

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 1/11/2022
Agenda Item: 4**

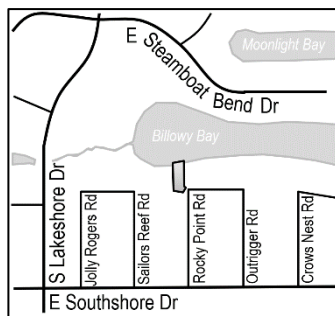
ACTION: Request a Use Permit to allow a second story addition to an existing single level single-family residence for THE MILLER RESIDENCE, located at 5602 South Rocky Point Road. The applicant is Architectural Collaborative Team.

FISCAL IMPACT: N/A

RECOMMENDATION: Staff – Approve, subject to conditions

BACKGROUND INFORMATION: THE MILLER RESIDENCE (PL210348) is located on Lot 51 of the Lakes Tract “F-2” Subdivision, located in the R-2, Multi-Family Residential District, and within the Lakes Tract “F-2” PRD, Planned Residential Development Overlay. The applicant is requesting a Use Permit to add a 1,140 square-foot second story addition to an existing 1,604 square-foot single-family residence with an attached garage. The project scope also includes demolition of the existing garage to provide additional living space on the ground floor, new attached two- and one-car garages, and a new observation deck along the shoreline. The new height of the residence is proposed at 25 feet and 4 inches (25’-4”). All additions will conform to the development standards of the R-2, Multi-Family Residential District, and the Lakes Tract “F-2” PRD, Planned Residential Development Overlay. The request includes the following:

ZUP210090 Use Permit to allow a second story addition to an existing single level single-family residence.



Property Owner	Kristi Miller
Applicant	Katy James, Architectural Collaborative Team
Zoning District	R-2 (PRD)
Site Area	6,778 s.f.
Existing Building Area (incl. garage)	2,004 s.f.
Proposed Building Area (incl. garage)	3,920 s.f.
Proposed Second Story Addition	1,140 s.f.
Proposed Observation Deck	240 s.f.
Lot Coverage	41% (45% max. allowed)
Building Height	25’-4” (30’-0” max. allowed)
Building Setbacks	22’-0” front, 5’-0” west side, 5’-0” east side, 55’-0” rear (20’, 5’, 5’, 10’ min. required)
Vehicle Parking	3 spaces (2 min. required)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Lee Jimenez, Senior Planner (480) 350-8486

Department Director: Shelly Seyler, Interim Community Development Director
 Legal review by: N/A
 Prepared by: Lee Jimenez, Senior Planner
 Reviewed by: Steve Abrahamson, Principal Planner

COMMENTS

The second story addition will provide a storage closet, two (2) bedrooms, one (1) home office, and an observation deck (with patio area below). All proposed second-story windows will be north-, east-, and south-facing; none west-facing.

The following properties (43) from adjacent streets have a second story use:

- | | | |
|--|--|--|
| <ol style="list-style-type: none"> 1. 5508 S Jolly Roger Rd 2. 5511 S Jolly Roger Rd 3. 5526 S Jolly Roger Rd 4. 5602 S Jolly Roger Rd 5. 5608 S Jolly Roger Rd 6. 5611 S Jolly Roger Rd 7. 5620 S Jolly Roger Rd 8. 5627 S Jolly Roger Rd 9. 5628 S Jolly Roger Rd | <ol style="list-style-type: none"> 15. 5500 S Rocky Point Dr 16. 5509 S Rocky Point Dr 17. 5518 S Rocky Point Dr 18. 5521 S Rocky Point Dr 19. 5614 S Rocky Point Dr 20. 5615 S Rocky Point Dr 21. 5630 S Rocky Point Dr 22. 5635 S Rocky Point Dr | <ol style="list-style-type: none"> 29. 5502 S Crows Nest Rd 30. 5514 S Crows Nest Rd 31. 5520 S Crows Nest Rd 32. 5624 S Crows Nest Rd 33. 5526 S Crows Nest Rd 34. 5600 S Crows Nest Rd 35. 5615 S Crows Nest Rd 36. 5632 S Crows Nest Rd 37. 5627 S Crows Nest Rd 38. 5635 S Crows Nest Rd |
| <ol style="list-style-type: none"> 10. 5603 S Sailors Reef Rd 11. 5618 S Sailors Reef Rd 12. 5625 S Sailors Reef Rd 13. 5630 S Sailors Reef Rd 14. 5634 S Sailors Reef Rd | <ol style="list-style-type: none"> 23. 5605 S Outrigger Rd 24. 5611 S Outrigger Rd 25. 5626 S Outrigger Rd 26. 5627 S Outrigger Rd 27. 5634 S Outrigger Rd 28. 5639 S Outrigger Rd | <ol style="list-style-type: none"> 39. 5609 S Spinnaker Rd 40. 5616 S Spinnaker Rd 41. 5617 S Spinnaker Rd 42. 5624 S Spinnaker Rd 43. 5625 S Spinnaker Rd |

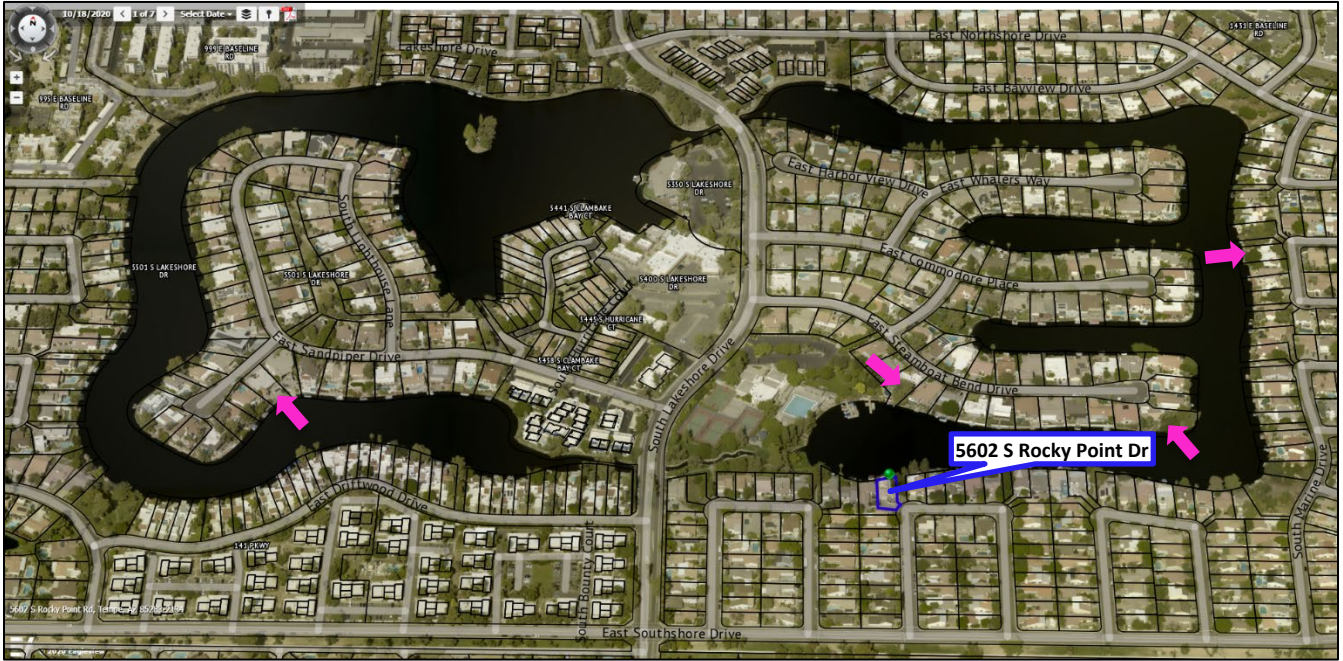
Figure 1: The map below geographically shows location of nearby properties that have second story use.



Furthermore, there have been at least four (4) second story use permits granted in the past 20 years to nearby properties:

- | | |
|--|----------------------------------|
| 1. 1309 E Steamboat Bend Dr (PL070259) | 3. 5408 S Marine Dr (PL010320) |
| 2. 1417 E Steamboat Bend Dr (PL040896) | 4. 5509 S Waverly Way (PL200266) |

Figure 2: The map below geographically shows location of properties that were granted a second story use permit.



PUBLIC INPUT

Staff has received two (2) emails of concern from a nearby property owner and The Lakes Community Manager as of the publishing date of this staff summary report. Emails are provided in the attachments portion of the staff report.

USE PERMIT

The proposed use requires a Use Permit to allow a second story addition to an existing single level single-family residence within the R-2, Multi-Family Residential District.

Section 6-308(E) Approval criteria for Use Permit (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic*; the proposed second story addition is intended for the single-family residence and is not expected to significantly increase vehicular or pedestrian traffic.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions*; the proposed second story addition is not expected to generate emissions that would otherwise exceed ambient conditions and cause a nuisance.
3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, which is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan*; the proposed second story addition is not in conflict with the City's General Plan and is more likely to increase the property value and positively impact nearby property values.
4. *Compatibility with existing surrounding structures and uses*; the proposed second story addition is compatible with surrounding structures and uses. At least forty-three (43) two-story homes exist along adjacent streets to the west and east. Furthermore, four (4) nearby homes were granted second story use permits over the past 20 years.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public*; the proposed second story addition is intended for a single-family use and are not expected to cause disruptive behavior that would otherwise create a nuisance to the surrounding area or

general public.

REASONS FOR APPROVAL:

Based on the information provided by the applicant, the public input received, and the above analysis staff supports approval of the requested Use Permit. This request meets the required criteria and will conform to the conditions.

SHOULD AN AFFIRMATIVE ACTION BE TAKEN ON THIS REQUEST, THE FOLLOWING NUMBERED CONDITIONS OF APPROVAL SHALL APPLY, BUT MAY BE AMENDED BY THE DECISION-MAKING BODY.

CONDITION(S) OF APPROVAL: (Non-standard conditions are identified in bold)

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

1. The Use Permit is valid only after a Building Permit has been obtained, the required inspections have been completed and a Final Inspection has been passed. As part of the Building Permit process, on-site storm water retention may be required to be verified or accomplished on this Site.
2. The Use Permit is valid for the plans as submitted within this application. Any additions or modifications may be submitted for review during the building plan check process.
3. **Architectural approval shall be obtained by The Lakes Homeowner’s Association prior to submitting for a building permit application.**

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

USE PERMIT:

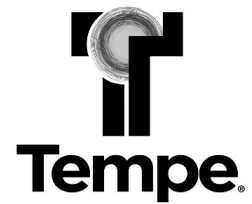
- The Use Permit approval shall be void if the use is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the use permit is granted or within the time stipulated by the decision-making body.
- The decision-making body, upon finding that the applicant has not taken corrective actions to resolve issues related to the permit/approval and that a continuation of the permit/approval is not in the interest of the public health, safety and general welfare, can revoke the permit/approval after providing written notice of its intentions to the holder of the permit.
- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through <http://www.tempe.gov/zoning> or purchase from Development Services.
- **SITE PLAN REVIEW:** Verify all comments by all departments on each Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits
- Any intensification or expansion of use shall require a new Use Permit.
- All required Federal, State, County, and Municipal permits, licenses, and clearances shall be obtained, or the Use Permit is void.

HISTORY & FACTS:

- October 21, 1971 Building Inspection Department issued final certificate of occupancy for a new single-family dwelling at 5602 South Rocky Point Road.
- August 21, 2001 Hearing Officer approved a Use Permit to allow a second story addition to an existing single-family residence for the QUITIQUIT RESIDENCE, located at 5408 South Marine Drive in the R1-6, Single-Family Residential District. (PL010320)
- January 4, 2005 Hearing Officer approved a Use Permit to allow a two-story home addition for the NARVAIZ RESIDENCE, located at 1417 East Steamboat Bend Drive in the R1-6, Single Family Residential District. (PL040896)
- July 17, 2007 Hearing Officer approved a Use Permit to allow a second-story modification for the MOFFIT RESIDENCE, located at 1309 East Steamboat Bend Drive in the R1-6, Single-Family Residential District. (PL070259)
- January 12, 2021 Development Review Commission approved a Use Permit to allow a two-story single-family residence for the RAO RESIDENCE, located at 5509 South Waverly Place in the R1-6, Single-Family Residential District. (PL200266)

ZONING AND DEVELOPMENT CODE REFERENCE:

- [Section 3-102, Permitted Uses in Residential Districts](#)
[Section 3-420, Single-Family Residential Second Story Addition or Rebuild](#)
[Section 4-202, Development Standards for Residential Districts](#)
[Section 6-308, Use Permit](#)



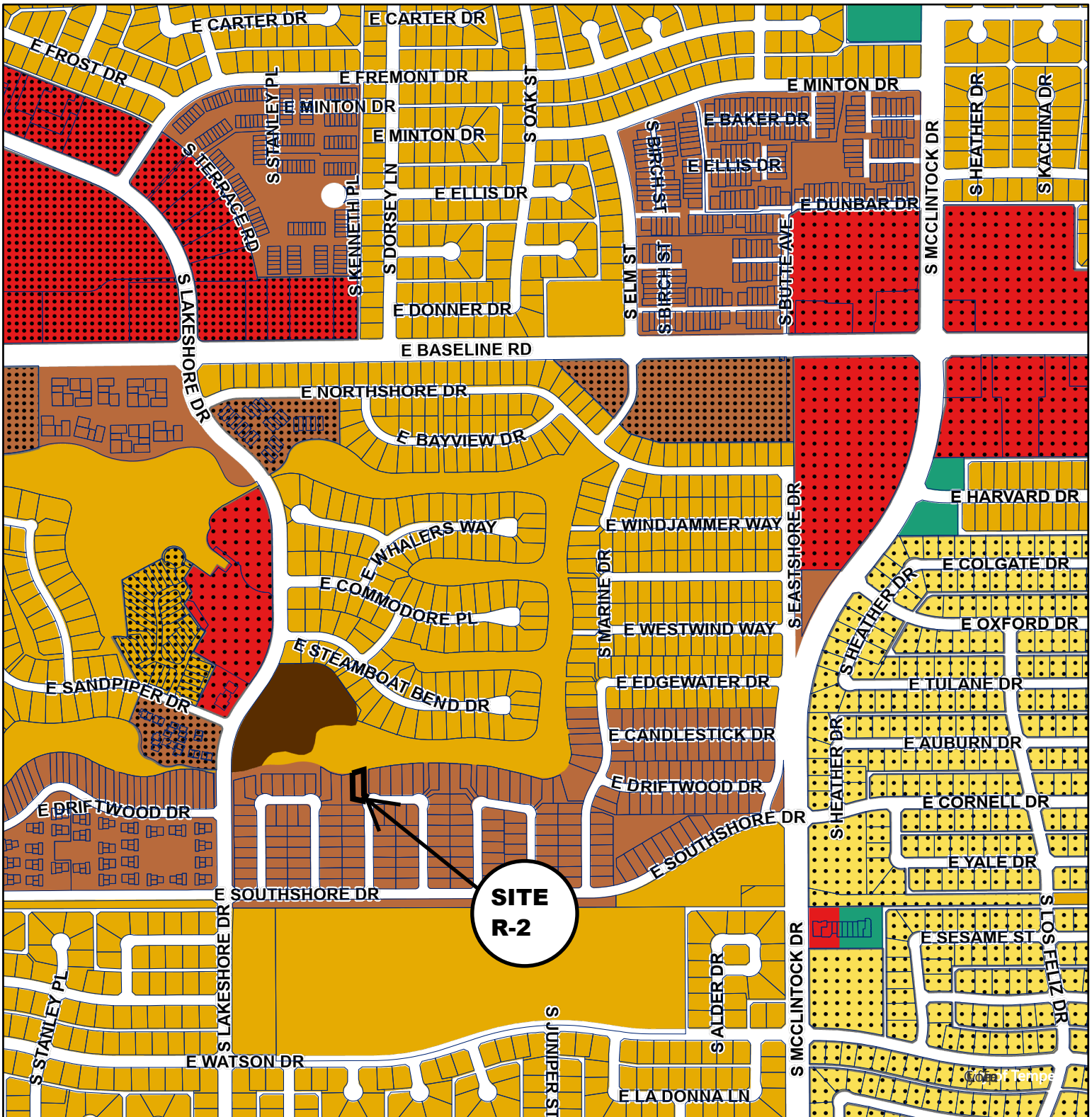
DEVELOPMENT PROJECT FILE
for
THE MILLER RESIDENCE
(PL210348)











ATTACHMENTS:

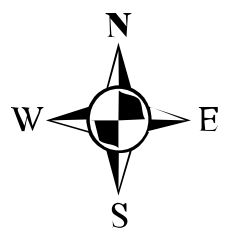
1. Location Map
2. Aerial
- 3-4. Letter of Explanation
5. Site Plan
6. Demolition Plan
- 7-8. Floor Plan
- 9-10. Elevations
11. Boundary & Topography Survey
- 12-19. Site Photographs
- 20-22. Public Comments

MILLER RESIDENCE

PL210348



- | | | | |
|--|--|---|--|
|  | Commercial Shopping and Services (CSS) |  | Single-Family Residential (R1-4) |
|  | Planned Commercial Center Neighborhood (PCC-1) |  | Multi-Family Residential (R-2) |
|  | Planned Commercial Center General (PCC-2) |  | Multi-Family Residential Restricted (R-3R) |
|  | Residential/Office (RO) |  | Multi-Family Residential Limited (R-3) |
|  | Single-Family Residential (R1-6) |  | Multi-Family Residential General (R-4) |

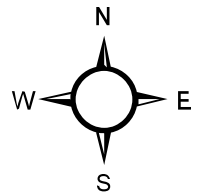


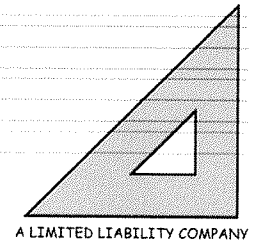
MILLER RESIDENCE

PL210348



Aerial Map





December 20, 2021

City of Tempe Planning Department

Re: 5602 S Rocky Point Rd Letter of Explanation and Request for a Use Permit

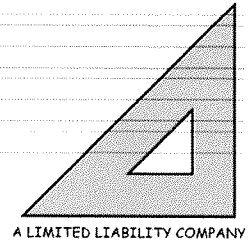
To whom it may concern:

The property contains an existing residence of 1,604 sf and an attached garage. The attached garage will be demolished. There will be a larger garage and laundry room added to the south. A second story will be added over the existing family room. This will increase the overall height of the residence to 25'-4", below the maximum allowed 30'-0". A new covered patio cover will be added that replaces an existing permitted patio cover in the same footprint and will also function as an observation deck. This property is zoned R2 and is located on the lakefront.

We are hereby requesting a Use Permit to allow a second story addition to an existing single level single-family residence from the Development Review Commission. Kristi Miller has loved living in the City of Tempe for over 20 years, she wishes to make her current home on Rocky Point Road her "forever home", so that she does not have to consider leaving the City of Tempe. The property contains an existing residence of 1,604 sf and an attached small garage. Because of lot coverage maximums, the best way to increase the house size is up. Kristi wishes to expand her family one day and needs the space to accommodate. Further, since the pandemic, Kristi has been required to work from home (and there will not likely be change to that for the foreseeable future), so Kristi would like to have a dedicated office since she currently must work out of her family room. A second story will be added over the existing family room to give two additional bedrooms and the office Kristi desires. The attached small garage (where the washer and dryer are currently) will be demolished and be turned into livable space which will contain a stairwell and an indoor laundry room. A bit larger two car garage will be added to the South and a one car garage to the Southeast. Also, a new patio (on top of the existing permitted patio that has been in place since previous owners built in 2011) and will function as an observation deck (accessible by the second story new office). This property is zoned as R2 and is located on the lakefront. It will remain a single family residence and will not affect present vehicular traffic. The entrance to the property remains as is and doesn't affect the property access of its neighbors.

The Lakes of Tempe has countless two and even three story homes. There are 239 homes on the lakefront (and more than that not on lakefront), and more than half of those are two stories or more (as much as three stories). It's also a precedent to build a second story from an original single story home. Two homes in The Lakes neighborhood were originally one story and got use permits approved to build a second story. Those addresses are:

ARCHITECTURAL
COLLABORATIVE
TEAM



1. 5414 S Marine Dr. Tempe, 85283
2. 5602 S Crows Nest, Tempe, 85283

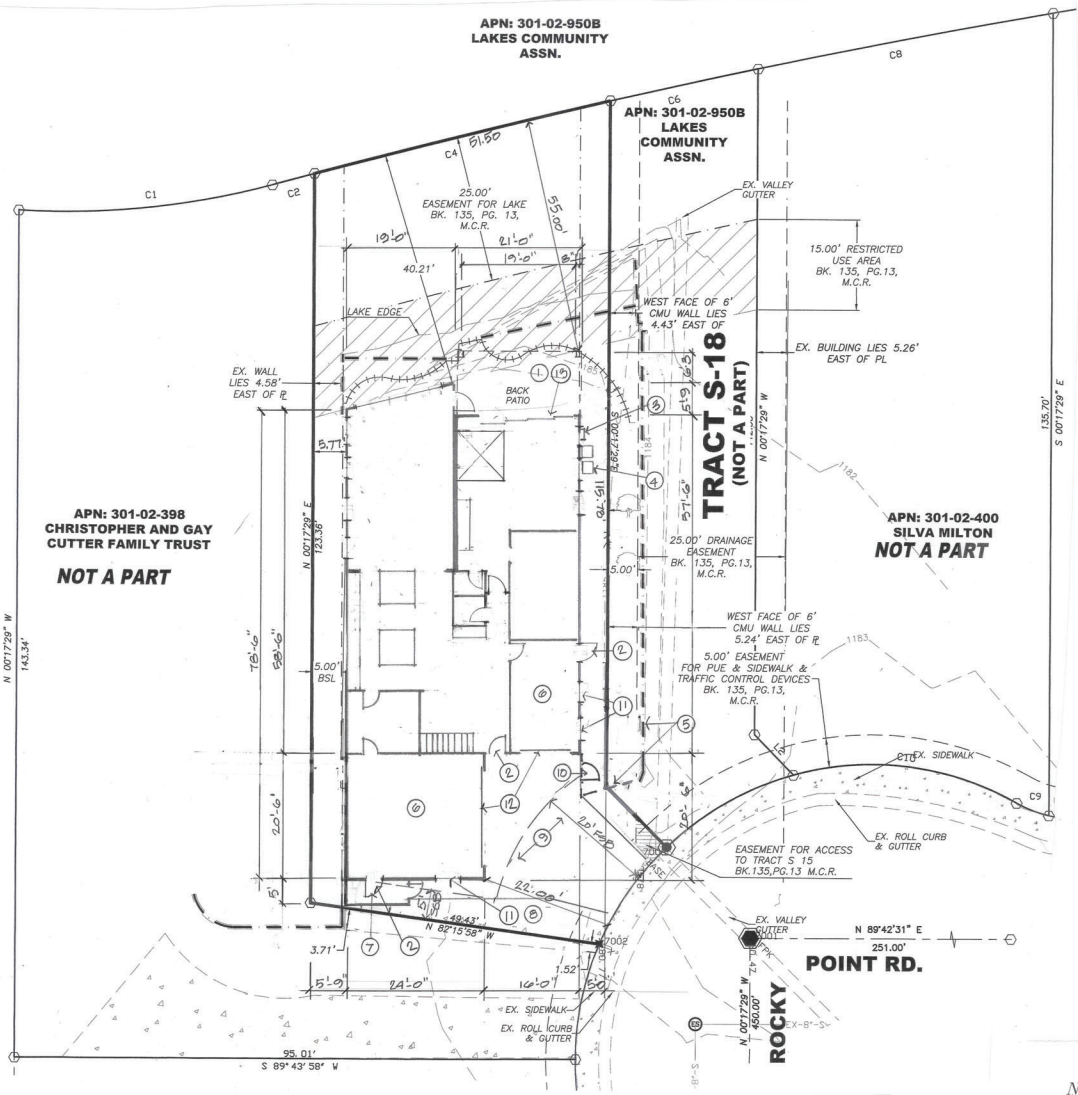
Throughout The Lakes, there are homes over 5,000 square feet and three stories. In fact, the proposed project is in alignment with surrounding properties all around the lake and will enhance the neighborhood lakefront and value of the surrounding properties. The Lakes HOA approval process is to submit, review and approve after the City has approved the project. The HOA requires Kristi submitting the city-approved permits before going through the HOA approval process.

If you need further assistance, please don't hesitate to call.

Sincerely,

A handwritten signature in black ink that reads "Katy James". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

Katy James
Architect



SITE PLAN



PROJECT DATA TABLE

1. THE KRISTI MILLER RESIDENCE
2. PROJECT ADDRESS: 5602 S ROCKY POINT ROAD TEMPE AZ 85283
APN: 301-02-950B
3. ZONING: R-2
4. NET SITE AREA: 6778 SF
5. DENSITY (DU/AC): MAXIMUM ALLOWED 1.0 DU/AC; PROPOSED 6 DU/AC
6. MINIMUM LOT AREA PER DWELLING UNIT:
REQUIRED: 3600 SF
PROVIDED: 6778 SF
7. BUILDING HEIGHT: 25'-4"
8. LOT COVERAGE: MAXIMUM: 45%; PROPOSED: 41%
9. BUILDING SETBACKS (MINIMUM REQUIRED PER THE LAKES TRACT F-2) PROPOSED = MINIMUM
FRONT 20 FEET
REAR 0 FEET
SIDES 5 FEET
10. PARKING: 2 REQUIRED, 3 PROPOSED

ADDITIONAL PROJECT INFORMATION:

PROJECT NARRATIVE: THE PROPOSED PROJECT IS A REQUEST FOR A USE PERMIT TO ADD A SECOND STORY. THE OWNER ALSO WISHES TO ADD A LAUNDRY ROOM AND GARAGE AND REMOVE THE EXISTING SINGLE FAMILY RESIDENCE. THE EXISTING PERMITTED PATIO COVER WILL BE REPLACED BY A NEW PATIO COVER WITH AN OBSERVATION DECK ABOVE IN THE SAME FOOTPRINT.

CONTACT: KATY JAMES
ARCHITECTURAL COLLABORATIVE TEAM
723 EAST DIAMOND DRIVE
TEMPE AZ 85283
KATY@ACTARCH.COM
480-540-5637

BUILDING CODE DATA:
SINGLE FAMILY RESIDENCE
CONSTRUCTION TYPE VB
NON-SPRINKLERED

BUILDING CALCULATIONS:

TOTAL ENCLOSED EXISTING LIVABLE	1604 SF
EXISTING GARAGE	400 SF
EXISTING PATIO COVER	240 SF
PROPOSED FIRST FLOOR LIVABLE	2080 SF
PROPOSED GARAGE	700 SF
PROPOSED SECOND STORY	1140 SF
PROPOSED PATIO COVER/OBSERVATION DECK	240 SF
TOTAL PROPOSED ENCLOSED LIVABLE	3120 SF
LOT COVERAGE PROPOSED	2790 SF / 6777.51 = 41%
LOT COVERAGE ALLOWED	45%

- KEYNOTES:**
1. OBSERVATION DECK ABOVE
 2. DOOR TO EXTERIOR
 3. ELECTRICAL SERVICE ENTRANCE AND PANEL
 4. MECHANICAL UNITS
 5. EXISTING 6'-0" HIGH MASONRY WALL WITH PAINTED STUCCO FINISH
 6. GARAGE
 7. TRASH ENCLOSURE
 8. LANDSCAPE PLANTER
 9. CONCRETE PAVED DRIVEWAY
 10. NEW 6'-0" HIGH MASONRY WALL WITH PAINTED STUCCO FINISH AND GATE
 11. WINDOW
 12. GARAGE DOOR
 13. SLIDING GLASS DOOR

SHEET INDEX:

1	SITE PLAN
2	DEMOLITION PLAN
3	FIRST FLOOR PLAN
4	SECOND FLOOR
5	ELEVATIONS
6	ELEVATION
7	CIVIL SURVEY OF EXISTING PROPERTY

THIS DOCUMENT IS AN INSTRUMENT OF SERVICE PREPARED BY AN ARCHITECT OR ARCHITECTURAL FIRM FOR THE CLIENT'S USE. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT OR ARCHITECTURAL FIRM. THE ARCHITECT OR ARCHITECTURAL FIRM SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY, INCLUDING NEGLIGENCE, ARISING FROM OR OUT OF THE USE OF THIS DOCUMENT, EVEN IF SUCH DAMAGE IS CAUSED BY THE ARCHITECT OR ARCHITECTURAL FIRM'S NEGLIGENCE. THE ARCHITECT OR ARCHITECTURAL FIRM SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY, INCLUDING NEGLIGENCE, ARISING FROM OR OUT OF THE USE OF THIS DOCUMENT, EVEN IF SUCH DAMAGE IS CAUSED BY THE ARCHITECT OR ARCHITECTURAL FIRM'S NEGLIGENCE.

AN ADDITION AND REMODEL FOR THE KRISTI MILLER RESIDENCE AT 5602 SOUTH ROCKY POINT ROAD TEMPE, ARIZONA 85283

No.	Revision/Issue	Date

ARCHITECTURAL COLLABORATIVE TEAM
723 EAST DIAMOND DRIVE
TEMPE, ARIZONA 85283
PH: 480-540-5637
A LIMITED LIABILITY COMPANY

REGISTERED PROFESSIONAL ARCHITECT
2017
KATHRYN S. JAMES
12.20.21
Kathryn James
EXPIRES 12/31/2024

Project: 21-013
Date: _____
Scale: 1
AS NOTED

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT INCLUDE THE CONSTRUCTION OF THE PROJECT OR THE PERFORMANCE OF THE CONTRACTOR. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT INCLUDE THE CONSTRUCTION OF THE PROJECT OR THE PERFORMANCE OF THE CONTRACTOR.

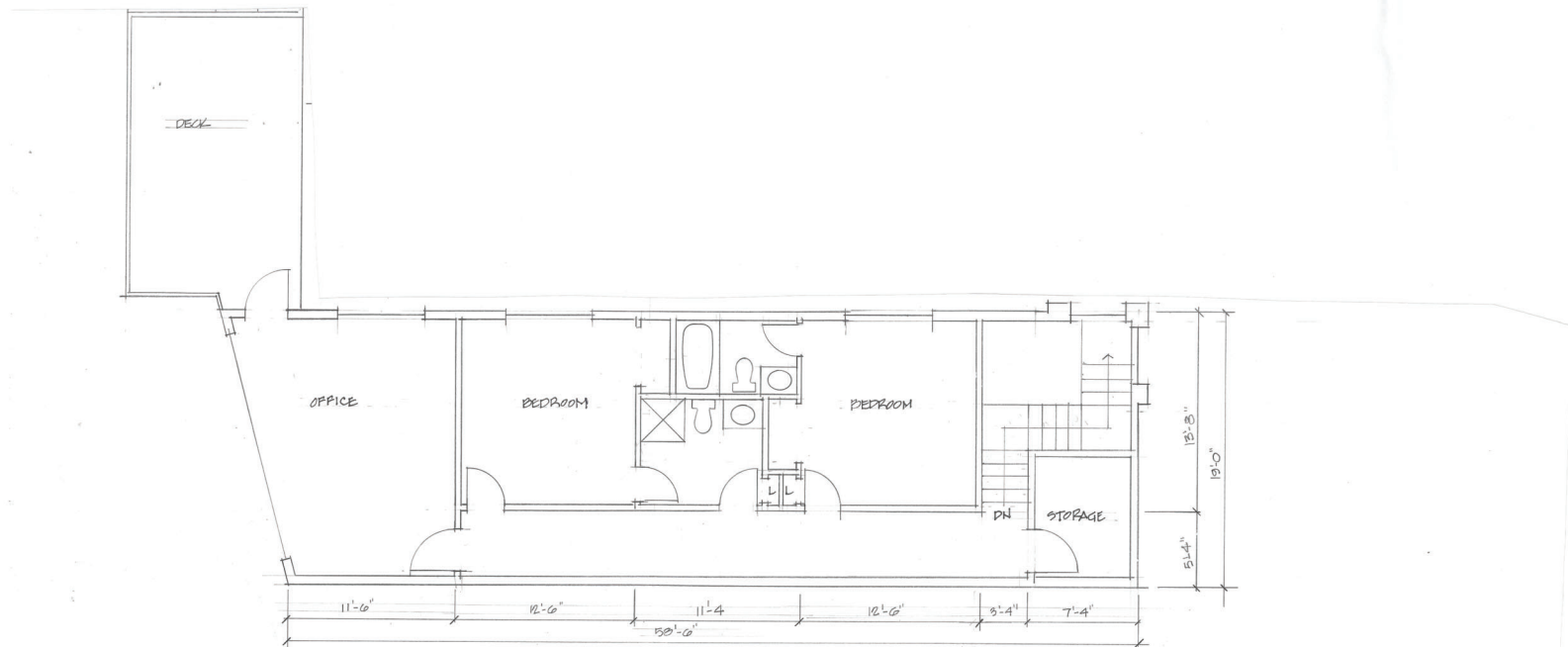
AN ADDITION AND REMODEL FOR
 THE KRISTI MILLER RESIDENCE AT
 5602 SOUTH ROCKY POINT ROAD
 TEMPE, ARIZONA 85283

No.	Revision/Issue	Date

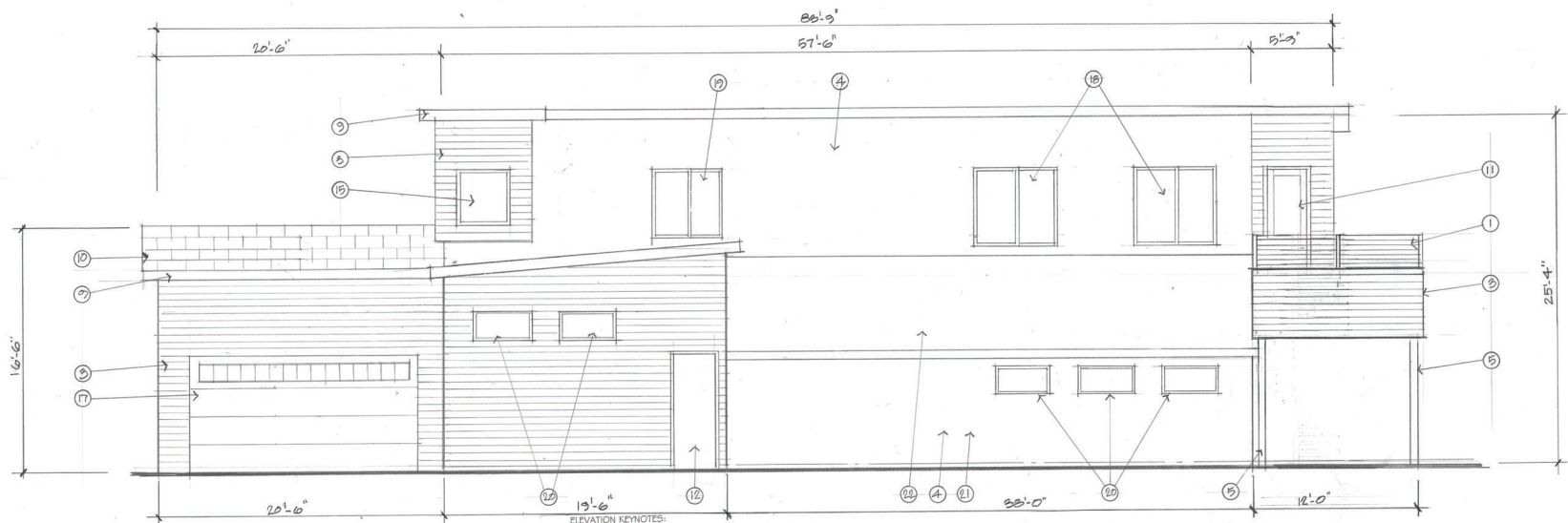
ARCHITECTURAL COLLABORATIVE TEAM
 723 EAST DIAMOND DRIVE
 TEMPE, ARIZONA 85283
 PH 480-897-9244
 A LIMITED LIABILITY COMPANY

REGISTERED PROFESSIONAL ARCHITECT
 2017
 KRISTEN S. JAMES
 KRISTEN S. JAMES
 ARCHITECT
 KRISTEN S. JAMES
 KRISTEN S. JAMES
 KRISTEN S. JAMES

Project: 21-013
 Date: **4**
 Scale: AS NOTED



SECOND FLOOR PLAN
 1/4" = 1'-0"
 GRAPHIC SCALE
 0 1 2 4



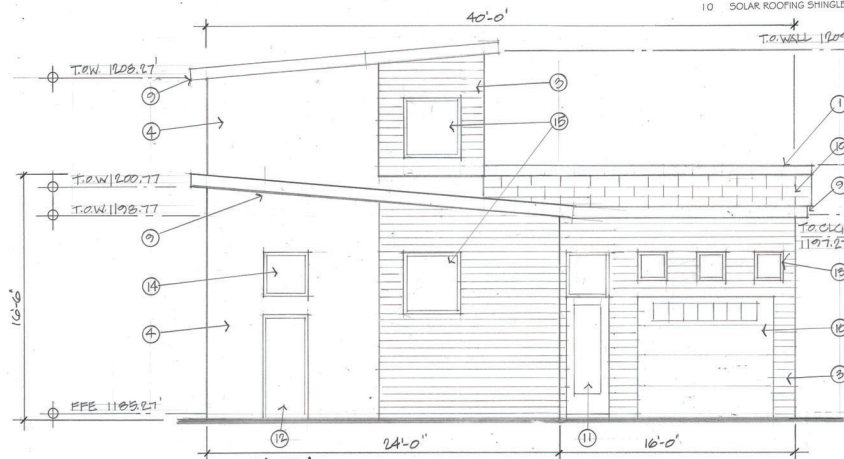
EAST

1/4" = 1'-0"



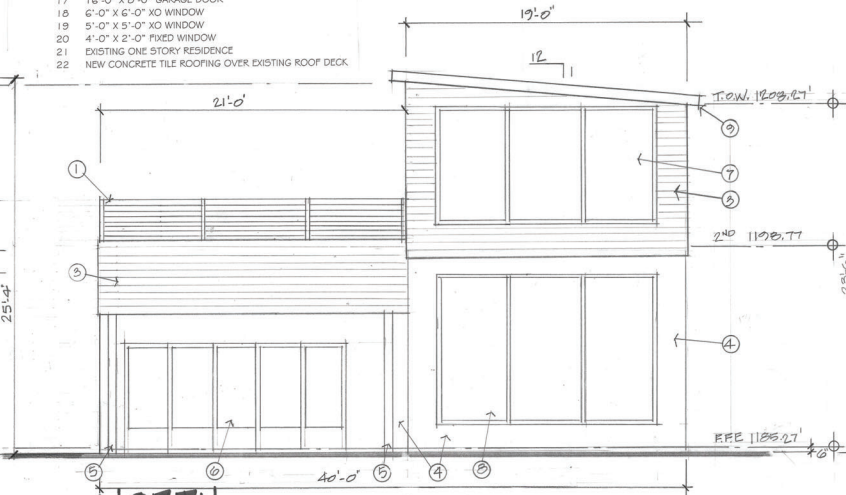
ELEVATION KEYNOTES:

- 1 1/4" DIAMETER STEEL CABLE GUARD
- 2 HARDIE BOARD PANELING
- 3 PAINTED SMOOTH FINISH STUCCO
- 4 STEEL COLUMN
- 5 15'-0" WIDE SLIDING GLASS DOOR
- 6 WINDOW WIDTH TO MATCH EXISTING
- 7 EXISTING WINDOW
- 8 WOOD FASCIA
- 9 SOLAR ROOFING SHINGLES
- 11 GLASS ENTRY DOOR
- 12 DOOR TO GARAGE
- 13 2'-0" X 2'-0" FIXED WINDOW
- 14 3'-0" X 3'-0" FIXED WINDOW
- 15 4'-0" X 4'-0" FIXED WINDOW
- 16 9'-0" X 8'-0" GARAGE DOOR
- 17 16'-0" X 8'-0" GARAGE DOOR
- 18 6'-0" X 6'-0" XO WINDOW
- 19 5'-0" X 5'-0" XO WINDOW
- 20 4'-0" X 2'-0" FIXED WINDOW
- 21 EXISTING ONE STORY RESIDENCE
- 22 NEW CONCRETE TILE ROOFING OVER EXISTING ROOF DECK



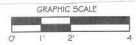
SOUTH

1/4" = 1'-0"



NORTH

1/4" = 1'-0"



THIS DRAWING IS THE PROPERTY OF ARCHITECTURAL COLLABORATIVE TEAM. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE, REPRODUCTION, OR DISTRIBUTION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF ARCHITECTURAL COLLABORATIVE TEAM IS STRICTLY PROHIBITED. ARCHITECTURAL COLLABORATIVE TEAM SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. ARCHITECTURAL COLLABORATIVE TEAM SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DRAWING.

**AN ADDITION AND REMODEL FOR
THE KRISTI MILLER RESIDENCE AT
5602 SOUTH ROCKY POINT ROAD
TEMPE, ARIZONA 85283**

1		12/22
No.	Revision/Issue	Date

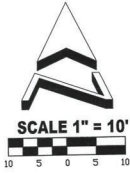
ARCHITECTURAL COLLABORATIVE TEAM
723 EAST DIAMOND DRIVE
TEMPE, ARIZONA 85283
PH: 480-897-9222
A LIMITED LIABILITY COMPANY

Kristin James
2017
KATHLEEN S. JAMES
REGISTERED ARCHITECT
NO. 11627
EXPIRES 12/31/2024

Project: 21-013
Date:
Scale: AS NOTED
Sheet: **5**

BOUNDARY & TOPOGRAPHY SURVEY

A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 02, TOWNSHIP 01 SOUTH, RANGE 04 EAST OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA
LAKES TRACT F2 - LOT 51



LEGEND

- BRASS CAP
- SET PK NAIL WITH TAG LS#41076
- ✕ SET "X" IN CONCRETE
- NOTHING FOUND/NOTHING SET
- ℞ PROPERTY LINE
- BSL BUILDING SETBACK LINE
- M.C.R. MARICOPA COUNTY RECORDER
- EXISTING WALL
- ++++ EXISTING TILE
- +40.17 EXISTING GRADE
- ⌋ EXISTING GATE
- + CONCRETE
- ▨ PAVERS

LANDSCAPE LEGEND

- 🌳 TREE

EASEMENT NOTES

- 1 EASEMENT FOR ACCESS TO TRACT S-18.
- 2 TYPICAL 5' EASEMENT FOR USE OF ADJOINING LOTS.

Line Number	Bearing	Distance
L1	S 44°27'15" E	14.58'

Curve Number	Delta	Radius	Arc Length	Tangent
C1	58°20'38"	19.50'	20.00'	28.27'
C2	02°01'35"	1457.50'	51.55'	33.08'

FEMA FIRM INFORMATION

COMMUNITY NUMBER	PANEL NUMBER PANEL DATE	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE
04013C	2710 10-16-13	L	02-05-16	X

NOTE

1.- THIS SURVEY IS BASED ON BOOK 135 OF MAPS, PAGE 13, RECORDS OF MARICOPA COUNTY ARIZONA AND ON OTHER INFORMATION AS PROVIDED BY THE CLIENT. NO CURRENT TITLE REPORT/SEARCH WAS PROVIDED. ANY OTHER EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS OR OTHER MATTERS OF RECORD THAT MAY AFFECT THIS SITE ARE NOT SHOWN HEREON.

2.- IT IS THE OPINION OF THE UNDERSIGNED THAT THE FOUND MONUMENTS NOT ACCEPTED, DO NOT BEST REPRESENT THE DEED CORNER (OR RIGHT-OF-WAY/EASEMENT) LOCATIONS.

3.- FOR COMPUTATION PURPOSES, THE PARCEL AREA LISTED HEREON WAS COMPUTED WITHOUT REGARD TO THE POSSIBLE ENCROACHMENTS OR FENCE LOCATIONS SHOWN.

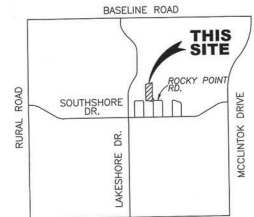
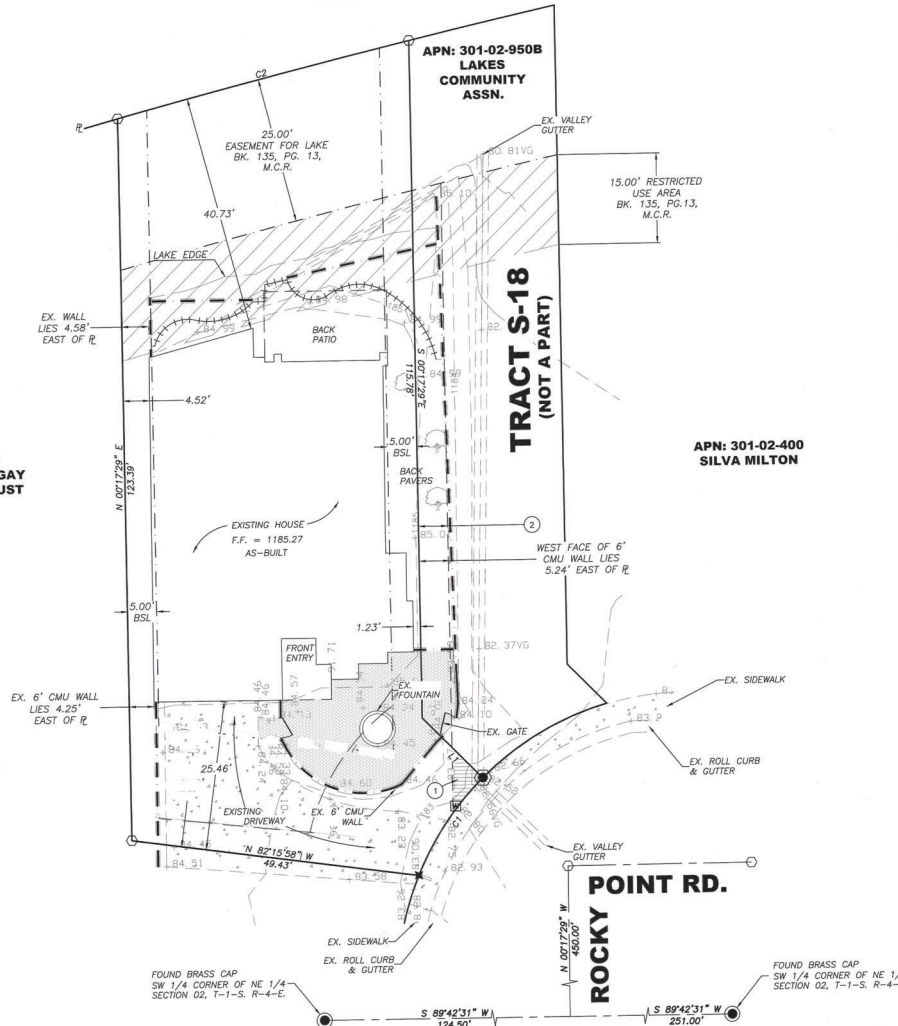
4.- BUILDING SETBACK LINES ARE PROVIDED FROM PRELIMINARY RESEARCH ONLY. SETBACK MAY VARY BASED ON HOA C&R DOCUMENTS AND/OR MUNICIPAL ZONING CASES. VERIFICATION OF BUILDING SETBACK LINES MUST BE PERFORMED BY THE ARCHITECT AND/OR BUILDING DESIGN PROFESSIONAL PRIOR TO BUILDING DESIGN.

APN: 301-02-950B
LAKES COMMUNITY ASSN.

APN: 301-02-950B
LAKES COMMUNITY ASSN.

APN: 301-02-400
SILVA MILTON

APN: 301-02-398
CHRISTOPHER AND GAY CUTTER FAMILY TRUST



VICINITY MAP
N.T.S.

OWNER

KRISTI MILLER
5602 S. ROCKY POINT RD.
TEMPE, AZ 85283

SITE DATA

APN: 134-31-0301-02-399
ZONING: R-2
JURISDICTION: TEMPE
AREA = 6,777.51 SF
0.16 AC

LEGAL DESCRIPTION

PARCEL NO.1:
LOT 51, THE LAKES TRACT F-2, ACCORDING TO BOOK 135 OF MAPS, PAGE 13, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO.2:
AN EASEMENT FOR DRAINAGE, RECREATIONAL, PATIO AND GARDEN USES OVER THE WEST 5 FEET OF TRACT S 18, OF THE LAKES TRACT F-2, ACCORDING TO BOOK 135 OF MAPS, PAGE 13, RECORDS OF MARICOPA COUNTY.

BASIS OF BEARINGS

THE SOUTH PROPERTY LINE BEARS NORTH 82°15'58" WEST ACCORDING TO BOOK 135 OF MAPS, PAGE 13, M.C.R.

BENCHMARK

BRASS CAP IN HAND HOLE FOUND AT INTERSECTION OF GUADALUPE RD. & LAKESHORE DR. ELEVATION = 1185.184 (GDACS# 9012)

REFERENCE DOCUMENTS

1. WARRANTY DEED DOC#2017-0714878, M.C.R.
2. BOOK 135 OF MAPS, PAGE 13, M.C.R.

CERTIFICATION:

I, ANTHONY N. ZAUGG, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS RESULTS OF SURVEY, CONSISTING OF 1 SHEET, CORRECTLY REPRESENTS A SURVEY DONE UNDER MY SUPERVISION DURING THE MONTH OF SEPTEMBER, 2021; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN OR WILL BE SET; THAT THEIR POSITIONS ARE CORRECT AND ACCURATE AS SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Anthony N. Zaugg 09-07-21

ANTHONY N. ZAUGG
1014 1076
ARS 32-151 THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OR FINDINGS THAT ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

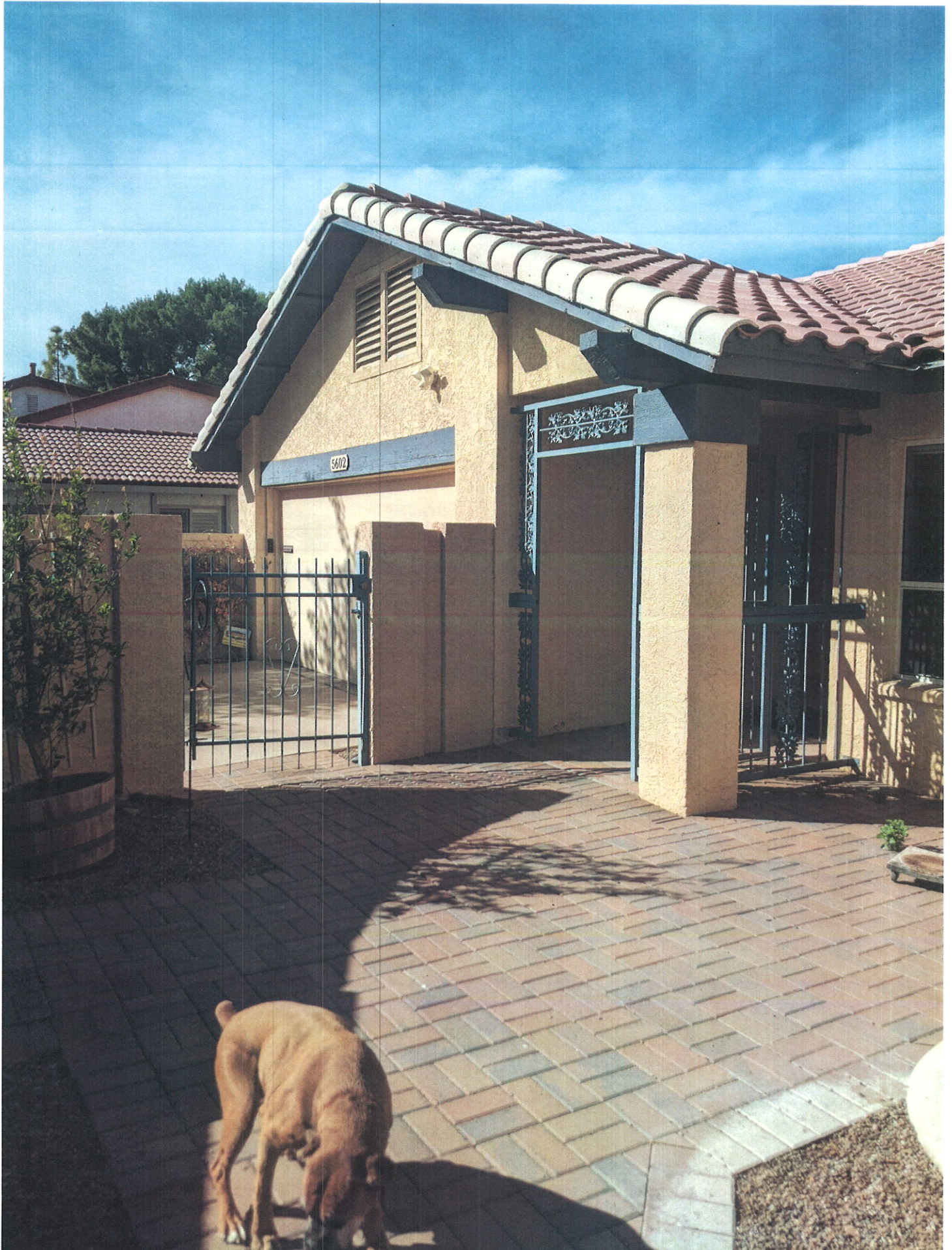


DATE



ALLEN CONSULTING ENGINEERS, INC.
4111 E. VALLEY AUTO DRIVE, SUITE 103
MESA, ARIZONA 85206
PHONE (480) 841-1868
E-MAIL: ace@allenconsultingengr.com

APN: 301-02-399	KRISTI MILLER RESIDENCE		
5602 S. ROCKY POINT RD. TEMPE, AZ 85283			
TOPOGRAPHY SURVEY			
JOB NUMBER	96961	SHEET	1 OF 1
DRAWING	TOP	DATE	09-07-2021
DRAFTSMAN	TOP	CHECKED BY	



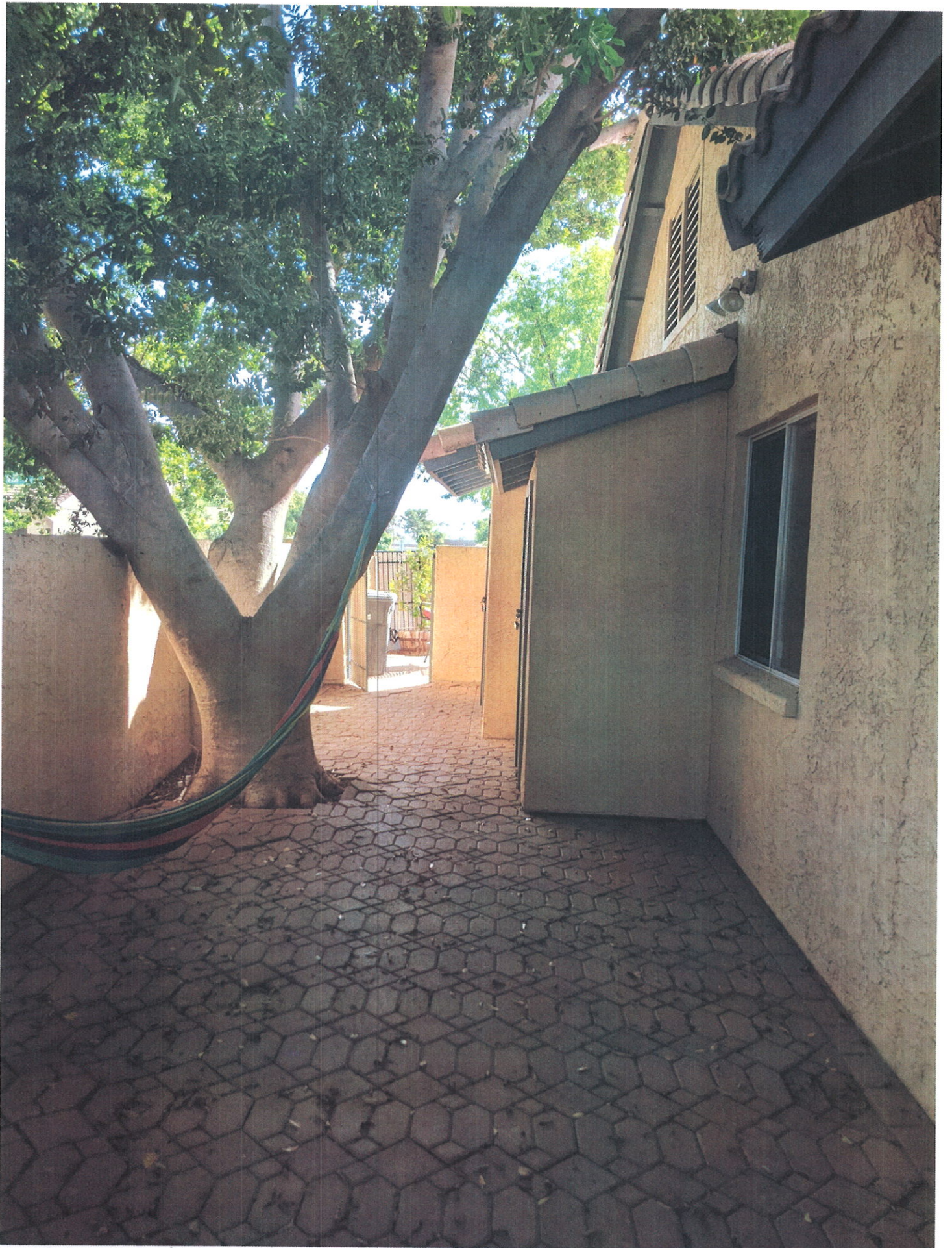
SE looking West



SOUTH Looking North
ATTACHMENT 13



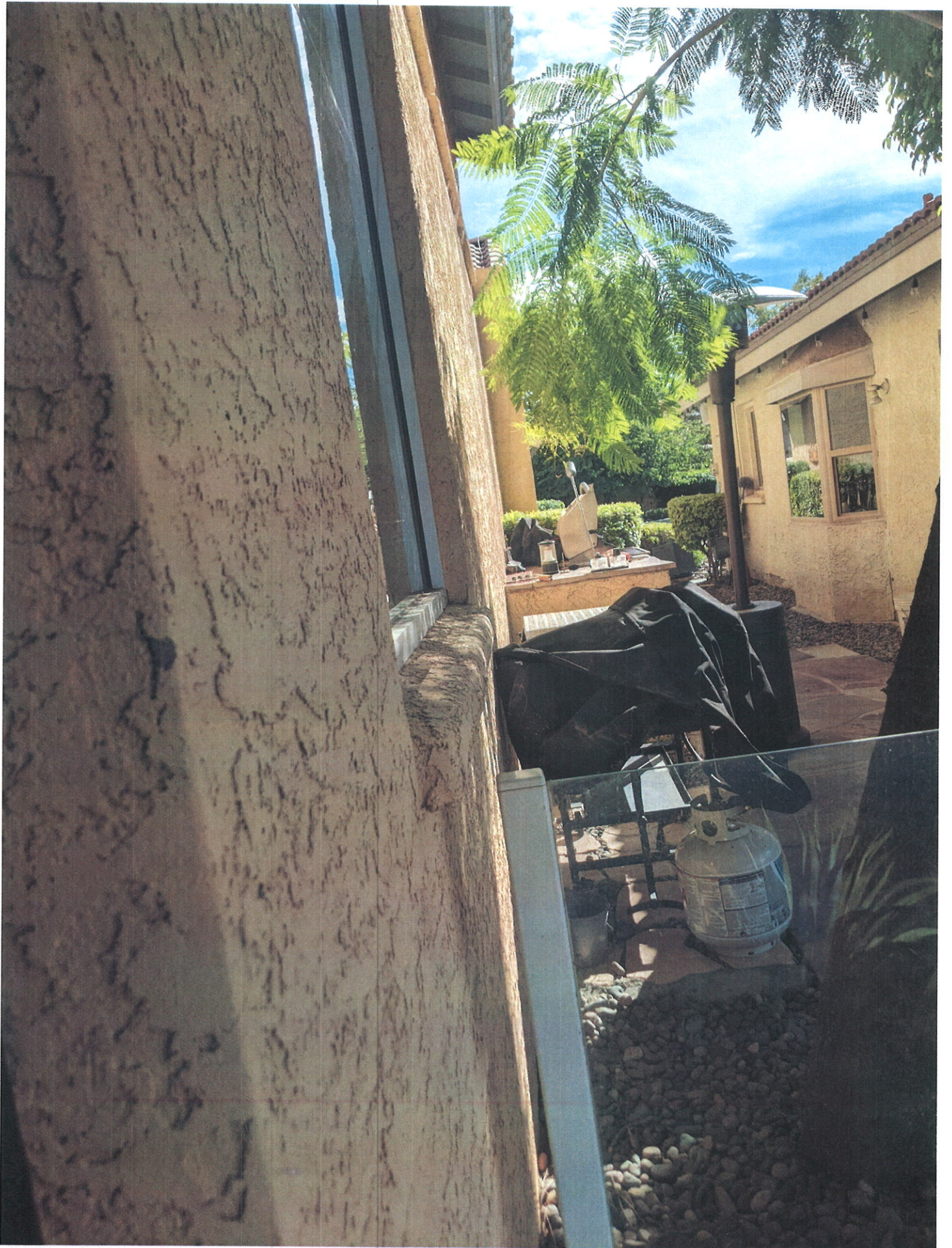
PARTIAL SOUTH @ Gate ATTACHMENT 14



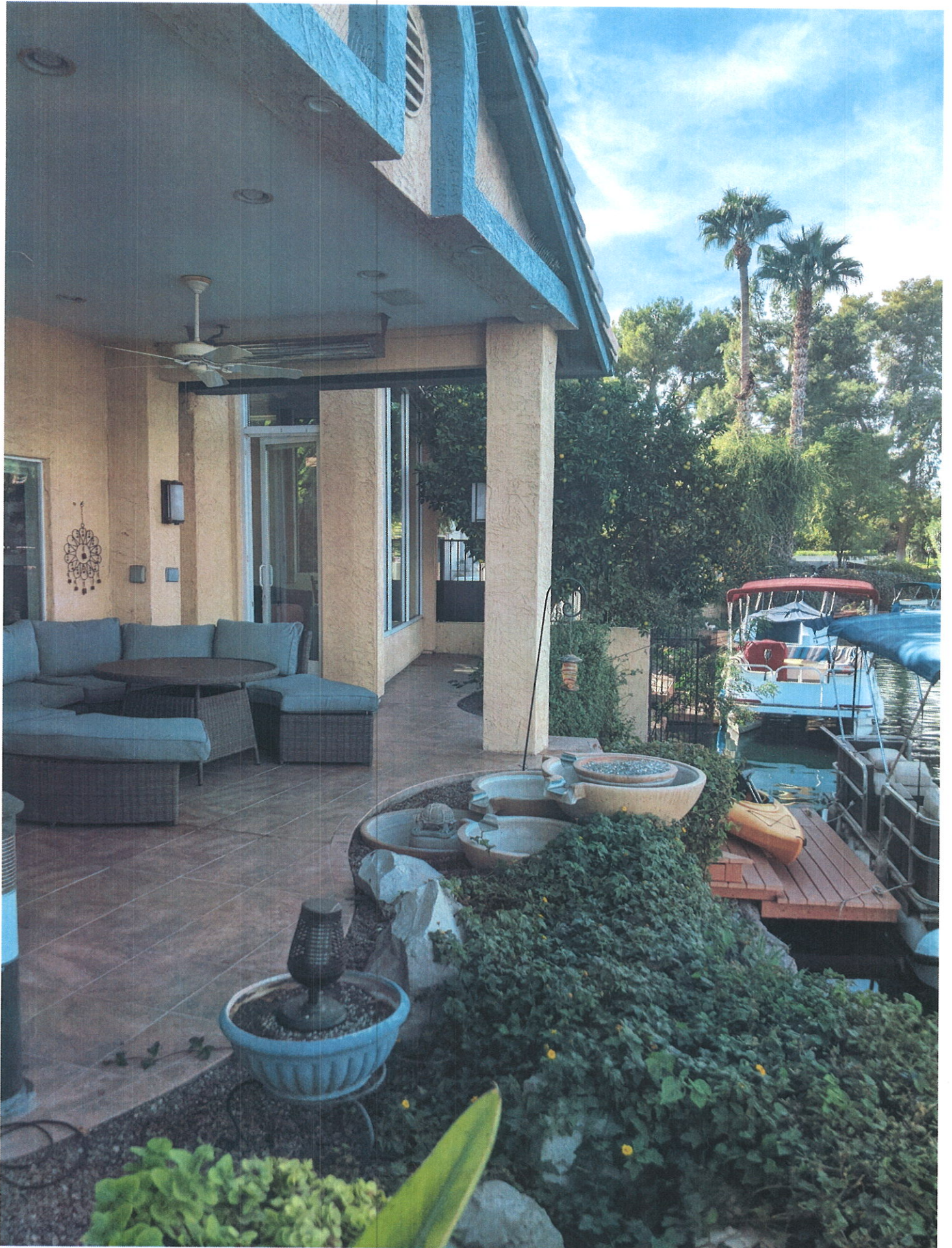
East looking south @ existing sheds



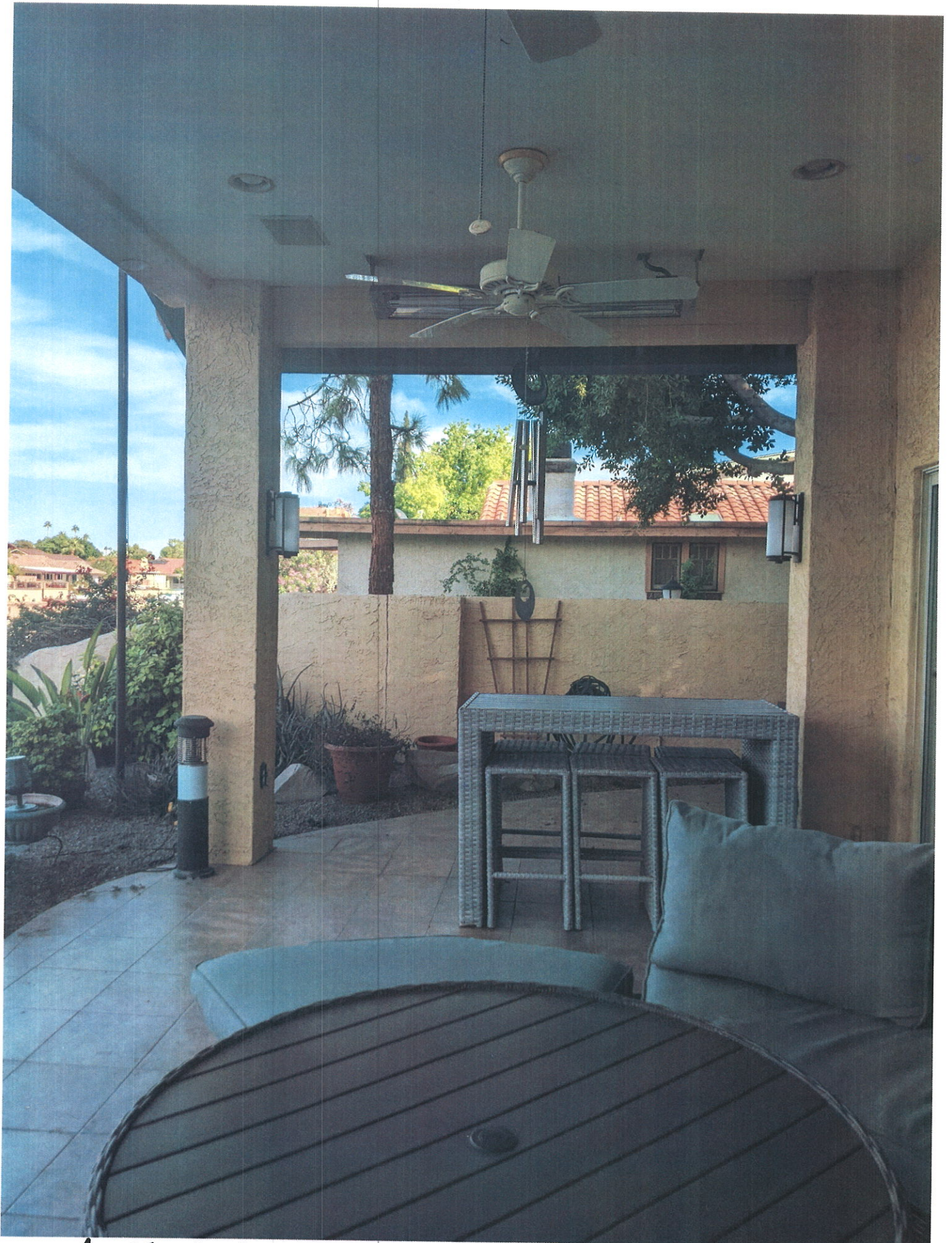
East looking south



West looking South



North looking west



North looking east

Jimenez, Lee

From: James Hoffman <james@invictusgroup.io>
Sent: Tuesday, December 28, 2021 4:45 PM
To: Jimenez, Lee
Cc: Kathy Hoffman; Nate Hoffman
Subject: Development review commission 1/11/22; case# PL210348

Afternoon Lee, we are interested in attending the public meeting via webex and for comment on PL210348 5602 South Jolly Roger 85283 scheduled for 1/11/22.

We object to the approval of a second story of the subject case# due to potential issues with disturbing and the weakening of the lake wall installed on the early 1970's. We also object due to the impact of the corner lot it sits on and it's crowding of the immediate neighbors. This is not a good precedent for the neighborhood.

Thank you for the opportunity to submit our concern.

Regards,

James R Hoffman

██████████ [e. sandpiper drive | tempe AZ](#)

Cell Phone: ██████████ |

Email: james@invictusgroup.io

Confidentiality Warning: This e-mail contains information intended only for the use of the individual or entity named above. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering it to the intended recipient, any dissemination, publication or copying of this e-mail is strictly prohibited. The sender does not accept any responsibility for any loss, disruption or damage to your data or computer system that may occur while using data contained in, or transmitted with, this e-mail. If you have received this e-mail in error, please immediately notify us by return e-mail. If you have received this e-mail in error, please immediately notify us by return e-mail. Thank you.

Jimenez, Lee

From: Barry, Joanna
Sent: Wednesday, December 29, 2021 7:18 AM
To: Jimenez, Lee
Cc: Dasgupta, Suparna
Subject: FW: DRC Public Hearing Notice - The Miller Residence
Attachments: PC_DRC_TheMillerResidence_011122.pdf

Lee,

Just a heads up.

Joanna



JOANNA BARRY
Administrative Assistant II
Community Development, Planning Division
31 E. 5th St., Tempe, AZ 85281
480.858.2088 joanna_barry@tempe.gov
tempe.gov/planning

From: Christine Baldanza <christineb@thelakesoftempe.com>
Sent: Tuesday, December 28, 2021 8:01 PM
To: Barry, Joanna <Joanna_Barry@tempe.gov>
Subject: Re: DRC Public Hearing Notice - The Miller Residence

Ms. Barry

Thank you very much for sending me this info.

I have had several homeowners already call with their concerns and I certainly want our Architectural Committee to weigh in on this as well.

I will be requesting to attend.

Appreciate the email.

Christine Baldanza
Community Manager
The Lakes

On Dec 28, 2021, at 3:41 PM, Barry, Joanna <Joanna_Barry@tempe.gov> wrote:

Please find attached a public hearing notice for the 1/11/22 DRC hearing. These are sent to HOA/NA contacts located within 1,320 feet of the proposed project

before the Development Review Commission. You are receiving this as you are listed as the contact for your association.

Thank you,



JOANNA BARRY
Administrative Assistant II
Community Development, Planning Division
31 E. 5th St., Tempe, AZ 85281
480.858.2088 joanna_barry@tempe.gov
tempe.gov/planning