance of 40' from property line to a structure.

I have filed for an application for variance from the setback requirements for consideration for the following reasons:

1. In August of 2021, I purchased the property at 9542 E. Quail Trail Road Lot 75 in Rolling Hills. Prior to the purchase, I had a contingency upon sale of the feasibility of building a three-car detached garage. After obtaining the original architectural drawings and site plan, I was directed by the town of Carefree to go to the Rolling Hill Architectural Control Committee. At that time I submitted site photos, site plans and elevation drawings. I did receive approval as long as I met the Rolling Hills Architectural guidelines.

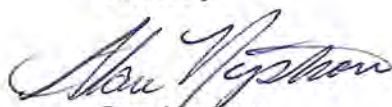
Taking the next step, I employed Graham Surveying of Carefree to do the survey. After completion, they confirmed the property dimensions as shown with Maricopa County and the original architectural site plan drawings. What was different is the house was not placed on the lot as it was on the site plan and is not parallel to the rear property line. The garage site plan I originally submitted to the committee now lies partially within the 40' setback.

I decreased the depth of the garage by 3', anymore would not be adequate for standard vehicle parking. Also the detached garage needs to be at a right angle to the existing garage for vehicle egress/ingress. Now the detached garage runs at an angle, the northeast corner is 10', and the northwest corner is 6' for a total of 348' square footage into the 40' set back. At first I found this hard to understand but then I soon realized Rolling Hills 2 Subdivision was established in July of 1973, the town Carefree was established in December of 1984, and Maricopa county R43 zoning (Ord. 202 - 6.02,1987) was established in 1987. The house was built in 1976 when building standards, inspections and the use of GPS was not what they are today.

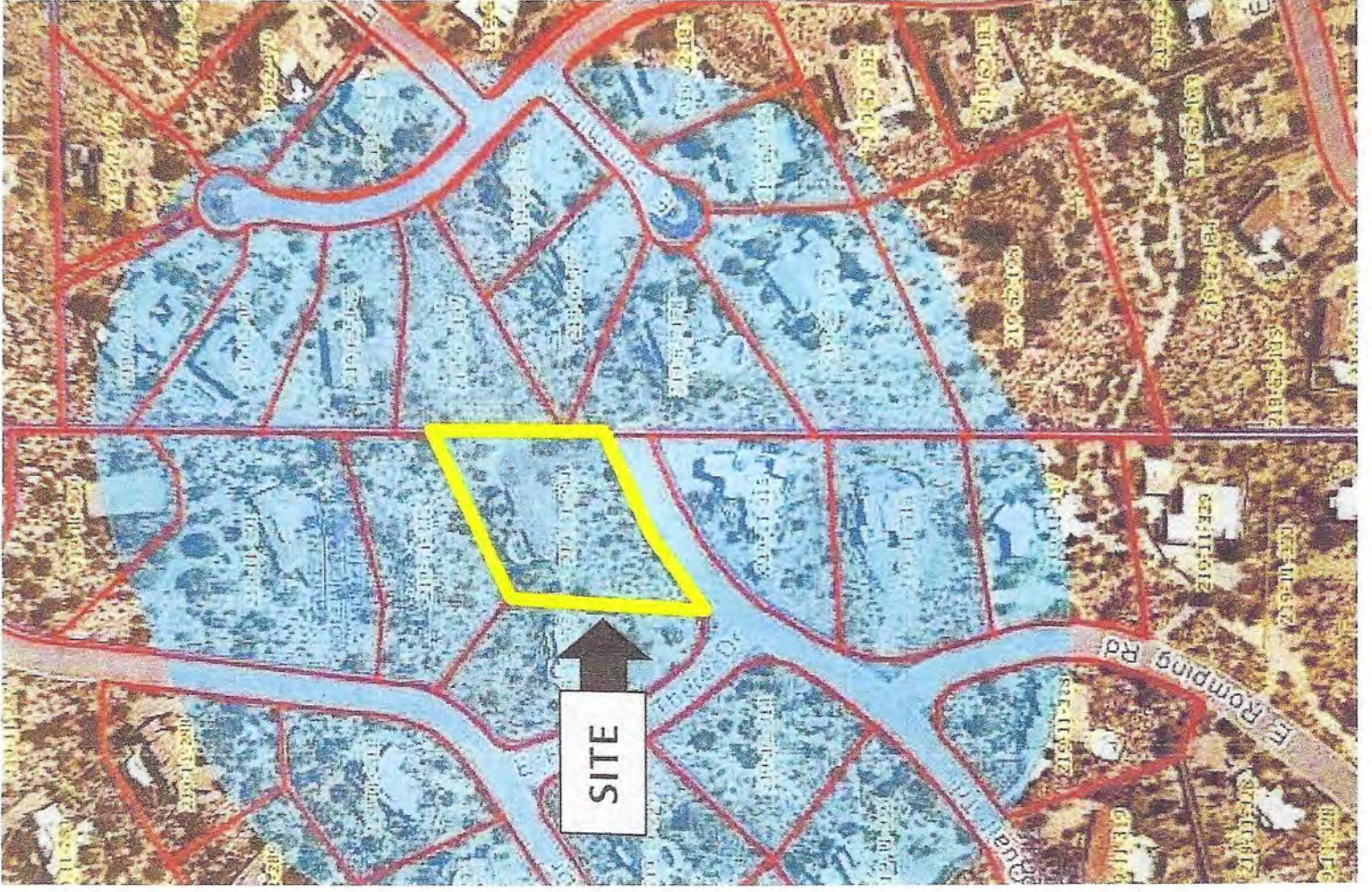
2. Given the existing view of the retaining walls for the swimming pool and barbecue area when it was built lies 20' into the 40' rear setback.
3. Of the 1,029 square feet of the proposed detached garage only 348 square feet lie in the setback area, The proposed site is in an existing disturbed area and currently used for guest parking no additional desert area needs to be disturbed.
4. The proposed detached garage will follow the same architectural design pertaining to facades, heights and roof design as the existing house. (see drawing attached)
5. Given the house is on top of a hill, with little to no other options; I believe this is the best site for the detached garage. In doing so, it would be done without major disruptions of the natural desert area and keeping the continuity of the existing architecture of the home.
6. This proposal has been approved by Rolling Hills HOA.

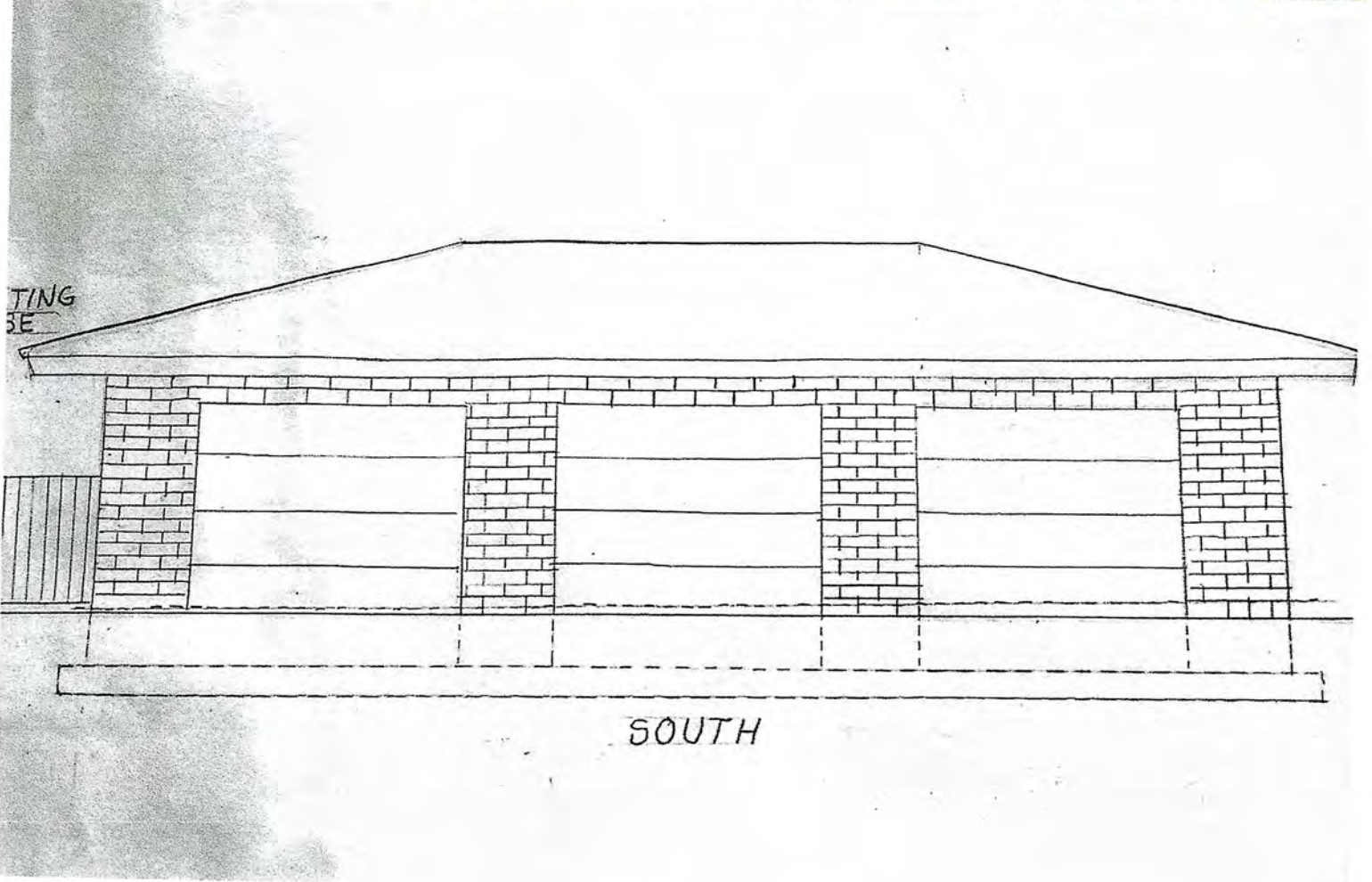
Please contact me if you would like to discuss this proposal by Email at svnystromaz@gmail.com or telephone at 602-790-8155. You may also respond to the Carefree Planning and Zoning department in writing, in person or by telephone at 480-488-3686.

Sincerely



Stan Nystrom







ELEVATION FRAMEWORK



Cerberets Patio View

Stan Nystrom
PO BOX 3483
CAREFREE AZ 85377

PHOENIX AZ 852
10 FEB 2023 PM 9 L



VILL SAMUEL EVAN/GAYLE SUZANNE
9520 E QUAIL TRL
CAREFREE AZ USA 85377

05377348383 NMR

NIXIE 850 DE 1 0002/14/23
RETURN TO SENDER
NO MAIL RECEIPT
UNABLE TO FORWARD
BC: 85377348383 *2314-02569-10-35
05377348383

Stan Nystrom
PO BOX 3483
CAREFREE AZ 85377

PHOENIX AZ 852
10 FEB 2023 PM 5 L



MADDUX RANDY
36151 N THIS IS IT PL
CAREFREE AZ USA 85377

05377348383 NMR

NIXIE 850 DE 1 0002/14/23
RETURN TO SENDER
NO MAIL RECEIPT
UNABLE TO FORWARD
BC: 85377348383 *1914-02602-10-34
05377348383

Stan Nystrom
PO BOX 3483
CAREFREE AZ 85377

PHOENIX AZ 852
10 FEB. 2023 PM 5 L



FIVE FIVE TEN LIVING TRUST
8585 E HARTFORD DR STE 400
SCOTTSDALE AZ USA 85255

ANX
85377-3483

NIXIE 850 FE 1
RETURN TO SENDER
ATTEMPTED - NOT KN
UNABLE TO FORW
BC: 85377348383
1914-00650-20-33

Stan Nystrom
PO BOX 3483
CAREFREE AZ 85377

PHOENIX AZ 852
10 FEB 2023 PM 5 L



PETERS JOHN
785 WIND DRIFT DR
TRAVERSE CITY MI USA 49684

ANX
85377-3483

NIXIE 482 FE 1
RETURN TO SENDER
ATTEMPTED - NOT KN
UNABLE TO FORWARD
BC: 85377348383
1914-00650-20-33

Stan Nystrom
PO BOX 3483
CAREFREE AZ 85377

PHOENIX AZ 852
10 FEB 2023 PM 5 L



SIERRA NORTE COMMUNITY
ASSOCIATION INC
17787 N PERIMETER DR
SCOTTSDALE AZ USA 85255

UTFK1: 9333190245

FWRNK
85255-5453

NIXIE 850 FE L 0002/23/23
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 85377348383 *1914-00133-10-35

Stan Nystrom
PO BOX 3483
CAREFREE AZ 85377

PHOENIX AZ 852
10 FEB 2023 PM 5 L



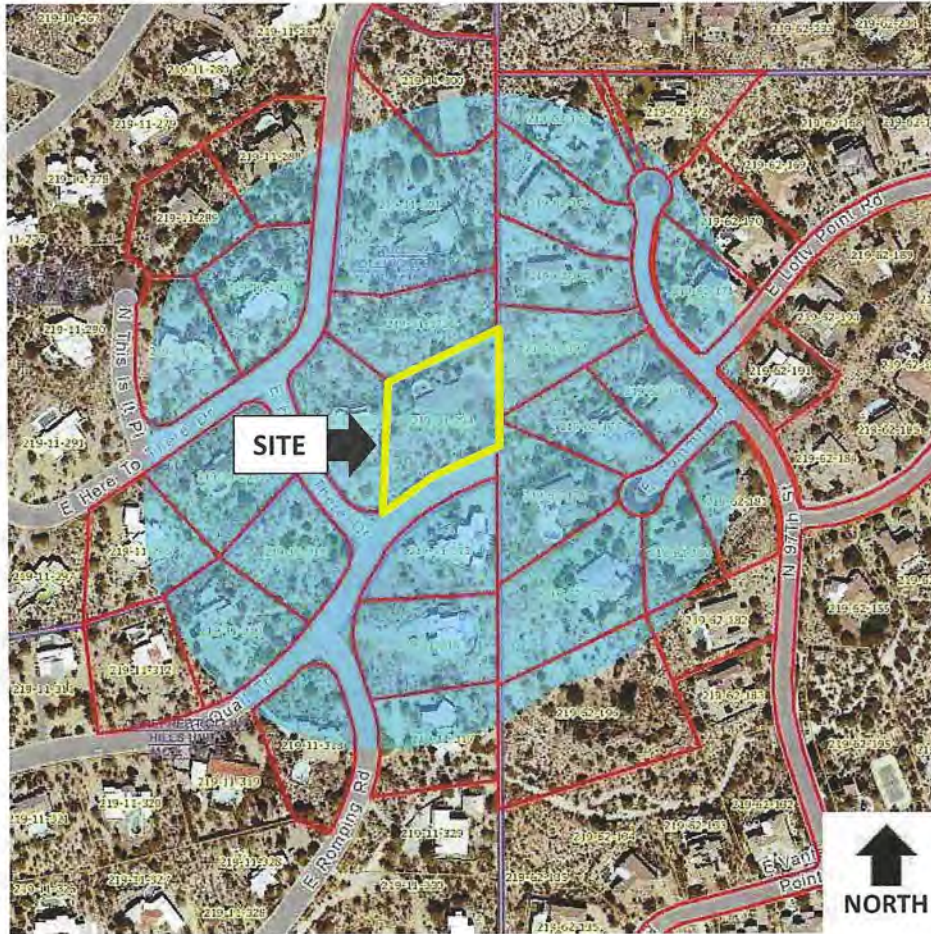
MARTIN WARREN E
1323 BRAYGOOD DR
COLLIERVILLE TN USA 38017

Handwritten signature

321 FEB 1 821F0003/13/23
FORWARD, COVER, SVP, RETURN TO SENDER
MARTIN WARREN E
1323 BRAYGOOD DR
COLLIERVILLE TN USA 38017
RETURN TO SENDER

UTF
85255-5453

**PROPERTIES WITHIN 500' OF
22-26-V
9542 QUAIL TRAIL
219-11-294**



APN	OWNER/MAILING ADDRESS	PROPERTY ADDRESS
219-11-288	DIERCKSMIEIER CAROLYN M TR PO BOX 898 CAREFREE AZ USA 85377	LOT 66 36428 N ROMPING RD CAREFREE 85377
219-11-289	SHAWLER PAT M P O BOX 3501 CAREFREE AZ USA 85377	LOT 67 36417 N THIS IS IT PL CAREFREE 85377
219-11-292	MADDUX RANDY 36151 N THIS IS IT PL CAREFREE AZ USA 85377	LOT 70 36151 N THIS IS IT PL CAREFREE 85377
219-11-293	WILLIAM A COLN III LIVING TRUST PO BOX 3315 CAREFREE AZ USA 85377	LOT 71 36410 N ROMPING RD CAREFREE 85377
219-11-294	NYSTROM LIVING TRUST 9542 N QUAIL TRACK RD CAREFREE AZ USA 85377	LOT 75 9542 N QUAIL TRACK RD CAREFREE 85377

**PROPERTIES WITHIN 500' OF
22-26-V
9542 QUAIL TRAIL
219-11-294**

219-11-295	LAUKITIS MICHAEL B/SHELLY L TR 41630 GLADYS DR HOMER AK USA 99603	LOT 77 36250 N ROMPING RD CAREFREE 85377
219-11-296	RWB-JSB REVOCABLE TRUST PO BOX 2808 CAREFREE AZ USA 85377	LOT 78 9441 E HERE TO THERE DR CAREFREE 85377
219-11-300	BEILFUSS MICHAEL E/FOUNTAIN-BEILFUSS LAUREL A 5505 EMERALD VIEW DR EL PASO TX USA 79932	LOT 64 36437 N ROMPING RD CAREFREE 85377
219-11-301 219-11-302	GERBLICK FAMILY TRUST PO BOX 927 MCCALL ID USA 83638	LOTS 73, 74 36419 N ROMPING RD CAREFREE 85377
219-11-303	CASTLE SANDRA VELVET 25110 HIDDEN MESA RD MONTEREY CA USA 93940	LOT 76 36247 N ROMPING RD CAREFREE 85377
219-11-312	VICTOR YOUNG FAMILY TRUST PO BOX 5542 CAREFREE AZ USA 85377	LOT 86 9446 E QUAIL CAREFREE 85377
219-11-313	VILL SAMUEL EVAN/GAYLE SUZANNE 9520 E QUAIL TRL CAREFREE AZ USA 85377	LOT 87 9520 E QUAIL CAREFREE 85377
219-11-314	WILFERT ROBERT/GAY TR PO BOX 5274 CAREFREE AZ USA 85377	LOT 88
219-11-315	FIVE FIVE TEN LIVING TRUST 8585 E HARTFORD DR STE 400 SCOTTSDALE AZ USA 85255	LOT 89 9533 E QUAIL CAREFREE 85377
219-11-316	MARTIN JOHN G 9484 E CHUCKWAGON LN SCOTTSDALE AZ USA 85262	LOT 90 9545 E ROMPING RD CAREFREE 85377
219-11-317	J E M ENTERPRISES LLC PO BOX 2068 CAREFREE AZ USA 85377	LOT 91 9539 E ROMPING RD CAREFREE 85377
219-11-318	WILFERT ROBERT J/GAY L TR LOT PO BOX 5274 CAREFREE AZ USA 85377	LOT 92 9521 E QUAIL CAREFREE 85377
219-62-170	GREGORY D BUSH AND PATRICIA A K BUSH TRUST 9728 E LOFTY POINT RD SCOTTSDALE AZ USA 85262	LOT 68 9728 E LOFTY POINT RD SCOTTSDALE 85262
219-62-171	DRATH TRACY ANN 9716 E LOFTY POINT RD SCOTTSDALE AZ USA 85262	LOT 69 9716 E LOFTY POINT RD SCOTTSDALE 85262
219-62-172	SCHANTZ CURTIS/KHOUDIKOVA ANNA 36574 N 97TH ST SCOTTSDALE AZ USA 85262	LOT 70 36574 N 97TH ST SCOTTSDALE 85262
219-62-173	NEMECEK GUY H/HOLLY M 36550 N 97TH ST SCOTTSDALE AZ USA 85262	LOT 71 36550 N 97TH ST SCOTTSDALE 85262

**PROPERTIES WITHIN 500' OF
22-26-V
9542 QUAIL TRAIL
219-11-294**

219-62-174	NEILSON JILL E/LINDBERG GARY M 36526 N 97TH ST SCOTTSDALE AZ USA 85262	LOT 72 36526 N 97TH ST SCOTTSDALE 85262
219-62-175	PETERS JOHN 785 WIND DRIFT DR TRAVERSE CITY MI USA 49684	LOT 73 36502 N 97TH ST SCOTTSDALE 85262
219-62-176	ZHOU MAOQIAN/XU YUPING 3523 E JUNE CIR MESA AZ USA 85213	LOT 74 9708 E SUMMIT LN SCOTTSDALE 85262
219-62-177	MARTIN WARREN E 1323 BRAYGOOD DR COLLIERVILLE TN USA 38017	LOT 75 9692 E SUMMIT LN SCOTTSDALE 85262
219-62-178	WORKMAN FAMILY TRUST 9680 E SUMMIT LN SCOTTSDALE AZ USA 85262	LOT 76 9680 E SUMMIT LN SCOTTSDALE 85262
219-62-179	SHRIVER ELIZABETH R/EMILY PAMELA 9681 E SUMMIT LN SCOTTSDALE AZ USA 85262	LOT 77 9681 E SUMMIT LN SCOTTSDALE 85262
219-62-180	PROSKO CURTIS MELVIN/SANDRA LEE 9693 E SUMMIT LN SCOTTSDALE AZ USA 85262	LOT 78 9693 E SUMMIT LN SCOTTSDALE 85262
219-62-181	JEFFERY GAGNON AND NATALIE GAGNON LIVING TRUST 9705 E SUMMIT LN SCOTTSDALE AZ USA 85262	LOT 79 9705 E SUMMIT LN SCOTTSDALE 85262
219-62-182	BALLANTYNE JERRAD/TRACI PO BOX 401 WESTHOPE ND USA 58793	LOT 80 36398 N 97TH ST SCOTTSDALE 85262
219-62-191	MINNERATH STEPHEN/KIRSTEN 9717 E LOFTY POINT RD SCOTTSDALE AZ USA 85262	LOT 89 9717 E LOFTY POINT RD SCOTTSDALE 85262
219-62-192 219-62-196 219-62-197 219-62-201 219-62-205 219-62-206 219-62-207 219-62-215	SIERRA NORTE COMMUNITY ASSOCIATION INC 17787 N PERIMETER DR SCOTTSDALE AZ USA 85255	
	TOWN OF CAREFREE PO BOX 740 CAREFREE AZ 85377	

**TOWN OF CAREFREE
BOARD OF ADJUSTMENT
STAFF REPORT**

MEETING DATE: 08/14/2023

SUBJECT: REQUEST APPROVAL of VARIANCES to the Zoning Ordinance standards to allow construction of a new single-family residence. The requests are as follows:

- **Allow disturbance of a wash that has a 100-year flow of 50 cubic feet per second (cfs) or greater, whereas the Ordinance requires washes with capacity of 50 cfs or greater to be left in their natural state.**
- **Allow the quantity of fill material to exceed the quantity of cut material, whereas the Ordinance requires fill not to exceed cut material.**
- **Allow the new residence in portions of the front yard building setback where such structures are not allowed. The proposed encroachment would be 10 feet into the required 40-foot front yard setback.**

PREPARED BY: Stacey Bridge-Denzak, Planning Director & Zoning Administrator

SUMMARY:

ZONING VARIANCE, CASE NO. 23-06-V - REQUEST

This is a request for Variances to Article VI. Intensity Schedule and Development Standards of the Zoning Ordinance to allow construction in the R1-35 Zoning District of a new single-family residence. The request is three-fold: 1) Allow disturbance of a wash that has a 100-year flow of 50 cubic feet per second (cfs) or greater, whereas the Ordinance requires washes with capacity of 50 cfs or greater to be left in their natural state; 2) Allow the quantity of fill material to exceed the quantity of cut material, whereas the Ordinance requires fill not to exceed cut material; and, 3) Allow the new residence in portions of the front yard building setback where such structures are not allowed. The proposed encroachment would be 10 feet into the required 40-foot front yard setback.

Key items for consideration:

1. Subject property location: Northwest corner of Los Reales Drive and Agave Circle, Lot 4, Los Reales at Carefree (MCR: 424-33), Tax Parcel Number 211-28-334.
2. Proposal is a new single-family residence designed in accordance with the community's Covenants, Conditions, and Restrictions and in line with the Town's development standards with the exception of the stated relief. The applicant received written acknowledgment and acceptance of the Variance requests by the Homeowners' Association.
3. The subdivision plat for Los Reales was approved in 1996, which included a drainage easement and related restrictions. The Town Engineer determined today that the easement shall be expanded thereby reducing the buildable area of the subject parcel.
4. Citizen participation requirements were met. Following his resubmittal of the Citizen Participation Report, the applicant received a phone call from the neighbor at 34619 Los Reales Drive, who asked questions but had no objections.

APPLICANT/ OWNER INFO

Mr. Randy Altman and Mrs. Marnelle Ross
6118 East Little Hope Drive

LAND USE

General Plan

The Carefree General Plan designates the subject site and surrounding properties as Low Density Residential (LDR), 1-acre minimum residential lots.

Zoning

Zoning for the subject lot and surrounding properties in Carefree are R1-35 Single-Family Residential (35,000 square foot minimum lot size). The community was originally platted back in 1996 and includes an active Homeowners' Association. The land across Carefree Highway to the south is located in the City of Scottsdale.

Existing Use

The subject site is a corner lot currently undeveloped with the allowance for one single-family residence. Four culverts under Los Reales Drive, which runs along the east property line, provide for downstream flows across the northern half of the property. Single-family homes are located immediately to the north and west.



Source: Maricopa County Assessor, 2023

No Scale

LOCATION

6038 East Agave Circle

APN: 211-28-334

Lot 4, Los Reales Subdivision / MCR: 424-33

ZONING STANDARDS

Zoning Standards

See Table 1 below for a summary of existing conditions and the request.

Table 1. Development Standards

Standard	Required	Project	Variance Required
Lot Area	35,000 sq.ft.	57,085 sq.ft.	No
Lot Frontage	145 ft.	219.23 ft.	No
Standard	Required	Project	Variance Required
Setbacks:			
Front	40 ft.	30 ft	Yes
Rear	40 ft.	103.10 ft.	No
East Side	20 ft.	20 ft.	No
West Side	20 ft.	20 ft.	No
Max. Lot Disturbance	60%	34.8%	No
Max. Lot Coverage	20%	13.4%	No

AERIAL MAP



Source: Maricopa County Assessor, 2023

NORTH
No Scale

PROJECT SUMMARY

The development includes a single-story, modestly sized residence of 3,275 square feet of livable area with an additional under roof area of 1,740 square feet for patio covers and the garage. The project also includes a small pool and rear yard space protected by a scour wall due to the Town's erosion setback requirements. The architectural style is territorial with materials that include adobe block and painted stucco facades. This request was approved by the Los Reales Homeowners' Association.

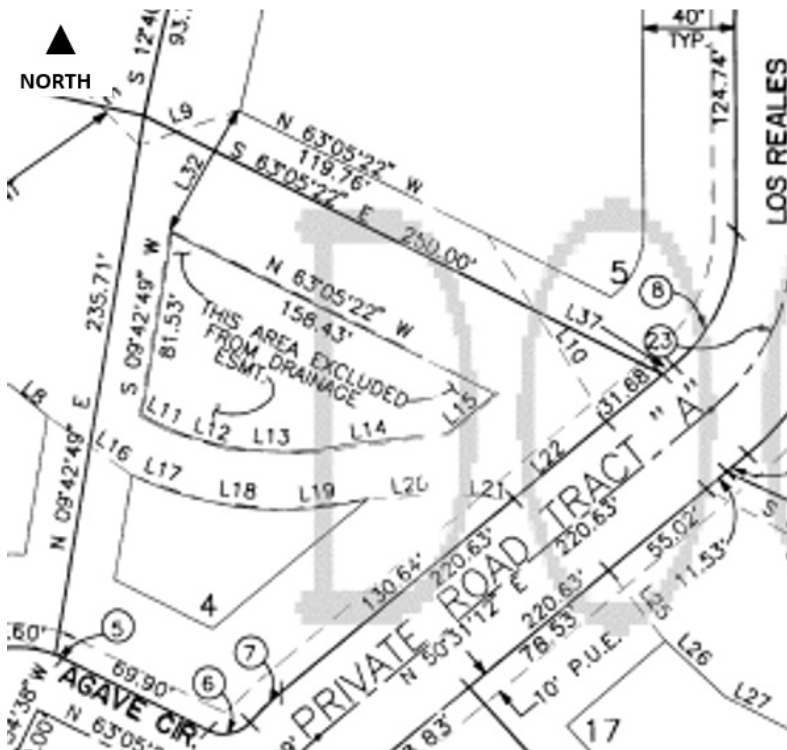
The site contains a large wash area to its north occupying approximately 70% of the usable area of the lot with two defined drainage channels. Originally when the subdivision was platted, each "branch" was placed in a separate drainage easement, which allowed for a buildable area between the channels. Today, the Town is concerned about potential inundation of that "island" area and has required that the drainage easement expand to include the entire wash area. This now prohibits any construction in that area that may obstruct drainage flows. This drainageway is not considered a FEMA Floodplain.

The property also has a smaller wash to its south that exceeds a flow rate of 50 cubic feet per second (109 cfs). This wash handles sheet flow occurring over Los Reales Drive and onto Lot 4. In order to accommodate the development, realignment of this channel is necessary.

BOARD OF ADJUSTMENT

Variance Analysis

The subject property has been a challenging site to develop since the creation of the subdivision back in 1996. Even then, the Town contemplated drainage protections for the future owner and those parties downstream of the site.

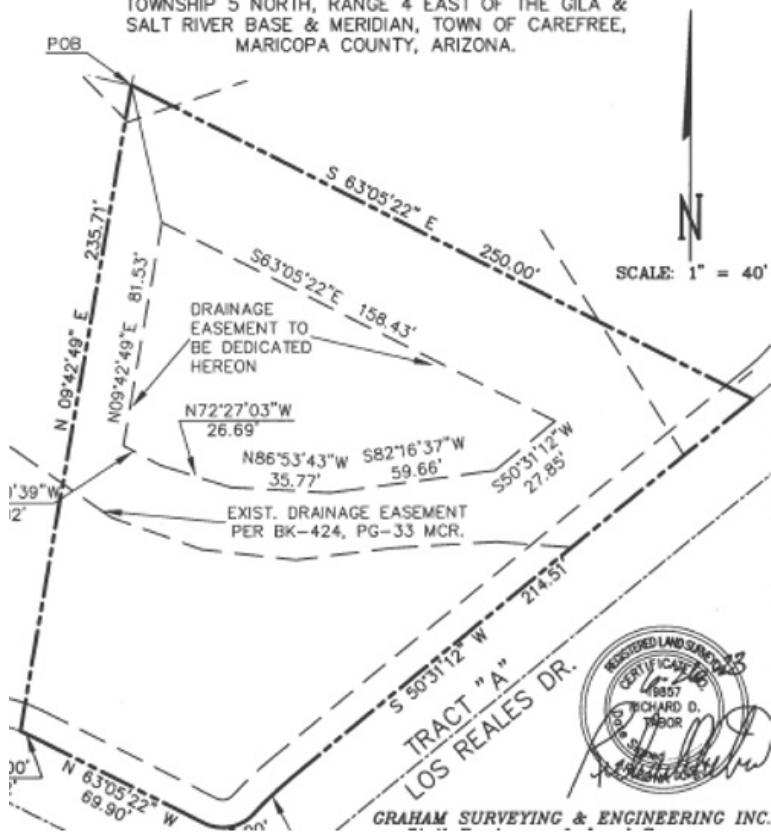


1996 Los Reales Final Plat

Enacting a broader drainage easement today further protects the development by increasing the area that must remain open space and free of anything that may obstruct drainage flows.

DRAINAGE EASEMENT DEDICATED

LOT 4 LOS REALES AT CAREFREE
RECORDED IN BOOK 424 OF MAPS, PAGE 33 MCR
SITUATED IN THE SE 1/4 OF SECTION 4,
TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA &
SALT RIVER BASE & MERIDIAN, TOWN OF CAREFREE,
MARICOPA COUNTY, ARIZONA.



Proposed Easement Rededication

Each of the Variance requests strongly considers drainage impacts. As stated earlier, the proposed residence is modest in size by Carefree standards. Due to the single-story restriction, there is no ability to reduce the footprint to accommodate livable area on another floor. The reduction of the front yard setback allows for the home to move closer to the street away from the northern wash area ("Wash 1"). The edge of the wash shall be protected by a scour wall, which due to its increased depth, reduces the possibility of undermining the wall's footing and footings of adjacent structures.

The southern drainage channel ("Wash 2") has been designed to convey the flow across the front and side yards to discharge at the historic exit point. The new channel accommodates on-site and off-site flows around the structure and is designed to minimize erosion.

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 to accommodate this requirement and better align with the adjacent street elevations. Renderings have been provided to illustrate that this will not dramatically impede view corridors of adjacent properties.

The site conditions present a hardship for the property owner, who wishes to build a new home. Many homes in Carefree today have natural site constraints that at times must be considered under a Variance. Otherwise, to say that the lot is undevelopable may be considered a taking, which is illegal. The applicant has proposed a reasonably-sized, high-quality home in scale with the amount of lot available to build upon. These conditions are not self-imposed.

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:
 - Size
 - Shape
 - Topography
 - Location
 - 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:
 - 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.
 - Grant a variance if the special circumstances applicable to the property are self-imposed by the property owner.

Should the Board of Adjustment approve the variance request, the conditions for approval are provided herein for consideration.

CONDITIONS FOR APPROVAL

1. The zoning variance is hereby granted to permit the construction of a new single family residence with the following:
 - Allow disturbance of a wash that has a 100-year flow of 50 cubic feet per second (cfs) or greater, whereas the Ordinance requires washes with capacity of 50 cfs or greater to be left in their natural state;
 - Allow the quantity of fill material to exceed the quantity of cut material, whereas the Ordinance requires fill not to exceed cut material; and,
 - Allow the new residence in portions of the front yard building setback where such structures are not allowed. The proposed encroachment would be 10 feet into the required 40-foot front yard setback
2. The building permit development plans shall conform to the development plans prepared by Graham Engineering & Surveying date stamped July 14, 2023, as submitted in association with this application.
3. The revised drainage easement shall be reviewed and approved by the Town Engineer prior to recordation and before the building permit is issued.
4. The granting of this variance shall be null and void if the building permit is not issued within one year of approval.

ACTION NEEDED:

A motion and vote to **APPROVE, DENY, or CONTINUE** the Variance Request for Case 23-06-V.

Attachments

- Attachment 1 - Grading and Drainage Plans
- Attachment 2 - Summary of Drainage Report
- Attachment 3 - Line of Sight Diagram and Rednerings
- Attachment 4 - Narrative

Attachment 5- Citizen Participation Report
Attachment 6 - Los Reales Plat Map

GRAHAM S&E NOTES:

IF A DISCREPANCY IS FOUND BETWEEN ENGINEER'S PLAN OR SURVEYOR'S STAKING AND THE ARCHITECTURAL PLAN, ENGINEER SHALL BE NOTIFIED IMMEDIATELY. FAILURE TO NOTIFY ENGINEER SHALL NEGATE ENGINEER'S LIABILITY.

THIS SITE PLAN IS NOT A BOUNDARY SURVEY.

BEARINGS AND DISTANCES ARE RECORD PER PLAT UNLESS OTHERWISE NOTED.

ALL EXISTING UTILITIES TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CALL BLUE STAKE AT 811 OR GO TO ARIZONA811.COM

ANY POINTS OF DRAINAGE CONCENTRATION SHOULD BE PROTECTED AGAINST EROSION.

THIS PLAN IS DESIGNED TO SHOW SITE GRADING AND DRAINAGE. CONTRACTOR SHALL USE THE ARCHITECTURAL SITE PLAN TO DETERMINE FINAL HOUSE LOCATIONS AND ELEVATIONS, WALL, STEP, ETC...

ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTOR DITCHES, PIPES, PROTECTIVE BERMS, CONCRETE CHANNELS OR ANY OTHER MEASURES DESIGNED TO PROTECT BUILDINGS OR OTHER PROPERTIES FROM STORM RUNOFF MUST BE COMPLETED PRIOR TO ANY STRUCTURES BEING BUILT.

ALL STORM DRAINAGE FACILITIES, INCLUDING WASHES, THAT EXIST PRIOR TO CONSTRUCTION MUST REMAIN OPEN AND FUNCTIONAL WITHOUT DIMINISHED CAPACITY FOR THE DURATION OF CONSTRUCTION AND UNTIL FINAL DRAINAGE FEATURES ARE COMPLETED.

HYDROLOGIC ANALYSIS OF THIS SITE INCLUDES SURFACE RUNOFF ONLY.

ANY PROPOSED PIPES ON THIS SITE PLAN SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

POOL ENCLOSURES:

- POOLS SHALL BE PROTECTED BY AN ADEQUATE ENCLOSURE TO MAKE IT REASONABLY INACCESSIBLE TO SMALL CHILDREN.
- THE ENCLOSURE, INCLUDING GATES, SHALL NOT BE LESS THAN 5'0" ABOVE FINISH GRADE, MEASURED ON THE EXTERIOR SIDE OF THE ENCLOSURE.
- GATES:
 - GATES SHALL BE SELF CLOSING AND SELF LATCHING.
 - LATCHES SHALL BE LOCATED ON THE INSIDE OF THE ENCLOSURE AND SHALL HAVE NO MEANS OF OPENING THE GATE FROM THE OUTSIDE OTHER THAN BY THE PERSON REACHING OVER THE ENCLOSURE.
- GATES AND ENCLOSURE SHALL BE DESIGNED SUCH THAT A 4 INCH SPHERE CANNOT PASS THROUGH.

TOWN OF CAREFREE GENERAL NOTES:

- AREAS OUTSIDE THE WALL AND CUT AND FILL SLOPES SHALL BE REVEGETATED WITH SIMILAR PLANT TYPES AND DENSITIES FOUND ON THE SITE. REVEGETATION SHALL BE COMPLETED PRIOR TO OCCUPANCY AND THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- ALL EXTERIOR LIGHTING WILL BE SHIELDED TO CONFORM TO SECTION 9.12 OF THE "CAREFREE ZONING ORDINANCE".
- FINISHED FLOOR ELEVATION IS A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR STORM WATER SURFACE ELEVATION.
- EXCESS CUT MATERIAL SHALL BE REMOVED FROM THE SITE.
- A PRE-GRADING INSPECTION IS REQUIRED AFTER THE PERMIT IS ISSUED AND BEFORE ANY GRADING BEGINS. ALL PROTECTED PLANTS ARE TO BE MOVED INTO THE DESIGNATED AREAS, THE CONSTRUCTION FENCE IS TO BE IN PLACE AND THE BUILDING DEPARTMENT IS TO BE CALLED FOR AN INSPECTION.
- ALL LANDSCAPING SHALL BE COMPLETED PRIOR TO FINAL INSPECTION AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- DRIP IRRIGATION WILL BE USED FOR ALL LANDSCAPED PLANT
- A LETTER FROM A SURVEYOR REGISTERED IN THE STATE OF ARIZONA SHALL BE SUBMITTED VERIFYING THAT THE 6-FOOT CONSTRUCTION FENCE HAS BEEN INSTALLED ALONG THE DISTURBED AREA SHOWN ON THE PLAN PRIOR TO EXCAVATION AND GRADING.
- MEASURES MUST BE TAKEN DURING CONSTRUCTION TO AVOID SEDIMENT RUN OFF FROM ANY DISTURBED AREA
- AN AS-BUILT SURVEY PREPARED AND CERTIFIED BY A SURVEYOR REGISTERED IN THE STATE OF ARIZONA WILL BE SUBMITTED PRIOR TO POURING THE FLOOR, AND WILL VERIFY SETBACKS AND FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES.
- A SECOND AS-BUILT SURVEY PREPARED BY A LAND SURVEYOR REGISTERED IN THE STATE OF ARIZONA WILL BE SUBMITTED PRIOR TO FRAMING INSPECTION AND SURVEY WILL VERIFY MAXIMUM STRUCTURE HEIGHT ABOVE NATURAL GRADE AND FINISH GRADE.
- DISTURBANCE FOR UTILITY TRENCHES IS CONFINED TO 4 FEET EITHER SIDE.
- HISTORICAL ENTRANCE AND EXIT POINTS AND HYDRAULIC PROPERTIES OF ALL EXISTING DRAINAGE CHANNELS SHALL BE PRESERVED IN THEIR NATURAL CONDITIONS.
- A 6-FOOT CHAIN LINK CONSTRUCTION FENCE SHALL BE PLACED ON THE DISTURBED AREA BOUNDARY PRIOR TO EXCAVATION AND GRADING.
- ALL PLANTS PROTECTED BY THE TOWN OF CAREFREE, INCLUDING SMALL CACTI, SHALL BE SALVAGED AND RELOCATED TO DESIGNATED PLACES. SAGUARO TRANSPLANTING METHODOLOGY RECOMMENDED BY THE TOWN OF CAREFREE WILL BE USED.
- HVAC UNITS AND MECHANICAL EQUIPMENT INCLUDING POOL EQUIPMENT SHALL BE SCREENED BY SOLID WALLS AND GATED PURSUANT TO SECTION 9.07 OF THE CAREFREE ZONING ORDINANCE AND IN CONFORMANCE WITH CAREFREE BUILDING CODE.
- ALL RETAINING AND SCOUR WALLS REQUIRE SPECIAL INSPECTION IN ACCORDANCE WITH SECTIONS 1704 & 1705 OF THE INTERNATIONAL BUILDING CODE. THIS REQUIRES THAT CERTAIN CONSTRUCTION WORK BE PLACED UNDER THE INSPECTION OF AN ARIZONA REGISTERED DESIGN PROFESSIONAL WHO IS FAMILIAR WITH THE DESIGN OF THE PROJECT.

BENCHMARK:

UNIQUE POINT ID: 296 POINT NAME: 4258501
 FND 3" MCDOT BRASS CAP IN HANDHOLE 0.35' DOWN W/NO STAMPING AT THE NORTHEAST CORNER OF SECTION 9, T5N, R4E.
 ELEVATION=2179.474' (NAVD88)

TBM:

FND BRASS CAP FLUSH AT THE INTERSECTION OF LOS REALES DR. & AGAVE CIR.
 ELEVATION=2122.78' (NAVD88)

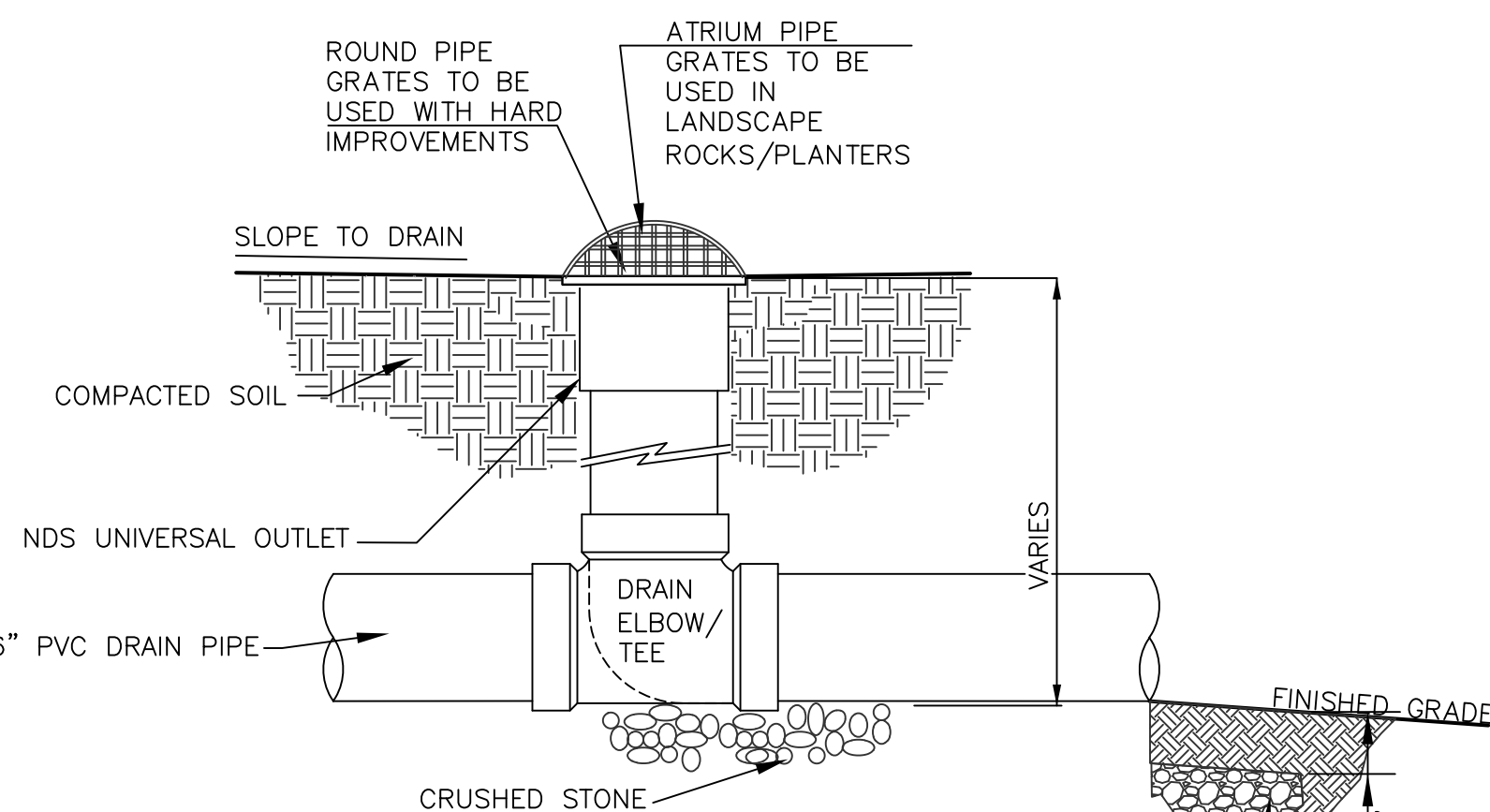
LEGEND:

- BAR BARREL CACTUS
- BSL BUILDING SETBACK LINE
- CATV CABLE TELEVISION
- (C) DENOTES CALCULATED
- (M) DENOTES MEASURED
- (R) DENOTES RECORDED
- DE DIRECTION OF DRAINAGE
- EDA DRAINAGE EASEMENT
- (EXIST) EDGE OF DISTURBED AREA
- ELEC. ELECTRIC
- 00.00 EXISTING CONTOUR
- (00.0) EXISTING ELEVATION
- (EXIST) EXISTING FIRE HYDRANT
- FF FINISHED FLOOR
- FG FINISHED GRADE
- FND FOUND
- FL FLOWLINE
- FM FOUND MONUMENT
- GPE GENERAL PURPOSE EASEMENT
- G PVC DRAIN PIPE
- IRW IRONWOOD
- ICV IRRIGATION CONTROL VALVE
- MESQ MESQUITE
- OCO OCOTILLO
- PV PALO VERDE
- PL POWER LINES
- 00 PROPOSED CONTOUR
- 00.0 PROPOSED ELEVATION
- PUE PUBLIC UTILITIES EASEMENT
- RECORD MONUMENT
- RIP-RAP (SEE NOTE 11)
- SAG SAGUARO CACTUS
- (EXIST) TELEPHONE RISER
- TEL.PED.
- T/C TOP OF CURB
- TR TOP OF FOOTING
- TRW TOP OF RAIL
- TRW TOP OF RETAINING WALL
- TRW TOP OF SCOURWALL FOOTING
- TW TOP OF WALL
- (1) WALL OPENING FOR DRAINAGE (8"x16")
- (WM) WATER METER BOX
- (WMS) WATER METER BOX WITH SERVICE
- (WV) WATER VALVE
- WSEL WATER SURFACE ELEVATION

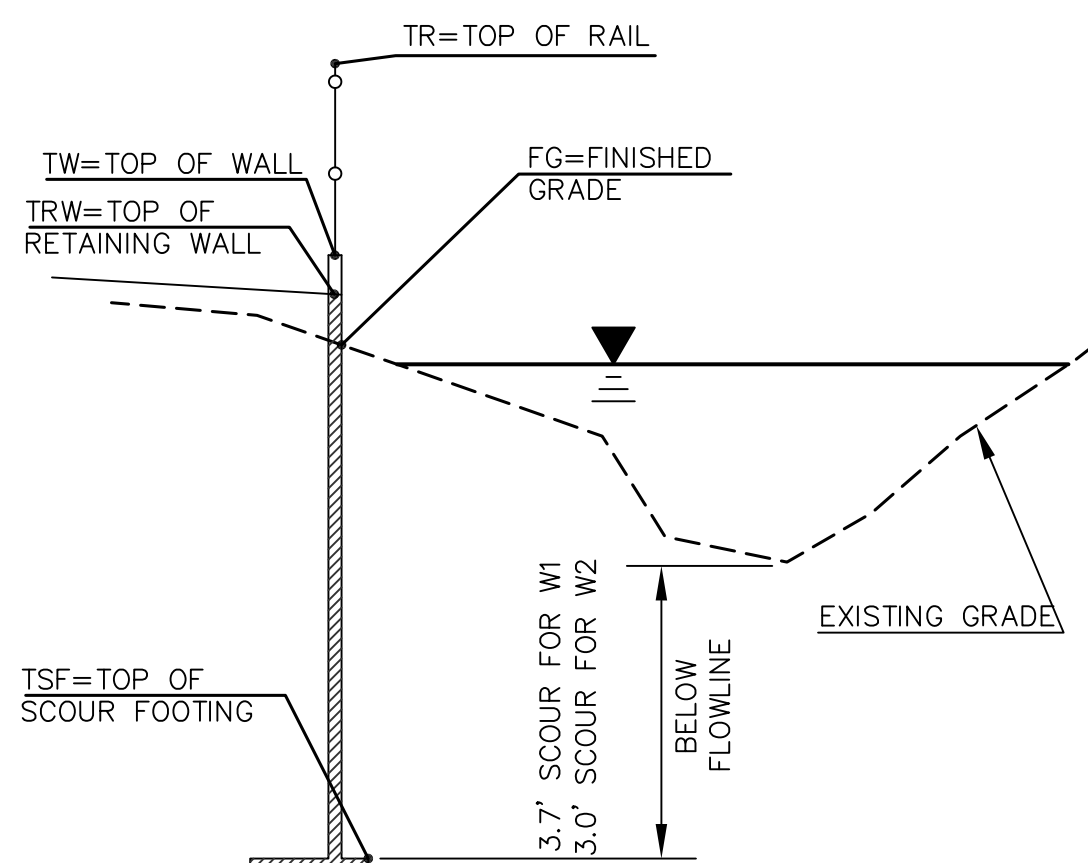
GRADING AND DRAINAGE PLAN

LOT 4 LOS REALES AT CAREFREE

RECORDED IN BOOK 424 OF MAPS, PAGE 33 MCR
 SITUATED IN THE SE 1/4 OF SECTION 4,
 TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA & SALT RIVER BASE &
 MERIDIAN, TOWN OF CAREFREE, MARICOPA COUNTY, ARIZONA.



1 LANDSCAPE ATRIUM GRATE DRAIN
 N.T.S.

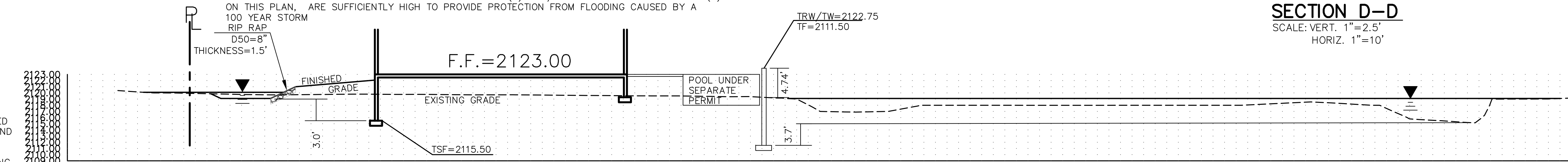


2 TYPICAL SCOURWALL SECTION
 N.T.S.

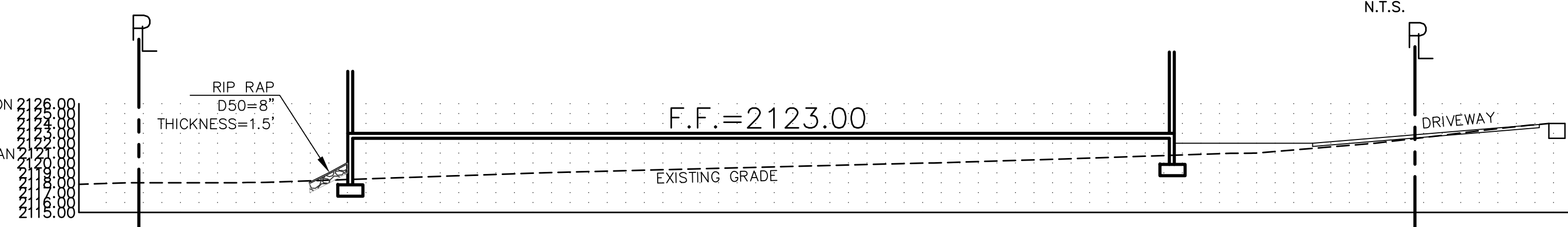
FLOOD INSURANCE RATE MAP (FIRM) INFORMATION:

COMMUNITY NUMBER	PANEL NUMBER AND DATE	SUFFIX	DATE OF FIRM INDEX	FIRM ZONE	BASE FLOOD ELEV (IN AO ZONE, USE DEPTH)
040126	890 7/20/2021	M	7/20/2021	X	NA

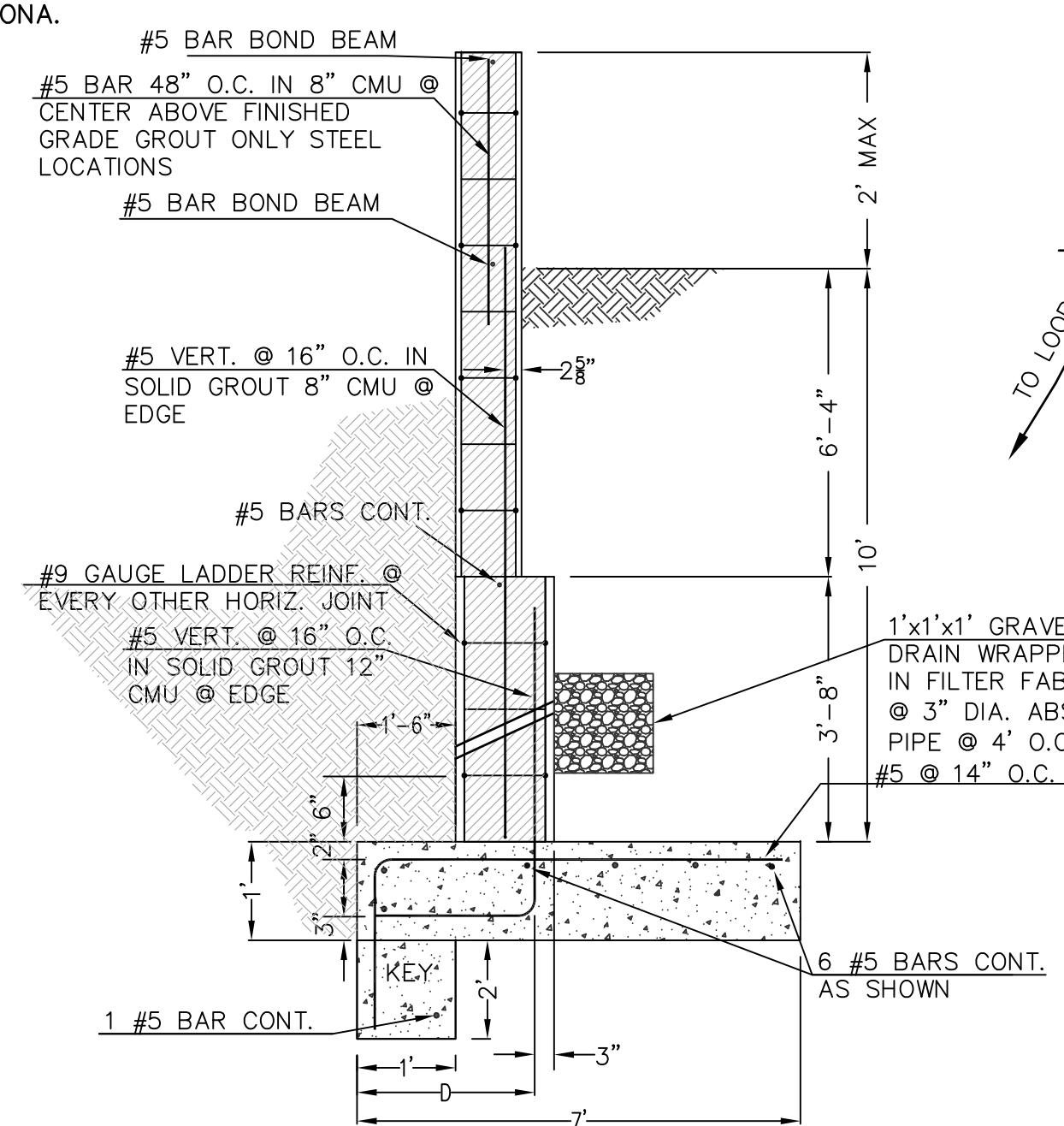
ENGINEER'S CERTIFICATION: THE LOWEST FLOOR ELEVATION(S) AND/OR FLOOD PROOFING ELEVATION(S) ON THIS PLAN, ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A 100 YEAR STORM RIP RAP



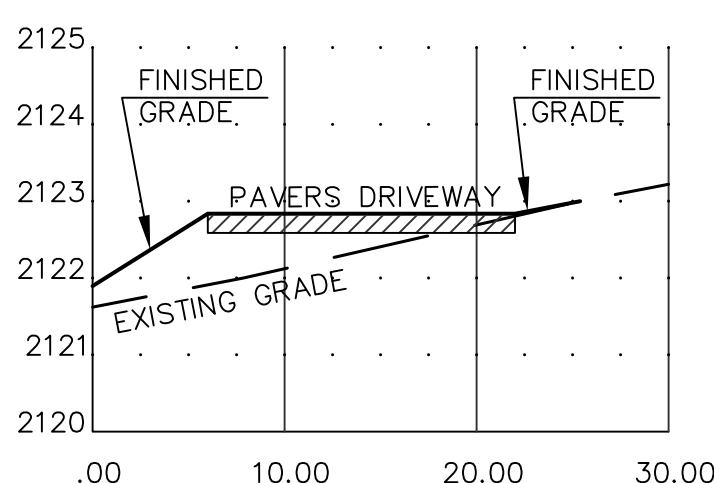
SECTION A-A
 N.T.S.



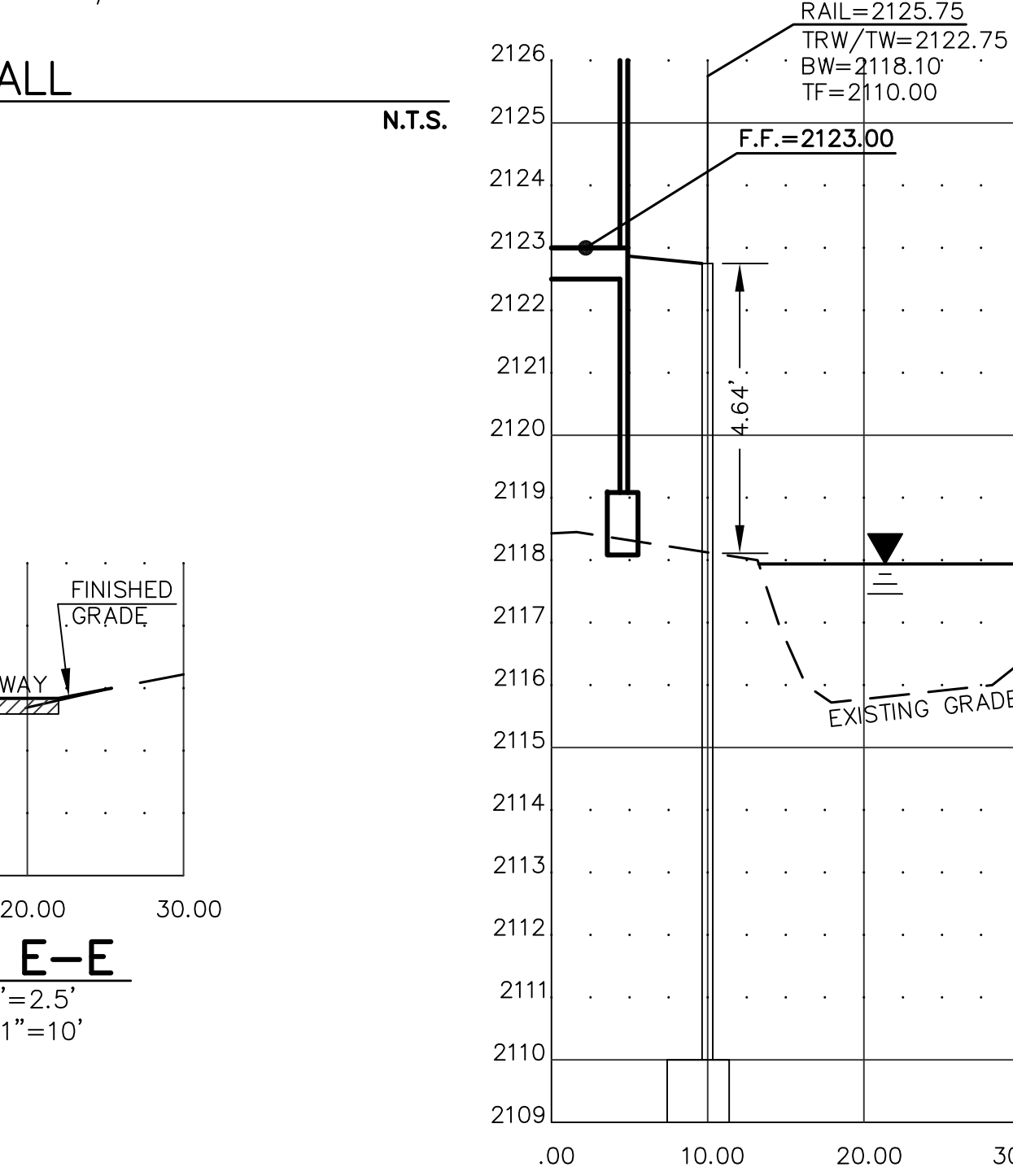
SECTION B-B
 N.T.S.



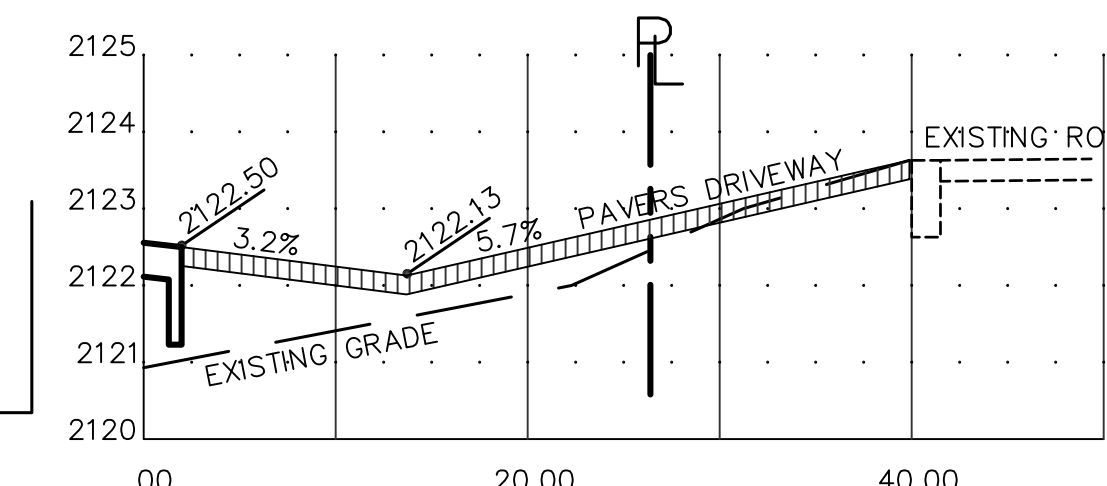
3 SCOUR WALL
 N.T.S.



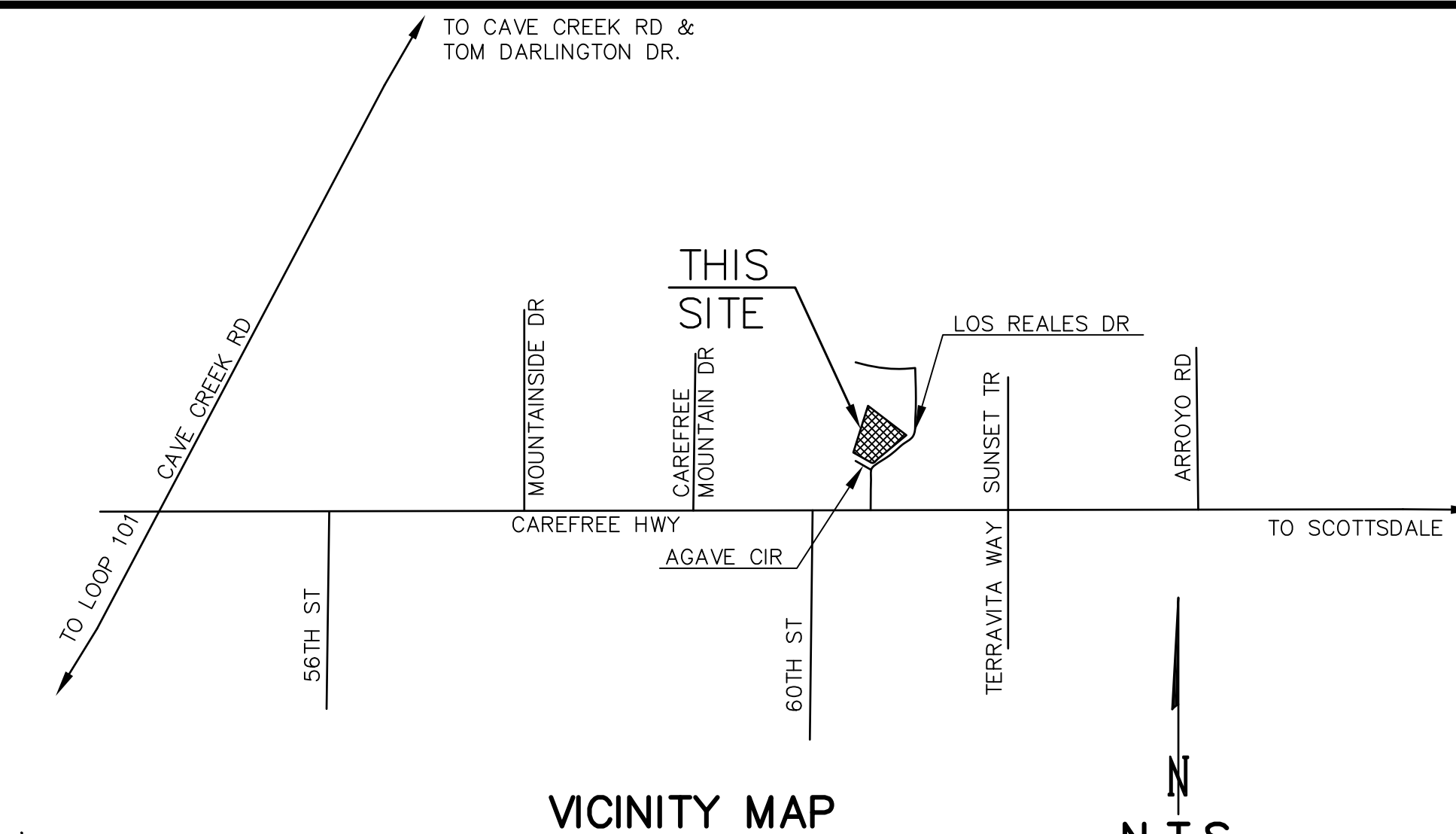
SECTION E-E
 SCALE: VERT. 1"=2.5'
 HORIZ. 1"=10'



SECTION D-D
 SCALE: VERT. 1"=2.5'
 HORIZ. 1"=10'



SECTION C-C
 SCALE: VERT. 1"=2.5'
 HORIZ. 1"=10'



VICINITY MAP

AS-BUILT CERTIFICATION:

I HEREBY CERTIFY THAT THE AS-BUILT DIMENSIONS AND ELEVATIONS SHOWN HEREON ARE CORRECT AND

ACCURATE AS-BUILT TOP OF STEM WALL & BUILDING SETBACKS _____ Date

AS-BUILT HEIGHT OF BUILDING _____ Date

SITE ADDRESS:

NOT YET ASSIGNED
 CAREFREE, AZ 85377

ASSESSORS PCL. NO.:
 211-28-334

ZONING:
 R1-35

LOT DATA:

AREA 37,362 S.F. / 0.86 AC ±

DISTURBED AREA 13,017 S.F. / 34.8%

LOT AREA CALCS:

TOTAL UNDER ROOF 5,015 S.F. / 13.4%

BUILDING SETBACK NOTE:

VERIFY BUILDING SETBACK LINES WITH THE GOVERNING MUNICIPALITY BEFORE ANY DESIGN OR CONSTRUCTION.

ENGINEERS CERTIFICATION:

THIS IS TO CERTIFY THAT THE ENGINEERING INFORMATION SHOWN HEREON WAS EXECUTED UNDER MY DIRECTION.



CUT & FILL:

CUT 0 C.Y. (00%)
 FILL 510 C.Y. (100%)
 NET FILL 510 C.Y.

Note: Quantities shown are approximate only. Engineer makes no guarantee as to the accuracy of the quantities shown herein. Contractor shall verify quantities independently prior to bidding. Quantities do not include compaction, ground sciorification, shrink or swell factors.

DATE:

PHASE	DATE	BY
PHASE 1	12/01/22	MP
BSL VAR	1/19/2023	NAW
G&D	3/8/2023	NAW
VAR COM	4/12/2023	NAW
VAR COM	6/27/2023	NAW

GRAHAM SURVEYING & ENGINEERING INC.

Civil Engineers & Land Surveyors
 P.O. BOX 1240, Carefree, Arizona 85377
 (480) 488-4393

GRAHAM SURVEYING & ENGINEERING INC.

Civil Engineers & Land Surveyors
 P.O. BOX 1240, Carefree, Arizona 85377
 (480) 488-4393

LOT 4 LOS REALES AT CAREFREE, SHT. 2 OF 3, JOB #22-216

DATE:

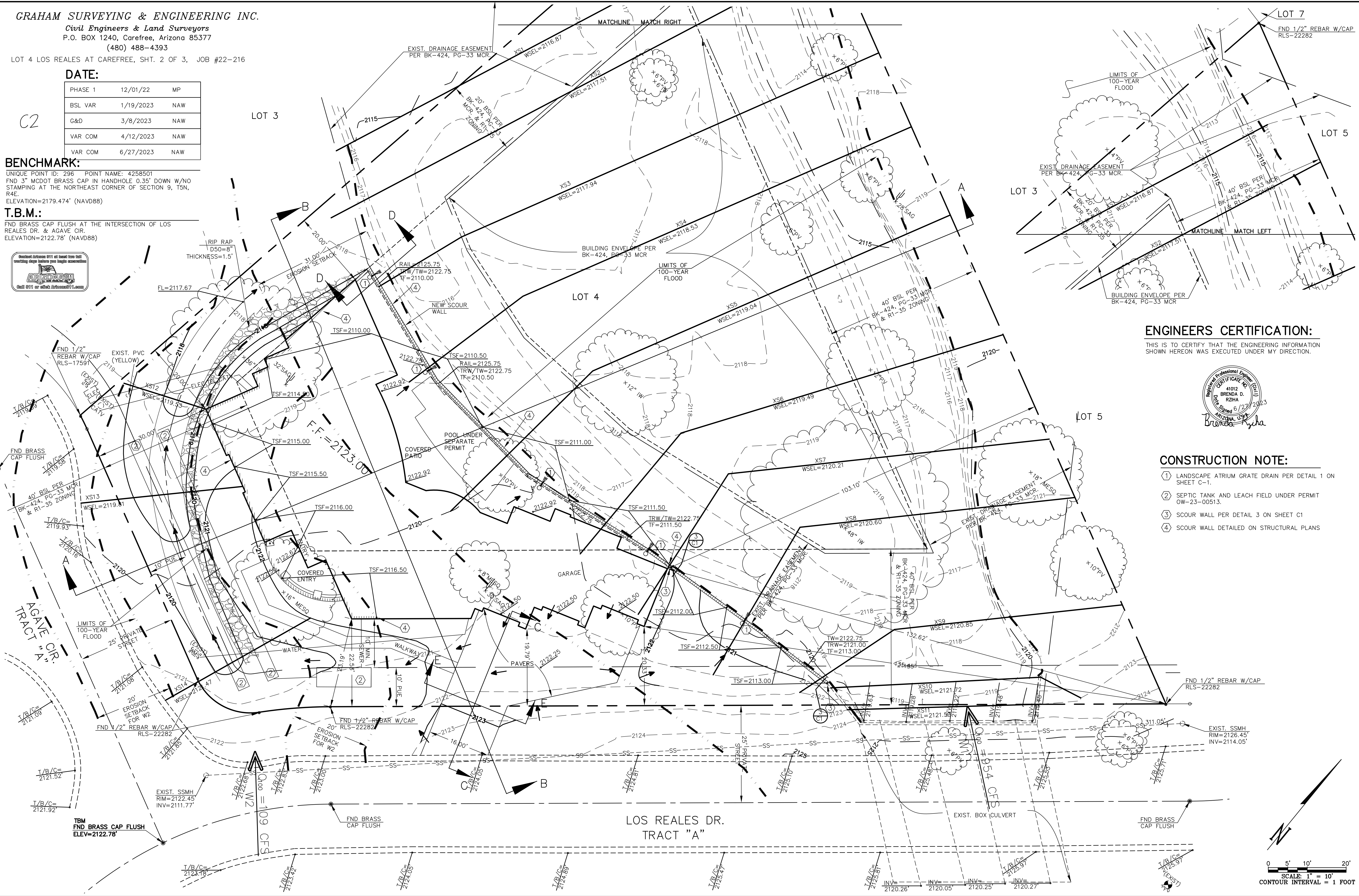
PHASE 1	12/01/22	MP
BSL VAR	1/19/2023	NAW
G&D	3/8/2023	NAW
VAR COM	4/12/2023	NAW
VAR COM	6/27/2023	NAW

BENCHMARK:

UNIQUE POINT ID: 296 POINT NAME: 4258501
 FND 3" MCDOT BRASS CAP IN HANDHOLE 0.35' DOWN W/NO
 STAMPING AT THE NORTHEAST CORNER OF SECTION 9, T5N,
 R4E.
 ELEVATION=2179.474' (NAVD88)

T.B.M.:

FND BRASS CAP FLUSH AT THE INTERSECTION OF LOS
 REALES DR. & AGAVE CIR.
 ELEVATION=2122.78' (NAVD88)



ENGINEERS CERTIFICATION:

THIS IS TO CERTIFY THAT THE ENGINEERING INFORMATION
 SHOWN HEREON WAS EXECUTED UNDER MY DIRECTION.



CONSTRUCTION NOTE:

- ① LANDSCAPE ATRIUM GRATE DRAIN PER DETAIL 1 ON SHEET C-1.
- ② SEPTIC TANK AND LEACH FIELD UNDER PERMIT OW-23-00513.
- ③ SCOUR WALL PER DETAIL 3 ON SHEET C1
- ④ SCOUR WALL DETAILED ON STRUCTURAL PLANS

BENCHMARK:

UNIQUE POINT ID: 296 POINT NAME: 4258501
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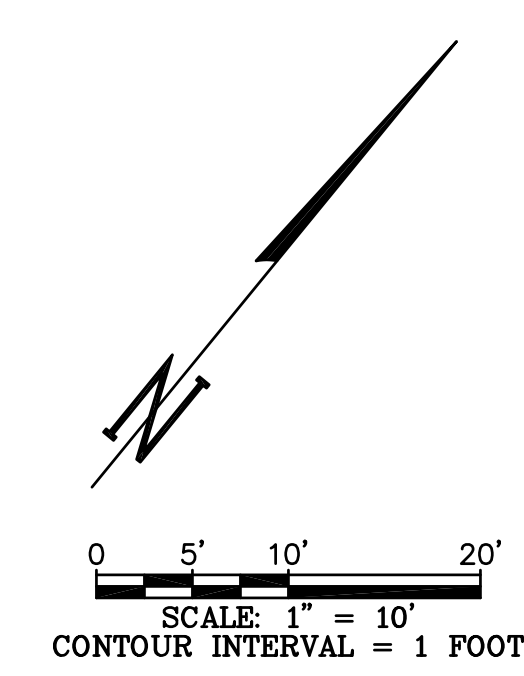
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Civil Engineers & Land Surveyors
 P.O. BOX 1240, Carefree, Arizona 85377
 (480) 488-4393

LOT 4 LOS REALES AT CAREFREE, SHT. 3 OF 3, JOB #22-216

DATE:

PHASE 1	12/01/22	MP
BSL VAR	1/19/2023	NAW
G&D	3/8/2023	NAW
VAR COM	4/12/2023	NAW
VAR COM	6/27/2023	NAW

C3

DRAINAGE REPORT

Lot 4 Los Reales at Carefree

A Portion of the
SE 1/4, SEC. 4, T5N, R4E
Of the Gila & Salt River Base and Meridian,
Town of Carefree
Maricopa County, Arizona

Assessor's Parcel Number: 211-28-334

Job Number: 22-216

Prepared by:
GRAHAM SURVEYING & ENGINEERING, INC.

*Post Office Box 1240
Carefree, Arizona 85377
Office (480) 488-4393
brziha@grahamsande.com*



June 27, 2023

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Figure 3A	FLO-2D Data Overview
Figure 3B	FLO-2D Section W2
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Figure 4B	Proposed Drainage Conditions
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APPENDICES

Appendix A	Hydraulic Analysis
	-HEC-RAS Existing Conditions model (A1-A18)
	-HEC-RAS Proposed Conditions model (A19-A36)
	-Hydraulic Toolbox Output (A37-A41)

1.0 Introduction

1.1 SCOPE

This project is for the development of a single family residential lot. Provided herein are offsite and onsite hydrologic and hydraulic analyses/designs.

This report does not include ground water hydrology or hydrogeology. Any issues that arise must be addressed by an engineering firm or an engineer whose specialty covers ground water issues. Graham Surveying & Engineering, Inc. will be held harmless for any damages as a result of ground water issues.

1.2 SITE DESCRIPTION

This lot is located on the north corner of the intersection of Los Reals Dr. and Agave Cir, approximately $\frac{3}{4}$ miles east of the intersection of Carefree Hwy. and Cave Creek Road (see Figure 1). The lot is within a portion of the Southeast one-quarter of Section 4, Township 5 North, Range 4 East of the Gila & Salt River Base and Meridian, Town of Carefree, Maricopa County, Arizona. This project gross area is 0.86 acres.

Access to the site is provided off Los Reales Dr., being a paved local street with an asphalt surface and 12-inch ribbon curbs on either edge.

The north $\frac{2}{3}$ of the lot is a network of braided washes. The south $\frac{1}{3}$ of the lot slopes evenly to the west at close to a 3.7 percent slope. Moderately dense vegetation exists typical of the Sonoran Desert (see Figure 2).

2.0 Existing Conditions

Two flowrates will be defined within this report. Wash W1 enters the lot via 4-10'x3' concrete box culverts. The culvert discharge flows northwest to exit the lot over the north $\frac{2}{3}$ of the west property boundary. The wash W2 enters the lot near the south property corner. The stormwater flows over the pavement of Los Reales Dr. as sheet flow. The stormwater flows northwest to exit the project to lot 3.

3.0 Drainage Management Plan

The house will be pushed to the south side of the lot to limit any encroachment into the W1's local floodplain. A scour wall will be constructed along the existing bank of W1. The wall will tie into the existing culvert wing wall upstream and turn into the house stemwall until reaching the erosion setback downstream. A graded swale will convey the flow from the wash W2 across the front and side yard to discharge the flow to lot 3. The right swale bank will be armored with rip rap to prevent lateral migration toward the house. The left bank will slowly transition to flat to return the concentrated flow to sheet flow before leaving the project.

4.0 Hydrology

The flow rates for each wash were estimated using the Scottsdale Fan 5-6 floodplain redelineation study by JE Fuller. FLO-2D is a two dimensional hydrologic and hydraulic modeling software used in this study. The floodplain areas are divided into 20'x20' squares (see Figure 3A). Each square reports a water surface elevation, a direction of dominant flow and the flowrate in the direction of dominant flow (see Figures 3B). The flowrate for W2 was estimated by drawing a section and using the hydrograph by line feature within the FLO 2D GIS maps accessed on the Flood Control District of Maricopa Counties website (see Figures 3B & 3C). The flood study provides flowrates at pre determined cross sections. A flowrate of 1,063 cfs is listed on the upstream side of the Los Reales box culverts. A flowrate for W1 was estimated by taking the difference of the W2 flow and the defined cross section flow. The following Table 1 is a summary of hydrologic properties.

Table 1: Hydrologic Summary

Wash Label	100-year Flow (cfs)
W1	1,063-109=954
W2	109

Graham Surveying & Engineering, Inc. acknowledges the referenced FLO-2D model to be the best and most accurate storm water data available. This firm understands and accepts the referenced FLO-2D model results.

5.0 Hydraulics

The existing conditions and proposed conditions hydraulics of wash W1 was model using the software HEC-RAS. Eleven cross sections were measured across the wash over a topographic map that represents existing conditions. Based on a site visit it was decided to vary the Manning’s roughness coefficient (C). The wash bottom will have a C of 0.04 and the overbanks are 0.06. The existing condition model was run and an defined the existing limits of the 100-year flood (see figure 4A). The existing conditions model was then edited to develop a proposed conditions model (see figure 4B). Scour walls were modeled by editing each sections ground point data to the wall elevations. Expansion and contraction coefficients for scour wall sections were changed from 0.1 and 0.3 to 0.6 and 0.8 respectively. Table 2 below is a summary and comparison from existing to proposed conditions.

Table 2: Hydraulic Summary

Cross Section	Existing WSEL (ft)	Proposed WSEL (ft)	Delta WSEL (ft)
11	2121.56	2121.53	-0.03
10	2121.74	2121.72	-0.02
9	2120.85	2120.85	0
8	2120.54	2120.6	0.06
7	2120.15	2120.21	0.06
6	2119.46	2119.49	0.03
5	2119.05	2119.04	-0.01
4	2118.46	2118.53	0.07
3	2117.93	2117.94	0.01
2	2117.51	2117.51	0
1	2116.87	2116.87	0

See Appendix B for data

The delta change between existing and proposed conditions is less then 0.1’ and is considered negligible.

The software Hydraulic Toolbox was used to model the uniform graded swale that will convey the flow from wash W2. Cross sections XS12, XS13 By inputting the cross sections physical properties and a flowrate of 108 cfs the output yields a flow depth of 1.34’ and an average velocity of 6.75 fps (see Appendix A37).

5.0 Erosion Protection

5.1 SCOUR DEPTH

Estimation of channel degradation depth (scour) was evaluated for W1 according to the Arizona Department of Water Resources, Watercourse Bank Stabilization standard 5-96. A level one analysis provides the most conservative estimate. The objective is to establish a “safe” scour depth. Level one analysis requires the use of peak discharge associated with the 100-year design flood. The total scour depth is the combination of general degradation and long term degradation. The following variables are used in the scour equation:

$$\begin{aligned} Q_{100} &= 100\text{-year flood} \\ d_{gs} &= \text{general degradation, in feet} \\ &\quad 0.157 \text{ for straight channel reaches} \\ d_{lts} &= \text{long term degradation, in feet} \\ d_s &= \text{total scour depth, in feet} \end{aligned}$$

Calculation (Erosion Scour Depth)

$$\begin{aligned} &\text{Wash W1} \\ Q &= 954 \text{ CFS} \\ d_{gs} &= 0.219 \times (Q_{100})^{0.4} = 0.157 \times (954)^{0.4} = 2.44 \text{ feet} \\ d_{lts} &= 0.02 \times (Q_{100})^{0.6} = 0.02 \times (954)^{0.6} = 1.23 \text{ feet} \\ d_s &= d_{gs} + d_{lts} = 2.44 + 1.23 = 3.67 \text{ feet} \end{aligned}$$

Use 3.7 feet depth for scour depth.

The scour walls and stemwalls within the erosion setback of W1 be protected from scour. All top of footing elevations will be a minimum of 3.7' below the lowest adjacent wash grade.

$$\begin{aligned} &\text{Wash W2} \\ Q &= 109 \text{ CFS} \\ d_{gs} &= 0.219 \times (Q_{100})^{0.4} = 0.157 \times (109)^{0.4} = 1.03 \text{ feet} \\ d_{lts} &= 0.02 \times (Q_{100})^{0.6} = 0.02 \times (109)^{0.6} = 0.33 \text{ feet} \\ d_s &= d_{gs} + d_{lts} = 1.03 + 0.33 = 1.36 \text{ feet} \end{aligned}$$

Use 3.0 feet depth for scour depth.

The scour walls and stemwalls within the erosion setback of W2 be protected from scour. All top of footing elevations will be a minimum of 3.0' below the lowest adjacent wash grade.

5.2 EROSION SETBACK

The floodplain boundaries associated with a given watercourse are not fixed features if the channel shifts and migrates over the course of time. Lateral migration of river channels is commonly observed in the arid southwest, where the flows are predominantly ephemeral and the bed and banks tend to be erodible. The migration relocates the channel banks and redefines the location of the river for the current and subsequent flow events.

The Arizona Department of Water Resources has three levels of estimating the size of buffer (setback distance) that shall be provided along watercourses to allow for the lateral migration that may occur during future floods. The first level procedure was chosen for this project and the equation for a curved channel reach is as follows:

$$Q_{100} = 100\text{-year flood flowrate (CFS)}$$

$$\text{Wash W1 Erosion Setback (straight reach)} = 1.0(Q_{100})^{0.5} = 1.0 * 954^{.5} = 30.89'$$

Use the 31' for the erosion hazard setback measured from the edge of the W1 100 year flood limits.

$$\text{Wash W2 Erosion Setback (straight reach)} = 1.0(Q_{100})^{0.5} = 1.0 * 109^{.5} = 10.44'$$

Use the minimum 20' for the erosion hazard setback measured from the edge of the W2 100 year flood limits.

5.3 RIP RAP

Rip rap will armor the soil along the right bank of the Wash W2 swale. Rip rap was sized based on equation 6.36 in the Maricopa County Hydraulics Manual.

$$D_{50} = 0.0191 V_a^2 \left(\frac{\gamma_w}{\gamma_s - \gamma_w} \right)$$

Where:

D_{50} = the median diameter of stone (ft),

V_a = average velocity (ft/s), 5.2 fps at section XS13

γ_s = specific weight of stone (lb/ft³) = 165

γ_w = specific weight of water (lb/ft³) = 62.43

For channel bank armor:

$$V_a = 5.2 \text{ FPS}, D_{50} = 0.31'$$

Use $D_{50} = 0.67'$ for swale bank protection.

6.0 Flood Zone Information

The site is located within shaded zone X of FEMA FIRM Panel 890 of 4425, Community No. 040126 on Map Number 04013C0890 M, revised October 16, 2013. Areas within the shaded zone X are classified by FEMA as "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."

7.0 Finished Floor Elevation

The town of Carefree requires that floor elevations for new residential development must be elevated to at least 1' above the highest adjacent water surface elevation. The main livable floor of the structure is at an elevation of 2123.00 relative to the NAVD88 datum. The WSEL within the W2 swale at XS14 is 2121.47. The WSEL from the wash W1 is found at cross section XS7 at an elevation of 2120.21.

8.0 Conclusion

- All finished floor elevations are safe from inundation by the 100-year peak rainfall event if constructed in accordance with the accompanying Civil Grading and Drainage Plan.
- This drainage report and accompanying Grading and Drainage plan was made to comply with the Town of Carefree & Maricopa County Design Standards and Policies.
- This project does not create a negative drainage impact to adjacent properties.

9.0 References

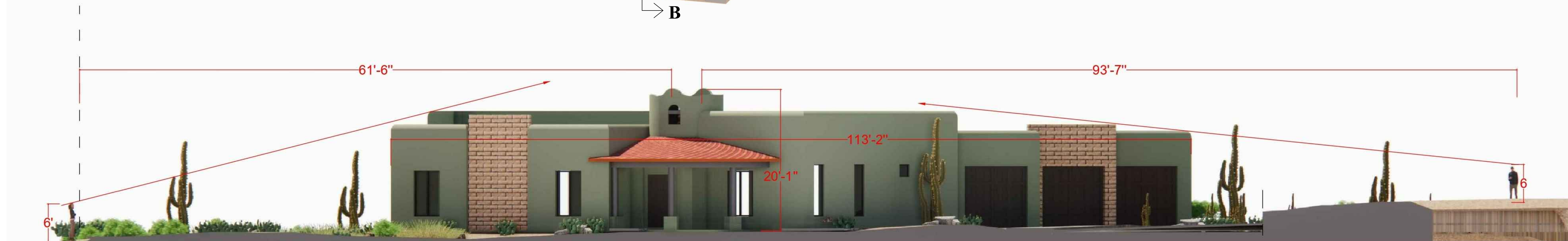
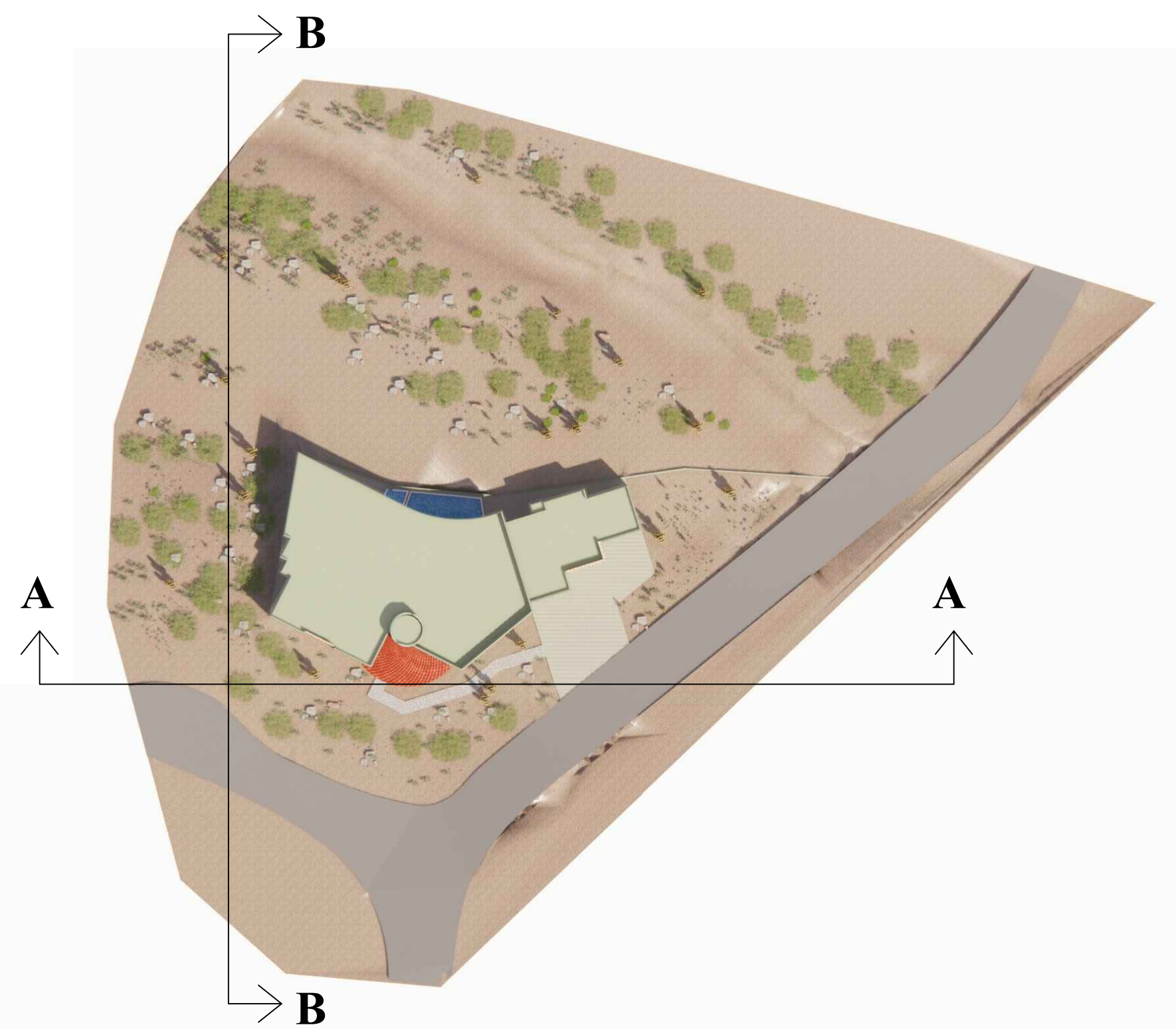
Drainage Design Manual for Maricopa County, Arizona, Volume I Hydrology

Drainage Design Manual for Maricopa County, Arizona, Volume II Hydraulics

Fans 5 & 6 Floodplain Redelineation Study, Flood Control District of Maricopa County, J.E. Fuller, Hydrology and Geomorphology, Inc., December 2014

HEC-RAS River Analysis System, Version 5.0.3, Army Corp of Engineers Hydrologic Engineering Center, September 2016

Hydraulic Toolbox 4.4, Federal Highway Administration, July 10, 2018



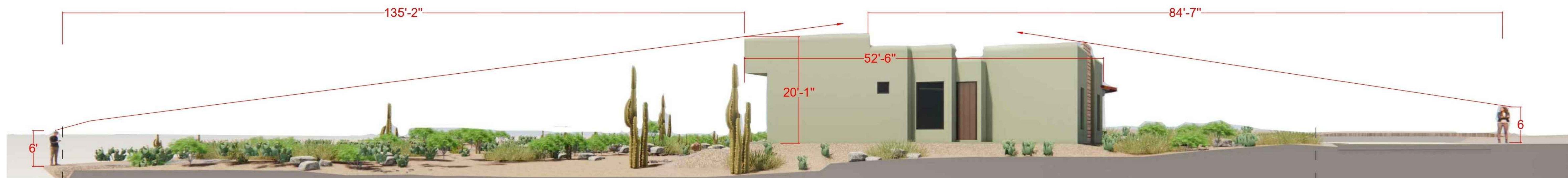
PROPERTY LINE

ELEVATION A

PROPERTY LINE

ROAD

OPPOSITE WALKWAY



PROPERTY LINE

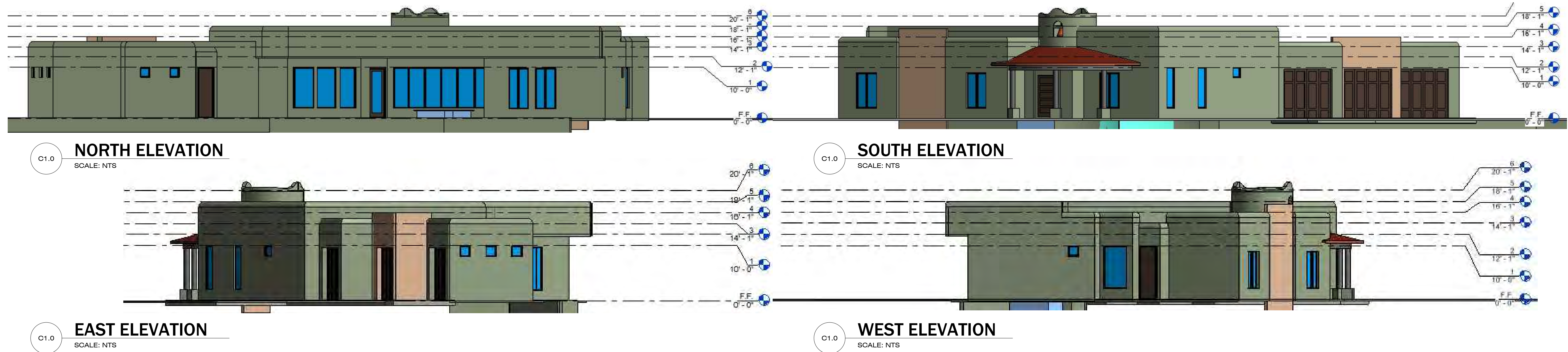
ELEVATION B

PROPERTY LINE

ROAD

OPPOSITE WALKWAY

	SHEET TITLE	LINE OF SIGHT VIEWS	SHEET NO.	C2.0	BUILDING CODES UNLESS STATED OTHERWISE, ADHERE TO THE BELOW CODES 2021 IBC, IRC, IPC, IMC, IFC IEBC AND IFGC 2020 NEC 2021 IECC AND THEIR AMENDMENTS BY SOLUTION R2022-03	Contractor must verify all dimensions at project before proceeding with work. Dimensions intended for general permit use within ± 1", anything requiring tighter tolerances requires field verification. These documents are instruments of professional service and the information contained within is incomplete unless used in conjunction with Rezio LLC. Use or reproduction of these documents in whole or in part without written consent of Rezio LLC is in violation of common law, copyrights, statutes and other reserved rights. These plans are on notice as copyrighted property of Rezio LLC. It is the responsibility of the contractor to check and verify all field conditions prior to construction, handle all inspections and work related to inspector comments, and all dimensions, quantities and coordination of trades on the construction site.	SEAL	CITY APPROVAL	
	PROJECT NAME	ALTMAN RESIDENCE	SCALE	NTS					
	PROJECT ADDRESS	6038 E. AGAVE CIRCLE CAVE CREEK, AZ 85331							
	CLIENT	RANDY ALTMAN	DATE	7.20.2023					
(844) 937-3946 • REZIOPRO.COM									



	SHEET TITLE	LINE OF SIGHT VIEWS	SHEET NO.	C1.0
	PROJECT NAME	ALTMAN RESIDENCE	SCALE	1"=10'
	PROJECT ADDRESS	6038 E. AGAVE CIRCLE CAVE CREEK, AZ 85331		
	CLIENT	RANDY ALTMAN	DATE	7.14.2023

BUILDING CODES
UNLESS STATED OTHERWISE, ADHERE TO THE BELOW CODES

2021 IBC, IRC, IPC, IMC, IFC IEBC AND IFGC
2020 NEC
2021 IECC AND THEIR AMENDMENTS BY SOLUTION R2022-03

Contractor must verify all dimensions at project before proceeding with work. Dimensions intended for general permit use within ± 1", anything requiring tighter tolerances requires field verification. These documents are instruments of professional service and the information contained within is incomplete unless used in conjunction with Rezio LLC. Use or reproduction of these documents in whole or in part without written consent of Rezio LLC is in violation of common law, copyrights, statutes and other reserved rights. These plans are on notice as copyrighted property of Rezio LLC.

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SEAL

CITY APPROVAL

REZIO

(844) 937-3946 • REZIOPRO.COM

Project Narrative
Variance Request Case #: 23-06-V
6038 E. Agave Circle, Cave Creek, AZ 85331 APN 211-28-334

This is the eighteenth and remaining .86-acre residential lot in the Los Reales subdivision of Carefree. The site contains a large wash with two active arteries occupying 70% of the usable lot coupled with a Maricopa County drainage easement. Furthermore, flood control guidelines prevent the relocation or alteration of the washes, in the occurrence of a 100-year event.

After extended civil, G&D, architectural, structural and preliminary meetings with the Carefree Planning & Zoning Director and Professional Engineer, extensive remediation was going to be required to meet all building and G&D requirements of the county and Carefree Building Dept.

Variance request items and site/build summary

(Supporting civil G&D, drainage report, scour and raised stem wall details and calculations have been revised and submitted in accordance with all site and building code requirements.)

Overview: Previous owners pursued large (4,000-5,000 sq ft) residences and outdoor areas within the upper 70% of the braided wash building envelope, requiring significant wash restructuring. Restructuring which ultimately did not comply with Maricopa County or the Town of Carefree Planning & Zoning or Grading & Drainage requirements.

Fill Dirt request: Given the above constraints and right to build a single-family home, the process was taken to fortify the remaining 30% buildable area with scour wall protection, raised stems, rip rap and 510 cubic yards of suitable fill to achieve a 2,122-foot finished floor, aligning with the adjacent street elevations & civil G&D of Agave Circle and Los Reales Drive.

Elevation: It is a requirement in Carefree for new residential buildings that the finished floor must be elevated to 1 foot above the highest adjacent water surface elevation. The highest adjacent water surface elevation is 2121.47 at cross section XS14. The section is adjacent to the garage doors, therefore the garage doors were set at an elevation of 2122.50.

50+ CFS Wash realignment:

The wash W2 enters the lot as sheet flow from Los Reales Dr. and Agave Cir. The stormwater flows northwest through the buildable area to exit the project over the shared property boundary with lot 3. An engineered swale will intercept wash W2 and convey the flow safely through the front yard, around the new house and return the flow to the historical discharge location. The swale is specially designed to have the flow slowly overtop the left bank to return the stormwater to sheet flow before discharging to lot 3. The flow will enter and exit the property in the same location, direction, velocity and fashion as it did historically and will not create a negative drainage impact to adjacent properties.

Front set-back: Further constraints include both side and rear erosion set-back limits and 20- foot sides and 40-foot front set-back. As a result, to fit a modest 3,275 sq ft, mandatory single story, 2-½ car garage and small pool and spa home, the request is being made for a reduction of the front set-back from 40-feet to 30-feet.

Scour wall protection: Certified geotech soils analysis and civil and structural engineering have been performed with detailed specs and calculations to ensure scour protection, structurally supporting without altering or realigning the native landscape and current wash conditions.

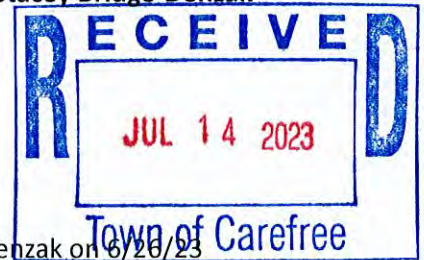
Summary: Extensive research and planning have been exercised towards building, grading and draining a high-quality home on an exceptionally challenging lot with no impact to adjacent homeowners. The requested variance items are reasonable and necessary to proceed on an otherwise unbuildable lot that was poorly subdivided 30+ years ago by the original developer. Additionally, 3-4 personal meetings and full-scale presentations with the HOA board, architectural board and 7-8 interested homeowners resulted in a unanimous approval to move forward.

23-06-V #2

RE-SUBMITTAL

6038 E. Agave Circle, Lot 4 Los Reales Subdivision
Variance Application, Case No. 23-06-V

Resubmittal Response to 6/10/23 Variance Application letter from Stacey Bridge-Denzak



- 1) Application:
 - **Enclosed** (including 1st page requested) Cit
 - Revised narrative, G&D, perspectives **enclosed**
- 2) HOA Letter of Approval:
 - Revised letter approval emailed directly from Lois O'Neill to Stacey Denzak on 6/26/23
- 3) Project Narrative:
 - Revised, **enclosed Agave Project Narrative 062723**
- 4) Citizen Participation Report: mailed to 36 property owners within 500 feet of subject property on 6/30/23
 - **Revised letter enclosed** including; revised project narrative, updated site plan, house elevations, landscape/reveg plan
 - No responses as of 7/14/23
- 5) Survey:
 - Sealed ALTA survey with building setbacks **enclosed ALTA**
- 6) Site Plan:
 - Revised sheet S-1 (page 1) within **enclosed** resubmitted plans **23008 2022-17 Altman 2023-06-29 Sealed 021723**
- 7) Grading and Drainage Plan:
 - **Enclosed (under separate cover) response (items a through f) from Nathan Wyllie (Graham Engineering)**
 - **Enclosed 22-216 G&D3.pdf**
- 8) Architectural Plans: (items a through d)
 - Revised sealed plans **enclosed 23008 2022-17 Altman 2023-06-29 Sealed 021723**
 - Sheet S-1, A-1, A-4 revised with building heights, natural and finished grade
 - **Enclosed** perspective/line of sight elevations from each side of the lot/house
 - Revised G&D **22-216 G&D3.pdf**
- 9) Landscape Plans: (a, b)
 - Revised sheet L1, JD747 within **enclosed** plans **23008 2022-17 Altman 2023-06-29 Sealed 021723**
- 10) All Utilities shall et al
 - Duly noted
- 11) All Exterior lighting shall
 - Duly noted

Resubmittal checklist: (two copies)

- a. This letter
- b. 2nd Los Reales HOA approval letter emailed directly to Stacey Bridge-Denzak
- c. Revised narrative **enclosed**
- d. Easement Dedication Document **enclosed**
- e. Citizen Participation Plan **enclosed**
- f. Revised/new plans FOLDED **enclosed**
- g. One Electronic copy of all plans & supporting documents **submitted on thumb drive**

June 30, 2023

Randy Altman
6118 E. Little Hopi Drive
Cave Creek, AZ 85331

To: All Property Owners within 500 feet of Subject Property

RE: Variance Request Case #23-06-V
6038 E. Agave Circle
Cave Creek, AZ 85331

As 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, Randy Altman and Marnelle Ross desire to build a new home partway into the front yard setback and require the addition of more fill than cut dirt, while meeting all Maricopa and Carefree building department standards.

Please see the attached narrative and drawings for additional information.

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

This is the eighteenth and remaining .86-acre residential lot in the Los Reales subdivision of Carefree. The site contains a large wash with two active arteries occupying 70% of the usable lot, coupled with a Maricopa County drainage easement. Furthermore, flood control guidelines prevent the relocation or alteration of the washes, in the occurrence of a 100-year event.

Heavily constrained within the remaining buildable area, a 3,275 square foot, mandatory single story, 2 ½ car garage and small pool and spa home was designed. Further constraints include both side and rear erosion set-back limits and 20-foot sides and 40-foot front set-back. As a result, the only option remaining was to request a reduction of the front set-back from 40-feet to 30-feet.

Secondly, the remaining 30% of the lot is primarily flat, however 12-28 inches below street grade, requiring more fill than available cut dirt within the building pad, to comply with the building and drainage requirements. The end result brings the finished floor elevation to 2,122, with the adjacent streets along Agave Circle and Los Reales Drive, averaging between 2,120 to 2,124-foot elevations.

Based on the above, this is a hardship due to the unique nature of the lot, encroaching wash and mandatory building and drainage requirements. We are compliant in all other building and zoning codes, with the exception of these two items, and requesting permission to achieve construction within the constraints caused by this hardship.

If you would like to discuss this variance request, please contact me (randy.altman@gmail.com) or 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,



Randy Altman

Project Narrative
Variance Request Case #: 23-06-V
6038 E. Agave Circle, Cave Creek, AZ 85331 APN 211-28-334

This is the eighteenth and remaining .86-acre residential lot in the Los Reales subdivision of Carefree. The site contains a large wash with two active arteries occupying 70% of the usable lot coupled with a Maricopa County drainage easement. Furthermore, flood control guidelines prevent the relocation or alteration of the washes, in the occurrence of a 100-year event.

After extended civil, G&D, architectural, structural and preliminary meetings with the Carefree Planning & Zoning Director and Professional Engineer, extensive remediation was going to be required to meet all building and G&D requirements of the county and Carefree Building Dept.

Variance request items and site/build summary

(Supporting civil G&D, drainage report, scour and raised stem wall details and calculations have been revised and submitted in accordance with all site and building code requirements.)

Overview: Previous owners pursued large (4,000-5,000 sq ft) residences and outdoor areas within the upper 70% of the braided wash building envelope, requiring significant wash restructuring. Restructuring which ultimately did not comply with Maricopa County or the Town of Carefree Planning & Zoning or Grading & Drainage requirements.

Fill Dirt request: Given the above constraints and right to build a single-family home, the process was taken to fortify the remaining 30% buildable area with scour wall protection, raised stems, rip rap and 510 cubic yards of suitable fill to achieve a 2,122-foot finished floor, aligning with the adjacent street elevations & civil G&D of Agave Circle and Los Reales Drive.

Elevation: It is a requirement in Carefree for new residential buildings that the finished floor must be elevated to 1 foot above the highest adjacent water surface elevation. The highest adjacent water surface elevation is 2121.47 at cross section XS14. The section is adjacent to the garage doors, therefore the garage doors were set at an elevation of 2122.50.

50+ CFS Wash realignment:

The wash W2 enters the lot as sheet flow from Los Reales Dr. and Agave Cir. The stormwater flows northwest through the buildable area to exit the project over the shared property boundary with lot 3. An engineered swale will intercept wash W2 and convey the flow safely through the front yard, around the new house and return the flow to the historical discharge location. The swale is specially designed to have the flow slowly overtop the left bank to return the stormwater to sheet flow before discharging to lot 3. The flow will enter and exit the property in the same location, direction, velocity and fashion as it did historically and will not create a negative drainage impact to adjacent properties.

Front set-back: Further constraints include both side and rear erosion set-back limits and 20-foot sides and 40-foot front set-back. As a result, to fit a modest 3,275 sq ft, mandatory single story, 2-½ car garage and small pool and spa home, the request is being made for a reduction of the front set-back from 40-feet to 30-feet.

Scour wall protection: Certified geotech soils analysis and civil and structural engineering have been performed with detailed specs and calculations to ensure scour protection, structurally supporting without altering or realigning the native landscape and current wash conditions.

Summary: Extensive research and planning have been exercised towards building, grading and draining a high-quality home on an exceptionally challenging lot with no impact to adjacent homeowners. The requested variance items are reasonable and necessary to proceed on an otherwise unbuildable lot that was poorly subdivided 30+ years ago by the original developer. Additionally, 3-4 personal meetings and full-scale presentations with the HOA board, architectural board and 7-8 interested homeowners resulted in a unanimous approval to move forward.

ALTMAN RESIDENCE

APN 211-28-334

SITE DATA

OWNER:
BARRY ALTMAN 649-218-5388
LEGAL DESCRIPTION:
APN# 211-28-334
LOS REBLES AT CARPENTER LOT 4
N/A
CAVE CREEK, AZ 85331
ZONING R1-35

CALCULATIONS	
TOTAL GARAGE	1,173.52 SF
GARAGE	815.52 SF
TOTAL FLOOR	10,153.97 SF
TOTAL GROSS AREA	10,153.97 SF
TOTAL FLOOR AREA	8,170.10 SF

LOT	
TOTAL LOT AREA	3,102.12 SF
TOTAL GARAGE	1,173.52 SF
TOTAL FLOOR AREA	8,170.10 SF
TOTAL GROSS AREA	10,153.97 SF

SQUARE FOOTAGE

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND STANDARDS:
 202 INTERNATIONAL BUILDING CODE
 202 INTERNATIONAL RESIDENTIAL CODE
 202 INTERNATIONAL MECHANICAL CODE
 202 INTERNATIONAL PLUMBING CODE
 202 INTERNATIONAL ELECTRICAL CODE
 202 INTERNATIONAL FIRE FIGHTING CODE
 202 INTERNATIONAL ENERGY CODE
 202 INTERNATIONAL ENERGY CONSERVATION CODE
 202 INTERNATIONAL ENERGY EFFICIENCY CONSERVATION CODE
 202 INTERNATIONAL ENERGY EFFICIENCY CONSERVATION CODE

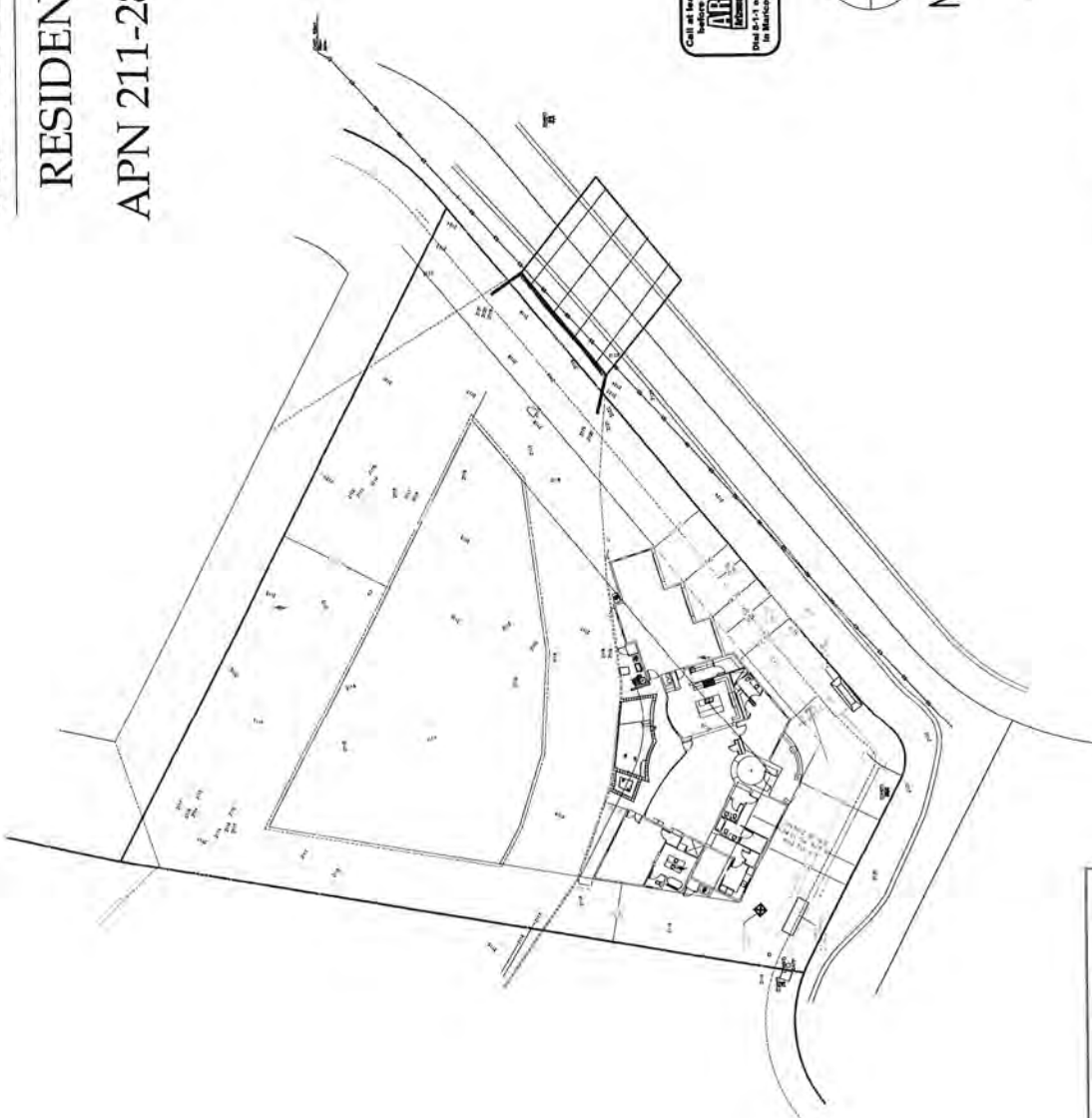
BUILDING CODES:



VICINITY MAP

- S-1 ARCHITECTURAL SITE PLAN
- A-1 COVER SHEET
- A-2 SPECIFICATIONS
- A-3 FLOOR PLAN - NOTED
- A-3.1 FLOOR PLAN - DIMENSIONS
- A-3.2 FLOOR PLAN - DIMENSIONS
- A-4 EXTERIOR ELEVATIONS
- A-5.1 FOUNDATION DETAILS
- A-5.2 FOUNDATION DETAILS
- A-6.1 SHEARWALL PLAN
- A-6.2 SHEARWALL PLAN
- A-7 CROSS SECTIONS
- A-8 DETAILS
- A-9 DETAILS
- E-1 ELECTRICAL PLAN
- M-1 MECHANICAL PLAN
- M-2 MECHANICAL PLAN - REVISED
- P-1 NATIVE PLANT INVENTORY

INDEX TO DRAWINGS



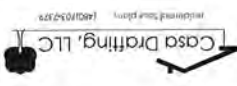
NORTH



SCALE: 1/8" = 1'-0"

ARCHITECTURAL SITE PLAN

NOTE:
THIS MODEL IS DESIGNED FOR A SEALED ATTIC.
NORTH AMERICAN SPRAY FOAM POLYMERS ESPP-AL.



ALTMAN RESIDENCE
6038 E. AGAVE CIRCLE, CAVE CREEK, AZ 85331
APN 211-28-334

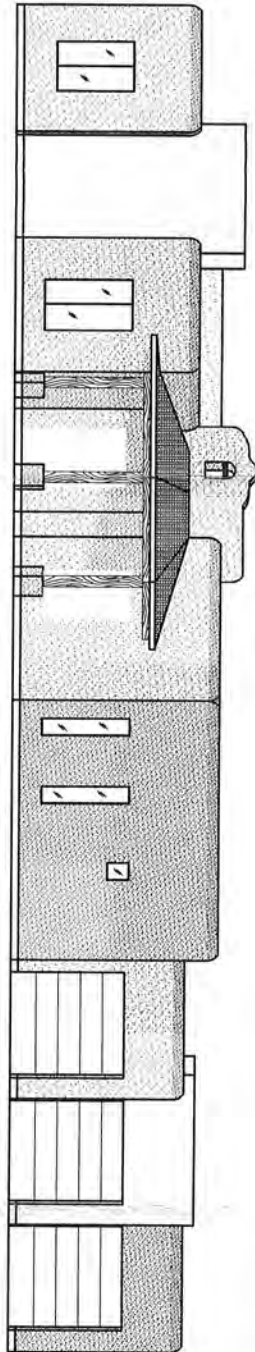
DATE:	12-01-2022
SCALE:	3/16" = 1'-0"
DRAWN:	JL
APP:	2022417

SI

ALTMAN

RESIDENCE

APN 211-28-334



THIS DRAWING IS FOR INFORMATION ONLY AND DOES NOT REPRESENT A CONTRACT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND OTHER AFFECTED AGENCIES.

SITE DATA

OWNER: ALTMAN, ALYSON & JAMES
 LEAD ARCHITECT: ALYSON ALTMAN
 PROJECT NO: 2023-001
 DATE: 08/15/23
 SCALE: AS SHOWN

NO.	DESCRIPTION	DATE
1	CONCEPTUAL DESIGN	08/15/23
2	PRELIMINARY DESIGN	08/15/23
3	FINAL DESIGN	08/15/23

SQUARE FOOTAGE

NO.	DESCRIPTION	AREA (SQ FT)
1	RESIDENCE	1,200
2	SCREENED PORCH	150
3	COVERED PATIO	100
4	LANDSCAPE	50
5	DRIVEWAY	100
6	POOL	1,000
7	POOL DECK	200
8	PERGOLA	100
9	SCREENED PATIO	100
10	COVERED PATIO	100
11	SCREENED PATIO	100
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100	SCREENED PATIO	100

BUILDING CODES:

2021 INTERNATIONAL RESIDENTIAL CODE (IRC)
 2021 INTERNATIONAL ENERGY EFFICIENCY CODE (IECC)
 2021 INTERNATIONAL PLUMBING CODE (IPC)
 2021 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC)
 2021 INTERNATIONAL FIRE AND SAFETY CODE (IFSC)
 2021 INTERNATIONAL SWAMP, MARSH AND WETLANDS CODE (SMWC)
 2021 INTERNATIONAL WIND-BURNING RESISTANCE CODE (IWBC)
 2021 INTERNATIONAL SMOKE AND ALARM CODE (ISAC)
 2021 INTERNATIONAL SOUND AND VIBRATION CODE (ISVC)
 2021 INTERNATIONAL TRANSPORTATION CODE (ITC)
 2021 INTERNATIONAL UNIFORM CODE BOOK (IUCB)
 2021 INTERNATIONAL WOOD PRESERVATION CODE (IWPC)
 2021 INTERNATIONAL ZONING AND ORDINANCE CODE (IZOC)



VICINITY MAP

NO.	DESCRIPTION	DATE
1	CONCEPTUAL DESIGN	08/15/23
2	PRELIMINARY DESIGN	08/15/23
3	FINAL DESIGN	08/15/23

INDEX TO DRAWINGS

NO.	DESCRIPTION	DATE
1	CONCEPTUAL DESIGN	08/15/23
2	PRELIMINARY DESIGN	08/15/23
3	FINAL DESIGN	08/15/23



ALTMAN RESIDENCE
 6038 E. AGAVE CIRCLE, CAVE CREEK, AZ 85331
 APN 211-28-334

11
 A1



Plant Legend

Plant Symbol	Quantity	Type	Common Name	Botanical Name
10	2	Tree	Redwood	<i>Sequoia sempervirens</i>
11	2	Tree	Shrub	<i>Quercus agrifolia</i>
12	2	Tree	Shrub	<i>Quercus laevis</i>
13	2	Tree	Shrub	<i>Quercus macrocarpa</i>
14	2	Tree	Shrub	<i>Quercus lobata</i>
15	2	Tree	Shrub	<i>Quercus agrifolia</i>
16	2	Tree	Shrub	<i>Quercus agrifolia</i>
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NATIVE PLANT INVENTORY LIST

Symbol	Quantity	Native Plant Name	Common Name	Notes
1	1	Redwood	<i>Sequoia sempervirens</i>	
2	1	Shrub	<i>Quercus agrifolia</i>	
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39	1	Shrub	<i>Quercus agrifolia</i>	
40	1	Shrub	<i>Quercus agrifolia</i>	



DATE: 08/20/21

Scale: 1" = 16'-0"

North Arrow

LANDSCAPE PLAN

DATE: 08/20/21

APN: 211-28-334

ZONE: R1-35

ALTMAN RESIDENCE

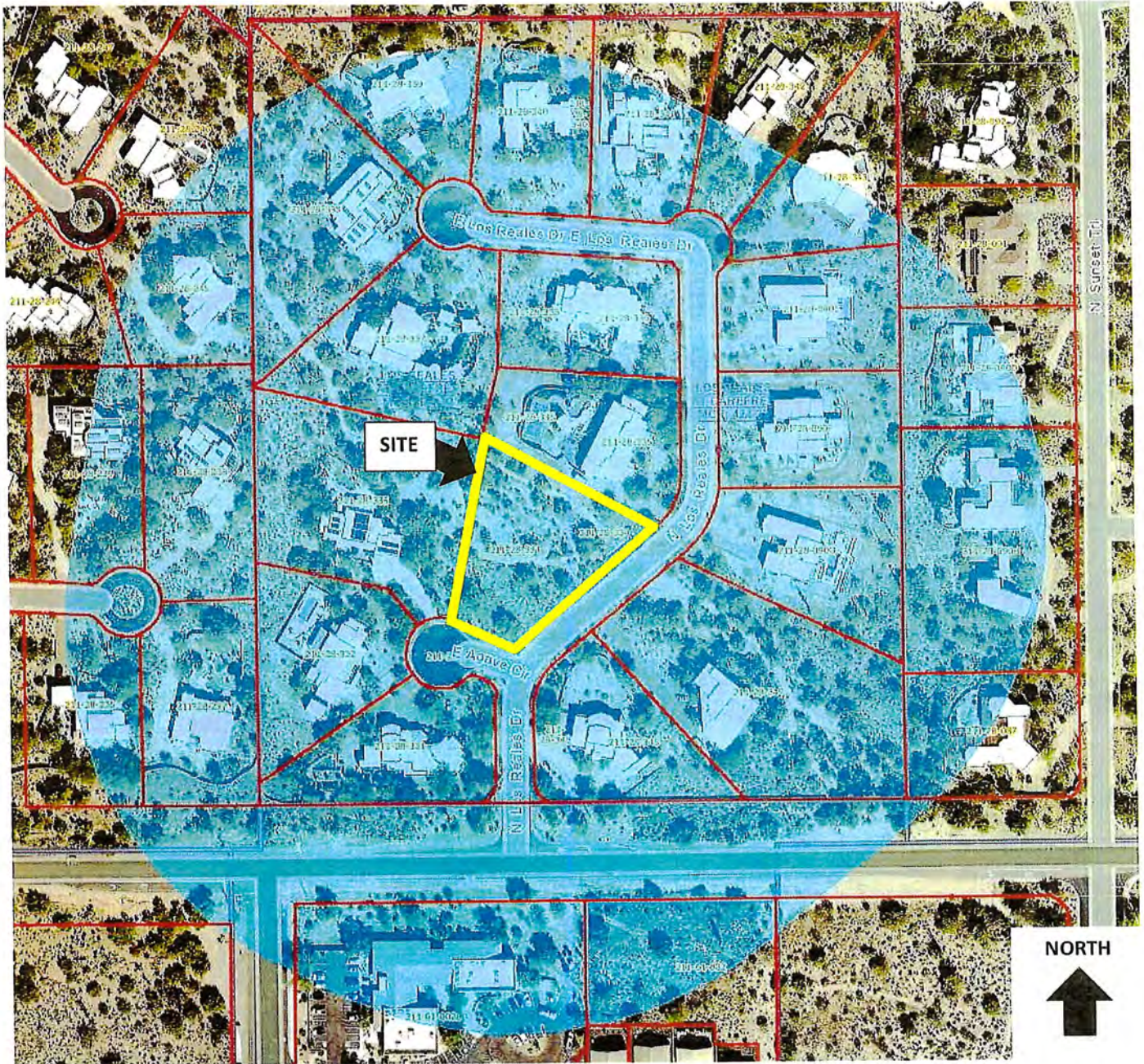
40159 E. Agave Cr. Cave Creek AZ 85531

Lot 4 at Los Reyes at Cavecreek

LANDSCAPER

Sketch SCAPES

**PROPERTIES WITHIN 500' OF
23-06-V
211-28-334**



**PROPERTIES WITHIN 500' OF
23-06-V
211-28-334**

APN	OWNER/MAILING ADDRESS	PROPERTY ADDRESS
211-28-087	RADZINS WALDIS T/FOREMAN DIANE C 34616 N SUNSET TRL CAVE CREEK AZ USA 85331	34616 N SUNSET CAVE CREEK 85331
211-28-090D	WILLIAMS DAVID F/NATALIE A 34648 N SUNSET TRL CAVE CREEK AZ USA 85331	34648 N SUNSET CAVE CREEK 85331
211-28-090E	FRASCO PETER E/BAUER STEPHANIE KAY 34522 N SCOTTSDALE RD SCOTTSDALE AZ USA 85266	34779 N LOS REALES DR CAVE CREEK 85331
211-28-090F	ACHTZIGER FAMILY LIVING TRUST PO BOX 3192 CAREFREE AZ USA 85377	34739 N LOS REALES DR CAREFREE 85377
211-28-090G	ELLIOTT ROBERT MANNING/TIA MICHELLE 34699 N LOS REALES DR CAVE CREEK AZ USA 85331	34699 N LOS REALES DR CAVE CREEK 85331
211-28-090H	EDWARDS DOUGLAS/REBECCA 34636 N SUNSET TR CAVE CREEK AZ USA 85331	34636 N SUNSET CAVE CREEK 85331
211-28-091	RONALD W & JOAN ROGERS SNIDER TRUST PO BOX 3005 CAREFREE AZ USA 85377	34800 N SUNSET CAVE CREEK 85331
211-28-236	TATA FAMILY TRUST PO BOX 2424 CAREFREE AZ USA 85377	5949 E AGAVE PL CAVE CREEK 85331
211-28-237	CHALUPNIK KENNETH 5973 E AGAVE PL CAREFREE AZ USA 85377	5973 E AGAVE PL CAVE CREEK 85331
211-28-238	MACHUCA LUIS FERNANDO/MARTHA LOUISE 10760 NW HELVETIA RD HILLSBORO OR USA 97124	5976 E AGAVE PL CAVE CREEK 85331
211-28-239	WILLIAM D MCDONALD TRUST PO BOX 3275 CAREFREE AZ USA 85377	5952 E AGAVE PL CAVE CREEK 85331

**PROPERTIES WITHIN 500' OF
23-06-V
211-28-334**

211-28-340	KOWALSKI KENNETH A/CARRIE L PO BOX 1021 CAREFREE AZ USA 85377	6052 E LOS REALES DR CAVE CREEK 85331
211-28-341	BURBRIDGE GEOFFREY W/MULVEY DAVIN C PO BOX 5110 CAREFREE AZ USA 85377	6074 E LOS REALES DR CAVE CREEK 85331
211-28-342	MCKINNEY LARRY/SUZI TR 2010 277TH AVE SE SAMMAMISH WA USA 98075	6106 E LOS REALES DR CAVE CREEK 85331
211-28-343	ANDERSON JAMES/WHEELER JUDITH P O BOX 5668 CAREFREE AZ USA 85377	6116 E LOS REALES DR CAVE CREEK 85331
211-28-347	TRUAX MATTHEW DAVID/SKYE LANDRY 34659 N REALES DR CAVE CREEK AZ USA 85377	34659 N LOS REALES DR CAVE CREEK 85331
211-28-348	KWIATKOWSKI ALBERT P.O. BOX 2453 CAREFREE AZ USA 85377	34619 N LOS REALES DR CAVE CREEK 85331
211-28-349	LOS REALES AT CAREFREE HOMEOWNERS' ASSOCIATION PO BOX 1190 CAREFREE AZ USA 85377	
211-61-002L	AZIO VENTURES LLC PO BOX 201 ALEXANDRIA OH USA 43001	34597 N 60TH ST 108,112 SCOTTSDALE 85266
211-61-292	TERRAVITA COMMUNITY ASSOCIATION INC 8360 E VIA DE VENTURA STE 100 BLDG L SCOTTSDALE AZ USA 85258	
211-61-755	MARICOPA COUNTY COMMUNITY COLLEGE DISTRICT 2411 W 14TH ST TEMPE AZ USA 85281	34250 N 60TH ST SCOTTSDALE 85266
211-61-796	SCHEFFER JOHN M/SHARON R 34524 N 61ST ST SCOTTSDALE AZ USA 85266	34524 N 61ST ST SCOTTSDALE 85266
211-61-802	CAREFREE 60 COMMUNITY ASSOCIATION 16625 S DESERT FOOTHILLS PKWY PHOENIX AZ USA 85048	
	TOWN OF CAREFREE PO BOX 740 CAREFREE AZ 85377	

**PROPERTIES WITHIN 500' OF
23-06-V
211-28-334**

211-28-244	BRUCE E DINSMORE TRUST PO BOX 6125 CAREFREE' AZ USA 85377	5951 E LYSILOMA PL CAVE CREEK 85331
211-28-245	WIDDOWS FAMILY TRUST 2881 CRESCENTVIEW DR NORTH VANCOUVER BC CAN V7R2V2	5975 E LYSILOMA PL CAVE CREEK 85331
211-28-246	PAUL KANE SKELTON AND FAITH CARLISI SKELTON TRUST PO BOX 800 CAREFREE AZ USA 85377	5980 E LYSILOMA PL CAVE CREEK 85331
211-28-281	CAREFREE MOUNTAIN ESTATES COMM ASSOC 16625 S DESERT FOOTHILLS PKWY PHOENIX AZ USA 85048	5900 E CAREFREE HWY CAVE CREEK 85331
211-28-331	TRACY L POGUE LIVING TRUST 6037 E AGAVE CIR CAREFREE AZ USA 85377	6037 E AGAVE CIR CAVE CREEK 85331
211-28-332	MATICH LIVING TRUST PO BOX 4147 CAVE CREEK AZ USA 85327	6031 E AGAVE CIR CAVE CREEK 85331
211-28-333	AGAVE TRUST PO BOX 4606 CAVE CREEK AZ USA 85327	6034 E AGAVE CIR CAVE CREEK 85331
211-28-334	ALTMAN RANDY/ROSS MARNELLE 6118 E LITTLE HOPI DR CAVE CREEK AZ USA 85331	
211-28-335	LIVELY FAMILY TRUST 34730 N LOS REALES DR CAVE CREEK AZ USA 85331	34730 N LOS REALES DR CAVE CREEK 85331
211-28-336	RONALD BRIAN FLATEN 2700 OLSON DR GRAND FORKS ND USA 58201	34770 N LOS REALES DR CAVE CREEK 85331
211-28-337	RANDALL FAMILY TRUST 7122 ELM ST NIWOT CO USA 80503	6035 E LOS REALES DR CAVE CREEK 85331
211-28-338	PAULSON DENNIS J/SUSAN K 1490 WOOD AVE DOWNERS GROVE IL USA 60515	6029 E LOS REALES DR CAVE CREEK 85331
211-28-339	GILLESPIE THOMAS J/CAROL A TR PO BOX 3351 CAREFREE AZ USA 85331	6036 E LOS REALES DR CAVE CREEK 85331

Stacey Bridge-Denzak

From: Lois O'Neill <LoisONeill@msn.com>
Sent: Wednesday, June 28, 2023 5:17 PM
To: Stacey Bridge-Denzak
Subject: Los Reales -Lot 4 Randy Altman
Attachments: LR Lot 4 Altman.pdf

Hi Stacey,

Attached is a letter from the Board of Directors of Los Reales responding to some additional requirements that must be met by Randy Altman to build on Lot 4.

Thanks,
Lois O'Neill
180-488-4295

Los Reales at Carefree Homeowners Association
Post Office Box 1190
Carefree, Arizona 85377
480-488-4295

June 27, 2023

Town of Carefree
Stacey Bridge-Denzak
PO Box 740
Carefree, AZ 85377

Dear Stacey,

On March 24, 2023, the Los Reales Board of Directors sent you a letter to let the Town know that we accepted the set-back variance that Randy Altman requested for the development of Lot 4.

At the same time Randy made us aware of the need for a variance, he also made the Board aware of the scour wall that would also be required.

As a Board we are aware that sometimes there is a need for additional fill to bring the lot in line with the surrounding properties.

The Los Reales Board realizes that this may be a difficult build and we will be relying on Carefree's oversight and approval.

Thank you for your consideration.

Sincerely,



Lois O'Neill
For the Los Reales Board of Directors.
Property Manager, Los Reales at Carefree Homeowners Association

Los Reales at Carefree Homeowners Association
Post Office Box 1190
Carefree, Arizona 8377



March 24, 2023

Town of Carefree
Stacey Bridge-Denzak
Po Box 740
Carefree, AZ 85377

Dear Stacey,

The Los Reales Board of Directors have accepted the change in the setback for Lot 4 owned by Randy Altman. The setback has been changed from the existing 40 feet to the requested 30 feet.

Thank you for your consideration.

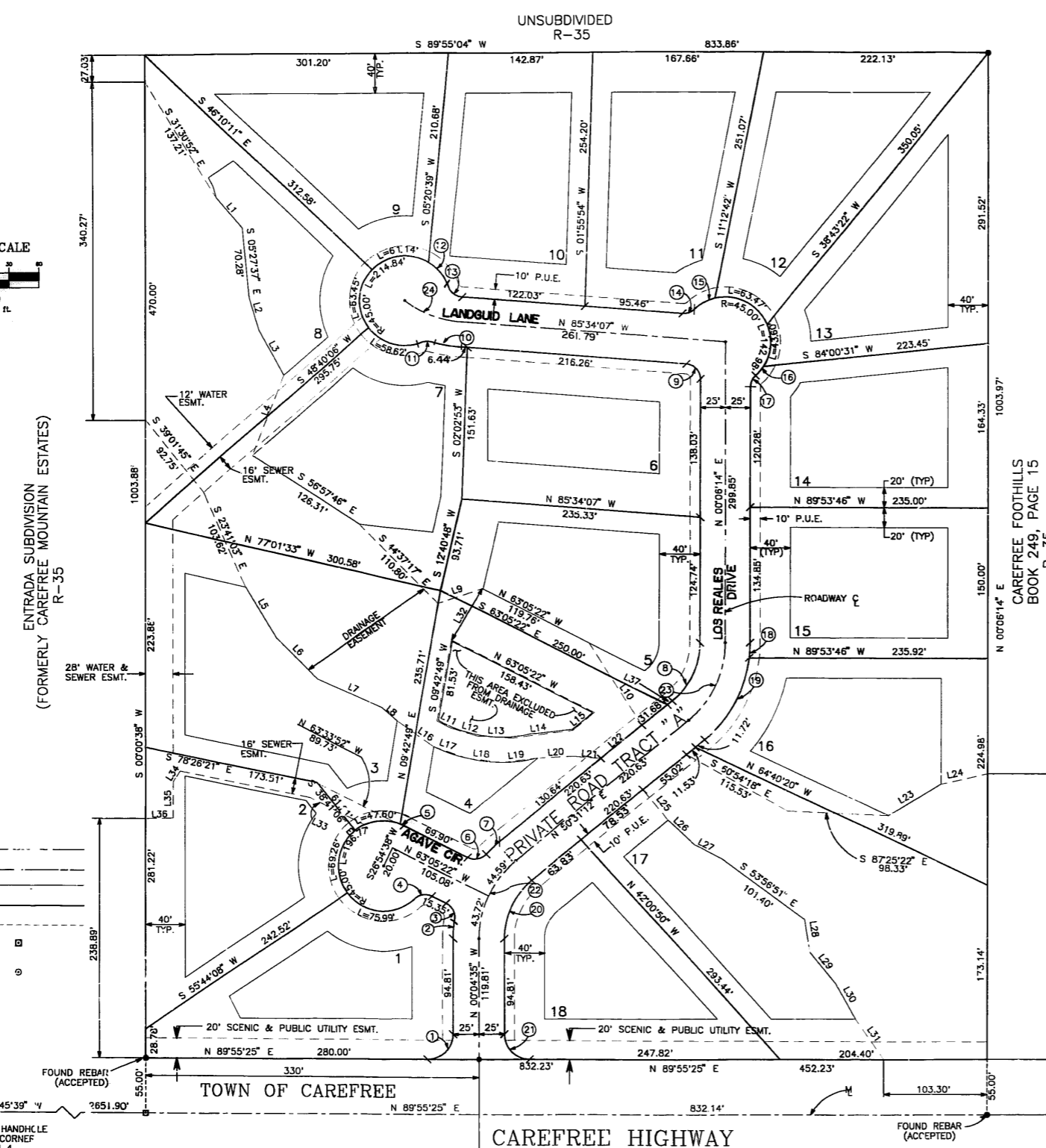
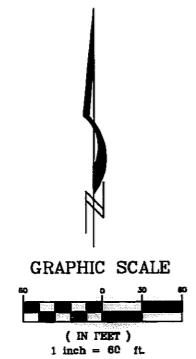
Sincerely,

A handwritten signature in black ink that reads "Lois O'Neill".

Lois O'Neill
For the Los Reales Board of Directors
Property Manager, Los Reales at Carefree Homeowners Association

FINAL PLAT FOR: LOS REALES AT CAREFREE, CAREFREE, ARIZONA

A PORTION OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA, ARIZONA.



LEGEND

- ROADWAY CENTERLINE
- MONUMENT LINE
- PAD LINE
- PROPERTY LINE
- EASEMENT LINE
- BRASS CAP IN HANDHOLE
- BRASS CAP FLUSH

DRAINAGE EASEMENT NOTE:
 ONLY OPEN SPACE CONSTRUCTION WILL BE ALLOWED WITHIN THE DRAINAGE EASEMENT. NO CONSTRUCTION WHICH WILL ALTER, OBSTRUCT OR RETARD DRAINAGE FLOWS WILL BE ALLOWED WITHIN THE DRAINAGE EASEMENT. THE TOWN MAY, IF IT SO DESIRES, CONSTRUCT AND/OR MAINTAIN FACILITIES ON OR UNDER THE LAND IN THE EASEMENT.

FIRE PREVENTION NOTE:
 ALL RESIDENTIAL STRUCTURES ARE REQUIRED TO HAVE FIRE SPRINKLER PROTECTION.

CITY OF SCOTTSDALE
 NOTE: SPECIAL HYDROLOGICAL ANALYSIS AND DESIGN CONSIDERATION MUST BE TAKEN FOR LOT 4 PRIOR TO SITE DEVELOPMENT TO ASSURE BUILDING STABILITY AND PROTECTION FROM THE 100-YEAR FLOOD FOR THAT PORTION OF LOT LOCATED BETWEEN THE DRAINAGE FLOW PATHS.

NOTE: CONSTRUCTION WITHIN EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING. IT SHALL BE FURTHER UNDERSTOOD THAT ANY CONSTRUCTION, INCLUDING FENCING, SHALL BE REPLACED BY ANY CONSTRUCTION, FENCING, OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION.

DEDICATION
 STATE OF ARIZONA }
 COUNTY OF MARICOPA } SS
 KNOWN ALL MEN BY THESE PRESENTS: CHINO NORTH LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS MAPPED UNDER THE NAME OF LOS REALES AT CAREFREE A PORTION OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF LOS REALES AT CAREFREE AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS AND EASEMENTS CONSTITUTING THE SAME AND THAT EACH LOT, TRACT AND EASEMENT SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN, TO EACH RESPECTIVELY ON SAID PLAT AND THAT CHINO NORTH LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HEREBY DEDICATES:

- TO THE TOWN OF CAREFREE ("CAREFREE") AND ANY PUBLIC SERVICE CORPORATION REGULATED PURSUANT TO THE ARIZONA REVISED STATUTES AS SUBSEQUENTLY AMENDED, WHICH PROVIDES NECESSARY GOVERNMENTAL SERVICES, REFUSE COLLECTION OR EMERGENCY PUBLIC UTILITY EASEMENT IN, OVER AND UNDER THE AREAS DESIGNATED HEREON AS TRACT "A" FOR THE PROVISIONS OF NECESSARY GOVERNMENTAL SERVICES, REFUSE COLLECTIONS SERVICES AND FOR ACCESS BY EMERGENCY VEHICLES.
- TO ANY PUBLIC SERVICE CORPORATION REGULATED PURSUANT TO THE ARIZONA REVISED STATUTES AS SUBSEQUENTLY AMENDED, WHICH PROVIDES CABLE TELEVISION OR TELEPHONE EASEMENT IN, OVER AND UNDER THE AREAS DESIGNATED HEREON AS TRACT "A" AND PUBLIC UTILITY EASEMENT IN, OVER AND UNDER THE AREAS DESIGNATED HEREON AS TRACT "A" FOR THE PROVISIONS OF NECESSARY GOVERNMENTAL SERVICES, REFUSE COLLECTIONS SERVICES AND FOR ACCESS BY EMERGENCY VEHICLES.
- TO THE LOS REALES AT CAREFREE HOMEOWNERS ASSOCIATION, A NON-PROFIT ASSOCIATION OF HOMEOWNERS WITHIN THE ABOVE DESCRIBED PREMISES, AN EASEMENT UPON, OVER AND ACROSS THE AREAS DESIGNATED HEREON AS TRACT "A" AND FOR THE PURPOSE OF PROVIDING FOR THE MAINTENANCE, REPAIR AND REMOVAL OF UTILITIES.

IN WITNESS WHEREOF, CHINO NORTH LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED ITS CORPORATE NAME TO BE SIGNED BY THE UNDERSIGNED OFFICER HEREBY DULY AUTHORIZED THIS 10th DAY OF September, 1996.

BY: *Bill Milliner*
 BILL MILLINER
 MANAGING MEMBER

BOOK 424 PAGE 33

OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER HELEN PURCELL

96-0698922

10/01/96 02:39

APPROVALS
 APPROVED BY THE COUNCIL OF THE TOWN OF CAREFREE, ARIZONA, THIS 30th DAY OF September, 1996.
 BY: *Mayor* DATE: 9-30-96
 BY: *Town Clerk* DATE: 9-30-96

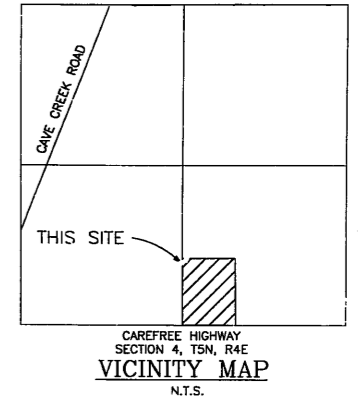
ACKNOWLEDGEMENT
 STATE OF ARIZONA } SS
 COUNTY OF MARICOPA }
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF September, 1996, BY CHINO NORTH LLC, AN ARIZONA LIMITED LIABILITY COMPANY, MEMBER OF CHINO NORTH LLC, ON BEHALF OF SAID CORPORATION IN WITNESS WHEREOF, I HEREBY SET MY HAND AND SEAL OF OFFICE AT THE CITY OF SCOTTSDALE, ARIZONA, THIS 10th DAY OF September, 1996. MY COMMISSION EXPIRES: 3/31/98.
David J. Nykorchuk

CERTIFICATION
 I, DAVID J. NYKORCHUK, BEING SWORN IN, AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THE SURVEY AND PLAT OF THE LOS REALES AT CAREFREE, MARICOPA COUNTY, ARIZONA, IS CORRECT AND ACCURATE AND COMPLET AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED.

DAVID J. NYKORCHUK
 R.L.S. 1301c

CERTIFICATION
 I HEREBY CERTIFY THAT THIS SUBMISSION SUBSTANTIALLY CONFORMS TO THE APPROVED PRELIMINARY PLAT. I HEREBY CERTIFY THAT ALL CONDITIONS AND REQUIREMENTS OF THE ORDINANCE HAVE BEEN COMPLIED WITH.

BY: *Thomas H. ...* DATE: 9/25/96
 TOWN ENGINEER



LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 40°32'27" E	39.65'
L2	S 15°57'20" E	34.38'
L3	S 28°15'02" E	51.05'
L4	N 20°53'31" E	85.83'
L5	S 30°28'57" E	50.93'
L6	S 44°38'11" E	57.10'
L7	S 66°21'13" E	69.73'
L8	S 49°51'17" E	20.78'
L9	N 70°59'19" E	45.05'
L10	S 32°19'56" E	95.87'
L11	S 61°45'40" E	14.08'
L12	S 72°27'03" E	26.69'
L13	S 86°53'43" E	35.77'
L14	N 82°47'00" E	60.44'
L15	N 50°31'12" E	27.85'
L16	N 54°52'49" W	44.28'
L17	S 70°20'00" E	34.68'
L18	S 83°32'22" E	33.90'
L19	N 83°02'02" E	35.82'
L20	S 50°31'12" W	52.19'
L21	S 85°39'59" E	27.16'
L22	N 50°31'12" E	52.19'
L23	N 59°27'59" E	61.32'
L24	N 77°10'18" E	47.42'
L25	S 38°49'09" E	38.96'
L26	S 46°38'25" E	35.37'
L27	S 62°27'47" E	31.52'
L28	S 09°01'31" E	32.90'
L29	S 38°28'59" E	40.00'
L30	S 28°41'21" E	40.02'
L31	S 34°49'57" E	48.24'
L32	S 30°01'22" W	59.09'
L33	N 63°33'52" W	60.99'
L34	N 33°39'40" E	13.04'
L35	N 00°00'25" W	36.18'
L36	S 88°55'19" W	28.09'
L37	N 50°31'12" E	6.13'

CURVE TABLE

NO.	RADIUS	DELTA	LENGTH
1	25.00'	90° 0' 0"	39.27'
2	125.00'	08°56'05"	19.49'
3	15.00'	71°56'52"	18.84'
4	15.00'	70°31'44"	18.46'
5	45.00'	04°59'17"	3.92'
6	15.00'	74°50'18"	19.59'
7	125.00'	08°26'52"	18.43'
8	75.00'	50°24'59"	65.99'
9	15.00'	85°40'20"	22.43'
10	125.00'	13°05'31"	28.56'
11	15.00'	38°12'48"	10.00'
12	45.00'	40°16'38"	31.63'
13	15.00'	67°31'01"	17.68'
14	15.00'	48°11'23"	12.62'
15	45.00'	30°22'12"	23.85'
16	45.00'	15°21'28"	12.06'
17	15.00'	48°11'23"	12.62'
18	125.00'	08°57'33"	15.18'
19	125.00'	43°27'47"	94.81'
20	75.00'	50°35'47"	66.23'
21	25.00'	80°00'00"	39.27'
22	100.00'	50°35'47"	88.31'
23	100.00'	50°24'59"	87.99'
24	100.00'	33°57'29"	69.27'

- SITE DEVELOPMENT NOTES**
- BUILDING ENVELOPE SHALL BE DETERMINED BY THE CITY AND VEHICULAR ACCESSIBILITY. ALL BUILDINGS TO CONFORM TO EXISTING TOPOGRAPHY.
 - STORM WATER FLOWS SHALL BE MAINTAINED IN EXISTING WASHES. WASHES SHALL BE MAINTAINED IN THEIR NATURAL STATE.
 - LOCALIZED FLOWS ROUTED AROUND PAD AREAS MUST EXIT LOTS AT PRE-CONSTRUCTION LOCATION.
 - ALL PRIVATE ROAD TO BE MAINTAINED BY HOME OWNERS ASSOCIATION.
 - ALL UTILITIES TO BE UNDERGROUND.

PREPARED FOR:
CHINO NORTH LLC.
 C/O BILL MILLINER
 34 EASY STREET
 CAREFREE, AZ 85377

D.N.A. INC.
CIVIL ENGINEERING
LAND SURVEYING
 340 E. WILLETTA ST.
 PHOENIX, ARIZONA
 85004
 (602) 271-9911

DRAWN BJS DATE 8/5/96 JOB 95-336 SHEET 1 of 1

424-33