

LEGAL DESCRIPTION

THE NORTH 85.00 FEET OF THE SOUTH 172.80 OF THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 13 SOUTH, RANGE 14 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 20 FEET EASTERLY FROM THE WEST LINE, AND 75 FEET SOUTHERLY FROM THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35;

THENCE EASTERLY AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 35, (SAID LINE BEING IDENTICAL WITH THE SOUTH LINE OF THE FORT LOWELL HIGHWAY AS IT EXISTED ON AUGUST 8, 1962), 100 FEET;

THENCE AT RIGHT ANGLES SOUTHERLY 435.6 FEET;

THENCE AT RIGHT ANGLES WESTERLY 100 FEET TO A POINT, SAID POINT BEING DISTANT 20 FEET EASTERLY FROM THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35;

THENCE AT RIGHT ANGLE NORTHERLY 435.6 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 13 SOUTH, RANGE 14 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER BEING A LEAD CAPPED PIPE;

THENCE SOUTH 0 DEGREES 19 MINUTES 03 SECONDS EAST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 338.35 FEET;

THENCE NORTH 88 DEGREES 43 MINUTES 00 SECONDS EAST, 20.00 FEET TO A 1/2" REBAR TAGGED LS 13178 AT THE NORTHWEST CORNER OF THAT PROPERTY DESCRIBED BY DOCKET 5606 AT PAGE 471 AND THE POINT OF BEGINNING;

THENCE NORTH 0 DEGREES 19 MINUTES 03 SECONDS WEST, PARALLEL WITH SAID WEST LINE, A DISTANCE OF 10.70 FEET;

THENCE NORTH 88 DEGREES 43 MINUTES 00 SECONDS EAST, 4.35 FEET TO A FENCE CORNER;

THENCE SOUTH 79 DEGREES 50 MINUTES 27 SECONDS EAST, 32.55 FEET TO A FENCE CORNER;

THENCE NORTH 78 DEGREES 06 MINUTES 36 SECONDS EAST, 7.94 FEET TO A FENCE CORNER;

THENCE SOUTH 87 DEGREES 58 MINUTES 46 SECONDS EAST, 12.72 FEET TO THE END OF SAID FENCE ON THE WEST SIDE OF A SHED;

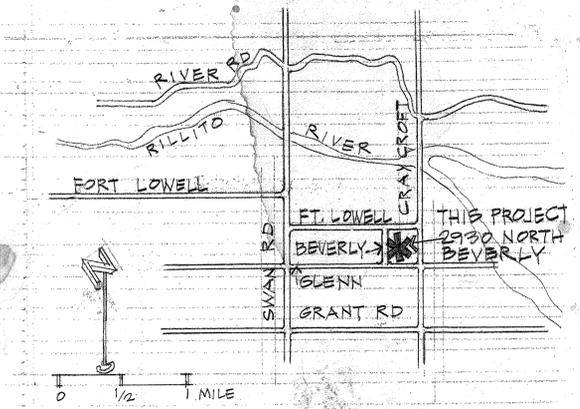
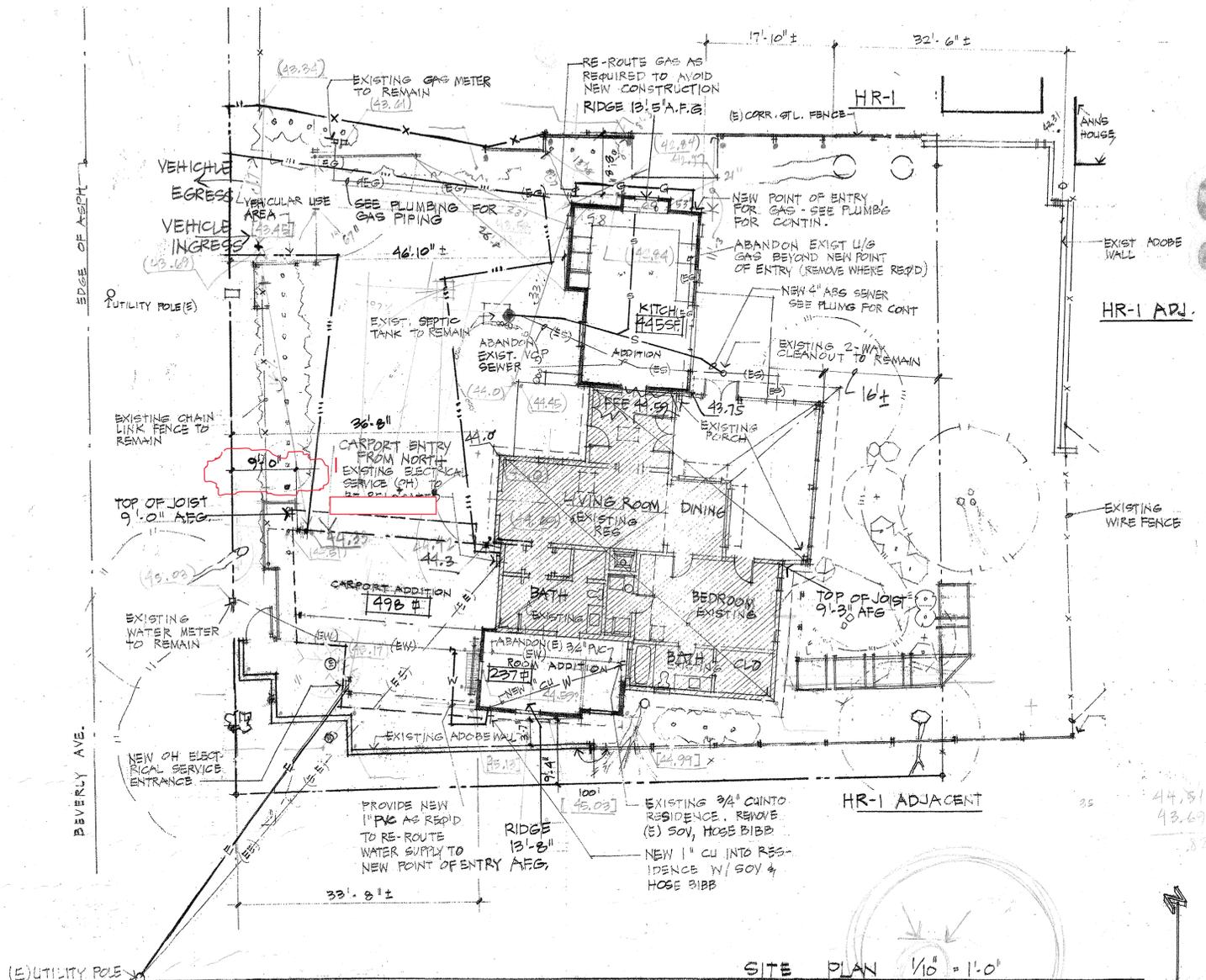
THENCE NORTH 0 DEGREES 01 MINUTES 18 SECONDS EAST, ALONG THE WEST SIDE OF SAID SHED, A DISTANCE OF 0.44 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 89 DEGREES 59 MINUTES 45 SECONDS EAST, 12.22 FEET TO THE NORTHEAST CORNER OF SAID SHED;

THENCE SOUTH 89 DEGREES 07 MINUTES 02 SECONDS EAST, ALONG A FENCE, A DISTANCE OF 30.92 FEET;

THENCE SOUTH 0 DEGREES 19 MINUTES 03 SECONDS EAST, 3.87 FEET TO A 1/2" REBAR TAGGED LS 13178 AT THE NORTHEAST CORNER OF SAID DOCKET;

THENCE SOUTH 88 DEGREES 43 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID DOCKET, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.



LOCATION MAP

INDEX OF DRAWINGS

- AD.1 SITE PLAN
- SD.1 STRUCTURAL NOTES
- SI.0 FOUNDATION PLAN
- SI.2 FRAMING PLAN, ROOF PLAN
- AI.1 FLOOR PLAN
- A2.1 ELEVATIONS
- A3.1 WALL SECTIONS
- A3.2 WALL SECTIONS
- A3.3 CARPORT DETAILS
- PI PLUMBING PLAN
- MI MECHANICAL PLAN
- EO ELECTRICAL SPECIFICATIONS
- E.1 ELECTRICAL LIGHTING PLANS
- E.2 ELECTRICAL POWER PLANS
- E.3 ELECTRICAL POWER PLANS

STEVE HESS 11:20
603-8673

Owner: Alan Scott and Mary Beth Janes
2930 North Beverly Avenue
Tucson, Arizona 85712

Show the square footage of each of the following:

Description	Square Feet	Note
1 Lot area	9097	
2 Existing dwelling area	1146	
3 Addition(s) to dwelling(s)	672	
4 Accessory structures (exist)	376	Porch
5 Addition to accessory structures	498	Carport

Show the location, square footage and use of the new structure(s) ON PLAN

Indicate the maximum height of the new structure(s) ON PLAN and TABULATED BELOW

Provide the height of the exterior walls of the new building addition or structure measured from the average grade to the highest point under the roof or to the top of the parapet wall as follows:

	Feet High
North	13.5
South	13.6
East	9.25
West	9.0

Provide lot coverage (the area of the site occupied by buildings, storage areas and vehicular use areas) information for the following: SEE TABLE BELOW

1. Square footage of vehicular use TABLE

Lot Coverage Calculation		
	Current	Proposed
Residence	1146	1818
Accessory structures	449	874
Vehicular use	1135	1135
Total	2730	3827
Divide by lot area	9097	9097
% of lot area	30%	42%

Identify any applicable overlay zone and indicate how this project complies. HR-1 SEE APPROVED PLANS FOR HPZ 04-13 SEE ATTACHED APPROVED PLANS and EXTENSION LETTER.

Show the locations of the utility lines for water, sewer, electric and gas SHOWN ON PLAN

Show at least one street perimeter setback measured from the carport or garage and one measured from the front of the dwelling ON PLAN

Show all easements of record on the property NO EASEMENTS ON PROPERTY

Indicate the zoning on the property and the surrounding properties HR-1 ALL WORK TO BE IN CONFORMANCE WITH 2003 IRC

CITY OF TUCSON
DSD / ZONING APPROVAL
Site Plan Grading Plan Wall
Lot Split Sign HPZ
SCZ Other
Additional comments as noted
HR-1 Kitchen, Dining / Carport
As per HP204-13
TC 1 8.23.05

CITY OF TUCSON
DSD / ZONING APPROVAL
Site Plan Grading Plan Wall
Lot Split Sign HPZ
SCZ Other
Additional comments as noted
HP204-13
As per HP204-13
REVISED

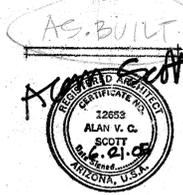
CITY OF TUCSON
FLOODPLAIN APPROVAL
by Bill 8.23.05
date

2930 N. Beverly
Minimum front yard
setback is 9'-0"
HPZ 04-13

Addition to 2930 N. Beverly

Set # 11

APPROVED PLANS
MUST BE KEPT ON
JOB AT ALL TIMES
Development Services Department



JUNE 21, 2005
SITE PLAN

APPROVED
NS 08/15
Big. Permit Specialist
NEIL SANDERS

A0.1

original COT approved