

SAMPLE VIRTUAL MEETING LETTER

Date: August 23rd, 2023

Dear **Property Owner** or **Neighborhood Association President**:

The purpose of this letter is to inform you that we have recently filed for an update on our Zoning application (**ZA-325-23**)(**PLZA013498**) for a site located at **5040 N Arcadia Dr Phoenix, AZ 85018-1802**

Our request is for a **CTR 102300**

Our request is for the variance to be updated and made current as per the previous approval. The following regulations apply to the current property:

a. The height of a retaining wall is determined by the maximum vertical dimension from the top of the footing to the top of the wall. A retaining wall shall be no higher than necessary to retain earth or water.

b. All retaining walls shall be separated by one foot horizontal distance for each one foot vertical height of the wall downslope, with a minimum separation of (3) three feet. The area between retaining walls shall be improved with hardscape or landscaping, including irrigation, as approved by the Planning and Development Department.

c. Individual retaining walls shall be limited to a height of (40) forty inches when located within fifty (50) feet of a subdivision perimeter or the property line of an unplatted parcel, provided that request to exceed this height maybe allowed subject to obtaining approval of a use permit in accordance with the provisions of Sections 307.

d. An individual retaining wall shall be limited to a height of forty (40) inches within the front or street side yards, with the total combined vertical height of each individual wall not to exceed fifteen (15) feet.

e. An individual retaining wall may not exceed a height of six (6) feet when located in the interior side or rear yards, with the total combined vertical height of each individual wall not to exceed twenty (20) feet.

f. A fence or freestanding wall maybe constructed on top of a retaining wall so long as the height of the fence or freestanding wall conforms to the provisions of Section 703.A.1.

The hearing is as follows:

Zoning Adjustment Hearing

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>

Meeting Date/Time: September 14, 2023 at 9:00 am

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 opinions 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 **(602)361-3194** or **5040 N Arcadia Dr Phoenix, AZ 85018-1802** or you may reach the City of Phoenix's Planning and Development Department at 602-262-7131, Option 6 or zoning.adjustment@phoenix.gov. Please reference the above case number and hearing date in your email to expedite a response.

Sincerely,

Alex Haro for Arvn Thomas

Attachment(s)

NOTE: ATTACH A COPY OF THE SIGNED APPLICATION, SITE PLAN/SKETCH OR OTHER EXHIBITS THAT EXPLAIN THE REQUEST

- **Affidavit of Notification**

For additional information, please call the Planning and and Development Department, Zoning Section at 602-262-7131 Option 6.

Application No: CTR 102300

Application Name: Life Divine 5040 LLC (Arvin Thomas)

Location: 5040 N Arcadia Dr Phoenix, AZ 85018-1802

I confirm that notice as required for the case noted above has been mailed or delivered to the attached list of property owners and neighborhood associations at the addresses noted.

Alex Haro (Arvin Thomas)
Applicant/ Representative Signature

Date: August 22, 2023

This instrument was acknowledged before me on this 23rd day of August.

20 23, by Arvin Thomas. In witness whereof

I hereunto set my hand and official seal.



MARTIN VERA GUTIERREZ
Notary Public - Arizona
Maricopa County
Commission # 649969
My Comm. Expires 05-22-2027

Notary Public Martin Vera Gutierrez

My commission expires 5-22-2027

5040 N. ARCADIA DRIVE SITE PLAN

REVISION(S)	DATE

ASBULLT SITE PLAN
5040 N. ARCADIA DRIVE
PHOENIX, AZ 85018

JNS DEVELOPMENT CONSULTING
1356 F. LEMMON STREET
PHOENIX, AZ 85024
(602) 208-4853

KVA# 94-0018065
O.S. 19-39
SHEET 1 OF 1



CIVIL ENGINEER:
RICHARD W. ANDERSON, P.E.
15521 N. 16TH STREET
SUITE 100
SCOTTSDALE, AZ 85255
RWA ANDERSON AND ASSOCIATES
PHOENIX, AZ 85018
TEL: 602-366-4853

DEVELOPMENT CONSULTANT:
JNS DEVELOPMENT CONSULTING
1356 F. LEMMON STREET
PHOENIX, AZ 85024
TEL: 602-208-4853

OWNER:
JOHN PORTER
5040 N. ARCADIA DRIVE
PHOENIX, AZ 85018
CONTACT: 602-683-1766

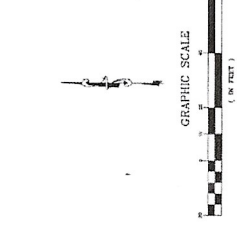
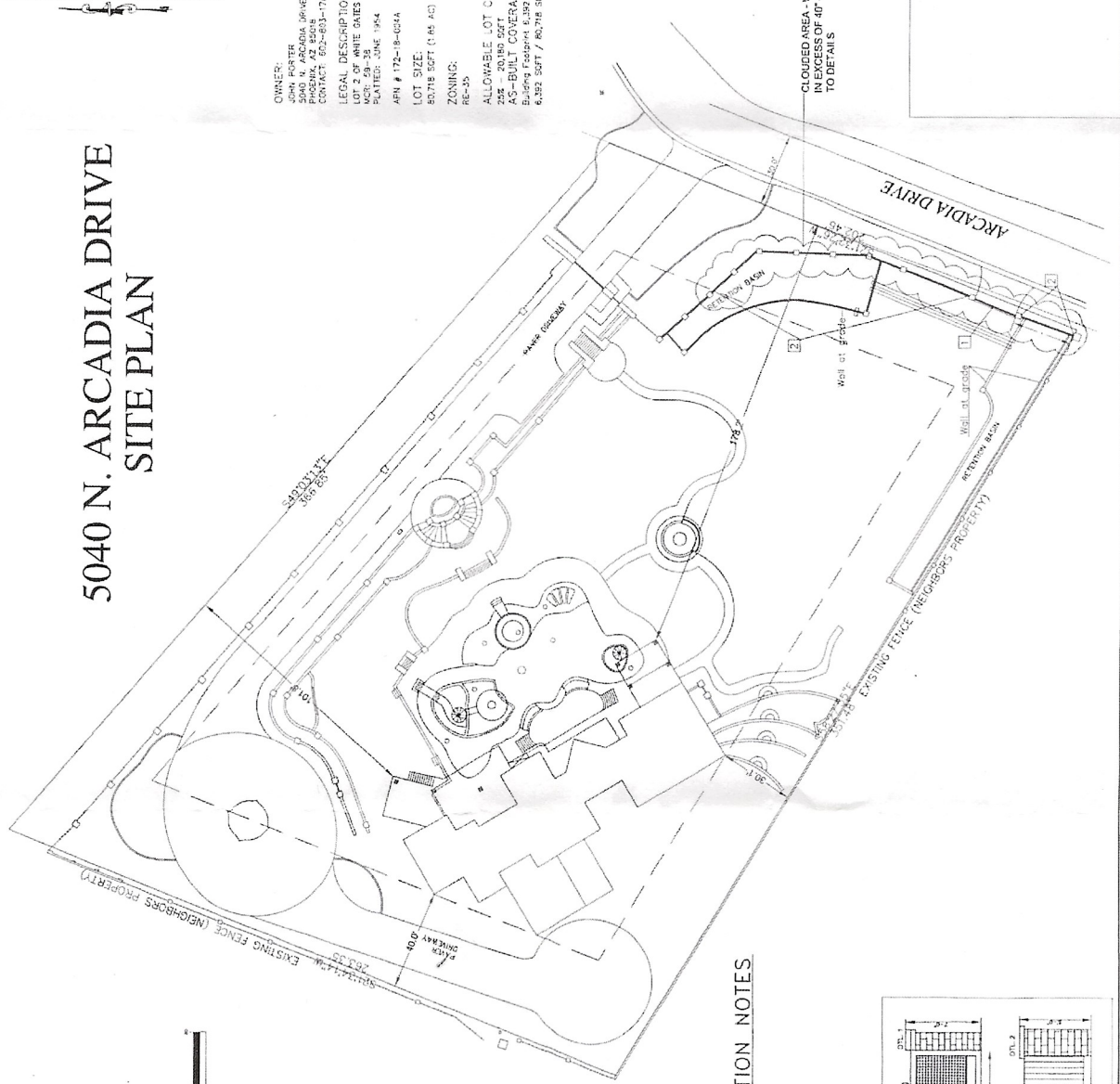
LEGAL DESCRIPTION:
LOT 2 OF WHITE GATES
MCD: 59-38
PLATED: JUNE 1984

APN # 172-18-034A

LOT SIZE:
80,718 SQFT (1.86 AC)

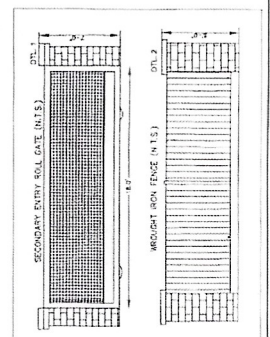
ZONING:
RE-35

ALLOWABLE LOT COVERAGE:
50% GROUND
25% 20'180 SQFT
AS-BUILT COVERAGE:
Building Footprint 1382 SQFT
6,392 SQFT / 80,718 SQFT = 7.9%



ASBULLT CONSTRUCTION NOTES

- 1 7' GATE - 18 LF
- 2 6' WALL / W/ FENCE - 139 LF



CLOSED AREA - WALLS
IN EXCESS OF 40" REFER
TO DETAILS

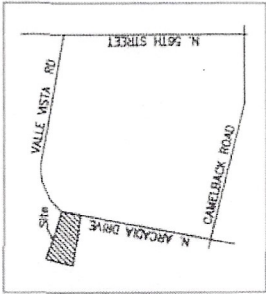
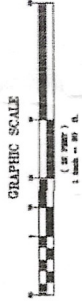
5040 N. ARCADIA DRIVE SITE PLAN

ASBUILT CONSTRUCTION NOTES

- 1) POOL - 280 SF (3,280 SQFT)
- 2) SPA - 42.5 LF (14.5 SQFT)
- 3) FOUNTAIN - 130 SQFT (SEE DTL. 3)
- 4) CONCRETE PIPE PIT / BENCH - 190 SQFT (SEE DTL. 1)
- 5) OUTDOOR KITCHEN (GRILL / SINK)
- 6) 8FT WROUGHT IRON FENCE - 314 LF (REFER TO DTL. 7)
- 7) LAWN RETAINING WALLS - VARIOUS HEIGHT
- 8) RETENTION BASIN 1 RETAINING WALLS (SEE DTL. 6)
- 9) RETENTION BASIN 2 RETAINING WALLS (SEE DTL. 8)
- 10) PLANTER RETAINING WALLS (SEE DTL. 5)
- 11) POOL AREA ENTRY RETAINING WALLS
- 12) 10FT MAIN ENTRY ELECTRIC SWING GATE (SEE DTL. 4)
- 13) 10FT SECONDARY ELECTRIC SLEDE GATE (SEE DTL. 6)
- 14) 2 - 14" X 8" 0.1 LF RETENTION DRAIN PIPE
- 15) 1 - 10" X 5 LF RETENTION DRAIN PIPE
- 16) 1 - 8" X 3 LF RETENTION DRAIN PIPE

BENCHMARK DATA:
 5040 N. ARCADIA DRIVE
 MORGAN ELEMENTARY SCHOOL
 MORGAN HANDBALL
 ELEVATION: 1254.54'
 (CITY OF PHOENIX NAD83 DATUM)

- AS-BUILT RET. WALL LF BREAKDOWN**
- 2.0FT RETAINING WALL - 252 LF
 - 2.5FT RETAINING WALL - 178 LF
 - 3.0FT RETAINING WALL - 121 LF
 - 3.5FT RETAINING WALL - 72 LF
 - 4.0FT RETAINING WALL - 60 LF
 - 4.5FT RETAINING WALL - 222 LF
 - 5.0FT RETAINING WALL - 277 LF
 - 5.5FT RETAINING WALL - 101 LF
 - 6.0FT RETAINING WALL - 25 LF
 - 8.0FT RETAINING WALL - 25 LF



ASBUILT SITE PLAN
 5040 N. ARCADIA DRIVE
 PHOENIX, AZ 85018



CIVIL ENGINEER:
 RICHARD M. ANDERSON, P.E.
 ANDERSON DEVELOPMENT ENGINEERING
 16207 N. 100TH STREET
 PHOENIX, ARIZONA 85025
 PH: 602-990-7943
 FHX-ANDERSON@A2-CON.COM

DEVELOPMENT CONSULTANT:
 A2S DEVELOPMENT CONSULTING
 1234 E. LEMON STREET
 TEMPE, AZ 85281
 PH: 602-955-4463



JNS DEVELOPMENT CONSULTING

KIVAF# 94-0015055
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SHEET 1 OF 1

