



September 22<sup>nd</sup>, 2023

RE: Zoning Adjustment Application for 5111 N Saddle Rock Rd, Phoenix, AZ 85018

The following proposal is for a variance request at the above address. This proposal is to allow the side yard setback requirement of the property to be reduced in order to facilitate the building of an enclosed garage on the property.

The zoning code section which a modification of is being requested for this property is Section 609.B.3 of the Phoenix Zoning Code. *we are requesting the side setback on the northeast & east - side be reduced to 10'*

The modification of the zoning code for this property is necessary in order to allow for a secure parking garage to be built on the property, so that the owner can enjoy their property and protect their assets properly. The building, which was built in 1964, was originally designed with a carport structure in lieu of a full garage, as was more appropriate at that time. The owner wishes to bring the property to modern standards with a safer, more secure full garage. The conditions that support to variance area as follows:

1. The property located at 5111 N Saddle Rock road is an irregular shape from the normal property shape in the surrounding areas. The borders of the property were laid out to accommodate a street on both the northwest and southwest sides of the property. Due to this layout, and the interpretation of the zoning code, the front setback to the property is along the tributary street, not the more prominent road that runs along the southwest side, leaving a condition where the placement of the original structure on the property had to be situated much farther north, and facing Northwest towards the smaller street. With the driveway access coming from The Smaller Street, the only appropriate placement of a proposed driveway encroaches on the existing side setback of 20'.
2. There are 2 reasons why this zoning modification is necessary, neither caused by the homeowner. First, the shape of the property as it sites, having 2 street sides. Second, the zoning code requires the front setback to be along the shorter of the 2 streets, and leaves the rear setback along the longer of the two streets, requiring that any building would have to be constructed on the norther portion of the lot. Furthermore, the front yard establishes the direction of the structure as to face northwest. These two conditions restrict the property owners from reasonably enjoying their property due to the limitations in building they cause, which other properties surrounding them do not have.
3. In order for the property owners to be able to enjoy their property to the fullest, it is necessary for them to have a safe and secure place for them to store their automobiles, and other large personal property. This drives the need for an enclosed garage that will



allow them to have the safety and security that they deserve at their property. For this to happen, it is necessary that a modification to Section 609.B.3 of the Phoenix Zoning Code to be granted. Safety and security are a necessity to enjoy reasonable and substantial property rights for any property owner in Phoenix, AZ.

4. This proposal will not affect the ability of any person living or working in the vicinity of this property. The proposed garage structure is attached to the existing property, and is being constructed in an area of the property that predominantly will only be seen from the side of the 2 adjacent properties in the back portion of both of those properties. The proposed structure is well over 40 feet from the property to the east, and 25 feet from the property to the north. It does not obstruct any significant view, or encroach on any kind of access, or use of the surrounding properties.

In conclusion, in order for the property owner to enjoy reasonable and substantial property rights, it is a necessity to grant this variance request. This will allow the owner to have the safety and security for themselves and their personal property that that they do not get to enjoy now.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lance Robinson', written over a light blue horizontal line.

Lance Robinson  
Rezio  
1 N 1<sup>st</sup> St, Ste 7375  
Phoenix, AZ 85004  
844 93-REZIO



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**APPLICATION NO: ZA-423-23-6**

**CASE TYPE:**  
Non Sign  
**DATE FILED:**  
09/26/2023

**COUNCIL DISTRICT:**  
6

**EXISTING ZONING:**  
RE-35

**PROPERTY LOCATION** 5111 North Saddlerock Lane  
**PROPERTY ADDRESS** 5111 SADDLEROCK

**HEARING INFORMATION**

<i>Hearing Time</i>	<i>Hearing Location</i>
11/2/2023 at 9:00 AM	Meetings to be held virtually

**GEOGRAPHIC INFORMATION**

<i>APN</i>	<i>Quarter Section</i>
172-49-005	19-39 H11

<i>Name</i>	<i>Relationship Types</i>	<i>Address</i>	<i>Phone</i>	<i>Fax</i>	<i>Email</i>
Clarke, Clinton E III/Daxa P	Owner	5111 N Saddle Rock Ln	602-725-1524		troydstumpfer@gmail.com
Lance Robinson	Applicant/Representative	1 N 1st St Ste 7375	602-509-4960		lance@reziopro.com

**REQUEST**

- Variance to reduce the required side yard (northeast) setback to 10 feet. Minimum 20 feet required.
- Variance to reduce the required rear yard (east) setback to 10 feet. Minimum 20 feet required.


**ZONING ORD. SECTIONS**

- 609.B.Table  
609.B.Table

If, during the course of review of a pending application, the applicant submits one or more additional applications that are related to the pending application, then and in such event, the substantive review time frame shall be reset on all related applications. In this event there shall be one applicable substantive review time for all of the related applications and the time frame shall be revised to be the longest substantive review time frame that was applicable to any one of the related applications. As a result, the entire substantive review time frame for the related applications shall start over, and a fee may be charged.

An applicant may receive a clarification from the city of its interpretation or application of a statute, ordinance, code or authorized substantive policy statement. To request clarification or to obtain further information on the application process and applicable review time frames, please call 602-262-7131 (option 6), email [zoning@phoenix.gov](mailto:zoning@phoenix.gov) or visit our website at <https://www.phoenix.gov/pddsite/Pages/pddlicensetimes.aspx>

**In making this application, I understand that the filing of this application and payment of fees does not entitle me to the relief requested. (See Sec. 307 of City of Phoenix Zoning Ordinance for standards by which the hearing officer will review the application.) I understand the approval of this request does not replace the need for acquiring the appropriate building permits, site plan approval, liquor license or any other licenses required by governmental agencies. I also understand that in the case of liquor request approval of a use permit does not guarantee the CITY OF PHOENIX will recommend approval of the liquor license.**

SIGNATURE:  DATE: **10/10/23**

**FEE INFORMATION**

Fee	Fee Waived	Fee Date
\$490.00	\$0.00	09/26/2023

**NOTE TO APPLICANT:** SUCH USE PERMITS AND VARIANCES AS ARE GRANTED BY THE ZONING ADMINISTRATOR SHALL BE VOID IF THE USE IS NOT COMMENCED OR IF A BUILDING PERMIT IS NOT OBTAINED **60 DAYS** OF SUCH GRANTING OR WITHIN THE TIME STIPULATED BY THE ADMINISTRATOR. APPEALS OF DECISIONS OF THE ZONING ADMINISTRATOR MAY BE MADE BY ANY PERSON TO THE BOARD OF ADJUSTMENT WITHIN **15 DAYS** AFTER THE DATE OF ACTIONS.



To find out about Phoenix construction code adoption  
 review and to research your permits or projects, please  
 visit <http://www.phoenix.gov/PDD>

# City Of Phoenix

**PLANNING AND DEVELOPMENT DEPARTMENT**  
 200 W. Washington St  
 Phoenix, Arizona 85003

Your payment was successful.

Order Status	Successful
Applied Payment	\$490.00
Contact	Lance Robinson_Contact
Operator	Adrianna Munoz
Process Date	9/26/2023 10:36 AM
Receipt Number	R-0166576
Payment	Credit Card - PDD
Amount	\$490.00
Credit Remaining	\$0.00

### Fee Payments

Related to	Fee Type	Total	Outstanding	Amount
ZA-423-23	Zoning Adjustment	\$490.00	\$0.00	\$490.00

**City's Right to Audit and Adjust Impact Fees**  
 The development impact fees assessed to this permit have been adopted pursuant to Arizona Revised Statute §9-463.05. To ensure compliance with Arizona law, the City may audit the development impact fees for this permit; which could result in additional charges. The City reserves the right to withhold Certificate of Occupancy until adjusted balances pursuant to applicable City and State laws are paid in full.

Thank you for your transaction. We appreciate your business and look forward to serving you in the future.

### Ownership Authorization Form

*This form is part of the rezoning/special permit requirement. This form authorizes a person, other than the owner, to file for the rezoning/special permit case. For additional information, please call the Planning and Development Department, Zoning Section at 602-262-7131, option #6.*

It is requested that an application to rezone be accepted by the Planning and Development Department for property located  
5111 N. Saddle Rock Ln Phoenix, AZ 85018

This property is owned by Clinton Clarke and legally described  
as:


RE-35 Single Family (or, see attached)

The property contains a gross lot area (includes right-of-way to the centerline of adjacent street or alley, or 25 feet along a  
freeway or canal that is subject to the Canal Bank Design Guidelines) of 1.01 acres

Assessor Parcel Number(s): 172-49-005

The attached map/survey accurately portrays the parcel configuration and property dimensions, as reflected in the legal  
description.

I hereby certify that the above information is correct, and that I am authorized to file an application on said property, being the  
owner of record. I am requesting this rezoning to pursue entitlements that will allow additional density or uses than otherwise  
permitted under the current zoning. I believe these new entitlements are in my best interest as the property owner.



9.26.2023

Property Owner Signature

Date

I hereby authorize REZIO LLC. to file for and pursue the  
rezoning on my behalf.

**ZONING ADJUSTMENT WORKSHEET**

(Must be filled out completely)

**PROPERTY OWNER NAME:** Clarke, Clinton E III / Daxa P

**Company:** \_\_\_\_\_

**Address:** 5111 N Saddle Rock Ln **Suite:** \_\_\_\_\_

**City, State, Zip Code:** Phoenix, AZ 85018

**Telephone:** +1 (602) 725-1524 **Fax:** \_\_\_\_\_

**Email Address:** troydstumpfer@gmail.com

**APPLICANT NAME:** Lance Robinson

**Company:** Rezio

**Address:** 1 N 1st St **Suite:** 7375

**City, State, Zip Code:** Phoenix, AZ, 85004

**Telephone:** (602) 509-4069 **Fax:** \_\_\_\_\_

**Email Address:** lance@reziopro.com

**REPRESENTATIVE NAME:** Lance Robinson

**Company:** Rezio

**Address:** 1 N 1st St **Suite:** 7375

**City, State, Zip Code:** Phoenix, AZ, 85004

**Telephone:** (602) 509-4960 **Fax:** \_\_\_\_\_

**Email Address:** lance@reziopro.com

Is this property in a gated community? Yes  No

If gated, please provide the gate code or entry instructions to a Planning and Development Department representative.

Provided: Yes  No

**OFFICE USE ONLY**

Map: H-11

Council District: 6

Annex:

Q.S.: 19-39

Zoning: RE-35

November 2, 1961

Other Notes:

Camelback East

**CITY OF PHOENIX - ZONING ADJUSTMENT APPLICATION – OWNERSHIP VERIFICATION FORM**

It is requested that an application for Zoning Adjustment be accepted by the Planning and Development Department for property located at: 5111 N Saddle Rock Rd, Phoenix, AZ 85018

Said property is owned by:

**Property Owner Name:** Clarke, Clinton E III / Daxa P

**Property Owner Mailing Address:** 5111 N Saddle Rock Ln, Phoenix, AZ 85019

**Property is legally described as (or see attached):** Lot Three(3), Red Rock, according to the Plat of Record in the office of the Maricopa County recorder in Book 69 of Maps, Page 26.

**Assessor Parcel Number(s):** 172-49-005

**NOTE:** The tax parcel number can be obtained from your property tax statement or the Maricopa County Assessor's Office (602) 506-3406.

I hereby certify that the above information is correct, and that I am authorized to file an application on said property, being either the owner of record or authorized to file on behalf of the owner (signed authorization must be attached). I am requesting this zoning adjustment action because I believe that it is in the best interest of my desires as the property owner, applicant or representative.



\_\_\_\_\_  
(Applicant/Representative Signature)

9/22/2023

\_\_\_\_\_  
(Date)





**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

October 17, 2023

Lance Robinson  
1 North 1st Street  
Phoenix, AZ 85004

**NOTICE OF PUBLIC HEARING**

Re: ZA-423-23-6 Location: 5111 North Saddlerock Lane  
Request: **1) Variance to reduce the required side yard (northeast) setback to 10 feet. Minimum 20 feet required.**  
**2) Variance to reduce the required side yard (east) setback to 10 feet. Minimum 20 feet required.**

Notice is hereby given that the above request has been scheduled for hearing before the Zoning Adjustment Hearing Officer on **November 2, 2023 at 9:00 AM, (Items 1-7), Meeting will be held virtually.** To participate, see the instructions on the agenda available on the Public Meeting Notices website:

**<https://www.phoenix.gov/cityclerk/publicmeetings/notices>**.

If you have any questions regarding this request, please contact Leonor Valenzuela Secretary III in the Planning and Development Department at 602-262-7406.

CITY OF PHOENIX  
PLANNING AND DEVELOPMENT DEPARTMENT

cc: Clarke, Clinton E. III/Daxa P  
5111 North Saddle Rock Lane  
Phoenix, AZ 85015  
File

**ZONING ADJUSTMENT INFORMATION**

Case No: ZA-423-23 Annex Date: November 2, 1961 Hearing Date: November 2, 2023  
@ 9:00 AM

Application #: ZA-423-23-6  
Existing Zoning: RE-35 ACSPD  
Location: 5111 North Saddlerock Lane  
Quarter Section: Q19-39(H11)  
Proposal: 1) Variance to reduce the required side yard (northeast) setback to 10 feet.  
Minimum 20 feet required.  
2) Variance to reduce the required side yard (east) setback to 10 feet.  
Minimum 20 feet required.  
Ordinance Sections: 609.B.Table 609.B.Table  
Applicant: Lance Robinson  
Representative: Lance Robinson  
Owner: Clarke, Clinton E III/Daxa P

**History of parcel (prior application, etc)/Field Notes:**

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*FOR HEARING OFFICER USE ONLY*

**HEARING TESTIMONY:**

**USE PERMIT:**

1. Significant increase in vehicular or pedestrian traffic in adjacent residential area?
2. Emission of odor, dust, gas, noise, vibration, smoke, heat, or glare that exceed ambient conditions?
3. Negative impacts on surrounding areas?

**VARIANCE:**

1. Special circumstances or conditions?
2. Self-imposed conditions?
3. Necessary for the preservation and enjoyment of property rights?
4. Any negative impacts on neighborhood?



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## ZA-423-23-6

<b>Application Type</b>	Variance	<b>Status</b>	Substantive Review - Additional Information Required
<b>Subtype</b>	Non Sign	<b>Received Date</b>	9/26/2023
<b>Account</b>	Rezio LLC_Parent	<b>Completion Date</b>	
<b>Appellants</b>		<b>Applicant</b>	Lance Robinson
		<b>Applicant Type</b>	Applicant with permission from all owners
		<b>Primary Contact</b>	Lance Robinson
		<b>Assigned Planner</b>	Natasha Hughes
		<b>Owners with Addresses</b>	Clarke, Clinton E III/Daxa P 5111 N Saddle Rock Ln

<b>Property Information</b>			
<b>Address</b>	5111 N SADDLEROCK LN (Active)	<b>Existing Zoning</b>	RE-35
<b>Property Location Description</b>	5111 North Saddlerock Lane		
<b>Is Gated</b>	No		
<b>Gate Code - Secure</b>			
<b>Council District Number</b>	6	<b>Village</b>	Camelback East

<b>Hearing Related Information</b>			
<b>Appeal Period End Date</b>		<b>Next Hearing Date</b>	11/2/2023
<b>Proposal Summary</b>	1.) Variance to reduce the required side yard (northeast) setback to 10 feet. 2.) Variance to reduce the required rear yard (east) setback to 10 feet.		<b>Next Hearing Type</b> Zoning Adjustment Hearing
		<b>Request Summary</b>	1.) Variance to reduce the required side yard (northeast) setback to 10 feet. 2.) Variance to reduce the required rear yard (east) setback to 10 feet.

<b>Financials</b>			
<b>Total Fees</b>	\$490.00	<b>Total Payments</b>	\$490.00
		<b>Total Balance</b>	\$0.00

<b>System Information</b>			
<b>Admin Review Cycle</b>	1	<b>Substantive Review Cycle</b>	0
<b>Due Date Timeframe</b>	15.00	<b>Number</b>	ZA-423-23-6
<b>Created By</b>	Jerrold Hopkins, 9/26/2023, 10:10 AM	<b>Last Modified By</b>	Natasha Hughes, 10/11/2023, 5:51 PM

### Related Location

AP-00229

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Parcel 172-49-005  
Address 5111 N SADDLEROCK LN (Active)  
Historic Preservation Name  
HP Status  
Parcel Status Active

### Related Parties

APC-00821

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Related Party Name Clarke, Clinton E III/Daxa P  
Relationship Type Owner  
Address 5111 N Saddle Rock Ln  
Phone  
Email

### Proposal Details

PZ00039

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Standard Comment  
Request 1.) Variance to reduce the required side yard (northeast) setback to 10 feet. Minimum 20 feet required.  
Ordinance 609.B.Table  
ZA Decision  
BOA Decision

PZ00040

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Standard Comment  
Request 2.) Variance to reduce the required rear yard (east) setback to 10 feet. Minimum 20 feet required.  
Ordinance 609.B.Table  
ZA Decision  
BOA Decision

### Milestones

Admin Review 1

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Status Completed  
Due Date 9/29/2023  
Start Date 9/26/2023  
End Date 9/28/2023

Substantive Review

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Status In Progress  
Due Date 10/10/2023  
Start Date 9/28/2023  
End Date

### Submissions

Ownership Verification Form

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Due Date  
Required   
Submission Date 9/26/2023, 10:15 AM  
Description Ownership Verification Form  
Milestone

**GENERAL NOTES (AS APPLICABLE):**

- ALL PRODUCTS LISTED BY ICC/NER NUMBERS SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTIONS FOR PRODUCTS LISTED SHALL ALSO HAVE AN ICC APPROVED EVALUATION REPORT OR BE APPROVED.
- EXTERIOR WALL BOTTOM SILL PLATES, SHALL BE PRESSURE TREATED OR EQUAL, AND SHALL BEAR/EXTEND MINIMUM 6 INCHES ABOVE FINISH GRADE.
- MISC. SITE STRUCTURES, POOLS, SPAS, FENCES, SITE WALLS, RETAINING WALLS, AND GAS STORAGE TANKS REQUIRE SEPARATE PERMITS.
- ALL EXITS TO BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE.
- DOORS LEADING INTO HOUSE FROM GARAGE SHALL BE SELF-CLOSING AND TIGHT FITTING WITH GASKETS AND SWEEP.
- EXTERIOR WALL PENETRATIONS BY PIPES, DUCTS OR CONDUITS SHALL BE CAULKED.
- IF BATT INSULATION IS USED IN LEIU OF SPRAYED, PROVIDE ROOF ATTIC VENTILATION.
- MINIMUM INSULATION SHALL BE: MINIMUM INSULATION OF R38 CEILINGS AND R21 WALLS.
- LUMBER SHALL BEAR AN APPROVED GRADING STAMP.
- FIRE BLOCKING SHALL COMPLY WITH CODE AND BE MAXIMUM 10 FT. O.C., HORIZONTAL AND VERTICAL.
- GYPSUM BOARD APPLIED TO A CEILING SHALL BE 1/2" WHEN FRAMING MEMBERS ARE 16" O.C. OR 5/8" WHEN FRAMING MEMBERS ARE 24" O.C. OR USE 1/2" SAG-RESISTANT GYPSUM CEILING BOARD.
- SHOWER AREA WALLS SHALL BE FINISHED WITH A SMOOTH, HARD NON-ABSORBENT SURFACE, SUCH AS CERAMIC TILE, TO A HEIGHT OF NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET.
- WATER-RESISTANT GYP BD SHALL NOT BE USED OVER A VAPOR RETARDER, IN AREAS OF HIGH HUMIDITY OR ON CEILINGS WHERE THE FRAME SPACING EXCEEDS 12" O.C. FOR 1/2" GYPSUM, AND 16" O.C. FOR 5/8" GYP.
- PLUMBING FIXTURES SHALL COMPLY WITH THE FOLLOWING CONSERVATION REQUIREMENTS: WATER CLOSETS - TANK TYPE = 1.6 GAL./FLUSH SHOWER HEADS - 2.5 GAL./MIN. FAUCETS - 2.2 GAL/MIN, PROVIDE AERATOR.
- WATER TREATMENT SYSTEMS SHALL BE EQUIPPED WITH AN AUTOMATIC SHUTOFF TO PREVENT CONTINUOUS FLOW WHEN NOT IN USE.
- PROVIDE AN EXPANSION TANK AT THE WATER HEATER IF A BACK FLOW PREVENTOR IS OR WILL BE INSTALLED AT THE WATER LINE OR AT THE METER.
- SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE.
- DOMESTIC DISHWASHING MACHINES CONNECTED TO A DISPOSER SHALL HAVE THE DISCHARGE INSTALLED AS HIGH AS POSSIBLE, NOT LOWER THAN 2" ABOVE THE FLOOD RIM OF THE SINK.
- REGISTERS, DIFFUSERS AND GRILLES SHALL BE MECHANICALLY FASTENED TO RIGID SUPPORTS OR STRUCTURAL MEMBERS ON AT LEAST TWO OPPOSITE SIDES IN ADDITION TO BEING CONNECTED TO THE DUCTWORK THEY SERVE.
- THE CLOTHES DRYER SHALL BE PROVIDED WITH A 4-INCH DIAMETER EXHAUST DUCT TO THE EXTERIOR AND SHALL NOT EXCEED A TOTAL LENGTH OF 25 FEET, UNLESS AN ENGINEERED DUCT SYSTEM IS PROVIDED. THE DUCT SHALL TERMINATE NOT LESS THAN 3 FEET FROM A PROPERTY LINE OR FROM OPENINGS INTO A BUILDING.
- PROVIDE IC-RATED RECESSED LIGHT FIXTURES INSTALLED IN INSULATED CEILINGS.
- FIXTURES LOCATED IN DAMP OR WET LOCATIONS SHALL BE "LISTED" TO BE SUITABLE FOR SUCH LOCATIONS.
- PROVIDE GFCI PROTECTION FOR RECEPTACLES WITHIN 6' OF ALL LAVATORIES, SINKS AND BASINS.
- PROVIDE GFCI PROTECTED RECEPTACLES AT ALL EXTERIOR, BATHROOM, AND GARAGE LOCATIONS.
- PROVIDE A WALL-MOUNTED GFCI PROTECTED RECEPTACLE OUTLET WITHIN 36" OF A BATHROOM OR POWDER ROOM LAVATORY.
- ALL CIRCUITS SUPPLYING RECEPTACLE OUTLETS IN BEDROOMS SHALL BE AFCI PROTECTED. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
- RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6' MEASURED HORIZONTALLY, FROM AN OUTLET IN THAT SPACE, INCLUDING ANY WALL SPACE TWO FEET OR MORE IN WIDTH.
- BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 2-AMP BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
- PROVIDE A SEPARATE 20-AMP CIRCUIT TO THE LAUNDRY.
- PROVIDE A MINIMUM OF TWO 20-AMP SMALL APPLIANCE BRANCH CIRCUITS FOR THE KITCHEN/DINING/BREAKFAST.
- THE TWO OR MORE 20-AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL HAVE NO OTHER OUTLETS, EXCEPT THE RECEPTACLE INSTALLED SOLELY FOR ELECTRIC SUPPLY TO AN ELECTRICAL CLOCK IN THE KITCHEN/DINING/BREAKFAST AREAS OR RECEPTACLES FOR SUPPLEMENTAL EQUIPMENT AND LIGHTING FOR GAS-FIRED RANGES, OVENS, OR COUNTER-MOUNTED UNITS.
- RECEPTACLE OUTLETS FOR RANGES AND CLOTHES DRYER SHALL BE A 3-POLE WITH GROUND TYPE, FOUR-WIRE, GROUNDING TYPE FLEXIBLE CORDS WILL BE REQUIRED FOR CONNECTION OF RANGES AND CLOTHES DRYERS. THE BONDING JUMPER SHALL NOT BE CONNECTED BETWEEN THE NEUTRAL TERMINAL AND THE FRAME OF THE APPLIANCE.
- PROVIDE A CONCRETE ENCASED GROUNDING ELECTRODE OF NOT LESS THAN 20 FEET #4 BARE COPPER.
- PROVIDE BONDING TO THE WATER PIPING, GAS AND METAL BUILDING SYSTEMS.
- ALL METAL PIPING SYSTEMS, METAL PART OF ELECTRICAL EQUIPMENT, AND PUMP MOTORS ASSOCIATED WITH THE HYDRO MASSAGE TUB SHALL BE BONDED TOGETHER USING A COPPER BONDING JUMPER, INSULATED, COVERED OR BARE, NOT SMALLER THAN NO. 8 SOLID. METAL PARTS OF LISTED EQUIPMENT INCORPORATING AN APPROVED SYSTEM OF DOUBLE INSULATION AND PROVIDING A MEANS FOR GROUNDING INTERNAL NON-ACCESSIBLE, NON-CURRENT-CARRYING METAL PARTS SHALL NOT BE BONDED.

**SITE PLAN NOTES (AS APPLICABLE):**

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- THIS PROJECT IS LOCATED IN THE CITY WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE-FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
- OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLAN.
- THE EXISTING STRUCTURES MUST COMPLY WITH THE CHANGE OF OCCUPANCY PROVISIONS IN THE LOCAL CONSTRUCTION CODE PRIOR TO USE.
- AFTER FINAL APPROVAL THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY PDD PRIOR TO THE OCCUPANCY TO ARRANGE FOR INSPECTIONS. CALL 262-6981 AND REQUEST A DESIGN REVIEW INSPECTION.
- ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS, AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
- ALL SIGNAGE REQUIRES A SEPARATE REVIEW AND PERMIT.
- SMOKE, GAS, AND ODOR EMISSIONS SHALL COMPLY WITH REGULATION III OF THE MARICOPA COUNTY AIR POLLUTION CONTROL RULES AND REGULATIONS.
- THE DISPOSAL OF ALL WASTE MATERIALS SHALL COMPLY WITH TITLE 9, CHAPTER 9, ARTICLES 18 AND 4 OF THE HAZARDOUS WASTE REGULATIONS AS ADOPTED BY THE ARIZONA HEALTH DEPARTMENT.
- THE AVERAGE NOISE LEVEL, MEASURED AT THE PROPERTY LINE, SHALL NOT EXCEED 44 DB (1DN) WHEN MEASURED ON "A WEIGHTED" SOUND LEVEL METER AND ACCORDING TO THE PROCEDURES OF THE ENVIRONMENTAL PROTECTION AGENCY.
- EXPLOSIVE OR HAZARDOUS PROCESSES (IF APPLICABLE): CERTIFICATION SHALL BE PROVIDED BY LOCAL FIRE DEPARTMENT PREVENTION BUREAU THAT ALL MANUFACTURING, STORAGE AND WASTE PROCESSES ON THE SITE SHALL MEET SAFETY AND ENVIRONMENTAL STANDARDS AS ADMINISTERED BY THE BUREAU.
- ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE LOCAL PLUMBING CODE OR THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) AQUIFER PROTECTION PROGRAM (APP) GENERAL PERMIT 4.01 IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE TITLE 18, CHAPTER 9, SECTION E301 (AAC R18-9-E301) WHICHEVER IS APPLICABLE.
- THE SANITARY SEWER COLLECTION SYSTEM WITHIN THIS PROJECT WILL BE A PRIVATE SYSTEM, OWNED AND MAINTAINED BY THE PROPERTY OWNER(S) OR ASSOCIATION. THE SYSTEM WILL BE REVIEWED AND INSPECTED BY THE BUILDING SAFETY SECTION OF THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
- ALL ON-SITE WATER LINES, SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE LOCAL PLUMBING CODE.
- SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD.
- LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. (2012 IRC R401.3)
- I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN FOR THE PURPOSE OF FUTURE AMENDMENTS PROVIDED THAT IF MODIFICATIONS ARE MADE, THE ARCHITECTS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE PLAN.

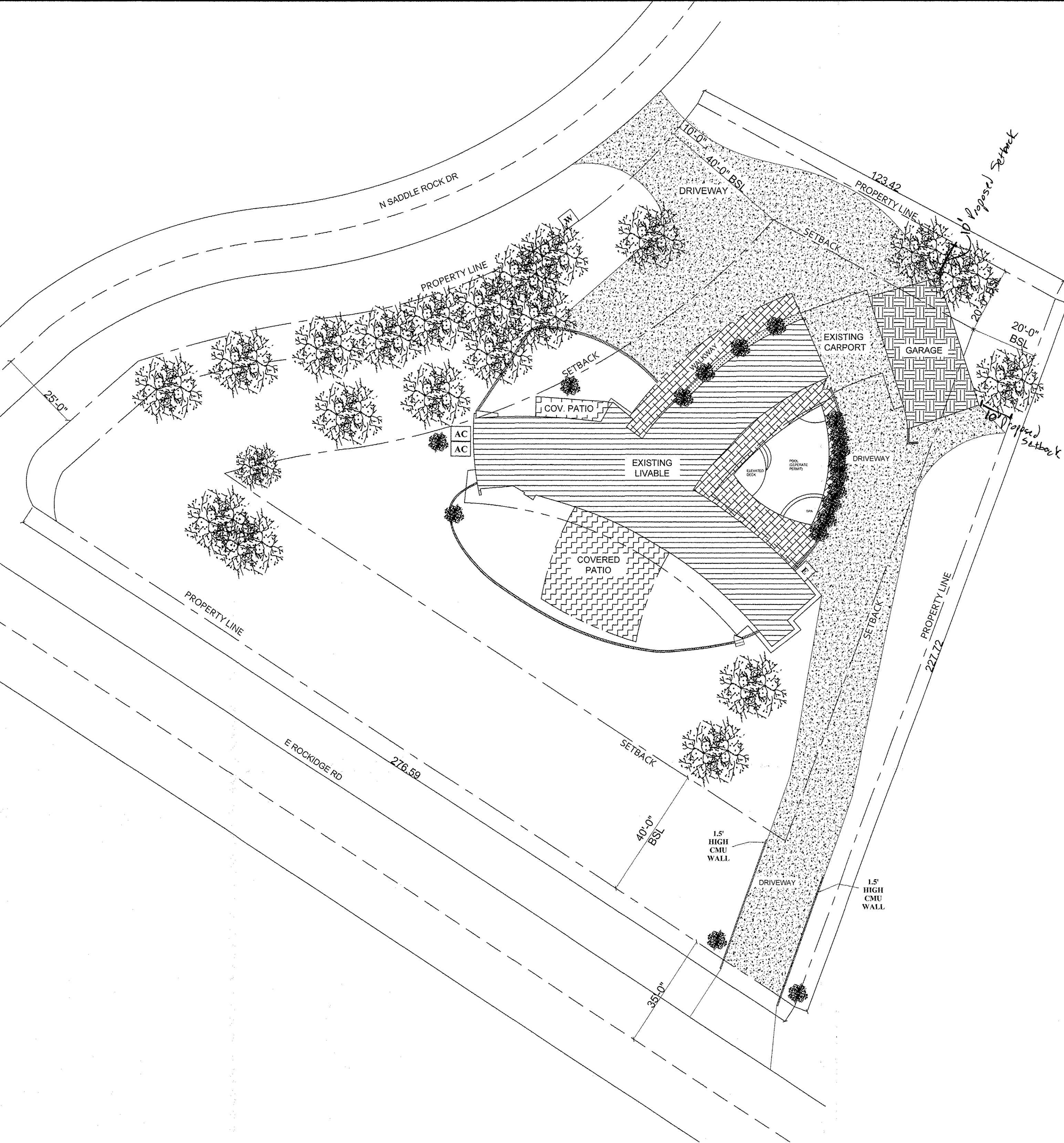
**LANDSCAPE**

THE AREA BTWN FRONT BLDG LINE AND FRONT PROPERTY LINE SHOULD BE LANDSCAPED W/ THE FOLLOWING ELEMENTS:

- A MINIMUM OF ONE (1), TWO(2) INCH CALIPER OR GREATER, DROUGHT RESISTANT ACCENT TREE.
- A MINIMUM OF FIVE (5), FIVE (5) GALLON OR GREATER, DROUGHT RESISTANT SHRUBS.
- DUSTPROOFED W/ GROUND COVER, TURF, ROCK, DECOMPOSED GRANITE, OR EQUIVALENT MATERIAL AS APPROVED BY THE CITY PLANNING + DEVELOPMENT DEPARTMENT.
- AN IRRIGATION SYSTEM.

**DESIGN CRITERIA:**

ROOF SNOW LOAD:	0
<b>WIND SPEED:</b>	
ULTIMATE:	115 MPH
ASD	90 MPH
<b>SEISMIC DESIGN CRITERIA:</b>	
WINTER DESIGN TEMPERATURE:	B
FLOOD HAZARDS:	34°
D	
<b>SUBJECT TO DAMAGE FROM:</b>	
WEATHERING:	NEGLIGIBLE
FROST LINE DEPTH:	FINAL GRADE
TERMITE:	MODERATE TO HEAVY
ASD:	NONE TO SLIGHT

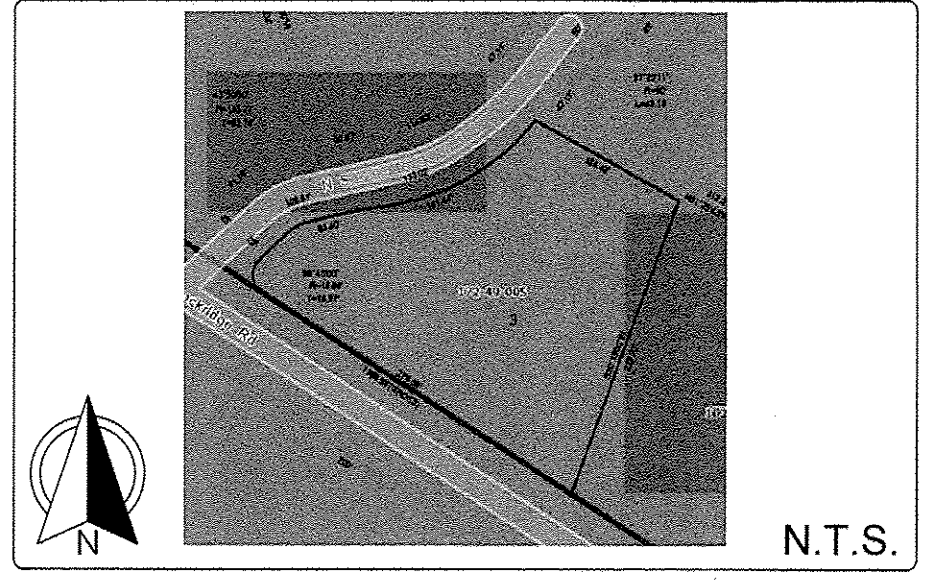


**SITE PLAN**

SCALE: 1"=20'

L1VABLE	GRAVEL	ELECTRICAL METER	STREET	PROPERTY LINE
L1VABLE (2ND STORY)	GRASS	ELECTRICAL PANEL (AMPS)	HOUSE BOUNDARY	SETBACK
ADDITION	UNCOVERED PATIO	GAS METER	ROOF LINE	WALL/FENCE
GARAGE	CONCRETE	WATER METER	VEGETATION	
COVERED PATIO	PAVERS	AC UNIT		

**SITE OVERVIEW**



**SITE INFORMATION**

APN	172-49-005
ADDRESS	5111 N SADDLE ROCK LN PHOENIX AZ 85018
MCR	6926
LOT	3
SUBDIVISION	RED ROCK
LOT AREA	44,418 sq ft
ZIP	85018
ZONING	RE-35

**SHEET INDEX**

C1.0 COVER SHEET/ SITE PLAN	E1.0 LIGHTING PLAN
A0.0 EXISTING LAYOUT	E2.0 POWER PLAN
A1.0 DESIGN LAYOUT	S1.1 G.S.N.
A2.0 ELEVATIONS	S1.2 TYPICAL DETAILS
A3.0 SECTIONS	S2.1 FOUNDATION PLAN
A4.0 ROOF PLAN	S3.1 FRAMING PLAN
	S4.1 FOUNDATION DETAILS
	S5.1 FRAMING DETAILS

**AREA CALCULATION**

AREA	EXIST (SF)	DEMO (SF)	ADD (SF)	REM (SF)	TOTAL (SF)
LIVABLE	3700	-	-	-	3738
GARAGE	-	-	730	-	730
COV. PATIO	1550	-	-	-	1550
STORAGE	174	174	-	-	0
CARPORT	406	-	-	-	406
<b>TOTAL (SF)</b>	<b>5830</b>				<b>6560</b>

LOT (SF)	LOT COV	MAX	ACTUAL
6560	44,418	40%	15%

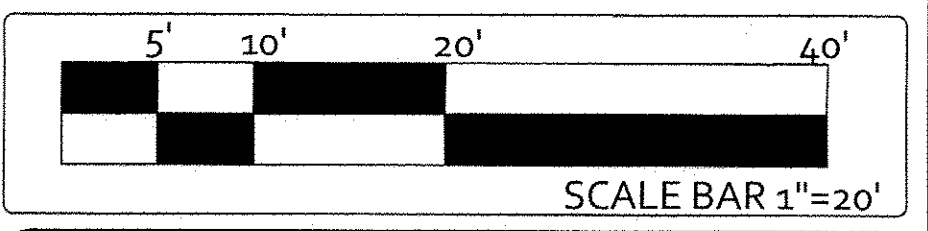
**SCOPE**

ADD GARAGE PER DRAWINGS

**CITY OF PHOENIX**

SEP 26 2023

Planning & Development Department



	SHEET TITLE	SITE PLAN	SHEET NO.	C1.0
	PROJECT NAME	5111 Saddlerock Ln	SCALE	1"=20'
	PROJECT ADDRESS	5111 N SADDLE ROCK LN PHOENIX AZ 85018		
	CLIENT	CLARKE CLINTON E HINDAXA P	DATE	09.05.2023

PHOENIX CODES

UNLESS STATED OTHERWISE, ADHERE TO THE BELOW CODES

2018 IBC, IEBC, IRC, IMC, IPC UPC, IECC, IFGC, AND ISPC

2017 NEC

2007-20016 ASME

2012 IGCC

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

**REZIO**

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