

KEOGH ENGINEERING, INC

KEOGH ENGINEERING, INC.

650 N. 137TH AVENUE #110
GOODYEAR, ARIZONA 85338
(623)535-7260

Consulting Engineers | Land Surveyors KEOGH@KEOGHENGINEERING.COM

28 April 2017

Dear Property Owner, Resident, or Neighborhood Association President,

The purpose of this letter is to inform you that we have recently filed a Zoning Adjustment application (ZA-154-17) for a site located at 4415 N. Alta Hacienda Drive.

Our request is for a variance to allow for:

- 1.) Less than 35,000 S.F. minimum 35,000 S.F. allowed. (This request 29,537 S.F.)
- 2.) A lot with less than 175 feet of depth. Minimum of 175 feet required. (This request 173.04 feet)

The hearing is as follows:

Zoning Adjustment Hearing
City Hall
200 W. Washington
Assembly Room C
On May 18, 2017 at 9:00 a.m.

You may attend the hearing to learn about the case and make your opinions known. Hearing information may also be found on signs posted on the site. You may also make your feelings known on this case by writing to the Planning and Development Department at 200 West Washington, 2nd Floor, Phoenix, Arizona, 85003 and referencing the case number. You can also send an email to zoning.adjustment@phoenix.gov. Please reference the above case number and hearing date in your email. Your letter/email will be made part of the case file and shared with the hearing officer.

I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. You may reach me at 623-535-7260 or email me at keogh@keoghengineering.com or you may reach the City of Phoenix's Planning and Development Department at 602-262-7131 or zoning.adjustment@phoenix.gov. Please reference the above case number and hearing date in your email to expedite a response.

Owner's representative: Dennis F. Keogh Engineering, Inc.
Attachments

D F. Keogh P.E., R.L.S.



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR ZONING ADJUSTMENT

APPLICATION NO: ZA-154-17

CASE TYPE: Variance
DATE FILED: 4/12/2017

COUNCIL DISTRICT: 6
CASE STATUS: Pending

EXISTING ZONING: RE-35 ACSPD CROD
FILING STAFF: ekeyser

Fee	Fee Waived	Fee Date	Receipt	Purpose
\$490.00	\$0.00	04/12/2017		Original Filing Fee

HEARING DATES

ZA: 05/18/2017 9:00 AM LOCATION: 200 West Washington Street, 1st Floor, Assembly Room C

BOA:

PROPERTY LOCATION: 4510 N Alta Hacienda Dr Phoenix, AZ 85018

LEGAL DESCRIPTION: see attached

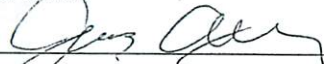
CONTACT INFORMATION

NAME	ADDRESS	PHONE	FAX	EMAIL
James S Kaiser (Owner)	4515 N Alta Hacienda Drive Phoenix AZ 85018	(602) 956-8254 (602) 725-7253	(602) 943-3548	kaiserphx@me.com
Dennis F. Keogh Keogh Engineering, Inc. (Applicant, Representative)	650 N 137th Avenue, #110 Goodyear AZ 85338	(623) 535-7260		keogh@keoghengineering.com keogh@keoghengineering.com

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.mailbox@phoenix.gov or visit our website at <http://phoenix.gov/pdd/licensetimes.html>.

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.

APPLICANT'S SIGNATURE:  DATE: 4/12/17

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.

REQUEST

- Variance to allow less than 35000 square feet of lot area. Minimum 35000 square feet required.
- Variance to allow a lot with less than 175 feet of depth. Minimum 175 feet required.

ZONING ORD. SECTIONS
609.B. Table
609.B Table

GEOGRAPHIC INFORMATION

APN: 172-24-020A, 172-24-019B
Qtr Section(Map Index): 18-41(H11)



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ZONING ADJUSTMENT INVOICE

APPLICATION NO: ZA-154-17

PERMIT TYPE: PLZA
FILING FEE: \$490.00
FEE DATE: 4/12/2017

FEE CODE: ZAVARRES
AMOUNT WAIVED: \$0.00
FILING STAFF: ekeyser

ZA REQUESTS: 2
RECEIPT:
CASE TYPE: Variance

FEE DESCRIPTION: Application Fee

PROPERTY LOCATION: 4510 N Alta Hacienda Dr Phoenix, AZ 85018

CUSTOMER INFORMATION

NAME	ADDRESS	PHONE	FAX	EMAIL
James S Kaiser (Owner)	4515 N Alta Hacienda Drive Phoenix AZ 85018	(602) 956-8254 (602) 725-7253	(602) 943-3548	kaiserphx@me.com
Dennis F. Keogh Keogh Engineering, Inc. (Applicant, Representative)	650 N 137th Avenue, #110 Goodyear AZ 85338	(623) 535-7260		keogh@keoghengineering.com keogh@keoghengineering.com

APPLICANT'S SIGNATURE:

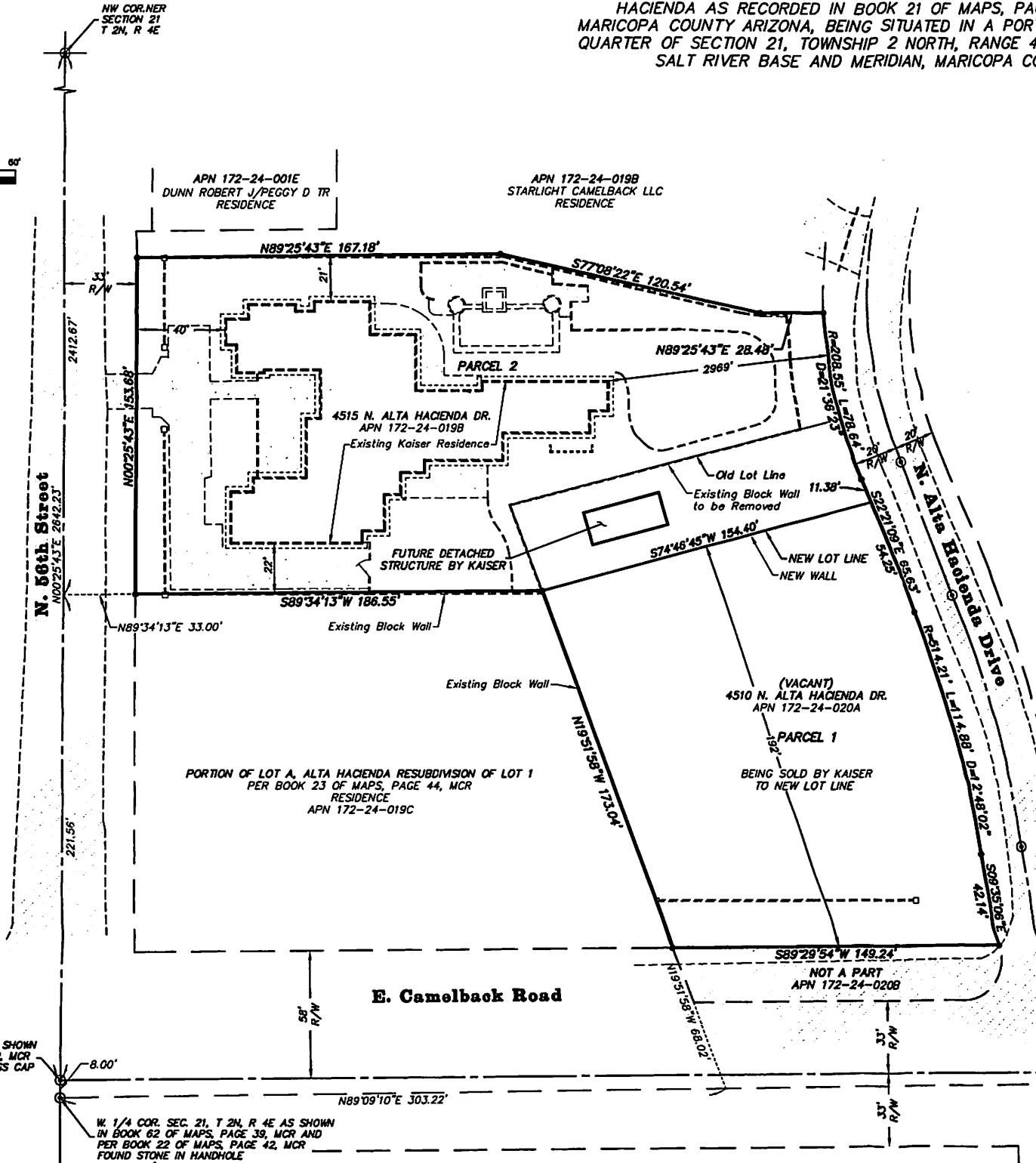
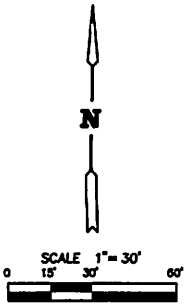
D. F. Keogh
FOR JAMES S. KAISER

DATE:

4/12/17

LOT COMBINATION PLAN/VARIATION

A PORTION OF LOT A AND LOT B, ALTA HACIENDA RESUBDIVISION OF LOT 1
 RECORDED IN BOOK 23 OF MAPS, PAGE 44, AND A PORTION OF LOT B,
 ALTA HACIENDA AS RECORDED IN BOOK 21 OF MAPS, PAGE 42, MARICOPA
 COUNTY ARIZONA, BEING SITUATED IN A PORTION OF SECTION 21,
 TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY



CORNER OF ALTA HACIENDA AS SHOWN
 IN BOOK 22 OF MAPS, PAGE 42, MCR
 FOUND AZ HIGHWAY DEPT. BRASS CAP
 IN HANDHOLE

W. 1/4 COR. SEC. 21, T 2N, R 4E AS SHOWN
 IN BOOK 62 OF MAPS, PAGE 39, MCR AND
 PER BOOK 22 OF MAPS, PAGE 42, MCR
 FOUND STONE IN HANDHOLE

LEGEND

- APN ASSESSOR'S PARCEL NUMBER
- MCR MARICOPA COUNTY RECORDER
- R/W RIGHT OF WAY
- PROPERTY CORNER SET 1/2" REBAR WITH CAP LS10846
- ⊙ SURVEY MONUMENT

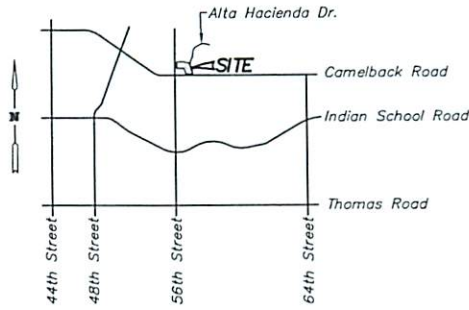
- EXISTING CONCRETE HATCH
- ===== EXISTING PAVEMENT HATCH

SITE DATA

- SETBACKS: 40' FRONT/REAR,
- MIN. LOT WIDTH: 150'
- MIN. LOT DEPTH: 175'
- MIN. LOT AREA: 33,000 S.F.
- MAX. HEIGHT: 2 STORIES, 30'

VARIANCE SKETCH

SUBDIVISION OF LOT 1 AS
 A PORTION OF LOT 2, ALTA
 HACIENDA RE-25, RECORDS OF
 MARICOPA COUNTY, ARIZONA
 EAST OF THE GILA AND
 SALT RIVER BASE AND MERIDIAN,
 TOWNSHIP 2 NORTH, RANGE 4
 EAST OF THE GILA AND
 SALT RIVER BASE AND MERIDIAN,
 MARICOPA COUNTY, ARIZONA



VICINITY MAP
 Not to Scale

OWNER

JSKHGK INVESTMENTS 1, LLC
 4515 NORTH 56TH STREET
 PHOENIX, ARIZONA 85018

PARENT LEGAL DESCRIPTIONS

PARCEL NO. 172-24-020A

LOT B, ALTA HACIENDA RE-SUBDIVISION OF LOT 1 A SUBDIVISION OF LOT 1, ALTA HACIENDA, ACCORDING TO BOOK 23 OF MAPS, PAGE 44, RECORDS OF MARICOPA COUNTY ARIZONA;

EXCEPT ANY PART THEREOF LYING WITHIN ALTA HACIENDA DRIVE; AND

EXCEPT THAT PART OF LOT B, ALTA HACIENDA RE-SUBDIVISION OF LOT 1 A SUBDIVISION OF LOT 1, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, AS SHOWN IN BOOK 23 OF MAPS, PAGE 44, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT "B"; THENCE NORTH 10°36'30" WEST, A DISTANCE OF 26.29 FEET TO A POINT; THENCE NORTH 89°23'30" EAST PARALLEL WITH AND 25.00 FEET AT RIGHT ANGLES TO THE SOUTH LINE OF LOT "B", A DISTANCE OF 149.02 FEET TO THE EAST LINE OF LOT "B"; THENCE SOUTH 93°37'30" EAST, A DISTANCE OF 5.02 FEET TO THE POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 17.08 FEET; THENCE ALONG THE ARC OF SAID CURVE 29.52 TO THE POINT OF TANGENT OF SAID CURVE; THENCE SOUTH 89°23'30" WEST, A DISTANCE OF 124.45 FEET TO THE PLACE OF BEGINNING.

PARCEL NO. 172-24-019B

A PORTION OF LOTS 1 AND 2 OF ALTA HACIENDA, AS RECORDED IN BOOK 21 OF MAPS, PAGE 25, AND A PORTION OF LOT 'A' OF ALTA HACIENDA, A RE-SUBDIVISION OF ALTA HACIENDA, ACCORDING TO BOOK 23 OF MAPS, PAGE 44, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN; THENCE NORTH 00°51'30" EAST, A DISTANCE OF 221.56 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 33.01 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°51'24" EAST, A DISTANCE OF 112.68 FEET; THENCE NORTH 00°51'30" EAST, A DISTANCE OF 41.00 FEET; THENCE NORTH 89°51'30" EAST, A DISTANCE OF 167.18 FEET; THENCE SOUTH 76°42'35" EAST, A DISTANCE OF 120.54 FEET; THENCE NORTH 89°51'30" EAST, A DISTANCE OF 28.19 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS THAT BEARS NORTH 89°01'32" EAST, 208.55 FEET DISTANT; THENCE SOUTHERLY 48.23 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, THROUGH A CENTRAL ANGLE OF 131°5'00"; THENCE SOUTH 75°38'27" WEST, A DISTANCE OF 154.38 FEET; THENCE SOUTH 19°33'21" EAST, A DISTANCE OF 42.92 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 180.15 FEET TO THE POINT OF BEGINNING.

COMBINED LEGAL DESCRIPTIONS

PARCEL 1

A PORTION OF LOT B, ALTA HACIENDA RE-SUBDIVISION OF LOT 1 ACCORDING TO THE PLAT OF RECORD IN BOOK 23 OF MAPS, PAGE 44, RECORDS OF MARICOPA COUNTY, ARIZONA BEING SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 21; THENCE NORTH 89°09'10" EAST ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 21, A DISTANCE OF 303.22 FEET; THENCE NORTH 19°51'58" WEST, A DISTANCE OF 68.02 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUING NORTH 19°51'58" WEST, A DISTANCE OF 173.04 FEET; THENCE NORTH 74°46'45" EAST, A DISTANCE OF 154.40 FEET; THENCE SOUTH 22°21'09" EAST, A DISTANCE OF 54.25 FEET TO A POINT ON A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 514.21 FEET AND WHOSE CENTER BEARS SOUTH 67°41'46" WEST FROM THE LAST DESCRIBED POINT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°48'02", AN ARC LENGTH OF 114.88 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 9°35'06" EAST, A DISTANCE OF 42.14 FEET; THENCE SOUTH 89°29'54" WEST, A DISTANCE OF 149.24 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2

A PORTION OF LOT A AND LOT B, ALTA HACIENDA RE-SUBDIVISION OF LOT 1 ACCORDING TO THE PLAT OF RECORD IN BOOK 23 OF MAPS, PAGE 44, AND A PORTION OF LOT 2, ALTA HACIENDA ACCORDING TO THE PLAT OF RECORD IN BOOK 21 OF MAPS, PAGE 25, RECORDS OF MARICOPA COUNTY, ARIZONA BEING SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 21; THENCE NORTH 89°09'10" EAST ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 21, A DISTANCE OF 303.22 FEET; THENCE NORTH 19°51'58" WEST, A DISTANCE OF 241.06 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTH 89°34'13" WEST, A DISTANCE OF 186.55 FEET; THENCE NORTH 0°25'43" EAST, A DISTANCE OF 153.68 FEET; THENCE NORTH 89°25'43" EAST, A DISTANCE OF 167.18 FEET; THENCE SOUTH 77°08'22" EAST, A DISTANCE OF 120.54 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 208.55 FEET AND WHOSE CENTER BEARS NORTH 88°19'45" EAST FROM THE LAST DESCRIBED POINT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°36'23", AN ARC LENGTH OF 78.64 FEET; THENCE SOUTH 22°21'09" EAST, A DISTANCE OF 11.38 FEET; THENCE SOUTH 74°46'45" WEST, A DISTANCE OF 154.40 FEET TO THE TRUE POINT OF BEGINNING.

BASIS OF BEARINGS

N00°25'43"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 4 EAST, GRS83/BLM, MARICOPA COUNTY ARIZONA PER PLSS SUBDIVISION RECORD OF SURVEY IN BOOK 734 OF MAPS, PAGE 10, MCR.

REFERENCES

- 1) ALTA HACIENDA SUBDIVISION PLAT RECORDED IN BOOK 23 OF MAPS, PAGE 44, RECORDS OF MARICOPA COUNTY, ARIZONA.
- 2) WARRANTY DEED RECORDED IN DOCUMENT NO. 2007-1218908, RECORDS OF MARICOPA COUNTY, ARIZONA.
- 3) SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2013-0827689, RECORDS OF MARICOPA COUNTY, ARIZONA.

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF FEBRUARY, 2014; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REACTED.

D-F.K.L.
 REGISTERED LAND SURVEYOR SIGNATURE

4/18/17
 DATE

SITE AREA

PARCEL 1: 29,537 S.F.=0.678 Ac.
 PARCEL 2: 44,444 S.F.=1.020 Ac.
 TOTAL: 73,981 S.F.=1.698 Ac.

ASSESSOR'S PARCEL NOS.

APN 172-24-019B
 APN 172-24-020A

ZONING

RE-35



**VARIANCE SKETCH
 LOT COMBINATION PLAN**

KIVA# 14-578
 Q.S.# 18-41
 LAND DIVISION PERMIT: PRDV 16095 NO. LOTS = 2

Keogh Engineering, Inc.
 800 N. 137TH AVE. #110 - GROUNDWATER, ARIZONA 85338
 PHONE: (602) 335-7200 FAX: (602) 335-7252
 EMAIL: keogh@keoghengineering.com

JOB NO. 20707 MAP NO. E-20707