



SETTLED 1870 · INCORPORATED 1986

## RESIDENTIAL REVIEW Planning Department

(Rev 1/12)

If necessary to be returned to applicant: \_\_\_\_\_ Redlined Site Plan / Other \_\_\_\_\_  
 Reviewed by: \_\_\_\_\_ Phone #: \_\_\_\_\_ Review Date: \_\_\_\_\_  
 Building Permit Application Submittal Date: \_\_\_\_\_ Building Permit No.: **BP-** \_\_\_\_\_  
**Assessor's Parcel No.:** \_\_\_\_\_ **Zoning District:** \_\_\_\_\_  
 Project Description: \_\_\_\_\_  
 Project Location (Nearest Cross Streets): \_\_\_\_\_  
 Parcel Address (if assigned): \_\_\_\_\_

Is The Subject Parcel A Hillside Lot (Slopes Of 15% Or Greater)?:  **Yes**  **No**

Is The Subject Parcel Located within a Platted Subdivision?  **Yes**  **No**

Name of Subdivision: \_\_\_\_\_ Subdivision Lot Number: \_\_\_\_\_

Is The Parcel Subject To Plat Stipulated Development Envelope?  **Yes**  **No**

The Size of the Development Envelope As a percentage (%) of the Gross Lot Area is: \_\_\_\_\_  
 The Required Setback Lines For The Plat Stipulated Development Envelope Are Indicated On The Site Plan  
 As Follows:

Front Yard \_\_\_\_\_ Rear Yard \_\_\_\_\_ Interior Side Yard \_\_\_\_\_ Street Side Yard \_\_\_\_\_

Was The Subject Parcel Created By A Lot Split/Lot Line Adjustment?  **Yes**  **No**

Lot Split/Lot Line Adjustment Number: **L -** \_\_\_\_\_ / **LLA-** \_\_\_\_\_

### **SECTION A. RESIDENTIAL ZONING DISTRICTS BULK REGULATIONS CHART:**

ZONE	MAXIMUM BUILDING HEIGHT		MINIMUM YARD (FEET)		INTENSITY OF USE			
	ZONING DISTRICT CLASSIFICATION	STORIES	FEET	FRONT & REAR	SIDE	MIN. LOT AREA IN SQ. FT.	MIN. LOT WIDTH IN FT.	MAX. LOT COVERAGE
DR-190	2	25	60	30	190,000	300	10%	75%
DR-89	2	25	60	30	89,000	250	10%	75%
DR-70	2	25	60	30	70,000	250	10%	75%
DR-43	2	25	40	20	43,000	145	15%	75%
R-35	2	25	40	20	35,000	145	20%	75%
R-18	2	25	30	INTERIOR= 10 STREET=20	18,000	120	25%	75%

### **SECTION B. LAND USE TABLE REQUIREMENTS:**

**Complies**

Yes \_\_\_\_\_ No \_\_\_\_\_

**Requirement**

**A Land Use Table is provided on the Site Plan which includes, at a minimum, the following information:**

- |   |   |
|---|---|
| _____ The Parcel Owner of Record<br>_____ Assessor Parcel Number (APN)<br>_____ Lot Area in Square Feet<br>_____ Lot Width<br>_____ Maximum Coverage Allowable<br>_____ Existing Coverage (s.f. & %)<br>_____ Proposed Coverage (s.f. & %)<br>_____ Total Coverage (s.f. & %) | _____ Address of the Subject Property<br>_____ Underlying Zoning District<br>_____ Hillside Designation<br>_____ Maximum Disturbance Allowable<br>_____ Existing Disturbance (s.f. & % of lot)<br>_____ Proposed Disturbance (s.f. & % of lot)<br>_____ Total Disturbance (s.f. & % of lot) |
|---|---|

**SECTION C.**

**RESIDENTIAL SITE PLAN MINIMUM REQUIREMENTS:**

<u>Complies</u>		<u>No.</u>	<u>Requirement</u>
Yes	No		
___	___	1.	A maximum sheet size for the site plan is 24" x 36"
___	___	2.	A north arrow and drawing scale is indicated on the site plan
___	___	3.	The date the site plan was drawn including any revisions is on the site plan
___	___	4.	A drawing legend – if needed- is shown on the site plan
___	___	5.	A vicinity map is shown on the site plan
___	___	6.	A legal description of the subject parcel is indicated on the site plan
___	___	7.	The dimensions of all property boundaries are indicated on the site plan
___	___	8.	The twelve (12') foot native habitat corridor is <u>CLEARLY</u> indicated on the site plan for all parcels located within the desert rural (DR) zoning districts
___	___	9.	A cross section drawing of the proposed structure showing the maximum height from natural grade is provided
___	___	10.	As-Built Sign-Off Certification is provided on the site plan for those structures more than twenty (20') feet in height.
___	___	11.	The distances of all structures from all property lines are indicated on the site plan
___	___	12.	The required yard setbacks are indicated on the site plan as follows:  Front Yard ___ Rear Yard ___ Interior Side Yard ___ Street Side Yard _____
___	___	13.	All washes located on the parcel are shown on the site plan
___	___	14.	The general direction of drainage on the site is indicated on the site plan
___	___	15.	All driveway entrance & exit points are indicated on the site plan
___	___	16.	Plan profiles, showing the slope and length of the steepest slope of the driveway(s) are indicated on the site plan
___	___	17.	The location & size of the proposed water meter, location, description and size of all utility service lines are indicated on the site plan
___	___	18.	The location, height, and description of existing and proposed fences and walls, by type, are shown on the site plan
___	___	19.	Continuous legal access, with a minimum width of twenty (20') feet, from the parcel to dedicated public road is indicated on the site plan
___	___	20.	The depiction, dimensions & Maricopa County Recorder's Docket & Page Number for all easements providing access are shown on the site plan
___	___	21.	The proposed outdoor lighting is indicated on: ___ The Site Plan ___ Electrical Plan
___	___	22.	A native plant preservation, salvage and landscape plan has been provided
___	___	23.	If Ranch Uses are proposed the following requirements apply: ___ The site contains a minimum of two (2) contiguous acres ___ The corral fencing is located at least twelve (12') feet from the property line, as not to encroach upon the Native Habitat Corridor
___	___	24.	If the subject parcel is over one (1) acre, provide a detailed plan which includes the following: ___ A topographic map with contour intervals at two (2') feet for all areas, which are to be disturbed

**SECTION D.**

**ACCESSORY LIVING QUARTERS REQUIREMENTS:**

**Accessory Living Quarters shall conform to the following:**

- \_\_\_ The Underlying Zoning District is Desert Rural.
- \_\_\_ The Accessory Living Quarters is located within the buildable area.
- \_\_\_ Common utility service meters serve both the principal and accessory living quarters.
- \_\_\_ A single driveway serves both the principal and accessory living quarters
- \_\_\_ The maximum gross floor area of the accessory living quarters (inclusive of all areas under a solid roof) does not exceed fifty (50%) of the gross floor area of

