



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 ZONING DISTRICT CLASSIFICATION	MAXIMUM BUILDING HEIGHT		MINIMUM YARD (FEET)		INTENSITY OF USE			
	STORIES	FEET	FRONT & REAR	SIDE	MIN. LOT AREA IN SQ. FT.	MIN. LOT WIDTH IN FT.	MAX. LOT COVERAGE	MAX. LOT DISTURBANCE
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
- _____ Assessor Parcel Number (APN)
- _____ Lot Area in Square Feet
- _____ Lot Width
- _____ Maximum Coverage Allowable
- _____ Existing Coverage (s.f. & %)
- _____ Proposed Coverage (s.f. & %)
- _____ Total Coverage (s.f. & %)

- _____ Address of the Subject Property
- _____ Underlying Zoning District
- _____ Hillside Designation
- _____ Maximum Disturbance Allowable
- _____ Existing Disturbance (s.f. & % of lot)
- _____ Proposed Disturbance (s.f. & % of lot)
- _____ 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 the principal residence

SECTION E. HILLSIDE REQUIREMENTS (if applicable):

Complies

Requirement

Yes No

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If the parcel has *any portions with a natural slope of fifteen (15%) or greater* the following must be included *on the site plan* or as an attachment thereto:

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Cross-Hatching has been provided for all portions of the parcel that exceed a *natural slope of fifteen percent (15%)*

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An *existing & proposed topographic map with two-foot contour intervals* showing the entire parcel has been provided *on the site plan*

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The *maximum height of each building from original natural grade* is shown along a cross section through each building *on the site plan*

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A *detailed grading plan* showing all *cut and fill slopes* has been provided included

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The *location of the proposed sewage disposal system* is indicated *on the plan*

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The *location of all utility service lines* are indicated *on the site plan*

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The *utility service lines* have been located within the *driveway graded area*

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The *existing & proposed exit points of all natural drainage channels* are indicated

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On the site plan (Note that these features shall be preserved)

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All *proposed retaining walls* have been shown *on the site plan*

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The *height of the proposed retaining walls* is indicated *on the site plan*

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A *Note* has been provided *on the site plan* indicating that: *“The finished surfaces of any retaining walls shall be stucco or other material to match the building finish and to blend into the natural setting”*

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A *Note* has been provided *on the site plan* indicating that: *“Driveways exceeding a slope of fifteen (15%) percent shall be no more than sixteen feet wide and shall be paved with asphalt tinted to blend in with the surrounding terrain”*

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A *Note* has been provided *on the site plan* indicating that: *“Vegetation shall be re-established on all exposed fill slopes, cut slopes and graded areas with a mixture of shrubs, trees or cacti to provide a basic groundcover, which will prevent erosion and allow for natural re-vegetation free of invasive species of weeds”*

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In lieu of the above noted requirement, A *Notation* shall be included on the site plan to the effect that: *“All exposed cut slopes shall be rip-rapped with stone or chemically treated to blend into the natural terrain”*

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Provision for the *sign-off certification of As-Built Driveways*, which are within slopes of *fifteen percent (15%) or greater* has been provided *on the site plan (Note that approval is required to be obtained by emergency services)*

SECTION F. ADDITIONAL COMMENTS / NOTES:

- 1. Discussion between Town Staff and an applicant/contractor does not bind the Town. An applicant should expect that additional issues may likely be raised by the Town throughout the planning and site development process.**

**PLANNING DEPARTMENT
TOWN OF CAVE CREEK
37622 NORTH CAVE CREEK ROAD
CAVE CREEK, AZ 85331
480-595-1930
www.cavecreek.org**