

RECEIVED
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Rum

NARRATIVE:

Variance Request for 7016 E. Vista Drive, Paradise Valley, Arizona 85253

Applicant: Richard Jellies, Owner

Request:

1. Variance to allow a portion of the existing carport to be enclosed as a garage.
2. Allow for remodel of more than 50% of the existing square footage within a three year period.

Background: The property in question is located at the northwest corner of Vista Drive and 70th Place, in Gross Pointe 2, a subdivision originally platted in the late 1958 See attached Plat, Exhibit "A" and developed in the county and later annexed into the town of Paradise Valley. Nearly all of the homes in the community are a wide width, shallow depth ranch style. Average lot sizes are plus or minus 20,000 square feet.

Original building setbacks were 30' front, 10' side and silent as to rear, defaulting to county code at the time. In 1994 and 1995, the Town passed two ordinances impacting this subdivision. One changed the zoning to R18A and the other established certain development criteria regulating height, lot coverage and building setbacks. The new building setbacks in this district were 35' front, 35' rear, 10' side. Any corner lot would be required to adhere to a 35' setback on the sideline adjacent to the street. With the passing of the new regulations, nearly all homes in this small neighborhood became nonconforming in some aspect.

The neighborhood is in transition, with a majority of the homes having already gone through minor or major remodeling, though the ranch style architecture has been maintained. I believe the variance request meets all the criteria set forth by the town. Each of the criteria are addressed as follows.

1. "Such variance...will serve not merely as a convenience to the applicant, but [is] necessary to alleviate some demonstrable hardship or difficulty so great as warrant a variance under the circumstances." (Town Code Section 2-5-3(C)2).

The residence in question is a corner lot, requiring two front setbacks. All four homes at the corner of Vista Dr. and 70th Pl. were originally angled in such a manner as to skew Vista Dr. portion of the homes away 70th Pl., presumably to create a more open feel at the intersection. This angling, which was applied in varying degrees to these homes, creates unique setback challenges for each. Article 7 Section 701 Of the Zoning Ordinance, established an R1-18A Zoning category, recognizing the uniqueness of conditions that exists for homes previously developed in the county and annexed into the city with the stated purpose of "promoting and preserving the residential development. Allowing reasonable updates to non-conforming homes will help preserve the unique character of the existing community.

2. The "special circumstances, hardship, or difficult [do not] arise out of misunderstanding or mistake..." (Town Code Section 2-5-3(C)4(b)).

The home, except for a small addition, presumably completed prior to the 1994 ordinance are original. No action by this owner or previous owners have taken any action which would demonstrate a lack of understanding, intentional or unintentional as to the requirements of the Town code.

3. Such variance from ... the strict application of the terms of [the Zoning Ordinance] ... are in harmony with its general purposes and intents ..." (Town Code Section 2-5-3(C)2).

The variance requested seeks only to alleviate a hardship created unintentionally whereby the original home, owing to being located on a corner lot and skewed off parallel and perpendicular to the street frontages makes the property extremely challenging to update the structure within the strict application of the ordinance without a complete demolition. Code seeks to maintain a harmonious community. Keeping this home in it's general position, while enhancing its aesthetic appeal allows the neighborhood to improve the quality of construction while preserving its character.

4. "The special circumstances, hardship or difficulty applicable to the property are [not] self-imposed by the property owner, or predecessor..." (Town Code Section 2-5-3(C)4).
The home, except for a small addition, presumably completed prior to the 1994 ordinance are original. No action by this owner or previous owners have taken any action which would demonstrate that this owner or his predecessors have taken any action to cause the condition of non-conformance for which relief is being sought.

5. "Because of special circumstances applicable to the property, including its size, shape, topography, location, or surroundings, the strict application of the zoning ordinance will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district." (Arizona Revised Statutes 9-462.06(G)(2)).

All of the lots in the Gross Pointe 2 community are configured as wide shallow lot which give the perception that the homes in the neighborhood are much larger and more sprawling then they actually are. This particular home is located on a corner lot, with double frontage, with a home skewed from perpendicular and parallel to street frontage to provide for a more open intersection. While this configuration makes for a more open and visually pleasing intersection, it makes it extremely difficult to nearly impossible to undertake a major remodel in the manner that has occurred on numerous residences in the community, without a complete demolition, which has only done once in the neighborhood. Attempting such a demolition would result in a home which was narrower and pushed deeper into the rear yard than the other homes in the community creating a structure that was inconsistent with the sprawling ranch style prevalent in the community.

6. The variance would not "constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located." (Arizona Revised Statutes 9-462.06(G)(2)).

The request does not grant any special privilege to the applicant. In fact, the proposal actually lessens the actual degree of nonconformance with the existing ordinance as portions of the nonconforming areas of the home are being cut back or removed. The only new construction

that technically increases the nonconformance will be the enclosure of a portion of the existing carport. This technical violation , it is important to note, results in several feet of the existing carport being cut back and removed so that real impact will be to actually lessen the impact on the neighborhood and surrounding properties. See attached site plan, floorplan and elevations. Additionally, as with many neighborhoods formally in the county, this neighborhood went through periodic change with remodels happening over the years. Non-conformance is less the exception and more the rule. As you will note of the attached setback exhibit, a majority of the homes in Gross Pointe and Gross Point 2 subdivisions have some type of nonconforming encroachment. In fact, the subject property currently has lesser degree of encroachment than many and this proposal will lessen that even further.

Other considerations: The neighborhood has a distinct character. Predevelopment, the area was citrus orchard. Many of the homes, including mine, still have some of the original orange trees. The wide/shallow ranch home style gives the impression of much larger homes. The relatively low roof lines and front patios have created a neighborhood of timeless beauty from a simpler age gone by. Neighbors walk the streets, children play in the front yards. This is not a neighborhood which exists behind walls and gated entries. It has the same feel as some of the more historic neighborhoods in arcadia and the central corridor and remains a testament to a time when the term "neighborhood" really meant people living in proximity to one another who interact on regular basis. I've met more of my neighbors in a few short months than I did in my current neighborhood in five years or in my previous Fountain Hills neighborhood in nearly 30 years.

The property in question was poorly maintained and a blight on the neighborhood. Hedges and fences were nonconforming with current ordinances and these along with seriously overgrown trees growing into an irrigation district pipe, effectively blocked neighborhood views. Soon after purchasing, I obtained a permit from the town to demolish the pool, fences and overgrown vegetation. Groups of neighbors, literally, rolled down their windows as they drove by and applauded. During conversations with neighbors, the most common questions were "is this a tear down or are you going to keep with the character of the neighborhood" and "how long will it take"? The desires expressed were twofold. First and foremost, the families who live here chose the neighborhood for it's openness, walkability and its communal nature and were hoping I would do something in harmony with the existing neighborhood. Second, there was concern expressed for a long drawn out never ending construction process or living for 18 months with construction traffic and a green fabric covered temporary construction fence. With the input of my neighbors, I developed the plan attached hereto. The elevations are wholly in keeping with the character of the neighborhood. The plan as contemplated actually removes a portion of the encroaching carport and cuts back on some of the existing overhangs. The fence line will be pulled back from the street, leaving the intersection of Vista Dr. and open and visually pleasing. Enclosing the remaining carport will give a more finished appearance and the new roof and elevation variations will add to the neighborhood streetscape.

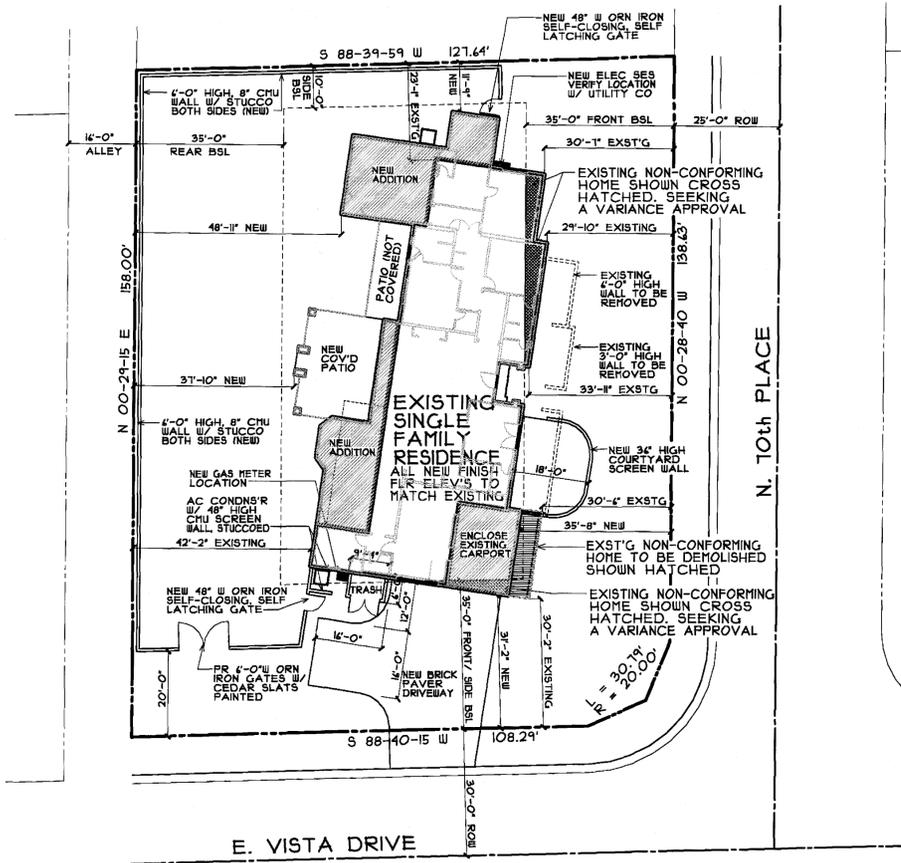
Again, the variance request is minimal. First, I respectfully request to be allowed to enclose the remaining portion of the carport after removing part of the encroaching portion and second, request that I be allowed to remodel more than 50% of the home within a three year period without having to bring all nonconforming portions of the structure into conformance. Strict adherence to the existing

ordinance would require complete demolition of the structure. I am approaching this remodel with sensitivity to my neighbors and the town. This is important because this is not a "fix and flip". I intend this home and the Town of Paradise Valley to be my principal residence and wish to truly be a good neighbor.

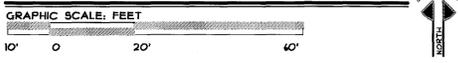
Thank you for consideration of my request.

VARIANCE SUBMITTAL A REMODEL AND ADDITION JELLIES RESIDENCE

7016 EAST VISTA DRIVE
LOT 27, GROSSE POINTE 2
PARADISE VALLEY, ARIZONA 85253



SITE PLAN



SITE PLAN NOTES

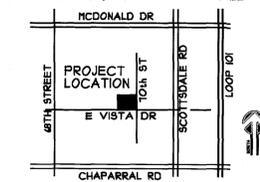
- ALL A/C AND MECHANICAL EQUIPMENT SHALL BE SCREENED A MINIMUM OF 1'-0" ABOVE HEIGHT OF UNIT AND SHALL BE SCREENED FROM THE STREET AND ADJACENT PROPERTIES.
- MISC. SITE STRUCTS, POOL, SPA, FENCES, SITE WALLS AND RETAINING WALLS REQUIRE A SEPARATE PERMIT.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- 5 PERCENT MINIMUM SLOPE AWAY FROM THE BUILDING FOR A MINIMUM OF 10 FEET UNLESS OTHERWISE NOTED.
- POOLS SHALL NOT BE EMPTIED OR BACKWASHED INTO WASHES, STREETS, ONTO AN ADJACENT LOT, OR TRACT OF LAND.
- A GUESTHOUSE SHALL NEVER BE OFFERED FOR RENT.
- A GUESTHOUSE SHALL NOT EXCEED A GROSS FOOTPRINT SIZE GREATER THAN 50% OF THE FOOTPRINT SIZE OF THE PRINCIPAL BUILDING.
- THERE ARE NO NATURAL WATERCOURSES ON THIS PROPERTY. TEMPORARY SECURITY FENCING THAT IS REQUIRED OR THAT IS OPTIONALLY PROVIDED SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE DESIGN AND POLICIES MANUAL.

GENERAL CONTRACTOR SHALL FIELD VERIFY ALL SETBACKS AND PROPERTY LINES PRIOR TO START OF CONSTRUCTION

PROJECT NOTES

- ALL PRODUCTS LISTED BY I.C.C. NUMBERS SHALL BE INSTALLED PER THE REPORT AND MANUFACTURERS WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTIONS FOR PRODUCTS LISTED SHALL ALSO HAVE I.C.C. APPROVED EVALUATION REPORTS OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES.
- ELECTRICAL, PLUMBING AND MECHANICAL DRAWINGS ARE REVIEWED AND APPROVED BY CITY OF SCOTTSDALE PLAN REVIEW PROCESS FOR COMMERCIAL CONSTRUCTION. CODE REQUIREMENTS STILL MUST BE SATISFIED. ENFORCEMENT SHALL BE PROVIDED BY THE CITY OF TEMPE FIELD INSPECTORS.
- FIELD VERIFY ALL CONDITIONS AND DIMENSIONS. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR INACCURACIES.
- GOVERNING CONSTRUCTION CODES: ALL CONSTRUCTION DOCUMENTS SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER ADOPTING ORDINANCES:
2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL PLUMBING CODE
2015 INTERNATIONAL MECHANICAL CODE
2014 NATIONAL ELECTRIC CODE
2015 INTERNATIONAL EXSTG BLDG CODE
2015 INTERNATIONAL FUEL GAS CODE
2015 INTERNATIONAL GREEN CONSTRN CODE
2015 INTERNATIONAL FIRE CODE
VERIFY ALL EXISTING CONDITIONS IN FIELD PRIOR TO START OF CONSTRUCTION, NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- ALL CONSTRUCTION SHALL CONFORM TO TO ALL LOCAL AND STATE BUILDING CODES. EXISTING RESIDENCE IS NOT EQUIPPED WITH FIRE SPRINKLER SYSTEM. NEW CONSTR. WALL NOT BE EQUIPPED W/ FIRE SPRINKLER SYSTEM. PROVIDE INTERCONNECTED SMOKE DETECTORS W/ BATTERY BACK UP PACKAGE AS SHOWN ON THE ELECTRICAL PLAN (WHERE APPLICABLE).
- ALL GLASS IN DOORS, ADJ. TO DOORS, OR W/IN 18" OF THE FLOOR TO BE TEMPERED.
- TYPICAL NEW INTERIOR CONSTRUCTION TO BE 2 X 4'S AT 16" O.C. WITH 1/2" GYP. WALL BOARD EA. SIDE. EXTERIOR WALLS TO BE 2X4'S @ 16" O.C.
- GENERAL CONTRACTOR TO VERIFY IF NEW ELECTRIC SERVICE ENTRANCE SECTION IS REQ'D WITH NEW LOADS. SEE ELEC PLAN.
- GENERAL CONTR. TO VERIFY IF EXISTG H.V.A.C. SYSTEM IS ADEQUATE WITH NEW LIVABLE AREAS.
- PROVIDE ADEQUATE STRUCTURAL SUPPORT FOR ALL EXISTING CONSTRUCTION PRIOR TO START OF DEMOLITION WORK.
- JOBSITE TO REMAIN IN A NEAT CONDITION, FREE OF ANY DEBRIS, * THE END OF EACH WORKDAY.
- PROVIDE ADEQUATE PROTECTION FOR ALL EXISTG AREAS OF HOME NOT BEING REMODELED. PROTECTION SHALL INCLUDE A DUST PROOF BARRIER.
- ALL NEW OR REMODELED AREAS SHALL BE FINISHED WITH TWO COATS OF PAINT (COLOR BY OWNER) AND FLOOR FINISHES PER PLAN.

VICINITY MAP



LEGAL DESCRIPTION

LOT 27, GROSSE POINTE 2, AS RECORDED IN BOOK 7, PAGE 42 RECORDS OF THE MARICOPA COUNTY RECORDER, MARICOPA COUNTY, ARIZONA

SMOKE DETECTORS REQUIRED IN ALL NEW AND EXISTING AREAS OF THE HOUSE

ENERGY EFFICIENCY NOTES NEW OR REMODELED CONSTRUCTION ONLY

- BUILDINGS WITH GLAZING AMOUNTS EXCEEDING 15% OF GROSS WALL AREA MUST COMPLY WITH CHAPTERS 4 OR 5 OF THE CURRENT INTERNATIONAL ENERGY CONSERVATION CODE (IECC). THIS RESIDENCE ESTIMATED AT 12%.
- MAXIMUM ALLOWABLE GLAZING U-FACTOR IS 0.40 (LOWER IS BETTER) IF TOTAL GLAZED AREA DOES NOT EXCEED 15% OF THE GROSS EXTERIOR WALL AREA. ONE (1) PERCENT OF THE TOTAL WINDOW AREA IS EXEMPT FROM U-FACTOR.
- MAXIMUM GLAZING SHADING COEFFICIENT (SC) SHALL BE 0.40 OR LESS.
- CEILING BATT INSULATION TO BE R-13 OR GREATER.
- TO BE R-13 (ONLY WHERE NEW WALLS ARE REQUIRED OR SHOWN NOT IN EXISTG WALLS). ALL JOINTS, SEAMS, PENETRATIONS AND OTHER SOURCES OF AIR LEAKAGE THROUGH THE BUILDING THERMAL ENVELOPE TO BE CAULKED, GASKETED, URAPAPED OR OTHERWISE SEALED TO LIMIT UNCONTROLLED AIR FLOW.
- ALL WINDOWS MUST BEAR A NATIONAL FENESTRATION RATING COUNCIL (NFRC) STICKER. MAXIMUM ALLOWABLE SOLAR HEAT GAIN COEFFICIENT (SHGC) IS 0.25.
- ALL DUCTS ARE TO BE INSTALLED TO AN INSTALLED R-8 WHEN LOCATED WITHIN THE BUILDING BUT OUTSIDE OF CONDITIONED SPACE AND R-8 WHEN LOCATED OUTSIDE OF THE BUILDING. ALL DUCTS TO BE SEALED IN ACCORDANCE WITH SECT M601.3.1

PROJECT

JELLIES REMODEL & ADDITION
7016 EAST VISTA DRIVE
PARADISE VALLEY, ARIZONA 85253

OWNER

RICHARD JELLIES
7016 EAST VISTA DRIVE
PARADISE VALLEY, ARIZONA 85253
(480)235-1414 R.JELLIES@CITYCITYCRE.COM

ARCHITECT

BABOS DESIGN STUDIO, LLC
2049 E. NORWOOD ST.
MESA, ARIZONA 85213
(602) 810-3191
JBABOS@AOL.COM

PROJECT DATA

ZONING: RI-18A
TAX PARCEL #: 173-18-028
LOT AREA: 20,242 SQ. FT.

SHEET INDEX

- NO DESCRIPTION
- PROJECT DATA, SITE PLAN
 - EXISTING FLOOR PLAN
 - FLOOR PLAN; ROOF PLAN
 - ELEVATIONS

AREA CALCULATIONS:

EXISTING RESIDENCE	NEW CONSTRUCTION	TOTAL NEW CONSTRUCTION	REMODEL AREAS	TOTAL AFTER CONSTRUCTION
TOTAL LIVABLE	143 S.F.	1454 S.F.	2580 S.F.	3522 S.F.
CARPENT	405 S.F.	444 S.F.	444 S.F.	444 S.F.
SUNROOM	300 S.F.	513 S.F.	513 S.F.	513 S.F.
BUILDING FOOTPRINT	3451 S.F.	460 S.F.	460 S.F.	460 S.F.
NEW PATIO	458 S.F.	5045 S.F.	5045 S.F.	5045 S.F.
NEW ENTRY	44 S.F.	145 S.F.	145 S.F.	145 S.F.
NEW COVERED AREAS	515 S.F.	189 S.F.	189 S.F.	189 S.F.
TOTAL NEW CONSTRUCTION	1454 S.F.	189 S.F.	189 S.F.	189 S.F.
REMODEL AREAS	2580 S.F.	44 S S.F.	44 S.F.	44 S.F.
LIVABLE REMODEL	2580 S.F.	145 S.F.	145 S.F.	145 S.F.
GARAGE REMODEL	444 S.F.	244 S.F.	244 S.F.	244 S.F.
TOTAL REMODEL AREAS	3224 S.F.	281 S.F.	281 S.F.	281 S.F.
TOTAL AFTER CONSTRUCTION	3522 S.F.	44 S.F.	44 S.F.	44 S.F.
TOTAL LIVABLE	3522 S.F.	513 S.F.	513 S.F.	513 S.F.
GARAGE	444 S.F.	460 S.F.	460 S.F.	460 S.F.
ENTRY, PATIO	513 S.F.	5045 S.F.	5045 S.F.	5045 S.F.
BUILDING FOOTPRINT	460 S.F.	145 S.F.	145 S.F.	145 S.F.
TOTAL UNDER ROOF	5045 S.F.	145 S.F.	145 S.F.	145 S.F.
TOTAL UNDER ROOF (MEASURED TO THE EDGE OF ROOF)	5045 S.F.	145 S.F.	145 S.F.	145 S.F.
NON-CONFORMING ZONING AREAS	433 S.F.	244 S.F.	244 S.F.	244 S.F.
EXISTING N.C. CARPORT	121 S.F.	145 S.F.	145 S.F.	145 S.F.
EXISTING N.C. RESIDENCE	145 S.F.	189 S.F.	189 S.F.	189 S.F.
TOTAL N.C. FOOTPRINT	244 S.F.	281 S.F.	281 S.F.	281 S.F.
PROPOSED OVERALL NON-CONFORMING ROOF AREA	281 S.F.	44 S.F.	44 S.F.	44 S.F.
PROPOSED N.C. GARAGE	44 S.F.	145 S.F.	145 S.F.	145 S.F.
PROPOSED N.C. RESIDENCE	145 S.F.	189 S.F.	189 S.F.	189 S.F.
TOTAL N.C. FOOTPRINT	189 S.F.	189 S.F.	189 S.F.	189 S.F.

CONSTRUCTION NOTES

- ALL CONSTRUCTION DEBRIS TO BE MAINTAINED IN AN ENCLOSED DUMPSTER
- CONSTRUCTION IS TO BEGIN ONCE APPROVAL IS OBTAINED AND BE COMPLETED IN SIX MONTHS.
- ALL SITE WALLS TO HAVE STUCCO ONE SIDES AND BE PAINTED TO MATCH THE HOUSE.

FIRE DEPART NOTES

EXISTING RESIDENCE IS NOT EQUIPPED W/ FIRE SPRINKLERS. A FIRE SPRINKLER SYSTEM WILL NOT BE REQUIRED IN ANY NEW WORK.

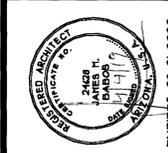
SPECIAL INSPECTIONS

- THE FOLLOWING AREAS REQUIRE SPECIAL INSPECTION:
- EPOXIED DOWELS AT FOUNDATION
- COORDINATE SPECIAL INSPECTION WITH ARCHITECT. USE CITY OF SCOTTSDALE SPECIAL INSPECTION CERTIFICATE

REVISIONS	BY

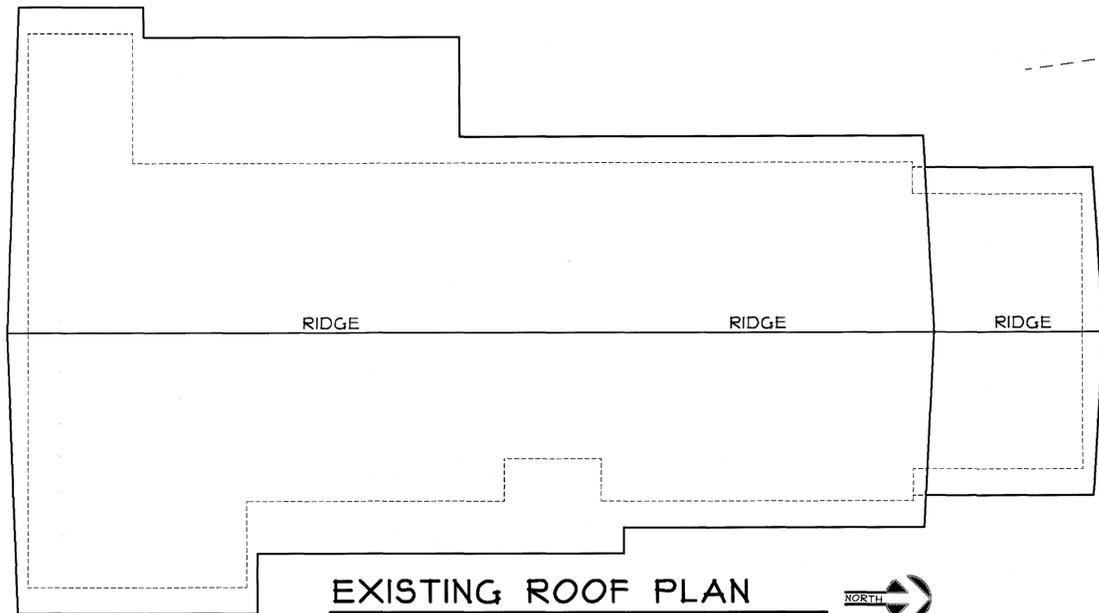
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A REMODEL AND ADDITION
JELLIES RESIDENCE
7016 EAST VISTA DRIVE
LOT 27, GROSSE POINTE 2
PARADISE VALLEY, ARIZONA 85253

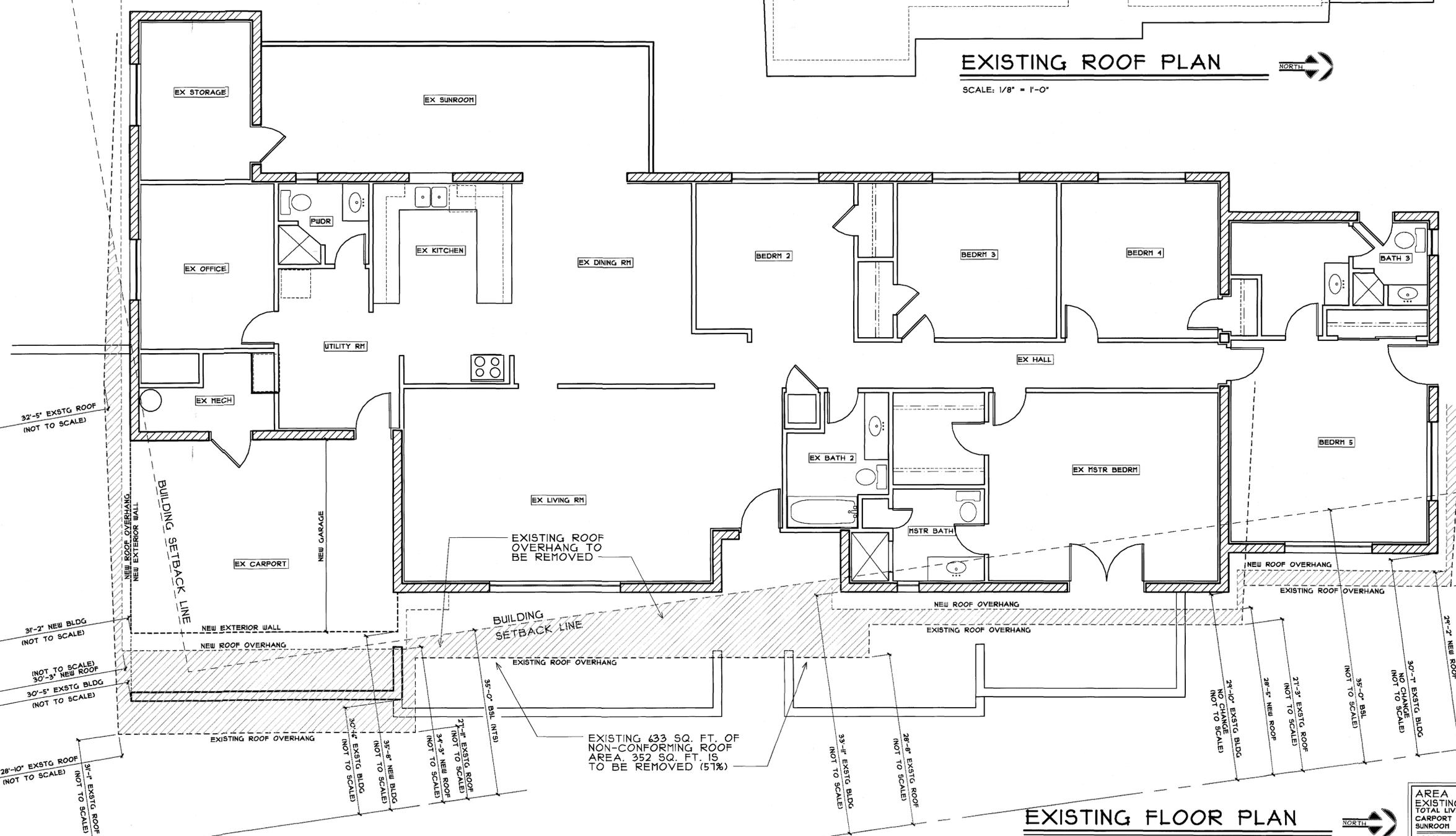


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DRAWN	CHECKED	DATE	SCALE	JOB NO.	SHEET
SITE PLAN		04-04-19	1" = 20'-0"	MOELLIES	4



EXISTING ROOF PLAN
SCALE: 1/8" = 1'-0"



EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"



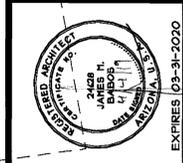
AREA CALCULATIONS EXISTING RESIDENCE	
TOTAL LIVABLE	2152 S.F.
CARPORT	405 S.F.
SUNROOM	300 S.F.
TOTAL UNDER ROOF	3457 S.F.

EXISTING 433 SQ. FT. OF
NON-CONFORMING ROOF
AREA 352 SQ. FT. IS
TO BE REMOVED (51%)

REVISIONS	BY

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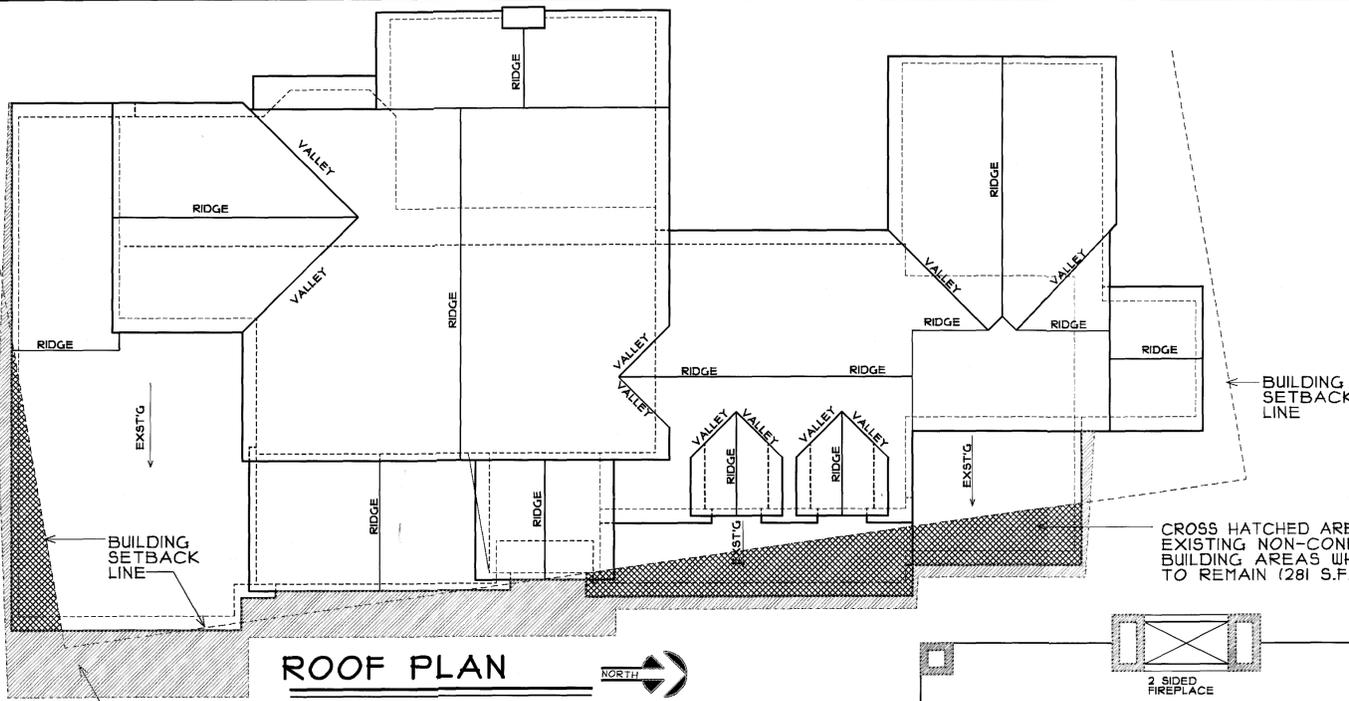
A REMODEL AND ADDITION
JELLIES RESIDENCE
LOT 21, GROSSE POINTE 2
1016 EAST VISTA DRIVE
PARADISE VALLEY, ARIZONA 85253



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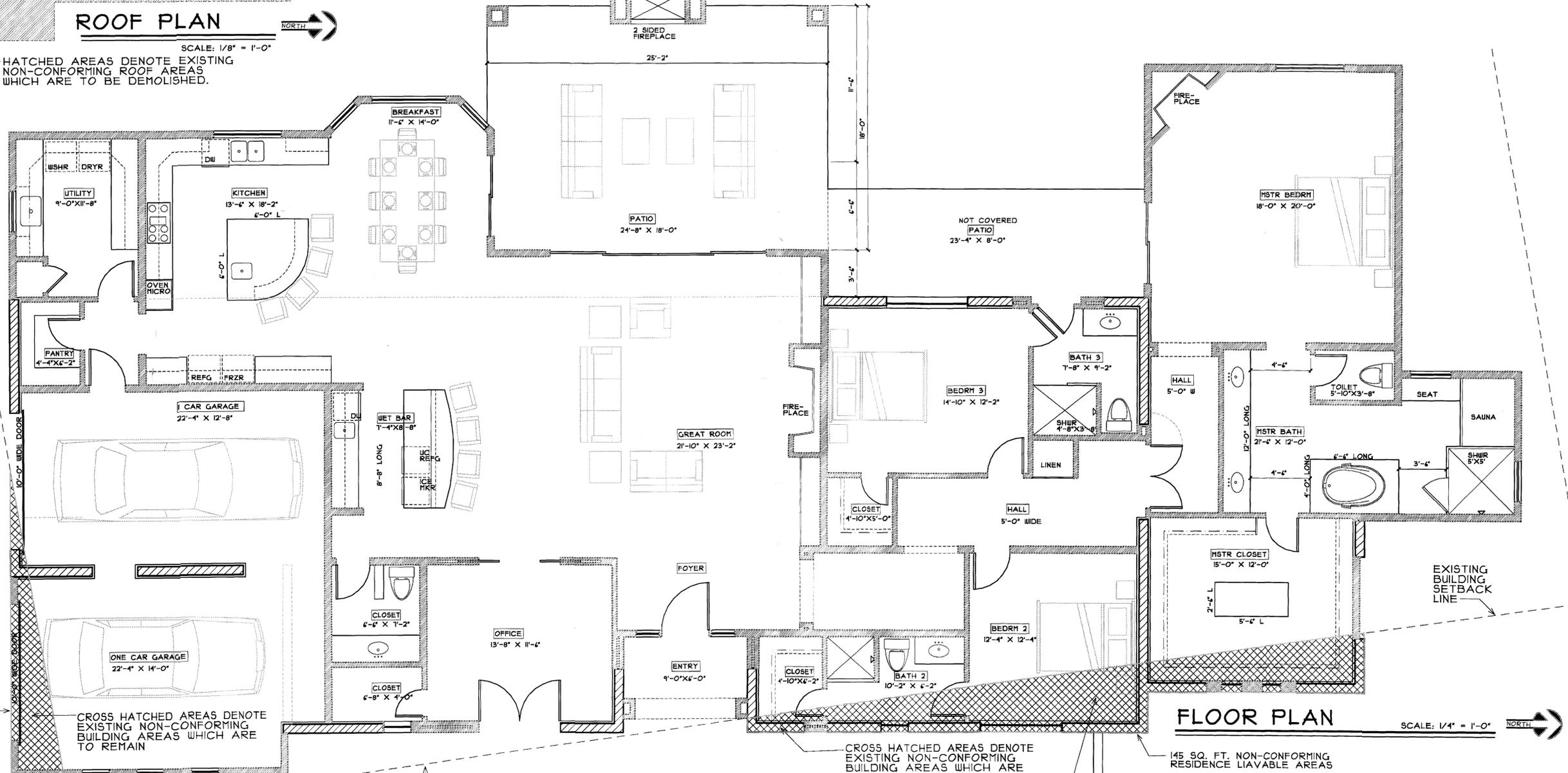
DRAWN EXIST'G FLOOR PLAN	
CHECKED	
DATE	04-04-19
SCALE	1/4" = 1'-0"
JOB NO.	190JELLIES
SHEET.	
	2
	OF 4 SHEETS

190JEX-ST



AREA CALCULATIONS	
EXISTING RESIDENCE	
TOTAL LIVABLE	2152 S.F.
CARPORT	405 S.F.
SUNROOM	300 S.F.
BUILDING FOOTPRINT	3657 S.F.
NEW CONSTRUCTION	
NEW LIVABLE AREAS	143 S.F.
NEW PATIO	458 S.F.
NEW ENTRY	44 S.F.
NEW COVERED AREAS	515 S.F.
TOTAL NEW CONSTRUCTION	1456 S.F.
REMODEL AREAS	
LIVABLE REMODEL	2580 S.F.
GARAGE REMODEL	644 S.F.
TOTAL REMODEL AREAS	3224 S.F.
TOTAL AFTER CONSTRUCTION	
TOTAL LIVABLE	3523 S.F.
GARAGE	644 S.F.
ENTRY, PATIO	513 S.F.
BUILDING FOOTPRINT	4480 S.F.
TOTAL UNDER ROOF	
TOTAL UNDER ROOF	5045 S.F.
(MEASURED TO THE EDGE OF ROOF)	
NON-CONFORMING ZONING AREAS	
EXISTING OVERALL NON-CONFORMING ROOF AREA	
EXISTING N.C. CARPORT	121 S.F.
EXISTING N.C. RESIDENCE	155 S.F.
TOTAL N.C. FOOTPRINT	276 S.F.
PROPOSED OVERALL NON-CONFORMING ROOF AREA	
PROPOSED N.C. GARAGE	44 S.F.
PROPOSED N.C. RESIDENCE	145 S.F.
TOTAL N.C. FOOTPRINT	189 S.F.

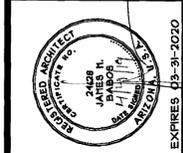
HATCHED AREAS DENOTE EXISTING NON-CONFORMING ROOF AREAS WHICH ARE TO BE DEMOLISHED.



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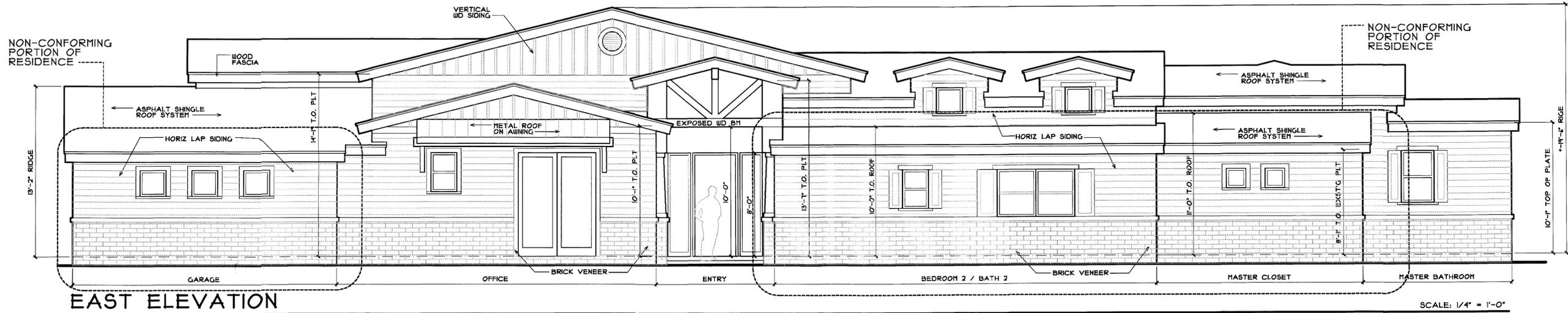
A REMODEL AND ADDITION
JELLIES- RESIDENCE
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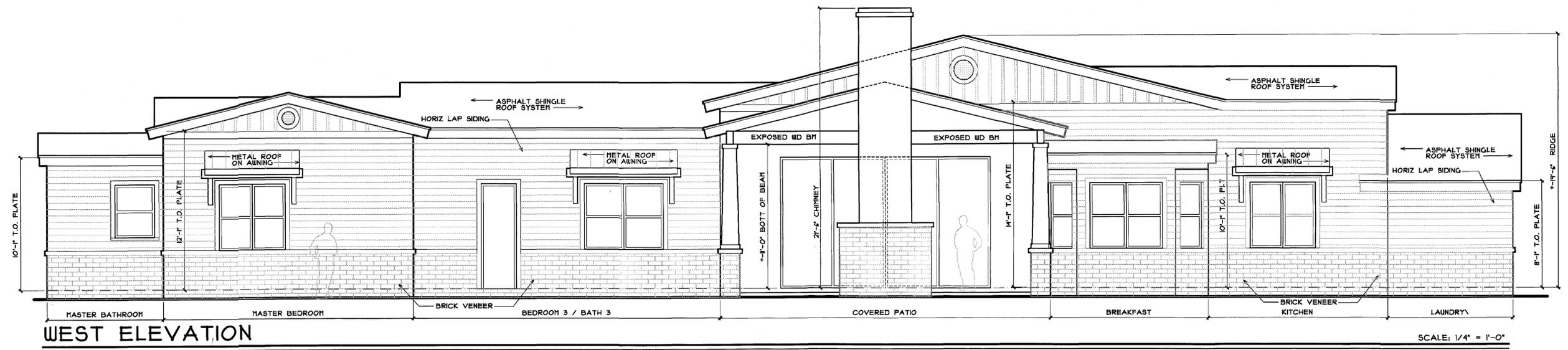
DATE	01-01-19
SCALE	1/4" = 1'-0"
JOB NO.	190JELLIES
SHEET	3
OF	4 SHEETS

190JELLIES



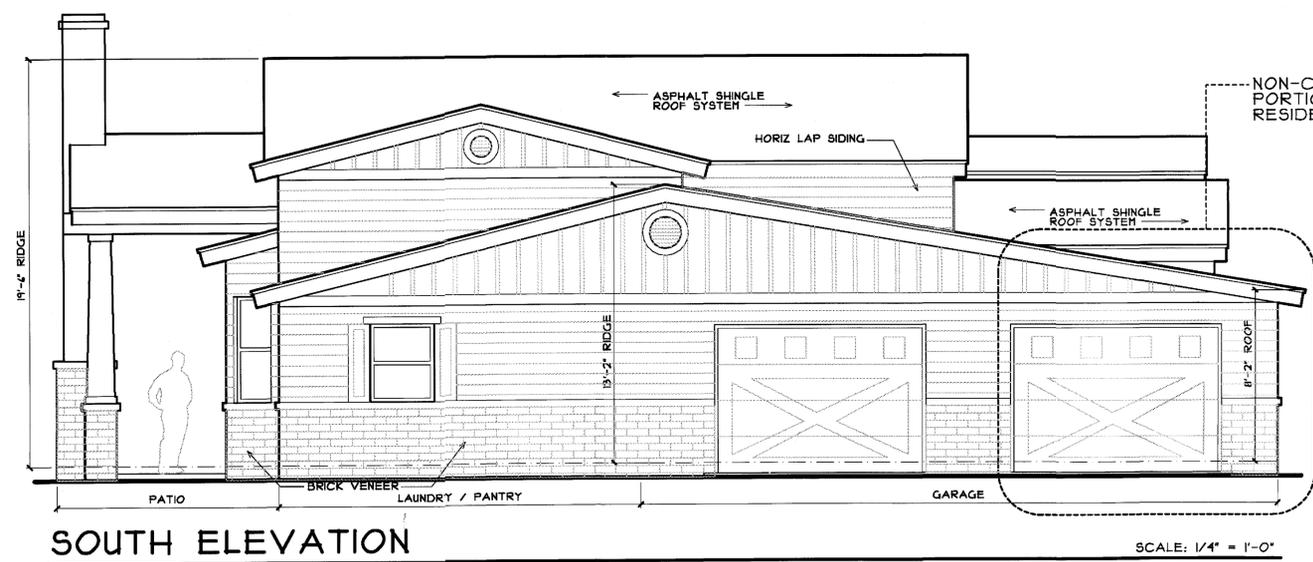
EAST ELEVATION

SCALE: 1/4" = 1'-0"



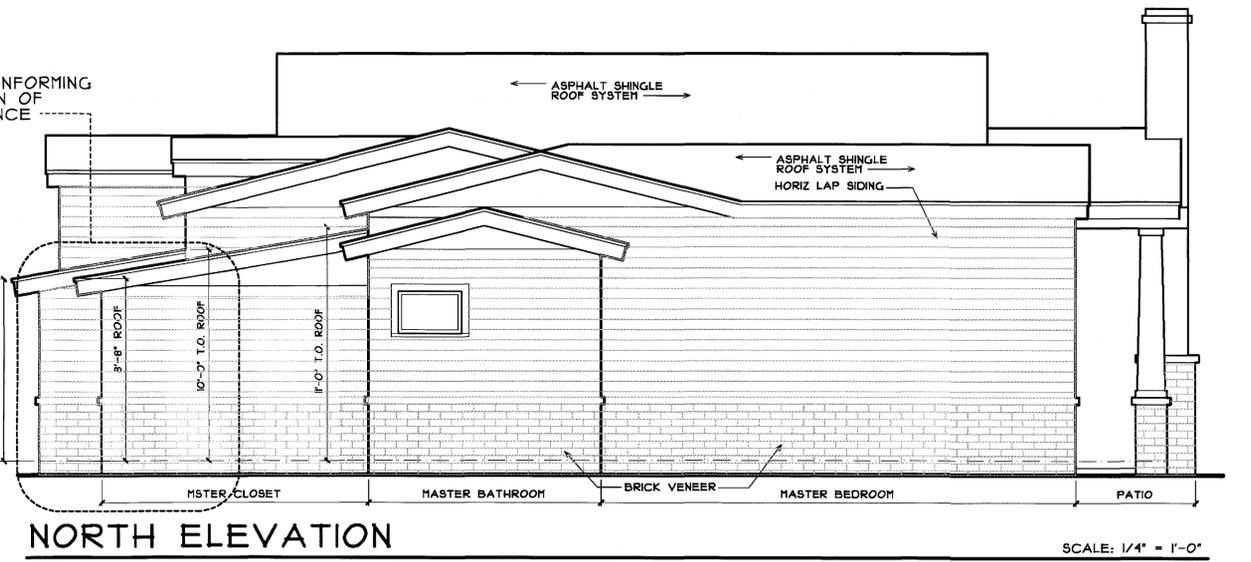
WEST ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



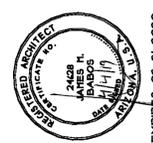
NORTH ELEVATION

SCALE: 1/4" = 1'-0"

REVISIONS	BY

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A REMODEL AND ADDITION
JELLIES RESIDENCE
 LOT 21, GROSSE POINTE 2
 1016 EAST VISTA DRIVE
 PARADISE VALLEY, ARIZONA 85253



BABOS DESIGN STUDIO, L.L.C.
 JAMES H. BABOS
 ARCHITECT
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 602-80-3191
 JBABOS@AOL.COM

DRAWN ELEVATIONS
 CHECKED
 DATE 04-04-19
 SCALE 1/4" = 1'-0"
 JOB NO. 190JELLIES
 SHEET

4 OF 4 SHEETS

MOJBY

SETBACK EXHIBIT FOR 7016 EAST VISTA DRIVE

SUBJECT →

