



TOWN OF CAREFREE

**8 SUNDIAL CIRCLE
PO BOX 740
CAREFREE, AZ 85377**

(480) 488-3686 · FAX (480) 488-3845

NOTICE IS HEREBY GIVEN that the Carefree Board of Adjustment will hold a **PUBLIC HEARING** at 5:00 p.m. on **MONDAY, NOVEMBER 14, 2016** to consider the following request. The meeting will be held in the Holland Center Quail Room located at 34250 North 60th Street, Building B, Scottsdale, 85266. Written comments may be submitted to the Carefree Planning and Zoning Department prior to the meeting, and public comments will be taken at the public hearing.

CASE #: 16-06-V

APPLICANT: Nigel and Shelly Spence
P.O. Box 1416
Carefree, AZ 85377

CASE LOCATION: 8229 East Tumacacori Way
APN 216-19-047
Lot 36, Ranchitos Del Ray 1 (MCR: 088-14)

ZONING: Rural-190 Zoning District (R-190)
190,000 square feet minimum lot size

REQUEST: APPROVAL of a VARIANCE to the Zoning Ordinance standards to allow construction of a new casita with attached garage and covered porch, and a small addition to primary residence in order to reconfigure the front entry. The request is two-part:

1. Allow a lot coverage area of 9,396 square feet (13%), whereas the Ordinance only allows a maximum of 6% lot coverage; and,
2. Allow a disturbed area of 28,190 square feet (39%), whereas the Ordinance only allows a maximum of 18% site disturbance.

NOTE: This is a legal nonconforming lot (72,284 square feet). This request is only for relief from lot coverage and lot disturbance requirements.

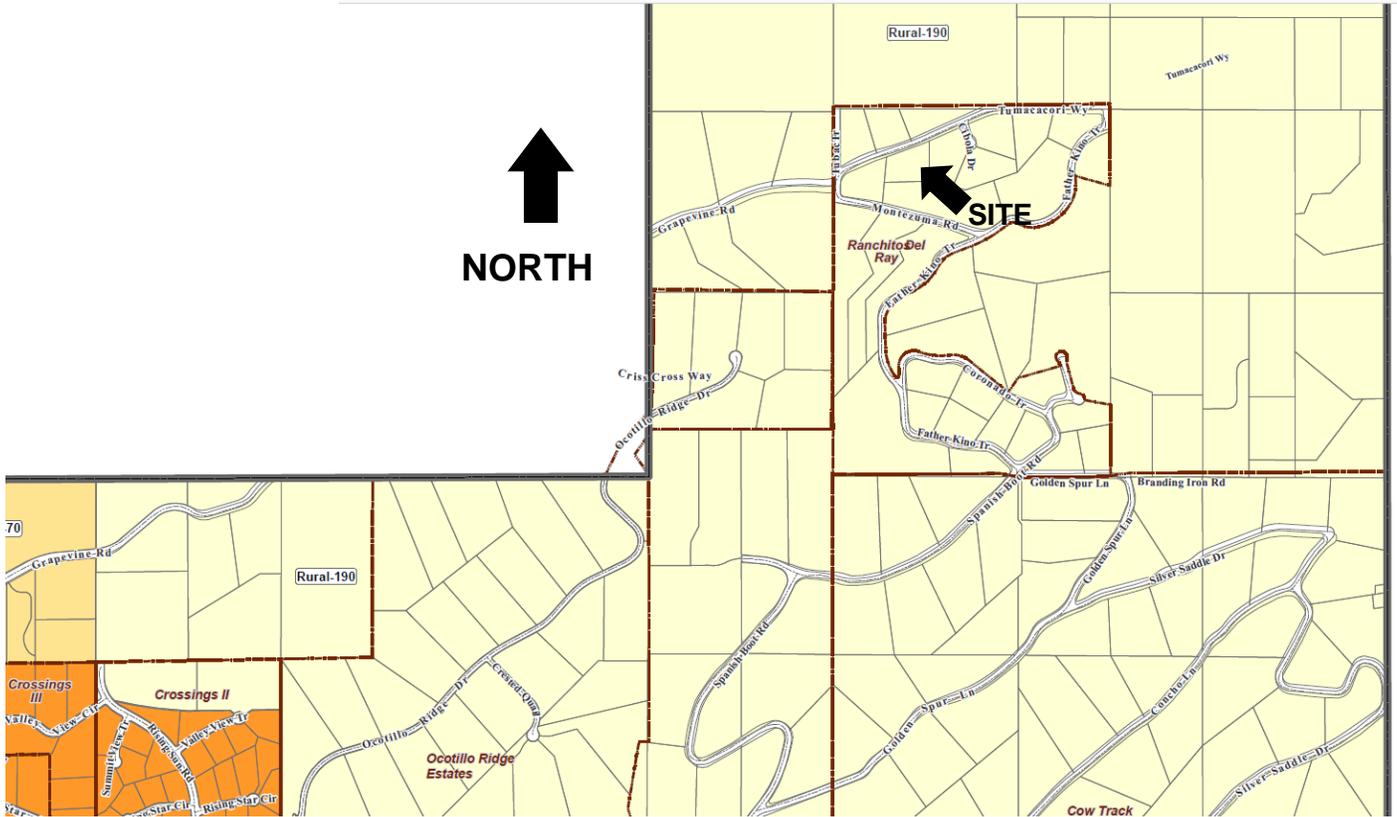
Application documents and plans for this case are available for public review at the Carefree Town Hall Administrative Offices, 8 Sundial Circle, Monday through Friday between 8:00 a.m. and 4:30 p.m. or call the Planning and Zoning Department at 480-488-1471.

Written comments may be sent to:

Town of Carefree, Planning Department
PO Box 740
Carefree, AZ 85377

FAX: 480-488-3845
EMAIL: stacey@carefree.org

VICINITY MAP



AERIAL PHOTO



SITE PLAN

VARIANCE

LOT 36, RANCHITOS DEL RAY

RECORDED IN BK. 88 OF MAPS PG. 14 M.C.R.
SECTION 36 TOWNSHIP 8 NORTH, RANGE 4 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
TOWN OF CAVE CREEK, MARICOPA COUNTY, ARIZONA.

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.
- ALL BEARINGS AND DISTANCES ARE RECORD PER PLAT, RECORDED IN BK. 88 PG. 14 M.C.R. UNLESS OTHERWISE NOTED.
- ANY FUTURE IMPROVEMENTS SHOWN HEREON SHALL REQUIRE A SEPARATE PERMIT.
- ANY POINTS OF DRAINAGE CONCENTRATION SHOULD BE PROTECTED AGAINST EROSION WITH NATIVE STONE RIP RAP.
- THIS PLAN IS DESIGNED TO SHOW SITE GRADING AND DRAINAGE. CONTRACTOR SHALL USE THE ARCHITECTURAL SITE PLAN TO DETERMINE FINAL LOCATIONS AND ELEVATION OF HOUSE, WALL, STEP, ETC.
- ALL DRAINAGE FACILITIES TO BE MAINTAINED BY HOMEOWNER.
- CONSTRUCTION GRADE CORRODING ROPE SHALL BE ERRECTED ALONG THE DISTURBED AREA LINE DURING CONSTRUCTION AND SHALL BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETED. ALL DISTURBED AREAS ARE TO BE ROPED AND ROPING MUST MATCH PLAN.
- 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.
- AN AS-BUILT SURVEY PREPARED BY A LAND SURVEYOR REGISTERED IN THE STATE OF ARIZONA WILL BE SUBMITTED PRIOR TO POURING OF FLOOR. SAID SURVEY SHALL VERIFY BUILDING AND POOL SETBACKS AND TOP OF STIMWALL ELEVATIONS.
- 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.
- ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SLOAES, INTERCEPTOR DITCHES, PERMS, 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, INCLUDES 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 PERMS ON THIS SITE PLAN BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
- PRIOR TO GRADING & GRUBBING SALVAGEABLE SAGUARIOS, BARRELS & HEDGECOCK FACTS AS WELL AS SCOTLLOCS SHALL BE TAGGED & RELOCATION AREAS WILL BE CLEARLY INDICATED AT THE PLANNING & ZONING DEPARTMENT. PRE-SITE INSPECTIONS

LEGEND:

BAR	BARREL CACTUS	○	POWER LINES
BLDR	BOULDER	○	PROPOSED CONTOUR
RJ	BOULDER JUMBLE	○	PROPOSED ELEVATION
BSL	BUILDING SETBACK LINE	○	PUBLIC UTILITIES EASEMENT
○	CABLE TELEVISION	○	RECORD MONUMENT
CATV		○	
CC	CAT CLAW	○	RIP-RAP (SEE NOTE 5)
CFC	CHAIN FRIET CHILLA	○	
CT	CROCFRIGN THORN	○	ROCK OUTCROP
CT	DENITES CALCATED	○	SAGUARO CACTUS
(M)	DENITES MEASURED	○	
(N)	DENITES RECORDED	○	
○	DIRECTION OF DRAINAGE	○	TELEPHONE RISER
DE	DRAINAGE EASEMENT	○	
EDA	EDGE OF DISTURBED AREA	○	
(EXIST)		○	
ED	ELECTRIC	○	TEL. PED.
ED		○	
(EXIST)	EXISTING CONTOUR	○	
(00.0)	EXISTING ELEVATION	○	
(EXIST)	EXISTING FIRE HYDRANT	○	
FND	FOUND	○	
○	FOUND BUILDING ENVELOPE STAKE	○	
○	FOUND MONUMENT	○	
GPE	GENERAL PURPOSE EASEMENT	○	
HW	IRONWOOD	○	
(EXT)	IRRIGATION CONTROL VALVE	○	
MES	MESQUITE	○	
OC	OCOTILLO	○	
PV	PAID VERDE	○	

BENCHMARK:

FND STONE G&F UP MARKED "K"
PROJECT NUMBER: 6002
PROJECT NAME: GDAK
RECORDING NUMBER: 2005-1312543
BK 77S, PG 38 M.C.R.
ELEV=2457.774

T.B.M.:

FND X' REBAR W/ CAP RLS 28404 AT THE SOUTHEAST CORNER OF SAID PARCEL
ELEV=2643.26

LOT DATA:

AREA =	72,284 S.F. / 1.65942 AC.± (GROSS)
DISTURBED AREA (EXISTING)	9,502 S.F. (13.15%)
DISTURBED AREA (PROPOSED)	18,688 S.F. (25.85%)
DISTURBED AREA (TOTAL)	28,190 S.F. (39%)
MAX. DRIVEWAY WIDTH	N/A
AVG. DRIVEWAY WIDTH	N/A
DRIVEWAY LENGTH	N/A
PARKING AREA	N/A
MAX DRIVEWAY CUT	N/A
MAX DRIVEWAY FILL	N/A
LENGTH OF RET. WALLS	N/A
MAX HGT. RET. WALLS	N/A
AVG. HGT. RET. WALLS	N/A
LOT COVERAGE EXISTING	3,784 S.F. (5.23%)
LOT COVERAGE PROPOSED	5,612 S.F. (7.76%)
LOT COVERAGE TOTAL	9,396 S.F. (13.00%)
LENGTH OF WALLS(NON-RET.)	N/A

LOT DATA REQUIRED BY ZONING DISTRICT:

MINIMUM LOT AREA =	MIN 190,000 S.F.
DISTURBED AREA	MAX 18%
MIN. LOT WIDTH	300 FT
ACTUAL LOT WIDTH	331.56 FT
MAX LOT COVERAGE	6%

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 _____

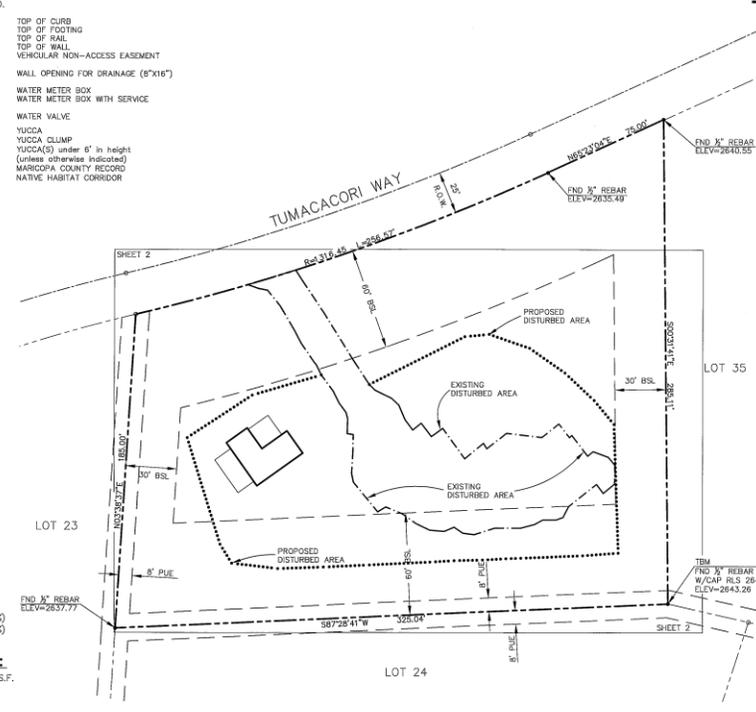
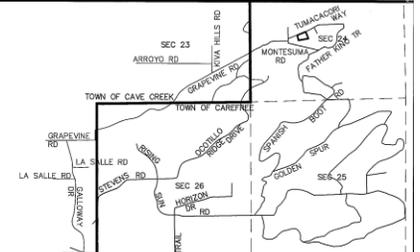
SEPTIC SYSTEM NOTE:

LOCATION OF SEPTIC SYSTEM IS ONLY APPROXIMATE. EXACT LOCATION TO BE DETERMINED AT TIME OF SEPTIC SYSTEM DESIGN AND APPROVAL UNDER SEPARATE PERMIT.

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)
040129	(10/16/13)		(10/16/13)		

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.



CAVE CREEK NOTES:

- PRIOR TO THE CORRODING INSPECTION, THE ENGINEER OR SURVEYOR OF RECORD WILL PROVIDE TO THE PLANNING DEPARTMENT A CERTIFIED COPY OF THE AS-BUILT FOR THE DEVELOPMENT ENVELOPE.
- THE HOME WILL HAVE FIRE SPRINKLERS.
- DRIVEWAY REVEGETATION SHALL BE COMPLETE PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
- ALL MASONRY SITE WALL ABOVE GRADE MUST HAVE A MINIMUM OF THREE 128 SQUARE INCH OPENINGS AT GRADE FOR EVERY FEET OF WALL LENGTH.
- CUT AND FILL SLOPES MUST NOT EXCEED 3:1 AND 4:1 (HORIZONTAL TO VERTICAL), RESPECTIVELY AND MUST BE REVEGETATED WITH NATIVE PLANTS FOR EROSION CONTROL. STEEPER SLOPES CAN BE COVERED WITH ROCK COVER AT 2:1 OR CERTIFIED TO BE STABLE BY AN ARIZONA REGISTERED GEOTECHNICAL ENGINEER.
- ALL OUTDOOR LIGHTING SHALL BE FULLY SHIELDED AND CAST DOWNWARD.
- THE FINISHED SURFACES OF ANY RETAINING WALLS SHALL BE STUCCO OR OTHER MATERIAL TO MATCH THE BUILDING FINISH AND TO BLENDE INTO NATURAL SETTING.
- DRIVEWAYS EXCEEDING A SLOPE OF FIFTEEN (15%) PERCENT SHALL BE NO MORE THAN SIXTEEN FEET WIDE AND SHALL BE PAVED WITH ASPHALT FINED TO BLENDE IN WITH THE SURROUNDING TERRAIN.
- VEGETATION SHALL BE RE-ESTABLISHED ON ALL EXPOSED FILL SLOPES, CUT SLOPES AND GRADED AREAS WITH A MIXTURE OF SHRUBS, TREES OR GRASS TO PROVIDE A BASIC GROUND COVER, WHICH WILL PREVENT EROSION AND PERMIT NATURAL RE-VEGETATION.
- ALL EXPOSED CUT SLOPES SHALL BE RIPRAPPED WITH STONE OR CHEMICALLY STAIN TREATED WITH MATERIALS, WHICH BLENDE WITH THE NATURAL SETTING.
- THE AREA AROUND THE STRUCTURE MUST BE GRADED TO DRAIN 6 INCHES DOWN FOR THE FIRST 10 FT. FROM THE STRUCTURE.
- RIPRAP PADS OR EQUIVALENT BELOW ALL ROOF DRAINS.

CLIENT:

WHEEL & SHIELLY SPRUCE
8229 E. TUMACACORI WAY
CAREFREE, AZ 85377
SHELLY@TUMACACORI.COM
623-341-8221

OWNER:

WHEEL & SHIELLY SPRUCE TRUST
8229 E. TUMACACORI WAY
CAREFREE, AZ 85377

SITE ADDRESS:

8229 E. TUMACACORI WAY
CAREFREE, AZ 85377

ASSESSORS PCL. NO.:

216-19-047

ZONING:

DR-190

DATE:

AS-BUILT	09/27/16	BF
VARIANCE	10-06-16	PS

SURVEY CERTIFICATION:

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

Graham Surveying & Engineering Inc.
Graham Surveying & Engineering Inc.
P.O. Box 1240, Carefree, Arizona 85377
(480) 488-4303

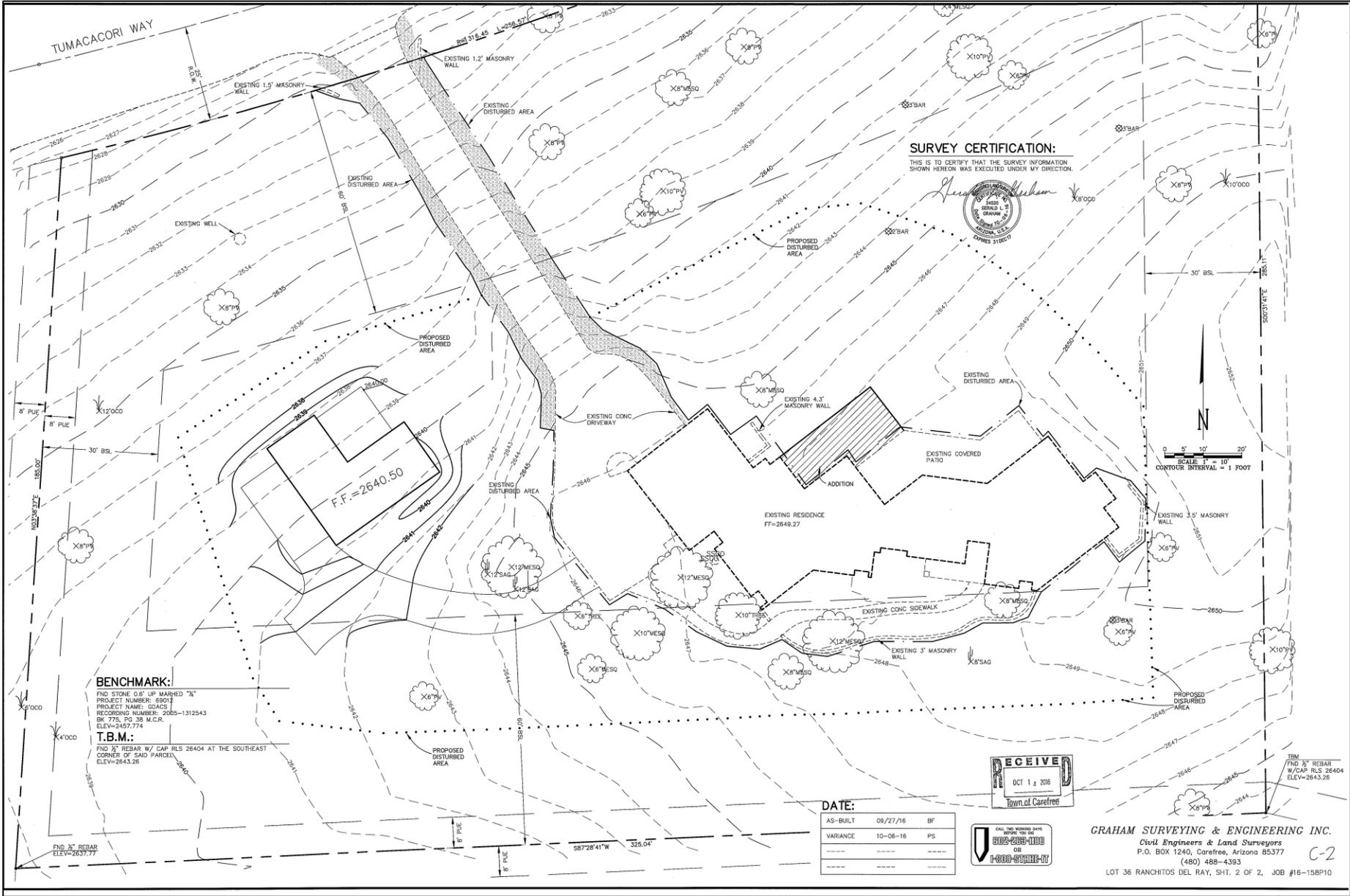
GRAHAM SURVEYING & ENGINEERING INC.

Civil Engineers & Land Surveyors

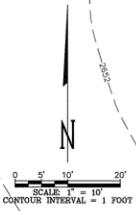
P.O. BOX 1240, Carefree, Arizona 85377

(480) 488-4303

LOT 36 RANCHITOS DEL RAY, SHT. 1 OF 2, JOB #16-158P10



SURVEY CERTIFICATION:
 THIS IS TO CERTIFY THAT THE SURVEY INFORMATION SHOWN HEREON WAS EXECUTED UNDER MY DIRECTION.



BENCHMARK:

FND STONE 0.6' UP MARKED "A"
 PROJECT NUMBER: 69012
 PROJECT NAME: GDACS
 RECORDING NUMBER: 2008-1312543
 BK 775, PG 38 M.C.R.
 ELEV=28457.774

T.B.M.:

FND 2" REBAR W/ CAP RLS 28404 AT THE SOUTHEAST CORNER OF SAID PARCEL
 ELEV=2843.26

DATE:

AS-BUILT	09/27/16	BF
VARIANCE	10-06-16	PS



GRAHAM SURVEYING & ENGINEERING INC.
 Civil Engineers & Land Surveyors
 P.O. BOX 1240, Carefree, Arizona 85377
 (480) 488-4393
 LOT 36 RANCHITOS DEL RAY, SHT. 2 OF 2, JOB #16-158P10

C-2