

Appendix C
Pre-Design Meeting
Design Review Check-list

Preliminary Submittal:

- ✗ Application / Acknowledgement Form - **Submitted on May 4th Meeting**
- ✗ Narrative describing complete scope of work for project
- ✗ Topographic drawing of site (prepared by licensed Civil Engineer) at scale no smaller than 1"=20'. ...clearly reflecting Hillside areas and calculations of disturbances.
- ✗ Site Plan at a scale no smaller than 1":20' (including septic system) Tonto Hills Building Set back lines. If project is a remodel / addition etc. Clearly define / identify existing and new construction. Roof Plan at a scale no smaller than 1/8"
- ✗ Floor Plans at a scale no smaller than 1/8"
- ✗ Exterior Elevations at a scale no smaller than 1/8". Showing heights of all roof structures
- ✗ List any additional drawings, photos, samples, etc. included in your submittal

Pre Permit Submittal:

- ✗ Narrative identifying any changes to preliminary submittal. Include response to any previous ACC stipulations - **Submitted June 29th Meeting**

ACC / County Approval:

- ✗ 2 Complete sets of all 'Maricopa County Approved "construction documents including Site, G & D, and Building plans.
- ✗ Anticipated Construction Schedule - TBD Winter 2022

Construction Authorization:

Appraised Value Improvement To Tonto Hills

RECONCILIATION	Indicated Value by Sales Comparison Approach \$ 1,950,000
	Indicated Value by: Sales Comparison Approach \$ 1,950,000 Cost Approach (if developed) \$ 1,979,951 Income Approach (if developed) \$
	The Sales Comparison Approach was relied upon to determine market value. The Cost Approach is subject to obsolescence factors, and as such, was used only as a check against the Sales Comparison Approach. The Income Approach is not considered applicable as buyers in this market do not typically purchased based upon their income potential.
	This appraisal is made <input type="checkbox"/> "as is", <input checked="" type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: This report is SUBJECT TO
	COMPLETION OF THE HOME.

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ **1,950,000**, as of **08/03/2022**, which is the date of inspection and the effective date of this appraisal.

**MARICOPA COUNTY
AIR QUALITY
DEPARTMENT**



**301 W Jefferson St, Suite 410
Phoenix, AZ 85003
602-506-6010**

Dust Control Permit

**ATTENTION: NextGen Builders LLC
34406 N 27th Dr
Bldg 7 Suite 171
Phoenix, AZ 85085**

**FACILITY ID: F045748
ISSUE DATE: 08/16/2022
EXPIRATION DATE: 08/17/2023**

PROJECT INFORMATION:

Project Acreage: 0.72
Project Name: Tilley Residence
Project Type: Residential
Project Start Date: 08/25/2022

SITE INFORMATION

Site Address 1: 11808 E QUAIL LN
CAVE CREEK Arizona 85331
Parcel #: 219-12-054

CONDITIONS:

1	A copy of the approved dust control plan and permit must be available on site.
2	The approved dust control plan, including the federally approved best available control measures must be implemented.
3	Alterations to dust-generating activities, control measures, or site layout shall result in the submission of an updated dust control plan.
4	Any haul truck carrying bulk material offsite shall be required to cover the load with a tarp or other suitable enclosure.
5	All Dust Control permits shall be reapplied for annually if the project has not been completed and over 0.1 acres of disturbed surface area remains. Permit reapplications shall be submitted no later than 14 days prior to the expiration date of the original permit.
6	Written dust control records shall be recorded on each day that dust-generating operations are conducted.
7	No activity shall discharge into the ambient air emissions in excess of 20% opacity.
8	Trackout greater than 25 cumulative feet in length shall be cleaned immediately. Trackout less than 25 feet in length shall be cleaned by the end of the work day.
9	All unpaved areas shall meet the stability requirements in Rule 310 Section 304.

Final Submittal Narrative:

We appreciate the time and effort put in by the volunteers of both the ACC and THIA Board of Directors. Unfortunately, there is much more work as a whole (by the community), to dial in the very loosely and often *in-the-moment* interpreted DofR's. I believe there is a committee with dedicated volunteers striving to correct what has been, frankly, an outdated VERY subjective document. I would like to share example of things I've noticed over time that warrants (until things are officially updated, drafted, and approved by all) the completion of our community improving home.

With that said, included in our approved Maricopa County plans, you will also see the stamped G&D that outlines the front setback (per your request) has been moved from 49.79ft to the requested 50ft. You will also see the back setback (per your request) has also been moved from 38.88ft to the preferred 40ft. The side setbacks are within DofR preferred distances of 25ft. Regarding DofR Section 9 – the subjective confusion lies with 2 (possibly many) separate interpretations: 1) “*street-side*” which some interpret is asking for 50ft setback on both front and side, however as you can see on the next page, our lot does not border such “street” as stated - we border a road & lane. 2) the 50ft setback seems to state “. . . no building . . . permitted . . . within fifty (50ft) feet of the front **OR** from street side . . .” This would suggest some could interpret that a lot owner could, as a matter of fact, choose where they'd prefer to have the 50ft setback, on either “*street-side/lane-side/road-side*” or which side line of the lot preferred to consider the front. I say this because the DofRs don't specifically point out which “*sideline*” of an owner's lot is required to be the front – merely that the “*sideline*” of decided orientation need to be 25ft, front 50ft & rear 40ft.

9. No building of any kind shall be placed, erected, or permitted to exist within fifty (50) feet of the front **or street side** of any residential lot.

08 040077
8. No portion of any residence or any other structure shall be placed or constructed within twenty-five (25) feet of **the side line of any lot,** except that in construing this restriction two or more lots owned and built upon by a single owner as one unit shall be construed as one lot; provided, however, that the restrictions of this paragraph shall not prevent the erection of garages, or other permitted auxiliary structures, on the rear one fourth of any residential lot, provided the same shall not be closer than four feet to the lot line and does not encroach on any easement.

Partial sampling list of Tonto Hills DofR variance allowances by the THIA:

PREVIOUSLY SUBMITTED THIA VARIANCES - PAGES 16-26

All Tonto Hills Residents whom own pets have DofR approved variances per Section 14

- I have not seen such approval list.

14. No more than four (4) horses shall be maintained on any of said lots at any time and further, all stables and/or corrals shall be located in the rear one-half (1/2) of said lots. Further, all stables, corrals, fencing and/or anything constituting a shelter or enclosure for horses must be built in a workmanlike manner and in such a style and from such materials as will blend with the balance of the construction on said lot. All other pets of any kind whatsoever must have written permission from the Tonto Hills Improvement Association.

2017 – Tonto Hills Fire Department – New Roof Expansion Variance

- No ACC Approval Process
- No Maricopa County Permit/Approval



2018 – Lot# 168 – Richard & Deborah Grady – Garage Addition Variance

- No ACC Approval Process
- Received Maricopa County Approval to Proceed
- Notes of Discussion (THIA Board Minutes December 2017 & January 2018)



Tonto Hills Improvement Association

President: Steven Rensel
Vice President: Cheryl Kaufman
Treasurer: Dick Mocny
Secretary: Diana Cole

Board of Directors Meeting Minutes December 5, 2017 – 6 PM

Christ the Lord Lutheran Church
9205 E. Cave Creek Rd
Carefree, AZ

- I. Call to Order: 6:04 p.m.
- II. Roll Call
 - A. Present – Diana Cole, Sharon Hunt, Cheryl Kaufman, Dick Mocny, Steven Rensel, Nick Tilley,
 - B. Absent - Jacki Hoagland, Bud Tolp
 - C. Guests –Gary Hunt, Steve Myers, Dante Bisaro
- III. Open Forum –
 - A. Steve Rensel asked for a minute of silence to remember Lou Frederick and his many contributions to the community including being a co-founder of the THVDFD and his years as a Superintendent on the old and new water companies.
 - B. There was a question and update on the roads.
- IV. Consent Agenda Items:
 - A. Acceptance of Meeting Agenda – December 5, 2017. Dick Mocny made a motion to accept the agenda. Sharon Hunt 2nd. The motion passed.
 - B. Approval of Minutes of August 7, 2017. Dick Mocny made a motion to accept the minutes. Steve Rensel 2nd. The motion passed.
 - C. Acceptance of Special Meeting Minutes of September 7, 2017. Dick Mocny made a motion to accept the minutes. Steve Rensel 2nd. The motion passed.
- V. Reports
 - A. Treasurer's Report –
 - i. Dick Mocny gave the Treasurer's Report.
 - B. Environmental Report
 - i. There was a discussion on Tonto Hills' roads and communications with the county to date.
 - C. ACC Liaison Report
 - i. Nick Tilley gave an update.
 - D. THVFD Liaison
 - i. Heat and AC is expected to be installed in the new firehouse within 45 days.
 - ii. Cheryl Kaufman made a motion that the board allocates funds for tables and chairs to be used for upcoming board meetings and AGM's to be held at the firehouse in lieu of yearly payments to our current meeting space. Steve Rensel 2nd. The motion passed.

VI. Unfinished Business

E. Hillside petition

- i. Steve Rensel gave an update on progress.

F. Tontohills.net

- i. Logo Agreement – no update

- ii. Website Update

1. Tontohills.net is operational.
2. Mailchimp is operational for community blasts
3. Both tontohills.net and the Mailchimp account are registered to the board and fully transferable to future boards.
4. Frank Turben has been very responsive and done an excellent job working with Cheryl Kaufman and Diana Cole to get all internet aspects operational.

- iii. Letter to AssociationComm to regain tontohills.org – no update

- iv. Notification to THIA Board of new residents by DWID

1. There was a discussion on information flow between the DWID, Carefree Executive Services, the ACC, and the THIA Board.

G. Front Entrance

- i. Lighting Improvement by Let There Be Light

1. The job is complete and the board has received very positive comments from residents.

VII. New Business

A. Landscape Water Use -

- i. The timer box has been locked and all surface leaks corrected.
- ii. Steve Rensel made a motion to replace all backflow valves. Diana Cole 2nd. The motion passed.

B. Dispute regarding construction on Lot #168

- i. There was an update on ACC communications with owners of Lot #168.

VIII. Announcements

A. The AGM Announcement and Election Notice stuffing is scheduled for December 19 at 6PM at the home of Steve Rensel.

B. Next Board meeting is scheduled for Tuesday, January 16, 2018 at 6PM at the church

C. Future Agenda Items – Additional agenda items may be added before next meeting

IX. Adjournment – Steve Rensel made a motion to adjourn. Sharon Hunt 2nd. The motion passed. The board adjourned at 7:38.

Diana Cole Approved 1/16/2018
Diana Cole, Secretary

Tonto Hills Improvement Association

President: Steven Rensel
Vice President: Cheryl Kaufman
Treasurer: Dick Mocny
Secretary: Diana Cole

Board of Directors Meeting Minutes January 16, 2018 – 6 PM

Christ the Lord Lutheran Church
9205 E. Cave Creek Rd
Carefree, AZ

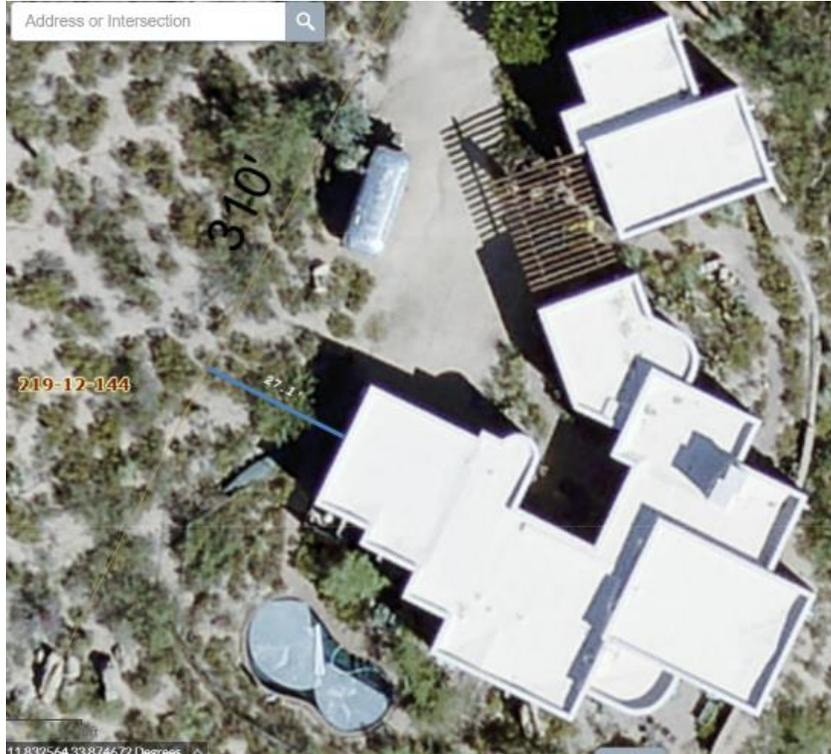
- I. Call to Order: 6:03 p.m.
- II. Roll Call
 - A. Present – Diana Cole, Sharon Hunt, Cheryl Kaufman, Dick Mocny, Steven Rensel, Nick Tilley, Bud Tolp
 - B. Absent - Jacki Hoagland
 - C. Guests –Gary Hunt, Kathy Kuchta
- III. Open Forum –
 - A. Kathy Kuchta introduced herself and asked a question about board membership.
- IV. **Consent Agenda Items:**
 - A. **Acceptance of Meeting Agenda – January 16, 2017. Steve Rensel made a motion to accept the agenda with the addition of the agenda item “Lot #168”. Bud Tolp 2nd. The motion passed.**
 - B. Approval of Minutes of December 5, 2017. Dick Mocny made a motion to accept the minutes. Sharon Hunt 2nd. The motion passed.
- V. Reports
 - A. Treasurer's Report –
 - i. Dick Mocny gave the Treasurer's Report. Dick will check on average transfer fees for community associations.
 - B. Environmental Report
 - i. There was a discussion on Tonto Hills' roads and communications with the county to date.
 - C. ACC Liaison Report
 - i. Nick Tilley gave an update.
 - D. THVFD Liaison
 - i. Chief Gary Hunt gave an update.
- VI. Unfinished Business
 - E. Hillside petition
 - i. Steve Rensel gave an update on progress.
 - F. Tontohills.net
 - i. Logo Agreement
 1. Diana Cole made a motion that we continue to use existing Tonto Hills Logo that is on tontohills.net. Steve Rensel 2nd. The motion passed.

- ii. Letter to AssociationComm to regain tontohills.org – no update.
 - iii. Communication re Resident Directory – Cheryl Kaufman gave an update.
 - G. Landscape Water Use
 - i. Backflows have been replaced and timer boxes locked.
 - H. Tables and Chairs for THIA use at the firehouse
 - i. Tables and chairs and a storage dolly have been purchased and are in the firehouse.
 - I. **Lot #168**
 - i. No additional action will be taken at this time.**
 - ii. There was a discussion on ACC policies and potential changes to fees and enforcement.
- VII. New Business
 - A. Short Term Rentals
 - i. Steve Rensel made a motion to put on the new board's first meeting agenda, an item to write a schedule of fines for violation of Tonto Hills' D of R's, for example, the use of a property for lodging. Bud Tolp 2nd. The motion passed.
 - B. Resident Request re Stop Sign at Kachina and Deer Trail
 - i. Diana Cole will respond to the resident with the board's recommendation that she contact Maricopa County Sherriff's office.
 - C. AGM Meeting
 - i. Review THVFD financial/recommend amount THIA contribution
 - a. THVFD will present their request for funding at next board meeting.
 - ii. Propose/discuss draft budget for N/Y
 - a. Dick Mocny presented next year's proposed budget
 - iii. Publish L/Y minutes for BOD review
 - a. No discussion; minutes are acceptable
 - iv. AGM Agenda
 - a. The agenda was reviewed and revised.
- VIII. Announcements
 - A. Next Board meeting is scheduled for Tuesday, February 20, 2018 at 6PM at the THVFD Firehouse
 - B. AGM mailing meeting is scheduled for Tuesday, February 27, 2018 at 6PM at the THVFD Firehouse.
 - C. Future Agenda Items – Additional agenda items may be added before next meeting
- IX. Adjournment – Steve Rensel made a motion to adjourn. Diana Cole 2nd. The motion passed. The board adjourned at 7:30.

Diana Cole 4/3/2018
Diana Cole, Secretary

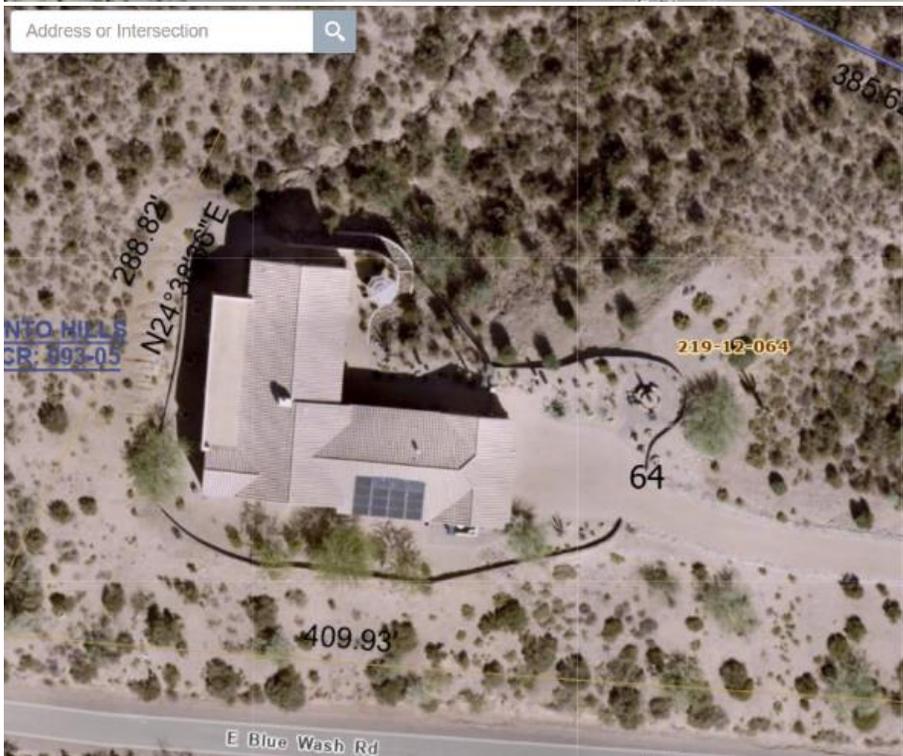
2018 – Lot# 145 – Mike & Teresa Jans – Pool/Backyard Cabana Addition Variance

- No ACC Approval Process
- No County Permit
- Setback Violation >25ft Side Yard (approx. 11.5ft)



2021 – Lot# 64 – Charles & Jacki Hoagland – Installation of Wall Variance

- No ACC approval
- No County Permit



2021 – Lot# 168 – Nicholas & Mayadele Mitchell – DofR Bird Variance Approval

- Special Meeting was gathered to make a DofR Variance Approval (9/20/2021)
- DofRs THIA Variance Section #20

on said premises.

20. No poultry shall be kept on any of the said lots in Tonto Hills.

21. No lot shall be used or allowed to become in such condition as to depreciate

"Poultry" is a term used for **any kind of domesticated bird**, captive-raised for its utility, and traditionally the word has been used to refer to wildfowl (Galliformes) and waterfowl (Anseriformes) but not to cagebirds such as songbirds and parrots.

2022 – Lot# 212B – Raven's View – Storage Container Variance

- No ACC Approval
- DofR THIA Variance Section #11

11. No temporary building, shack, tent, trailer, or unsightly structure shall ever be erected or maintained in Tonto Hills; provided that nothing herein contained shall prevent the erection of a temporary shop or office structure by a contractor or builder during the actual bona fide construction of a permitted structure upon the premises. No garage, stable, or guest house, shall be commenced or erected on any lot until the construction of the main building complying with these restrictions shall have been started thereon.

Tonto Hills Improvement Association

President: Michael Jans
Vice President: Nancy Nelson
Treasurer: Kathleen Kuchta
Secretary: Diana Cole

Board of Directors Special Meeting Minutes **Wednesday September 20, 2021 6:30**

Due to the pandemic, this meeting was conducted via Zoom webinar.

- I. Call to Order: 6:32 p.m.
- II. Roll Call
 - A. Present – Robyn Baker, Diana Cole, Ann Dichiara, Jim Gibbs, Jacki Hoagland, Kathleen Kuchta, Nancy Nelson, Bud Tolp
 - B. Absent – Michael Jans
 - C. Guests – 7 Tonto Hills owners attended all via ZOOM. Nick and Gabby Mitchell, potential buyers of Lot #38 also attended.
- III. Open Forum – No Comments
- IV. **New Business –**
 - A. This special meeting was called by Vice President, Nancy Nelson, to address the request from the Mitchells for the THIA BoD's approval that they can keep birds of prey on their lot #38 should they complete the purchase.
 - B. There was a discussion and information provided by the Mitchells on how the birds of prey would be kept, etc.
 - C. Ann Dichiara made a motion to approve that the Mitchells, Lot #38 potential buyers, be allowed to keep birds of prey. Kathy Kuchta- 2nd. The motion passed.
 - D. Nancy Nelson will send a letter to the Mitchells informing them that the THIA BOD voted to allow them to have birds of prey on their lot.
- V. Adjournment– Robyn Baker made a motion to adjourn at 7:05 PM. Ann DiChiara- 2nd. The motion passed.

Diana Cole 10/19/21

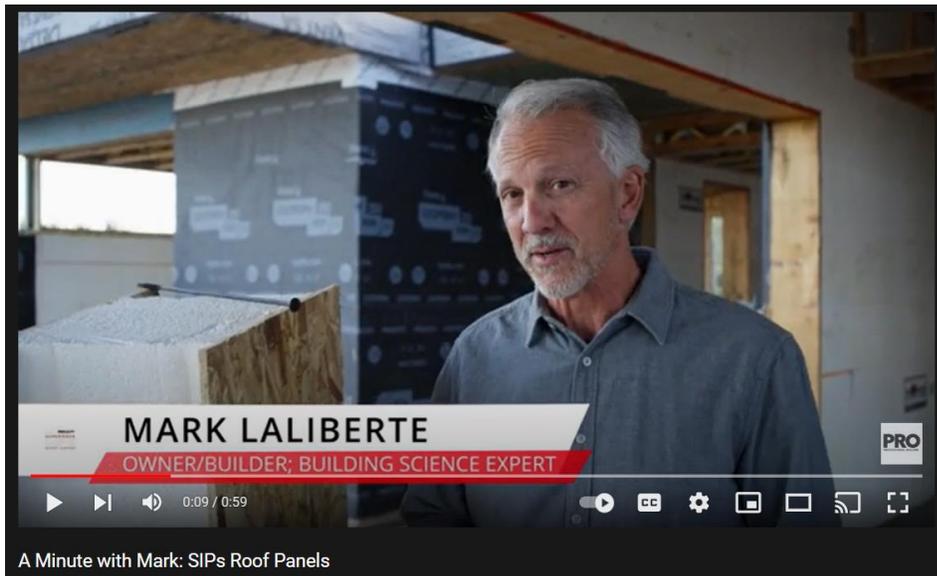
Diana Cole, Secretary

2022 – Lot# 65 – Mark Laliberte – New Home Pre-Fabricated Construction Variance

- DofR THIA Variance Section #6a
- Parts of home are pre-fabricated off site and brought in to be installed
 - <https://youtu.be/rwMsdvMbALI>

6. No residence shall be erected which provides less than two thousand (2000) square feet of living space area, exclusive of open porches, pergolas, patios, stables, carports, or garages.

a. No residence shall be erected except by on-site construction; mobile-home or pre-fabricated modules are prohibited.



A Minute with Mark: SIPs Roof Panels



SIP walls and roofs are designed and precisely manufactured offsite. This allows the building to be assembled onsite quickly and made watertight in a matter of days. This reduces costs such as project management, scaffolding, framing labor and much more.

[What are SIPs Overview | Str...
sips.org](https://www.sips.org)

Pre-Design Meeting Narrative

Applicant	Civil Engineer	Owner
Nick and Amber Tilley 4113 E Hoot Owl Trail Cave Creek 85331	Graham Surveying and Engineering Inc. PO Box 1240 Carefree, AZ 85377	Nick and Amber Tilley 4113 E Hoot Owl Trail Cave Creek 85331

Location/Context

The subject property is located at APN 219-12-054 – the corner lot La Plata Rd. and E Quail Ln. The property is in Zoning District R1-35 and 78,832.00 SF. The existing adjacent land uses are as follows:

- North: 1 Single Family Residence
- South: 1 Single Family Residence
- East: N Cave Creek Rd and Tonto National Forest
- West: 2 Vacant Lots

Access to the property will be on N La Plata Rd

Aerial Map: County Tax Parcel #219-12-054



Development Plan

Summary
The proposed 1 level residence includes 4 bedrooms, a two car garage and attached RV garage with a front covered porch and 1 back covered porch. A detached casita is proposed as well. The owner is proposing a future pool.

The building and associated terraced retaining walls step down with the natural grade, and create a very linear look to the development. The total area under roof, for the primary residence is 4,863 square feet. The total area under roof for the casita is 1225 SF. This project has been designed with high regard for development standards in the Tonto Hills Improvement Area. The intent is to create a unique home that is in harmony with the natural desert character. The architecture has a contemporary feel typical to many custom homes in the area.

The predominate material is stucco and glass to take advantage of the sweeping views and create a strong integration with the indoors-to-outdoors living concept. The home will have stucco walls for the structure utilizing a natural desert palette.

Driveway
A driveway consisting of a combination 1/4 minus and pavers, will be installed along a consistent grade.

Landscaping
Landscaping is, in particular to salvage protected plants, revegetate disturbed areas, screen terraced retaining walls, and transition the development from the interior areas to more natural desert areas further from the residence.

Grading and Drainage
The subject property descends from SE corner of property to the North boundary line of property along N La Plata Rd and N Cave Creek Rd. The project is designed to facilitate stormwater flows around the structure, essentially following the natural grade of the property, toward the natural washes to the north of the building area.

Site Utilities
The subject property will have an onsite septic system for sewer and have water service from the Tonto Hills Water District. When a building permit application is submitted, the location of the water line and septic system shall be included in the plans. Dry utilities (electric, phone, gas, cable if applicable) will be located underground.

GENERAL NOTES:

1. THESE PLANS ARE SUBJECT TO THE INTERPRETATION OF INTENT BY THE ENGINEER. ANYONE WHO TAKES UPON HIMSELF THE INTERPRETATION OF THE DRAWINGS OR MAKES REVISIONS TO THE SAME WITHOUT CONFERRING WITH THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE CONSEQUENCES THEREOF.
2. THE PLANS PREPARED FOR THIS PROJECT PRESENT A DESCRIPTION OF THE WORK TO BE ACCOMPLISHED. THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND DETERMINE, FROM HIS OWN INSPECTION, THE CONDITIONS UNDER WHICH IT IS TO BE PERFORMED. THE CONTRACTOR, BY MAKING HIS BID, REPRESENTS THAT HE HAS VISITED THE SITE AND FAMILIARIZED HIMSELF WITH LOCAL CONDITIONS, THE TYPE OF WORK TO BE PERFORMED, EVALUATED THE DIFFICULTY OF PERFORMING THE REQUIRED TASKS, AND THE LABOR, EQUIPMENT AND MATERIAL THAT ARE REQUIRED TO PROVIDE A COMPLETE PROJECT.
3. THE CONTRACTOR SHALL VERIFY WITH THE OWNER'S ENGINEER THAT HE HAS THE MOST CURRENT SET OF CONSTRUCTION PLANS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND KEEP THE APPROVED SET OF PLANS ON-SITE FROM START OF CONSTRUCTION TO PROJECT COMPLETION. ANY CONSTRUCTION OR INSTALLATION BASED ON OUT-OF-DATE PLANS SHALL BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
4. A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL UNDERGROUND OBSTRUCTIONS AND UTILITY LINES IN THE WORK AREA; HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OBSTRUCTIONS AND UTILITY LINES ENCOUNTERED DURING CONSTRUCTION AND SHALL DETERMINE THE EXACT LOCATION OF SAID UTILITIES IN ADVANCE OF TRENCHING. THE ENGINEER WILL NOT GUARANTEE ANY ELEVATIONS OR LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS. THE CONTRACTOR SHALL CALL BLUE STAKE PRIOR TO CONSTRUCTION AND VERIFY THE PRESENCE OF AND SHALL PROTECT ANY OVERHEAD OR UNDERGROUND UTILITIES DURING CONSTRUCTION, WHETHER OR NOT SAID UTILITIES ARE SHOWN ON THESE PLANS. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS TO LOCATE UNDERGROUND UTILITIES AND/OR STRUCTURES IF NECESSARY TO VERIFY UNDERGROUND UTILITIES. WHERE EXISTING UNDERGROUND UTILITIES ARE EXPOSED, CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY FOR INSPECTION PRIOR TO BACKFILLING.
5. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL POINTS OF CONNECTION PRIOR TO DIGGING BEYOND THE POINT OF CONNECTION.
6. ALL SLOPES HIGHER THAN ONE (1) FOOT AND STEEPER THAN 20:1, UNLESS LINED WITH TURF, SHALL BE COMPACTED AND TESTED PER MAG SPECIFICATION 215.

NOTES:

1. ALL EXTERIOR LIGHT FIXTURES TO BE INCANDESCENT LESS THAN 150W OR 1,000 CANDELAS OR LESS AND EQUIPPED WITH AN AUTOMATIC DEVICE WHICH SHUTS OFF THE FIXTURE BETWEEN THE HOURS OF MIDNIGHT AND SUNRISE. NO SHIELDING REQUIRED WITH THESE REQUIREMENTS.
2. FINAL GRADING TO MATCH GRADING INDICATED ON THIS PLAN.

CIVIL ENGINEER:
MCCUMBER ENGINEERING, INC.
4825 E. DIXON ST.
MESA, AZ 85205
PH: (480) 220-4362
EMAIL: burjmc@gmail.com
CONTACT: BURT MCCUMBER, PE

OWNER:
TILLEY, NICHOLAS JEAN
4113 E. HOOT OWL TR.
CAVE CREEK, AZ 85331
PH: (480) 206-8144
EMAIL: n_tilley@hotmail.com

MARICOPA COUNTY GENERAL NOTES AND CONDITIONS:

1. REFERENCE MARICOPA COUNTY PERMIT AND ADDENDUMS FOR ADDITIONAL CONDITIONS.
2. HISTORIC DRAINAGE PATTERNS SHALL BE MAINTAINED AS SHOWN ON THE APPROVED PLANS.
3. ANY WORK PERFORMED WITHOUT APPROVAL OF THE APPLICABLE COUNTY DEPARTMENT OR AFFECTED UTILITY COMPANY AND/OR ALL WORK AND MATERIAL NOT IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE OWNER'S EXPENSE.
4. THE ISSUANCE OF ANY CONSTRUCTION PERMIT SHALL NOT RELIEVE THE OWNER OR OWNER'S AGENT FROM COMPLIANCE WITH ALL OTHER GOVERNMENTAL REGULATIONS INCLUDING BUT NOT LIMITED TO ZONING & BUILDING REQUIREMENTS.
5. CONTACT MARICOPA COUNTY TO SCHEDULE AN IN-PROGRESS INSPECTION FOR ALL HEADWALLS, CUT OFF WALLS, AND WEIRS AFTER EXCAVATION AND FORM PLACEMENT, PRIOR TO PLACEMENT OF ANY MATERIAL.
6. AS SPECIFIED IN THE PERMIT CONDITIONS, CONTACT MARICOPA COUNTY TO SCHEDULE AN IN-PROGRESS INSPECTION FOR ALL GABION MATTRESSES, RIP-RAP, FILTER FABRIC, AND/OR GRAVEL UNDERLAYMENT AFTER EXCAVATION BUT PRIOR TO PLACEMENT OF ANY MATERIAL.
7. AS SPECIFIED IN THE PERMIT CONDITIONS, CONTACT MARICOPA COUNTY TO SCHEDULE AN IN-PROGRESS INSPECTION FOR ALL RETAINING WALLS AFTER EXCAVATION AND FORM PLACEMENT, PRIOR TO PLACEMENT OF ANY MATERIAL.
8. ADDITIONAL INSPECTIONS AND/OR RE-INSPECTIONS SHALL BE ASSESSED ADDITIONAL FEES IN CONFORMANCE WITH ADOPTED FEE SCHEDULES.
9. RIP-RAP AREAS SHALL BE OVER-EXCAVATED SUCH THAT TOP OF RIP-RAP WILL MEET ADJACENT GRADE.
10. DRAINAGE OPENINGS IN CMU WALLS SHALL BE AS SHOWN ON THE APPROVED PLANS OR NON-DECORATIVE TURNED BLOCK, EVERY OTHER BLOCK AT GRADE. IF TWO BLOCKS NEXT TO EACH OTHER ARE NOT TURNED, TWO TURNED BLOCKS NEXT TO EACH OTHER SHALL THEN FOLLOW.
11. SHOULD ANY PROPOSED DEVELOPMENT REQUIRE CLARIFICATION AS DETERMINED BY MARICOPA COUNTY, A PLAN ADDENDUM SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER SHALL BE SUBMITTED FOR APPROVAL. SUBMITTAL OF AN ADDENDUM MAY REQUIRE FORMAL PLAN MODIFICATION AS DEEMED BY MARICOPA COUNTY.
12. ALL CONSTRUCTION FILL SHALL MEET OR EXCEED MAG SPECIFICATION 211.
13. ALL CONSTRUCTION SHALL MEET OR EXCEED CURRENT MAG SPECIFICATIONS AND STANDARDS.
14. AN APPROVED SET OF PLANS SHALL BE MAINTAINED ON THE JOB SITE AT ALL TIMES PERMIT IS ACTIVE.
15. OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, NOTES, AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD AND RESOLVED WITH MARICOPA COUNTY PRIOR TO PROCEEDING WITH THE WORK.
16. CONTACT BLUE STAKE AT 602-263-1100 A MINIMUM OF 2-DAYS PRIOR TO CONSTRUCTION.

LEGAL DESCRIPTION

LOT 54, OF TONTO HILLS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 93 OF MAPS, PAGE 5.

BENCHMARK

UNIQUE POINT ID: 37357
FND 3 1/4" BLM BRASS CAP S TR-A-R6N ES659 S10 CC S15 R5E 1973.
ELEVATION=3332.833' (NAVD88)

SURVEY PREPARED ON 2020-03-23

SITE TEMPORARY BENCHMARK

FOUND BLM BRASS CAP APPROXIMATELY 38 FEET SOUTH OF NORTHEAST PROPERTY CORNER.
ELEV = 3332.833 NAVD '88.

SURVEY PREPARED ON 2020-03-23

I HEREBY CERTIFY THAT THE TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS IS ACCURATE BASED ON A SITE VISIT CONDUCTED ON 2022-06-01.

Burt J. McCumber 8-4-22
ENGINEER DATE

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION R4-30-301 OF THE RULES OF THE ARIZONA STATE BOARD OF TECHNICAL REGISTRATION, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

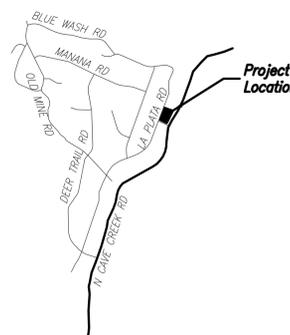
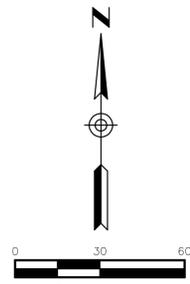
I UNDERSTAND THAT THE REVIEW OF THE PROJECT DRAWINGS AND SPECIFICATIONS BY MARICOPA COUNTY IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR THE PROJECT DESIGN.

Burt J. McCumber 8-4-22
ENGINEER DATE

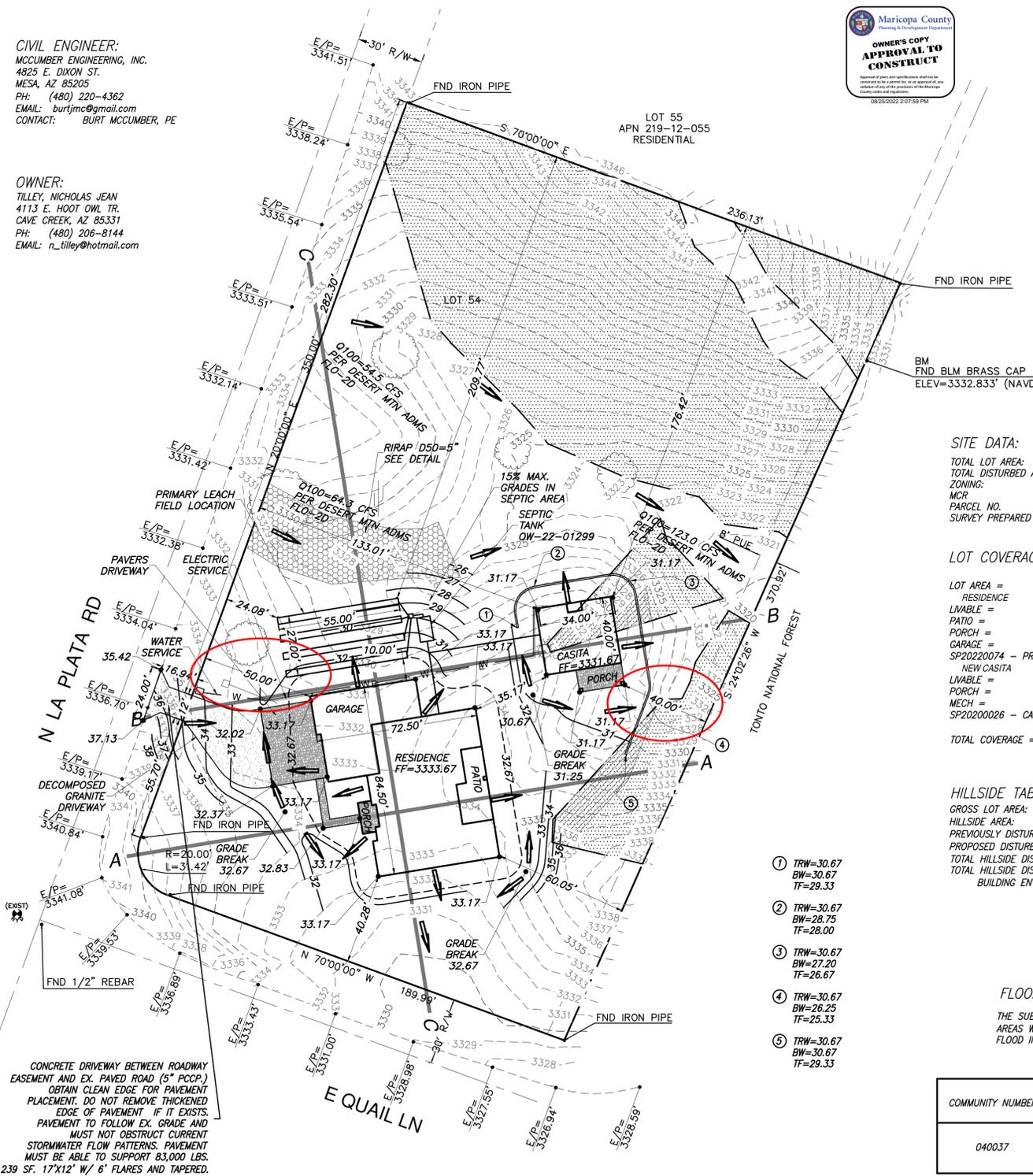
TILLEY RESIDENCE GRADING AND DRAINAGE PLAN

11808 E. QUAIL LN.
CAVE CREEK, AZ 85331
SEC 15, T6N, R5E

B202208650
B202208727



VICINITY MAP
Not To Scale



NOTIFY INSPECTOR PRIOR TO START OF WORK

APPROVED FOR CONSTRUCTION
MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION
PLAN APPROVAL DOES NOT CONSTITUTE AN APPROVAL OR PERMIT FOR VIOLATION OF ANY PROVISIONS OF THE MCDOT ROADWAY DESIGN MANUAL, MAG UNIFORM STANDARD SPECIFICATIONS, AND MARICOPA COUNTY RESOLUTIONS.

LEGEND:

- DRAINAGE FLOW
- FOUND SURVEY MONUMENT
- EX FIRE HYDRANT
- PALO VERDE TREE
- SAGUARO
- APN
- FF
- FND
- TRW
- BW
- TF
- WSE
- BM
- HWE
- ASSESSOR'S PARCEL NUMBER
- FINISH FLOOR
- FOUND
- TOP OF RETAINING WALL
- BOTTOM OF RETAINING WALL
- TOP OF FOOTER
- WATER SURFACE ELEVATION
- BENCHMARK
- HIGH WATER ELEVATION
- PROPERTY LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- CENTER LINE
- HILLSIDE AREA
- PROPOSED DISTURBED AREA

SITE DATA:

TOTAL LOT AREA: 78,832 SF or 1.810 AC
TOTAL DISTURBED AREA: 28,146 SF or 0.646 AC
ZONING: R1-35
MCR: BK 93 PG 5
PARCEL NO.: 219-12-054
SURVEY PREPARED ON THIS DATE: 2020-03-23

LOT COVERAGE:

LOT AREA = 78,832 SF
RESIDENCE = 3,038 SF
LIVABLE = 395 SF
PATIO = 104 SF
PORCH = 1,319 SF
SP20220074 - PRESCOTT RV - ELEVATION C
NEW CASITA
LIVABLE = 994 SF
PORCH = 205 SF
MECH = 26 SF
SP20200026 - CASITA - ELEVATION C
TOTAL COVERAGE = 6,121 SF (7.8%)

HILLSIDE TABLE:

GROSS LOT AREA: 78,832 SF or 1.810 AC
HILLSIDE AREA: 27,550 SF or 0.632 AC (34.9%)
PREVIOUSLY DISTURBED HILLSIDE AREA: 0 SF or 0.000 AC (0%)
PROPOSED DISTURBED HILLSIDE: 1,604 SF or 0.037 AC (2.0%)
TOTAL HILLSIDE DISTURBANCE: 1,604 SF or 0.037 AC (2.0%)
TOTAL HILLSIDE DISTURBANCE OUTSIDE BUILDING ENVELOPE: 0 SF or 0.000 AC (0%)

FLOODPLAIN DESIGNATION:

THE SUBJECT PROPERTY LIES ENTIRELY WITHIN FLOOD ZONE 'D' DEFINED AS "UNSTUDIED AREAS WHERE FLOOD HAZARDS ARE UNDETERMINED, BUT FLOODING IS POSSIBLE." AS PER FLOOD INSURANCE RATE MAP NO. 04013C0902L, EFFECTIVE NOVEMBER 16, 2013.

COMMUNITY NUMBER	PANEL NUMBER (PANEL DATE)	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE USE DEPTH)
040037	902 NOV 16, 2013	L	JUL 7, 2021	D	N/A

FINISH FLOOR CERTIFICATION

FINISHED FLOORS ARE SAFE FROM INUNDATION DURING A 100-YEAR PEAK RUN-OFF EVENT IF CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS.

SHEET INDEX:

GD.1 GRADING AND DRAINAGE
GD.2 CROSS SECTIONS

MCCUMBER ENGINEERING
4825 E. DIXON ST.
MESA, AZ 85205
480-220-4362
burjmc@gmail.com

APN 219-12-054
GRADING AND DRAINAGE
MARICOPA COUNTY, ARIZONA

811
Call before you dig.
1.800.STAKE.IT
602.263.1100

PROFESSIONAL ENGINEER
48554
BURTON J. MCCUMBER
8-4-22
Arizona, U.S.A.
Burt J. McCumber

Date	Project Eng.	B/M
8-4-2022		

Project No. 22050
Project Manager BJM
GD.1
Sht: 1 of 2

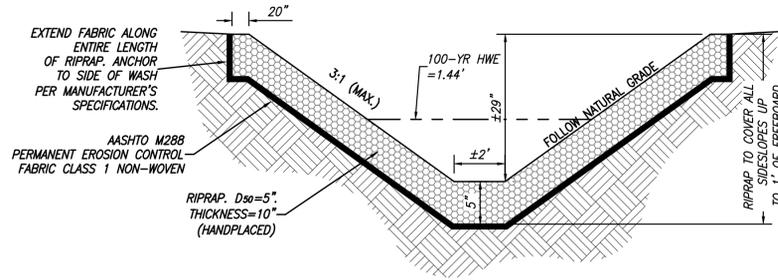
Tracking No. B202208650

TILLEY RESIDENCE GRADING AND DRAINAGE PLAN

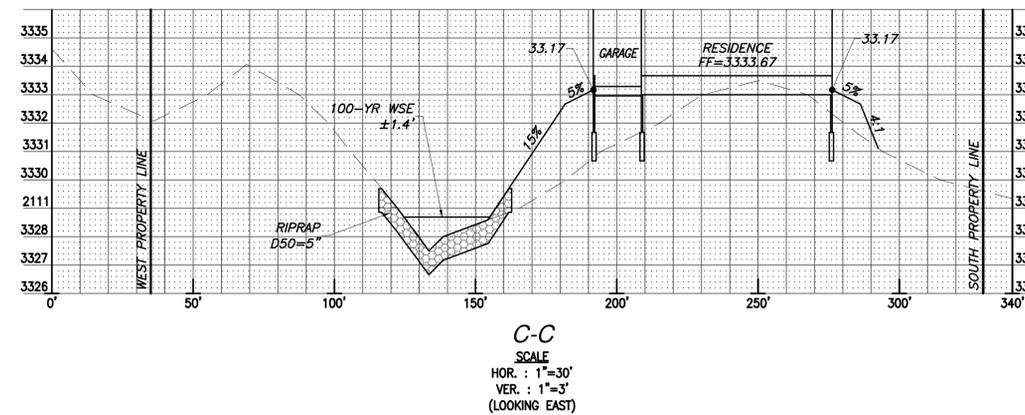
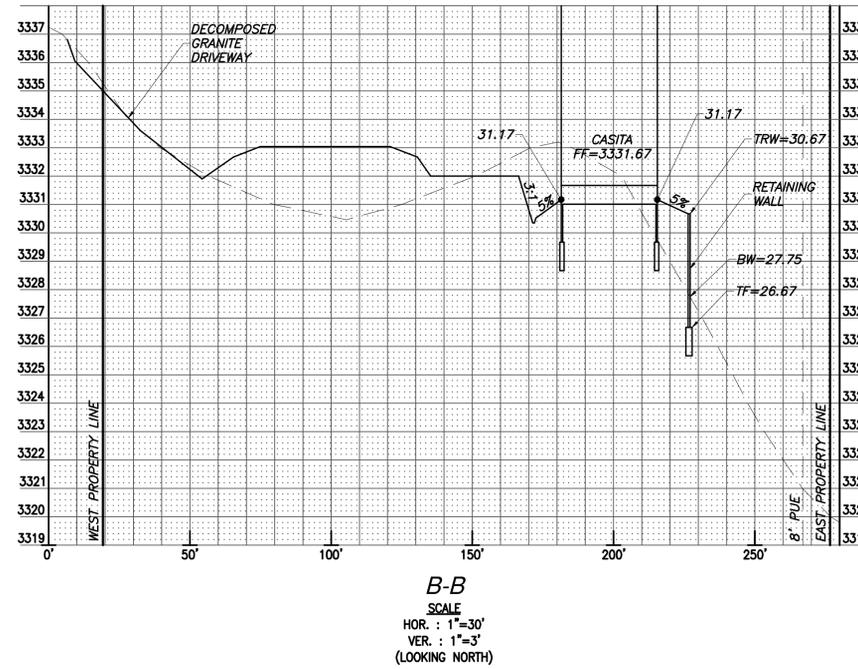
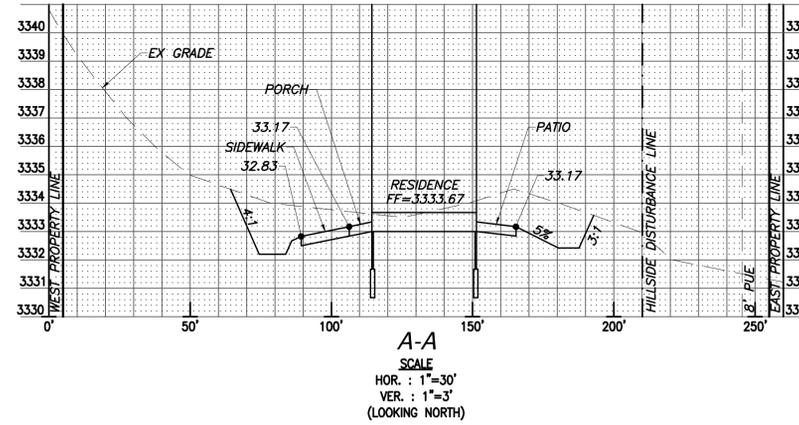
11808 E. QUAIL LN.
CAVE CREEK, AZ 85331
SEC 15, T6N, R5E



DRAINAGE NOTE:
RIPRAP IS NEEDED TO PROTECT SEPTIC LOCATION. RIPRAP SIZED USING ISBASH EQUATION AFTER CALCULATING VELOCITY USING NORMAL EQUATIONS. SEE BELOW.



TYP. WASH SECTION DETAIL
SCALE
HOR. : 1"=5'
VER. : 1"=1'



Earth Channel			Lined Channel		
left slope	0.109	ft/ft	left slope	0.109	ft/ft
right slope	0.154	ft/ft	right slope	0.154	ft/ft
bottom width	0.00	ft	bottom width	0.00	ft
depth	1.19	ft	depth	1.44	ft
n	0.030		n	0.050	
A	11.13	ft ²	A	16.33	ft ²
R	0.591	ft	R	0.716	ft
S ₀	0.027	ft/ft	S ₀	0.027	ft/ft
Q	64.3	cfs	Q	64.3	cfs
v	5.78	ft/s	v	3.94	ft/s
T _w	18.67	ft	T _w	22.62	ft
N _f	1.32		N _f	0.82	

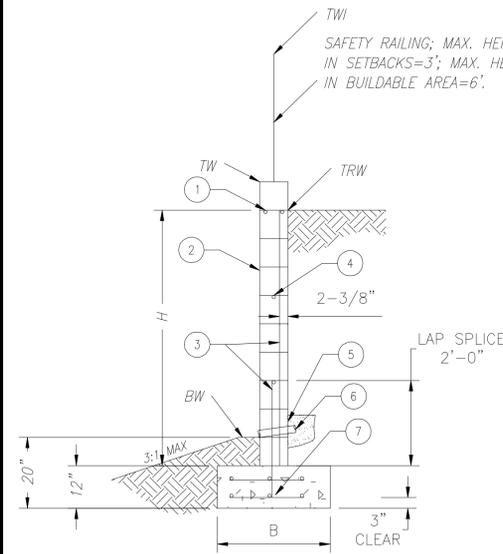
Straight
Isbash Equation for straight reach protection

Y _w	62.4	lb/ft ³	
Y _s	165	lb/ft ³	
D ₅₀	0.4088004	ft	5 in
V _w	5.78	ft/s	
φ	0.32175	radians	

NOTIFY INSPECTOR PRIOR TO START OF WORK

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2'-8" to 6'-8" RETAINING WALL DETAIL



- 2 #4 @ TOP OF SOIL
- PAINTED STUCCO TO MATCH BUILDING
- VERT. REBAR TO MATCH & LAP
- #4 @ 24"
- WATERPROOF MEMBRANE
- 2" PVC WEEP @ 6" OC W/ 2-3" ROCK
- 6 #4 LONG. CONT.

DESIGN NOTES:
ALLOW. SOIL PRESSURE=2000psf
FOOTING CONCRETE f'_c=2500psi
FOOTING REBAR F_y=40,000psi
MASONRY
ASTM C90 GRADE N-1
f'_m=1500psi
GROUT SOLID f'_c=2000psi
TYPE "S" MORTAR, RUNNING BOND
REINFORCING
GR 40 ASTM A615 UNO
CONCRETE
ASTM C-94 2500psi @ 28 DAYS
SOIL
SANDY/GRAVEL, WELL DRAINED
DESIGN IS NOT ALLOWED AT EXPANSIVE SOIL

NOTE:
WALL LENGTHS GREATER THAN 40' SHALL HAVE 1/4" EXPANSION JOINTS AT 20' OC

H	A	B	VERT. REBAR	FOOTING REBAR
HEIGHT	TOE	FDN WIDTH		
2'-8"	4"	1'-7"	#4 @ 48"	#4 @ 16"
4'-0"	8"	2'-2"	#4 @ 48"	#4 @ 16"
5'-4"	1'-0"	3'-6"	#4 @ 32"	#4 @ 16"
6'-8"	1'-0"	4'-3"	#4 @ 16"	#4 @ 16"

MCCUMBER ENGINEERING
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APN 219-12-054
CROSS SECTIONS
MARICOPA COUNTY, ARIZONA

811
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602.263.1100



Date: 8-4-2022
Project No.: 22050
Project Manager: BJM
Project Eng.: BJM
Sht. 2 of 2

Tracking No. B202208650





SW 7067
Cityscape
Interior / Exterior
Location Number: 236-C5

Main Exterior
House & Casita
Color

SW 7674
Peppercorn
Interior / Exterior
Location Number: 236-C7

Exterior House &
Casita
Door/Window
Color

PREVIOUSLY SUBMITTED THIA ALLOWED SETBACK VARIANCES

- Turquoise Ln & N Tonto Rd – Built 1993 – approx. 23' variance
- E Quail Ln & N Deer Trail Rd – Built 2021 – approx. 6.5' variance
- N Tonto Rd & N La Plata Rd – Built 2007 – approx. 9.5' variance
- N Old Mine Rd & N Deer Trail Rd – Built 1998 – approx. 6' variance
- N Kachina Rd & N Deer Trail Rd – Built 1996 – approx. 5' variance



Feature Information

(1 of 1)

Clear ?

219-12-019

Owner Information

Owner Name: TAHERI DARREN TRENTON
 Property: 42402 N TONTO RD CAVE CREEK
 Address: 85331
 Mailing: 42402 N TONTO RD CAVE CREEK AZ
 Address: USA 85331
 Deed Number: 200747265
 Sale Date: 07/1/2020
 Sale Price: \$655,000

Property Information

Lat/Long: 33.870522, -111.827815
 S/T/R: 15 6N SE
 Jurisdiction: NO CITY/TOWN
 Zoning: R1-35
 PUC: 0141
 Lot Size (sq ft): 67,520.00
 MCR #: 93-05
 Subdivision: TONTO HILLS
 Lot #: 19
 Floor: 1
 Construction Year: 1993
 Living Space (sq ft): 2,411

Valuation Information

Tax Year:	2023	2022
FCV:	\$778,000	\$578,300
LPV:	\$544,149	\$518,237

40ft

-111.828254 33.870526 Degrees



20ft
-111.828392 33.870480 Degrees

Feature Information

(1 of 1)

Clear ?

219-12-019

Owner Information

Owner Name: TAHERI DARREN TRENTON
 Property: 42402 N TONTO RD CAVE CREEK
 Address: 85331
 Mailing: 42402 N TONTO RD CAVE CREEK AZ
 Address: USA 85331
 Deed Number: 200747265
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Valuation Information

Tax Year:	2023	2022
FCV:	\$778,000	\$578,300
LPV:	\$544,149	\$518,237



Feature Information

(1 of 1)

Clear ?

219-12-149

Owner Information

Owner: BARKLEY FAMILY TRUST
 Name:
 Property Address: 11448 E QUAIL LN CAVE CREEK 85331
 Mailing Address: 515 E CAREFREE HWY NO 322 PHOENIX AZ USA 85085
 Deed Number: 190014995
 Sale Date:
 Sale Price: \$

Property Information

Lat/Long: 33.872472, -111.831544
 S/T/R: 10 6N 5E
 Jurisdiction: NO CITY/TOWN
 Zoning: R1-35
 PUC: 0151
 Lot Size (sq ft): 78,713.00
 MCR #: 93-05
 Subdivision: TONTO HILLS
 Lot #: 149
 Floor: 1
 Construction Year: 2021
 Living Space (sq ft): 3,278

Valuation Information

Tax Year:	2023	2022
EVV:	\$1,769,700	\$878,400

40ft

-111.831507 33.872339 Degrees



Feature Information

(1 of 1)

Clear ?

219-12-149

Owner Information

Owner Name: BARKLEY FAMILY TRUST
 Property Address: 11448 E QUAIL LN CAVE CREEK 85331
 Mailing Address: 515 E CAREFREE HWY NO 322 PHOENIX AZ USA 85085
 Deed Number: 190014995
 Sale Date:
 Sale Price: \$

Property Information

Lat/Long: 33.872472, -111.831544
 S/T/R: 10 6N 5E
 Jurisdiction: NO CITY/TOWN
 Zoning: R1-35
 PUC: 0151
 Lot Size (sq ft): 78,713.00
 MCR #: 93-05
 Subdivision: TONTO HILLS
 Lot #: 149
 Floor: 1
 Construction Year: 2021
 Living Space (sq ft): 3,278

Valuation Information

Tax Year:	2023	2022
Evlt:	\$1,260,700	\$878,400

20ft

-111.831572 33.872163 Degrees



Feature Information

(1 of 1)

Clear ?

219-12-030

Owner Information

Owner Name: DEBNAM E KENT/MARY I TR
 Property: 42208 N LA PLATA RD CAVE CREEK
 Address: 85331
 Mailing: 3401 E POINSETTIA DR PHOENIX AZ
 Address: USA 85028
 Deed Number: 060099745
 Sale Date:
 Sale Price: \$

Property Information

Lat/Long: 33.869021, -111.827164
 S/T/R: 15 6N SE
 Jurisdiction: NO CITY/TOWN
 Zoning: R1-35
 PUC: 0151
 Lot Size (sq ft): 70,694.00
 MCR #: 93-05
 Subdivision: TONTO HILLS
 Lot #: 30
 Floor: 1
 Construction Year: 2007
 Living Space (sq ft): 3,397

Valuation Information

Tax Year:	2023	2022
FCV:	\$990,100	\$704,200
Imps:	\$695,000	\$459,000



Address or Intersection



Feature Information

(1 of 1)

Clear ?

219-12-030

Owner Information

Owner Name: DEBNAM E KENT/MARY I TR
 Property: 42208 N LA PLATA RD CAVE CREEK
 Address: 85331
 Mailing: 3401 E POINSETTIA DR PHOENIX AZ
 Address: USA 85028
 Deed Number: 060099745
 Sale Date:
 Sale Price: \$

Property Information

Lat/Long: 33.869021, -111.827164
 S/T/R: 15 6N 5E
 Jurisdiction: NO CITY/TOWN
 Zoning: R1-35
 PUC: 0151
 Lot Size (sq ft): 70,694.00
 MCR #: 93-05
 Subdivision: TONTO HILLS
 Lot #: 30
 Floor: 1
 Construction Year: 2007
 Living Space (sq ft): 3,397

Valuation Information

Tax Year:	2023	2022
FCV:	\$990,100	\$704,200
IMV:	\$605,000	\$450,000



260.89'

329.72'

30.0'

50.1'

50.1'

9.6'

219-12-030

30

20ft

-111.827804 33.868995 Degrees



Feature Information

(1 of 1)

Clear ?

219-12-158

Owner Information

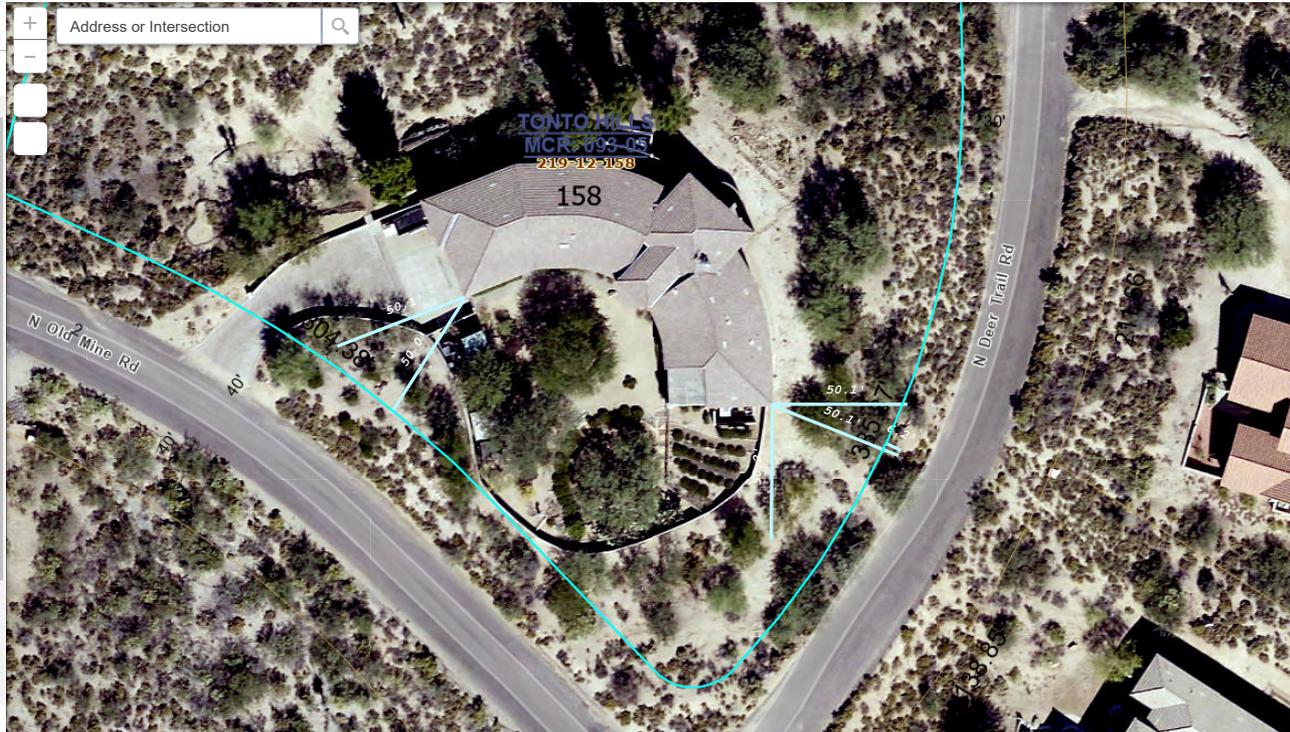
Owner Name: VILLARS FRANK/LYDIA TR
 Property: 42123 N OLD MINE RD CAVE CREEK
 Address: 85331
 Mailing: 42123 N OLD MINE RD CAVE CREEK AZ
 Address: USA 85331
 Deed Number: 940110184
 Sale Date:
 Sale Price: \$

Property Information

Lat/Long: 33.869345, -111.831341
 S/T/R: 15 6N SE
 Jurisdiction: NO CITY/TOWN
 Zoning: R1-35
 PUC: 0141
 Lot Size (sq ft): 85,917.00
 MCR #: 93-05
 Subdivision: TONTO HILLS
 Lot #: 158
 Floor: 1
 Construction Year: 1998
 Living Space (sq ft): 3,400

Valuation Information

Tax Year:	2023	2022
FCV:	\$848,800	\$602,200
Imps:	\$570,507	\$544,044



40ft

-111.831302 33.869199 Degrees



Address or Intersection



Feature Information

(1 of 1)

Clear ?

219-12-158

Owner Information

Owner Name: VILLARS FRANK/LYDIA TR
 Property: 42123 N OLD MINE RD CAVE CREEK
 Address: 85331
 Mailing: 42123 N OLD MINE RD CAVE CREEK AZ
 Address: USA 85331
 Deed Number: 940110184
 Sale Date:
 Sale Price: \$

Property Information

Lat/Long: 33.869345, -111.831341
 S/T/R: 15 6N 5E
 Jurisdiction: NO CITY/TOWN
 Zoning: R1-35
 PUC: 0141
 Lot Size (sq ft): 85,917.00
 MCR #: 93-05
 Subdivision: TONTO HILLS
 Lot #: 158
 Floor: 1
 Construction Year: 1998
 Living Space (sq ft): 3,400

Valuation Information

Tax Year:	2023	2022
FCV:	\$848,800	\$602,200
100%:	\$579,507	\$544,044

20ft

-111.831102 33.869018 Degrees



Address or Intersection

Feature Information

(1 of 1)

Clear ?

219-12-180

Owner Information

Owner Name: GUTIERREZ MARK L/PAMELA J
 Property: 41231 N KACHINA RD CAVE CREEK
 Address: 85331
 Mailing: 41231 N KACHINA RD CAVE CREEK AZ
 Address: USA 85331
 Deed Number: 140833219
 Sale Date: 12/1/2014
 Sale Price: \$555,000

Property Information

Lat/Long: 33.860572, -111.831428
 S/T/R: 15 6N SE
 Jurisdiction: NO CITY/TOWN
 Zoning: R1-35
 PUC: 0141
 Lot Size (sq ft): 90,173.00
 MCR #: 93-05
 Subdivision: TONTO HILLS
 Lot #: 180
 Floor: 1
 Construction Year: 1996
 Living Space (sq ft): 2,636

Valuation Information

Tax Year:	2023	2022
FCV:	\$754,800	\$532,100
IVA:	\$594,000	\$477,240

40ft

-111.831998 33.860914 Degrees



Feature Information

(1 of 1)

Clear ?

219-12-180

Owner Information

Owner Name: GUTIERREZ MARK L/PAMELA J
 Property: 41231 N KACHINA RD CAVE CREEK
 Address: 85331
 Mailing: 41231 N KACHINA RD CAVE CREEK AZ
 Address: USA 85331
 Deed Number: 140833219
 Sale Date: 12/1/2014
 Sale Price: \$555,000

Property Information

Lat/Long: 33.860572, -111.831428
 S/T/R: 15 6N 5E
 Jurisdiction: NO CITY/TOWN
 Zoning: R1-35
 PUC: 0141
 Lot Size (sq ft): 90,173.00
 MCR #: 93-05
 Subdivision: TONTO HILLS
 Lot #: 180
 Floor: 1
 Construction Year: 1996
 Living Space (sq ft): 2,636

Valuation Information

Tax Year:	2023	2022
FCV:	\$754,800	\$532,100
Imps:	\$504,000	\$477,000

20ft

-111.831786 33.860762 Degrees