

**Design Review Board
Regular Meeting
Agenda**

Litchfield Park Branch Library
Community Room
101 W. Wigwam Blvd.
Litchfield Park, AZ 85340

Thursday, August 7, 2025

6:00 PM

Members of the Litchfield Park Design Review Board will attend either in person, by telephone, or video conference call.
Physical access to the meeting room will be available 30 minutes prior to the meeting.

I. Call to Order

- A. The agenda and packet are available at: www.litchfieldpark.gov
- B. A video recording of the meeting can be seen here the next business day.

II. Pledge of Allegiance

III. Call to the Community

This is the time for citizens who would like to address the Commission on any non-agenda item. Action taken as a result of public comment will be limited to asking staff to review the matter, asking that the matter be put on a future agenda, or responding to criticism.

IV. Response to Call to the Community

V. Business

- | | |
|---|------------------------------|
| <p>A. Town Home Addition (PZ-25-49)
Presenter: Randy Proch, Planning Director</p> <p>Discussion and possible action to approve a home addition located at 100 E. Laguna Royale Drive.</p> | <p>ACTION/COMMENT</p> |
| <p>B. Wall Relocation (PZ-25-48)
Presenter: Randy Proch, Planning Director</p> <p>Discussion and possible action to approve a side yard wall relocation located at 117 E. Fairway Circle.</p> | <p>ACTION/COMMENT</p> |
| <p>C. New Freestanding Garage (PZ-25-50)
Presenter: Randy Proch, Planning Director</p> <p>Discussion and possible action to approve a new freestanding garage located at 4889 N. Village Parkway.</p> | <p>ACTION/COMMENT</p> |
| <p>D. New Garage Addition (PZ-25-51)
Presenter: Randy Proch, Planning Director</p> <p>Discussion and possible action to approve a garage addition to a home located at 14225 W. Greentree Drive South.</p> | <p>ACTION/COMMENT</p> |
| <p>E. Wall Replacement (PZ-25-53)
Presenter: Randy Proch, Planning Director</p> <p>Discussion and possible action to approve a wall replacement abutting Scout Park located at 203 W. Llano Drive.</p> | <p>ACTION/COMMENT</p> |

F. Garage Remodel (PZ-25-58)**ACTION/COMMENT**

Presenter: Randy Proch, Planning Director

Discussion and possible action to approve a garage addition and remodel located at 203 W. Llano Drive.

G. New Facade (PZ-25-54)**ACTION/COMMENT**

Presenter: Randy Proch, Planning Director

Discussion and possible action to approve a new facade for a home located at 130 E. Estero Lane.

H. Updated Backyard Structures (PZ-25-56)**ACTION/COMMENT**

Presenter: Randy Proch, Planning Director

Discussion and possible action to approve a couple of new backyard structures located at 514 E. Fairway Drive.

I. New Guest Home (PZ-25-57)**ACTION/COMMENT**

Presenter: Randy Proch, Planning Director

Discussion and possible action to approve a new guest home located at 4822 N. Barranco Drive.

J. Pergola Structures (PZ-25-64)**ACTION/COMMENT**

Presenter: Randy Proch, Planning Director

Discussion and possible action to approve pergola structures located at 420 S. Lila Circle.

VI. Staff Report on Current Events**VII. Board Members Reports on Current Events****VIII. Adjournment**

Susan Charnetsky, Chair

Affidavit of Posting

I, Randy Proch, do hereby certify that I caused to be posted a true and correct copy of this agenda for the Design Review Board meeting of Thursday, August 7, 2025, in the following place in the City of Litchfield Park:

1. City Hall, outside bulletin board
2. City Website

Randy Proch, Planning Director

Persons with special accessibility needs should contact City Hall, (623) 935-5033, at least 48 hours prior to the meeting.

To: Mayor Thomas L. Schoaf and Members of the City Council
From: Randy Proch, Planning Director
Through: Matthew Williams, City Manager
Meeting Date: 8/7/2025
Presenter: Randy Proch, Planning Director

RECOMMENDED MOTION:

MOVE TO APPROVE THE PROPOSED TOWN HOME ADDITION FILE NO. PZ-25-49 LOCATED AT 100 E. LAGUNA ROYALE DRIVE, SUBJECT TO THE EXHIBITS PROVIDED BY THE APPLICANT AND STIPULATIONS 1 AND 2.

BACKGROUND/DISCUSSION:

The proposal is to add approximately 796 total square feet through a second floor addition, garage addition, and covered deck. The property is located at 100 E. Laguna Royale Drive. The property is zoned RC PD.

The additions represent a tremendous update to the existing town home through changes in massing and scale, while maintaining all development standards. The additional garage for golf carts does not exceed the maximum driveway width nor coverage allowances. The corner lot does require a minimum setback of 10 feet which is not clearly illustrated in the graphics provided adjacent to the new covered deck. The proposal will match all existing colors, materials, and roofing styles.

Staff has not received any public comments on this proposal.

STAFF RECOMMENDATION:

Staff requests that Design Review Board take the following action:

Approve the proposal, subject to the exhibits provided by the applicant, and stipulation 1:

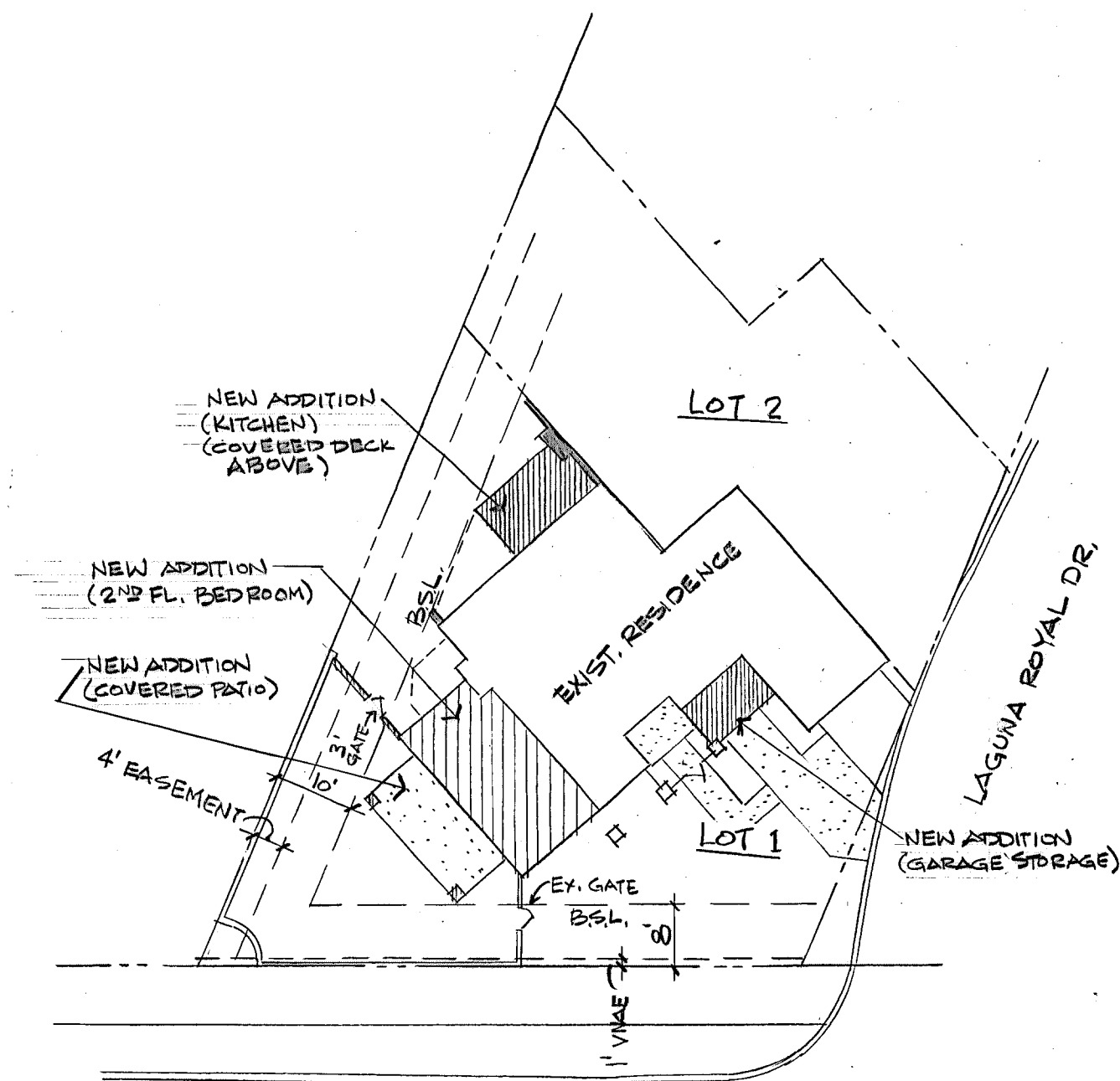
1. A Building Permit issued by the City will be required before any construction is to occur.
2. A 10 foot minimum building setback is required along Villa Nueva Drive.

FINANCIAL IMPACT:

N/A

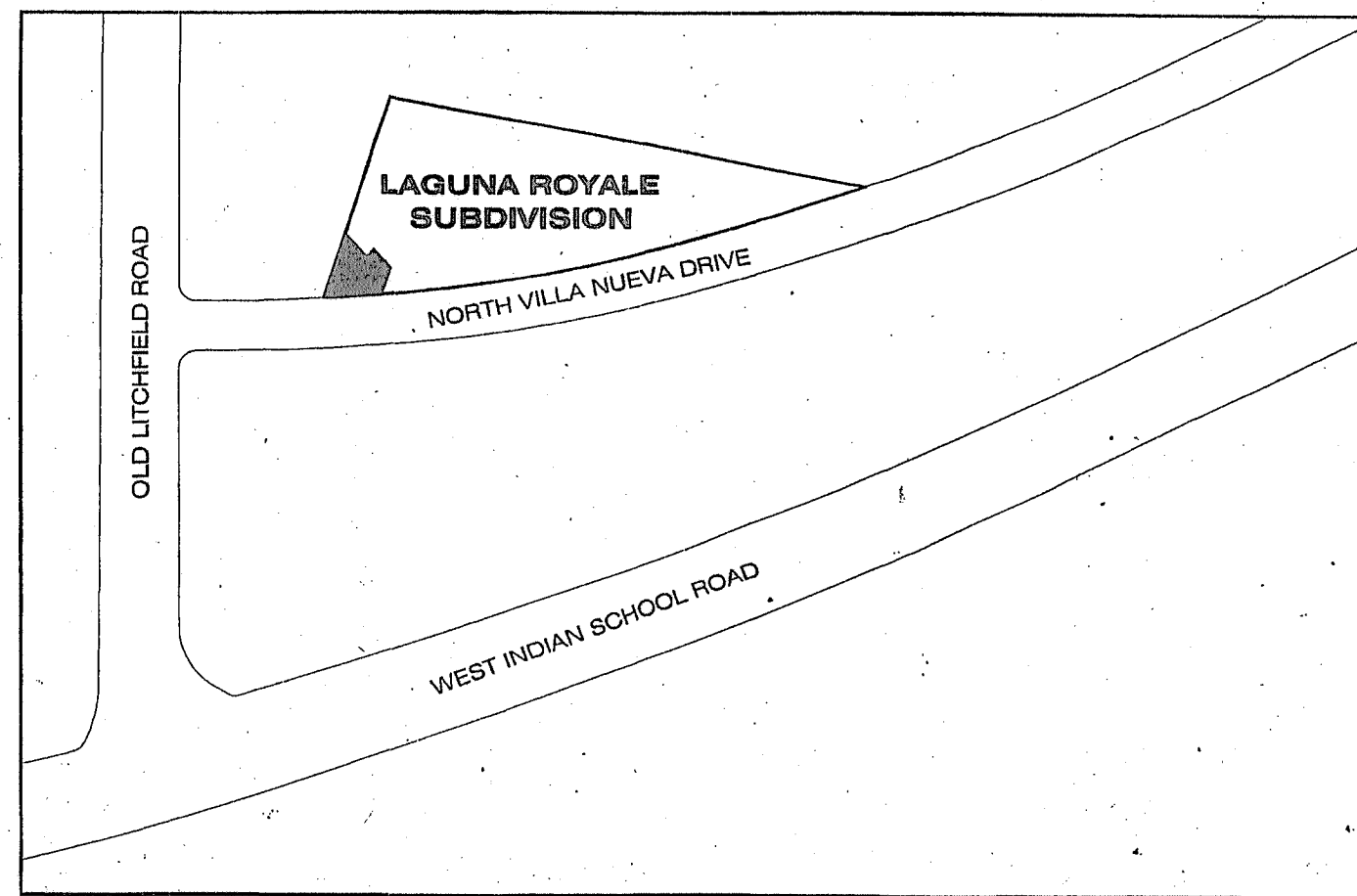
ATTACHMENTS:

1. PZ-25-49 Report Attachments



SITE PLAN

1"=20'



VICINITY MAP

NO SCALE

PROJECT DATA

OWNER: Stephen S. Cleveland
13610 W Fairway Loop N.
Litchfield Park, AZ 85340

PROJECT ADDRESS: 100 E. Laguna Royale Dr.
Litchfield Park, AZ 85340

LEGAL DESCRIPTION: Lot 1, Laguna Royale (MCR 133-39)

M.C. TAX ASSESSOR'S NO.: 501-71-506

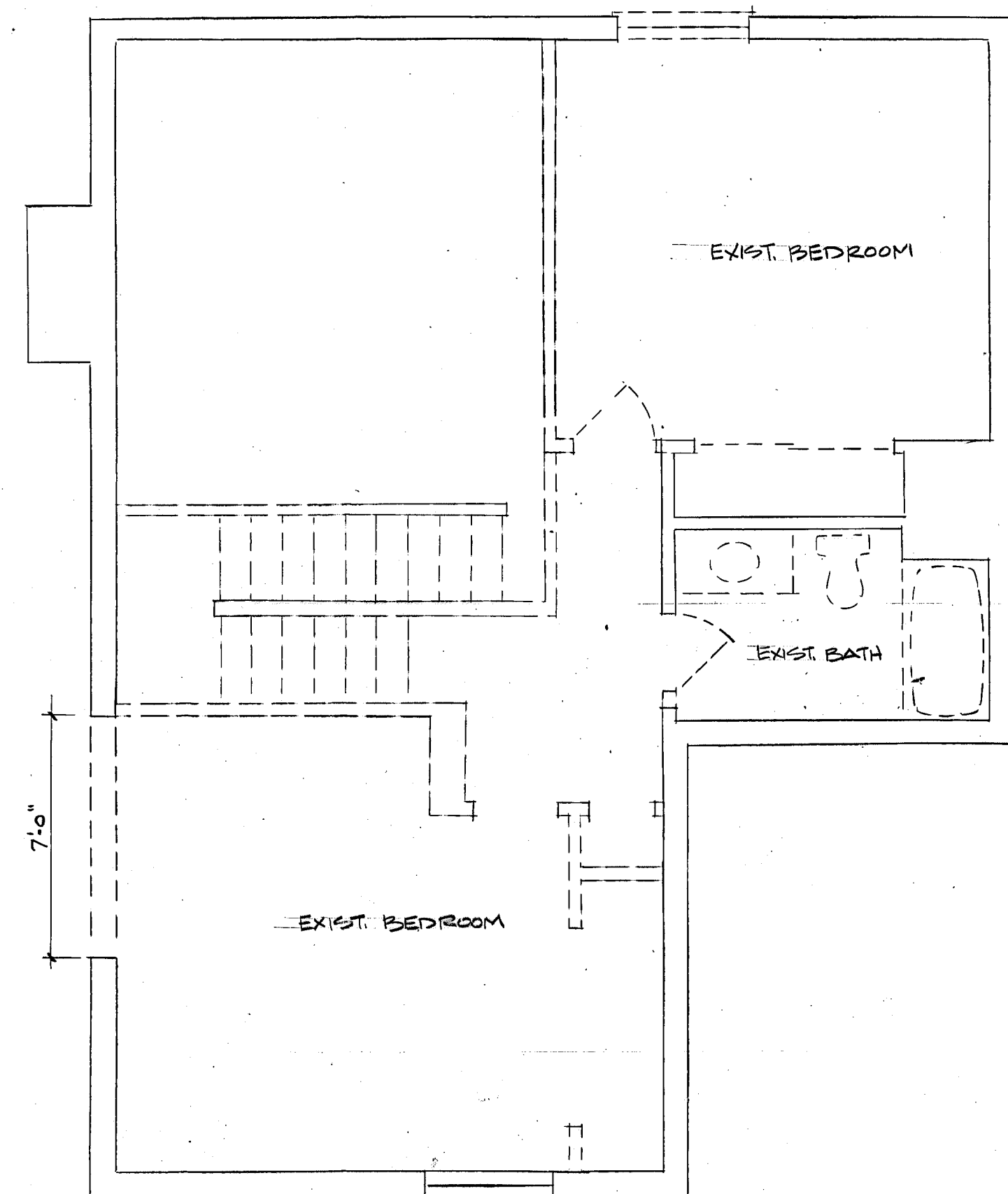
ZONING: RC

PROJECT EXPLANATION: Remodel / Addition to Residence

LOT AREA: 4,522 S.F. (0.257 ac.)

AREA CALCULATIONS:

Existing Livable:	1,748 S.F.
1 st Floor Kitchen Addition	104 S.F.
2 nd Floor Bedroom Addition	276 S.F.
	2,128 S.F.
1 st Floor Livable to Garage	-80 S.F.
New Livable Total	2,048 S.F.
Existing Garage & Storage	267 S.F.
New Garage Addition	140 S.F.
New Garage Total	407 S.F.
New Covered:	136 S.F.
New Covered Decks:	140 S.F.
Total Under Roof:	2,731 S.F.



SECOND FL. DEMO PLAN

1/4"=1'-0"

STRUCTURAL DESIGN DATA:

Soil Bearing Pressure 1500 psf at 18" below fin. grade

Sloped Roofs D.L. = 24 psf
L.L. = 16 psf

Flat Roofs D.L. = 15 psf
L.L. = 20 psf

Floors D.L. = 25 psf
L.L. = 40 psf

STRUCTURAL MATERIALS:

CONCRETE

Slabs on grade F'c = 2500 psi 4 1/2" Slump

Footings & Stem Walls F'c = 2500 psi 4 1/2" Slump

STEEL

Structural Steel A36 Fy = 36 ksi

Reinforcing Steel A615-40 Fy = 40 ksi

Anchor Bolts A307 Fy = 33 ksi

Expansion Bolts HILTI Kwik Bolt ICC ESR-1385, ESR-1917

LUMBER & WOOD PRODUCTS

Headers & Joists (2x & 3x) HF #2

Beams (4x 7 larger) DF #1

Posts DF #1

Studs HF Stud Grade

Plates, Blocking & other sawn lumber DF #2

Glulam Beams COMB 24F-V4, 2400Fb, 190Fv, 1.8E

Prefab Wood Trusses ANSI/TPI-1

Pneumatic & Mechanical Fasteners NER 272

Rough Hardware SIMPSON STRONG-TIE (or equal)

MASONRY

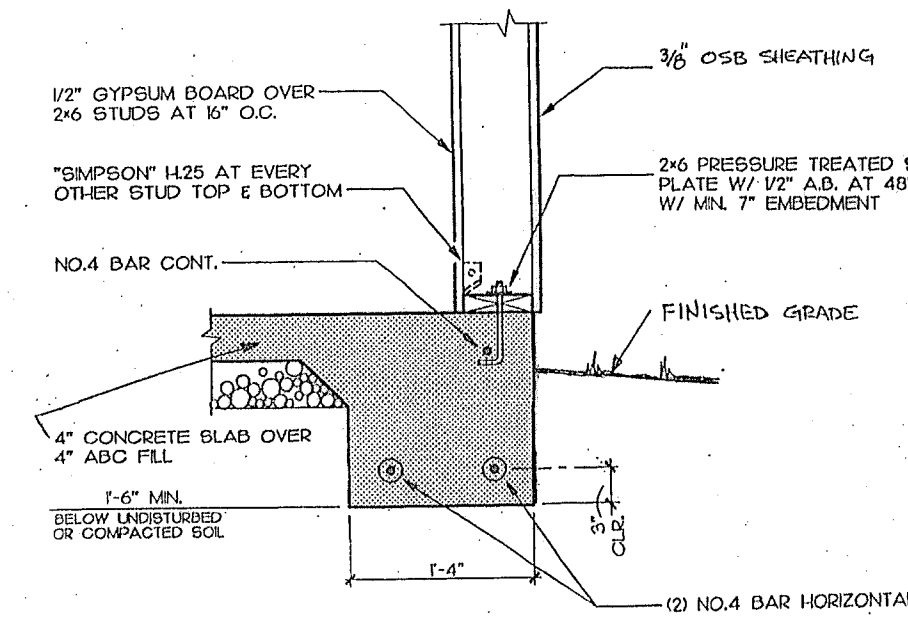
Concrete Masonry Units GRADE N Fm = 1500 psi

Mortar TYPE S 1800 psi

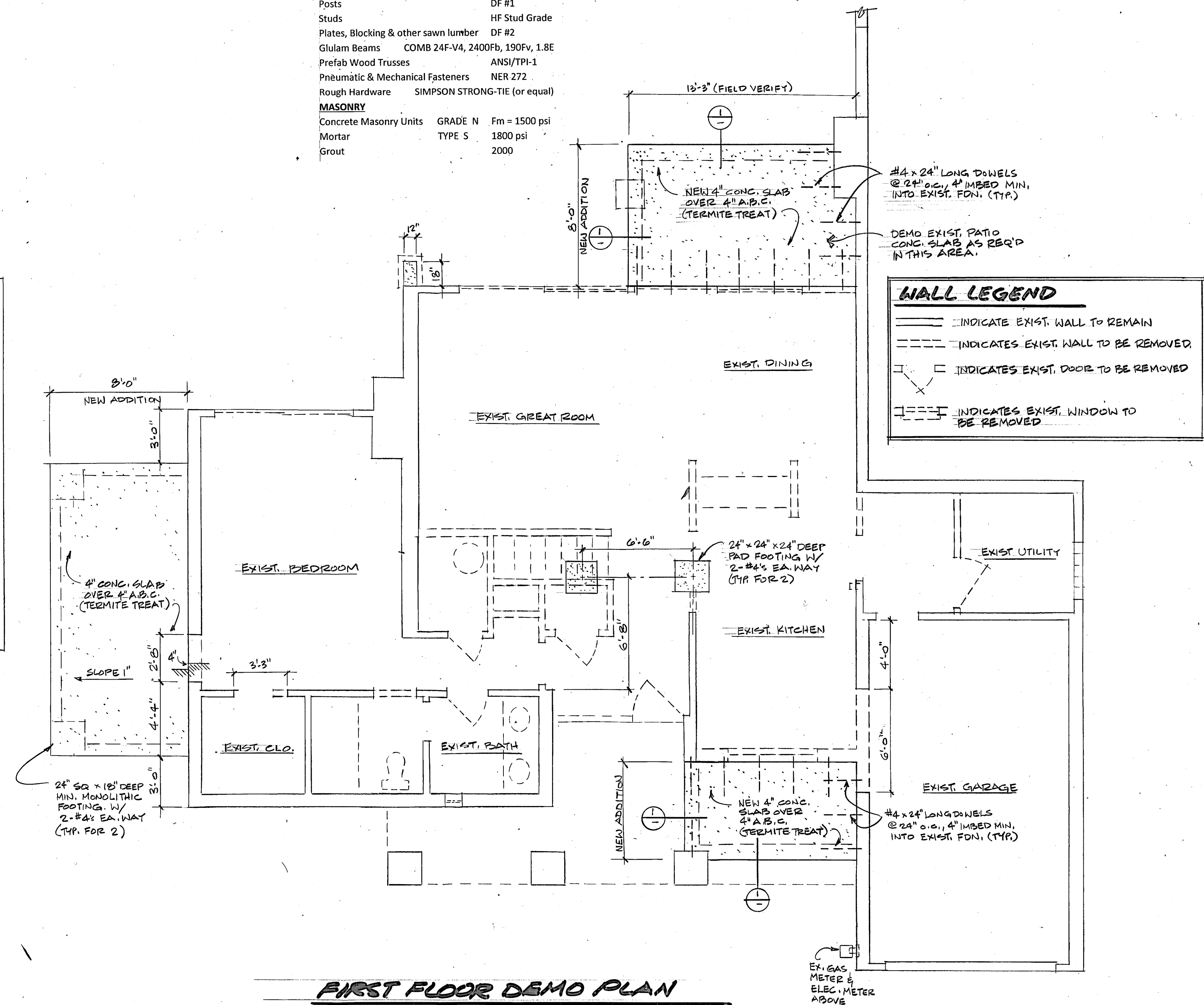
Grout 2000

FOUNDATION NOTES:

- 1500 PSF ASSUMED AT 18" BELOW UNDISTURBED SOIL OR ENGINEERED COMPACTED FILL.
- ALL POSTS SHOWN ARE 4x4, UNLESS NOTED OTHERWISE.
- ALL EXTERIOR DIMENSIONS ARE TO EDGE OF STEM OR SLAB AS SHOWN.
- ALL CONCRETE STEMS AT EXTERIOR COLUMNS ARE 2" WIDE AT EACH SIDE TO ACCEPT 2" STYRENE INSULATION BOARD, TYPICAL.
- LANDINGS AT ALL DOOR LOCATIONS SHALL HAVE MINIMUM SLOPE OF 1/4" PER FOOT.
- SEAL ALL VOIDS AROUND PENETRATIONS THROUGH FLOOR SLABS.
- EXTERIOR WALL AND BOTTOM SILL PLATES SHALL BE PRESSURE TREATED OR EQUAL & SHALL BEAR / EXTEND A MINIMUM 6" ABOVE FINISH GRADE.

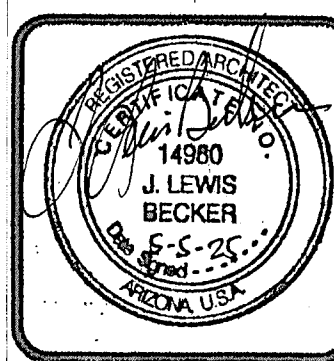


EXTERIOR WALL FOOTING



FIRST FLOOR DEMO PLAN

1/4"=1'-0"



Lewis Becker Architecture

EMAIL jbecker929@gmail.com

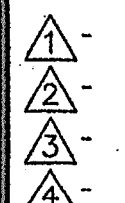
PHONE 602-892-0299

"AS-BUILT" / DEMOLITION PLANS

REMODEL / ADDITION TO CLEVELAND RESIDENCE

100 E. LAGUNA ROYALE DR. LITCHFIELD PARK, AZ 85340

Revisions



Drawn

L.B.

Checked

L.B.

Date

MAY 5, 2025

Sheet

A-1

Job No.

CLE-24

GENERAL NOTES:

- ALL PLUMBING WALLS ARE 2x6 WOOD STUDS AT 16" O.C.
- INTERIOR NON-BEARING WALLS ARE 2x4 WOOD STUDS AT 24" O.C. UNLESS NOTED OTHERWISE.
- INTERIOR LOAD BEARING WALLS ARE 2x6 WOOD STUDS AT 16" O.C. UNLESS NOTED OTHERWISE.
- 3/8" EXTERIOR PLYWOOD (OR O.S.B.) WALL SHEATHING SHALL BE APPLIED OVER ALL EXTERIOR FRAMED WALLS.
- FIRE BLOCK STUD WALLS AT DROPPED CEILING(S), SOFFITS(S), AND AT 10'-0" VERTICAL INTERVALS.
- PROVIDE 18" HIGH PLATFORM UNDER ALL APPLIANCES INSTALLED IN (OR ACCESSIBLE FROM INSIDE) GARAGES.
- ALL GLASS IN HAZARDOUS AREAS, INCLUDING WITHIN 24" ARC OF AN ACTIVE DOOR AND ALL GLASS WITHIN 18" OF FLOOR SHALL BE SAFETY GLASS.
- MAXIMUM SILL HEIGHT AT BEDROOM WINDOWS SHALL BE +44" ABOVE FINISH FLOOR.
- SMOKE DETECTORS SHALL BE INSTALLED AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA AND BE A MINIMUM OF 3'-0" FROM DUCT OPENINGS.
- SMOKE DETECTORS SHALL BE PERMANENTLY WIRED, INTERCONNECTED AND HAVE BATTERY BACK-UP POWER. WHERE THE HIGHEST POINT OF A CEILING IN A ROOM THAT OPENS TO THE HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE OPENING INTO THE HALLWAY BY 24" OR MORE, SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM.
- PROVIDE WEATHER FLASHING AT ALL EXTERIOR WALL PENETRATIONS, INCLUDING WINDOWS, DOORS, VENTS, ETC.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED A MINIMUM OF ONE FOOT ABOVE THE HIGHEST POINT OF THE EQUIPMENT.

WALKING DECK SURFACE:

WALKING DECK SURFACE SHALL BE ACTIVE I.C.B.O. / N.E.R. APPROVED WALKING DECK (FOR EXAMPLE: DEX-O-TEX BY CROSSFIELD PRODUCTS CORP., I.C.B.O. #ER-1338).

AT THE JUNCTURE OF WALKING DECK WITH VERTICAL WALL SURFACES PROVIDE CANT STRIP, EXTEND DECK SURFACE UP THE FACE OF THE VERTICAL SURFACE, FLASH AND COUNTER-FLASH DECK SURFACE AT EXTERIOR WALL FINISH SYSTEM.

WALKING DECK SYSTEM SHALL BE INSTALLED PER THE EVALUATION REPORT, AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

STUCCO MATERIALS:

- 3/8" Exterior Plywood (or O.S.B.) wall sheathing shall be applied over all exterior framed walls prior to application of Insulated Stucco System.
- Stucco System over metal lath on 1" rigid foam board over 2 layers Grade "D" (or 1" layer type 15) building paper.
- "Western One-Kote" ICC ESR-1607.

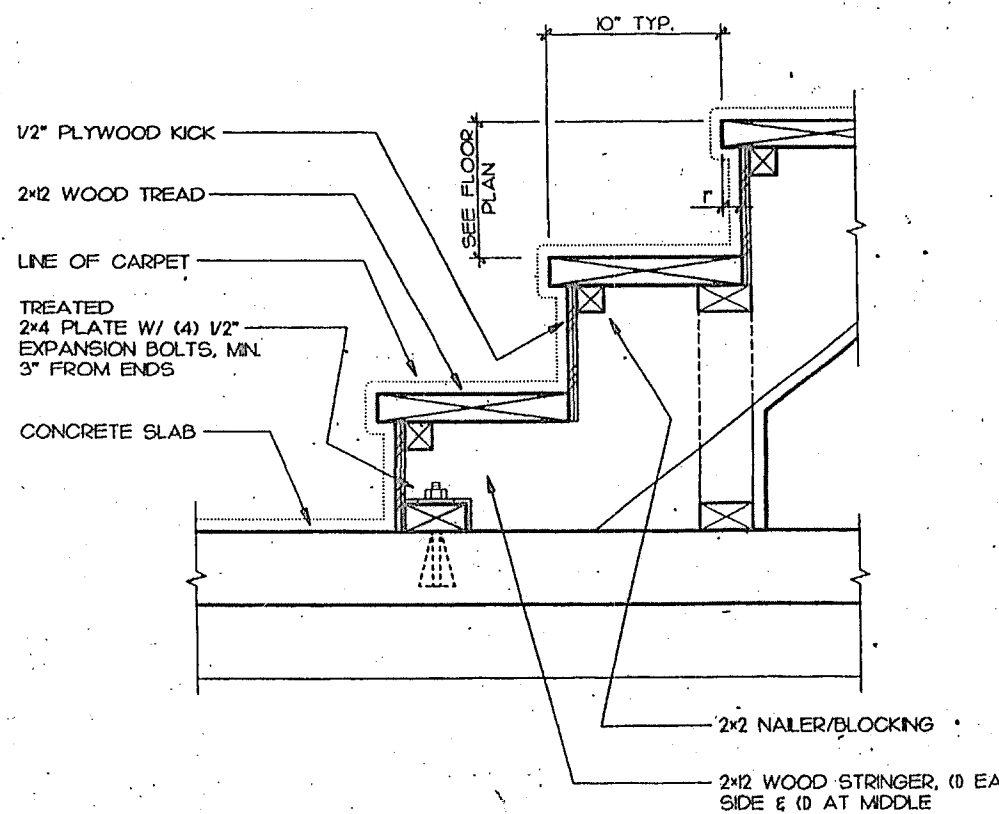
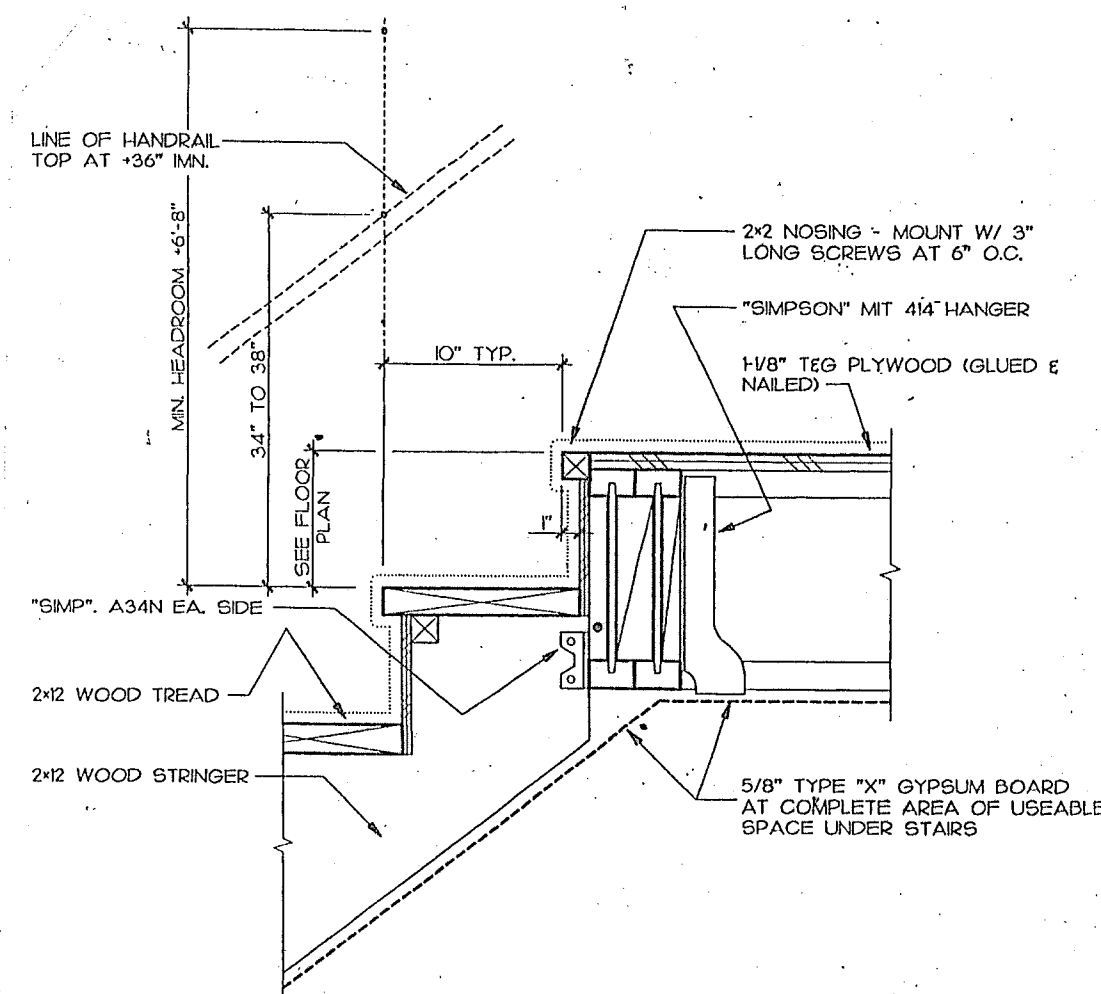
INSULATION AND FENESTRATION REQUIREMENTS

CLIMATE ZONE 2	
FENESTRATION U-FACTOR	0.40 MAX.
GLAZED FENESTRATION SHGC	0.25 MAX.
CEILING R-VALUE	38 MIN.
WOOD FRAME WALL R-VALUE	13 MIN.
SLAB R-VALUE	0

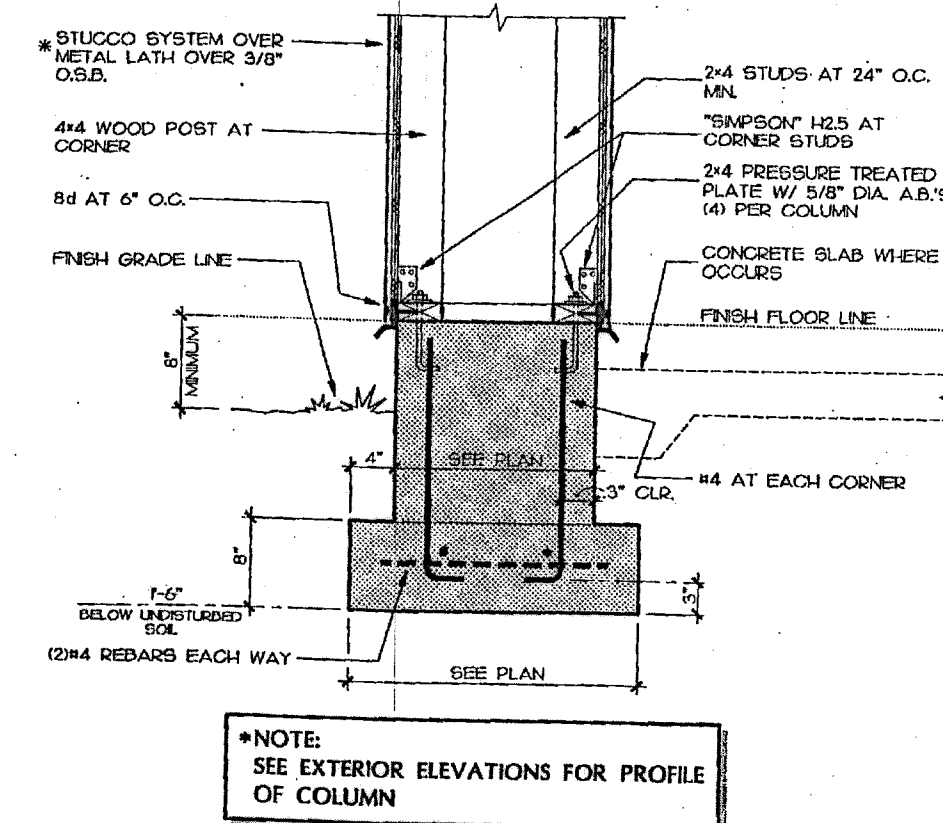
ELECTRICAL NOTES

- AT KITCHEN AND DINING AREA COUNTERTOPS, RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24" FROM AN OUTLET.
- PROVIDE DEDICATED 20 AMP GFCI CIRCUITS TO EACH BATHROOM LAVATORY COUNTERTOP RECEPTACLES.
- CEILING FAN OUTLET BOXES SHALL BE RIGIDLY SECURED IN PLACE AND SHALL BE LISTED FOR THE APPLICATION / LOCATION.
- ALL 15A OR 20A, 120V BRANCH CIRCUITS IN DWELLING UNITS SUPPLYING OUTLETS IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOM OR AREAS MUST BE PROTECTED BY A LISTED AFCI DEVICE OF THE COMBINATION TYPE (REF. 2017 NEC ARTICLE 210.12 (A)).
- OUTLET BOXES IN THE WALL BETWEEN THE DWELLING AND THE GARAGE SHALL BE METAL OR U.L. APPROVED FIRE-RESISTIVE PLASTIC.

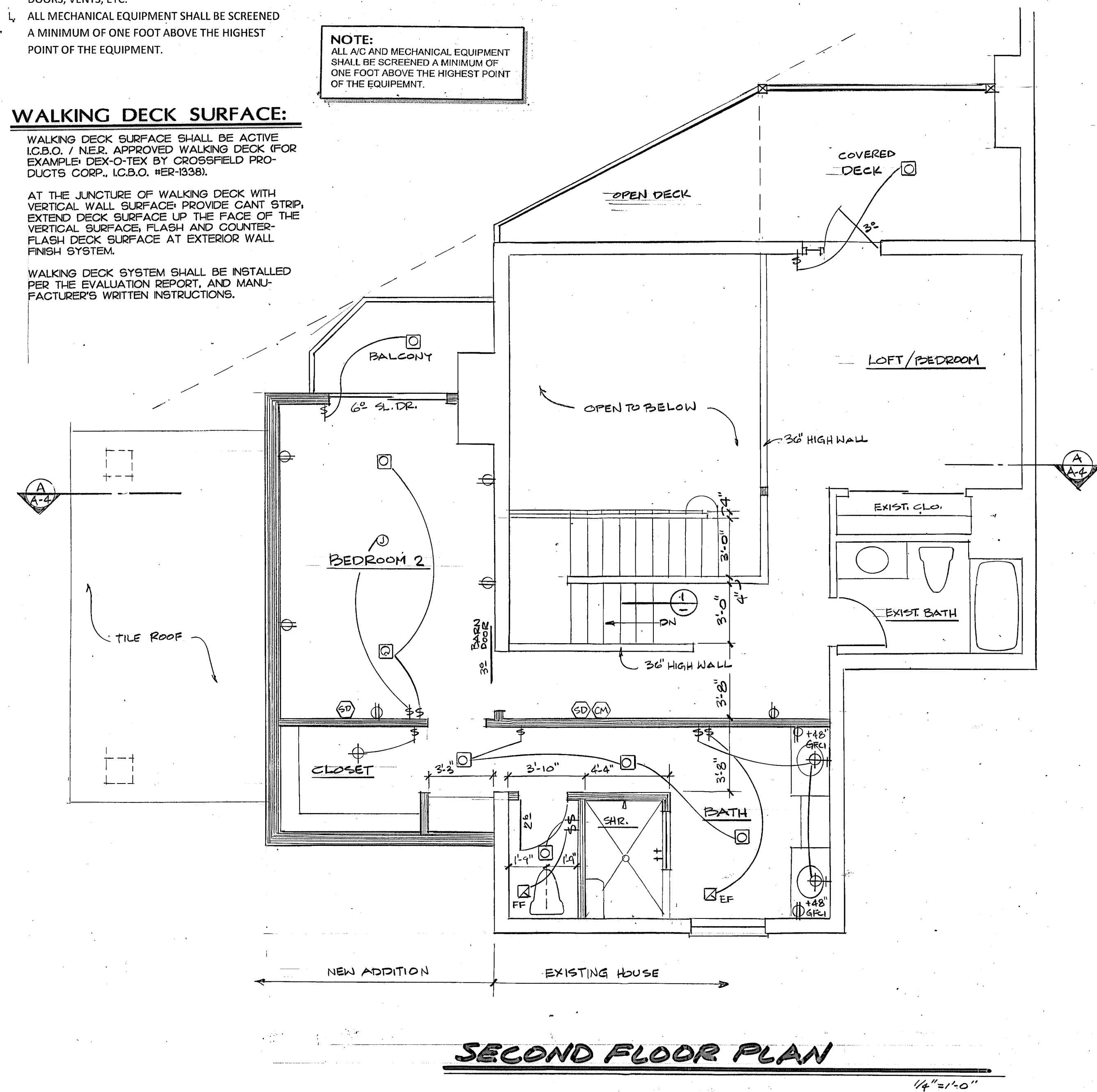
NOTE:
ALL A/C AND MECHANICAL EQUIPMENT SHALL BE SCREENED A MINIMUM OF ONE FOOT ABOVE THE HIGHEST POINT OF THE EQUIPMENT.



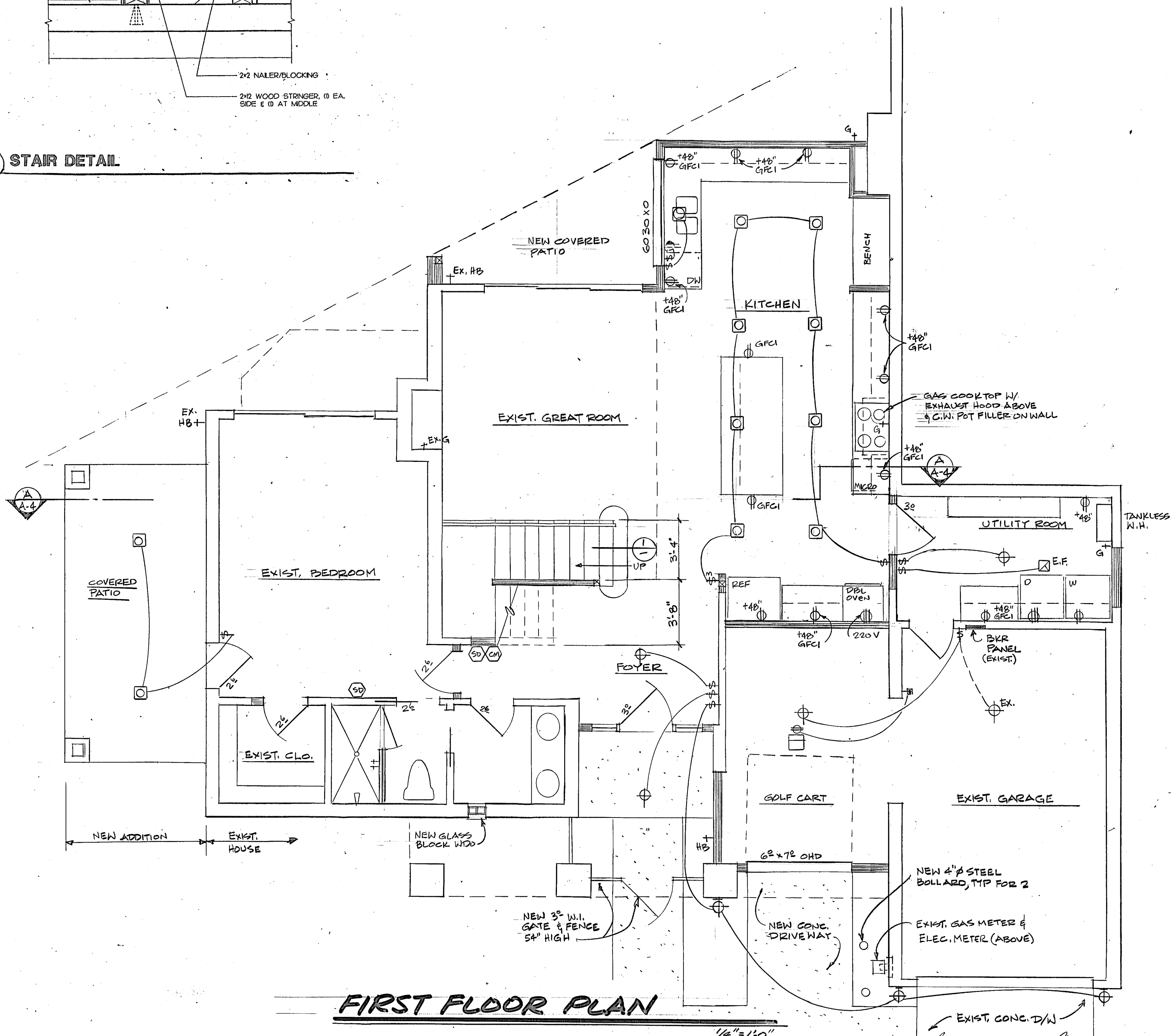
1 STAIR DETAIL



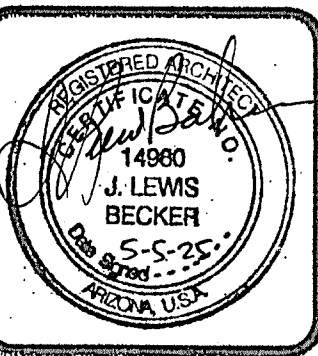
2 DETAIL at FRAMED COLUMN



SECOND FLOOR PLAN



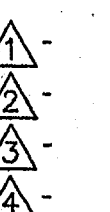
FIRST FLOOR PLAN



Lewis Becker Architecture
PHONE 602-592-0299
EMAIL jibecker@25@gmail.com

FIRST & SECOND FLOOR PLANS
REMODEL/ADDITION TO CLEVELAND RESIDENCE
100 E. LAGUNA ROYALE DR. LITCHFIELD PARK, AZ 85340

Revisions



Drawn L.B.

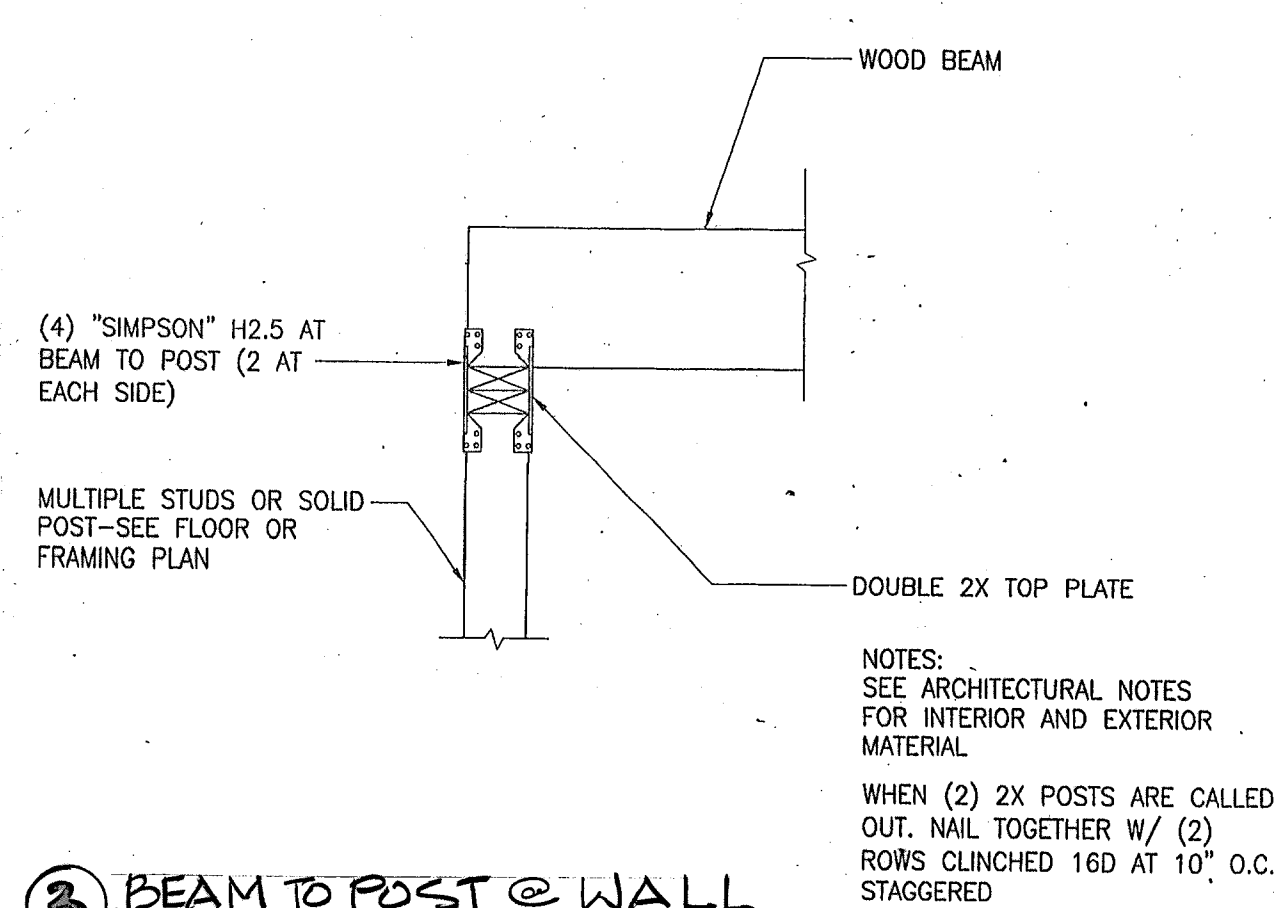
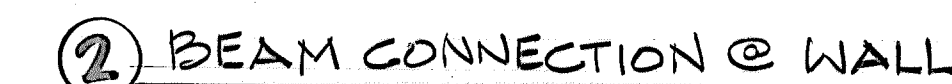
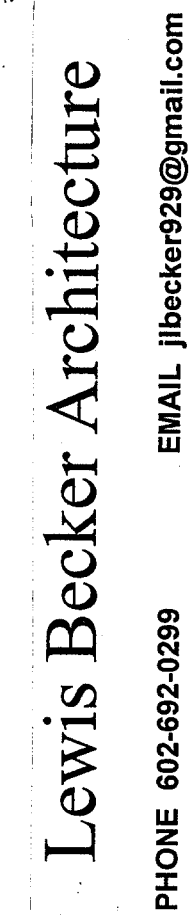
Checked L.B.

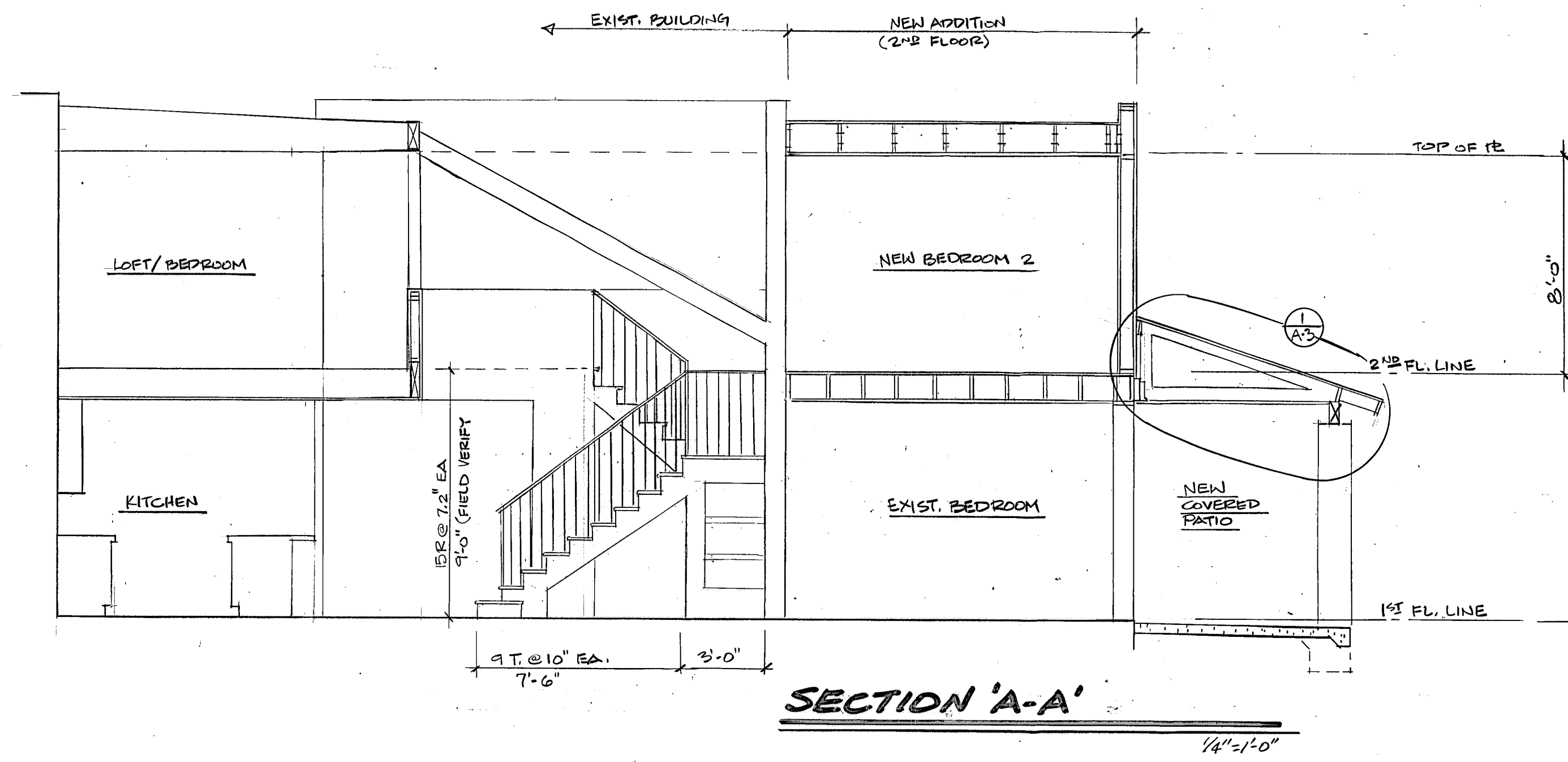
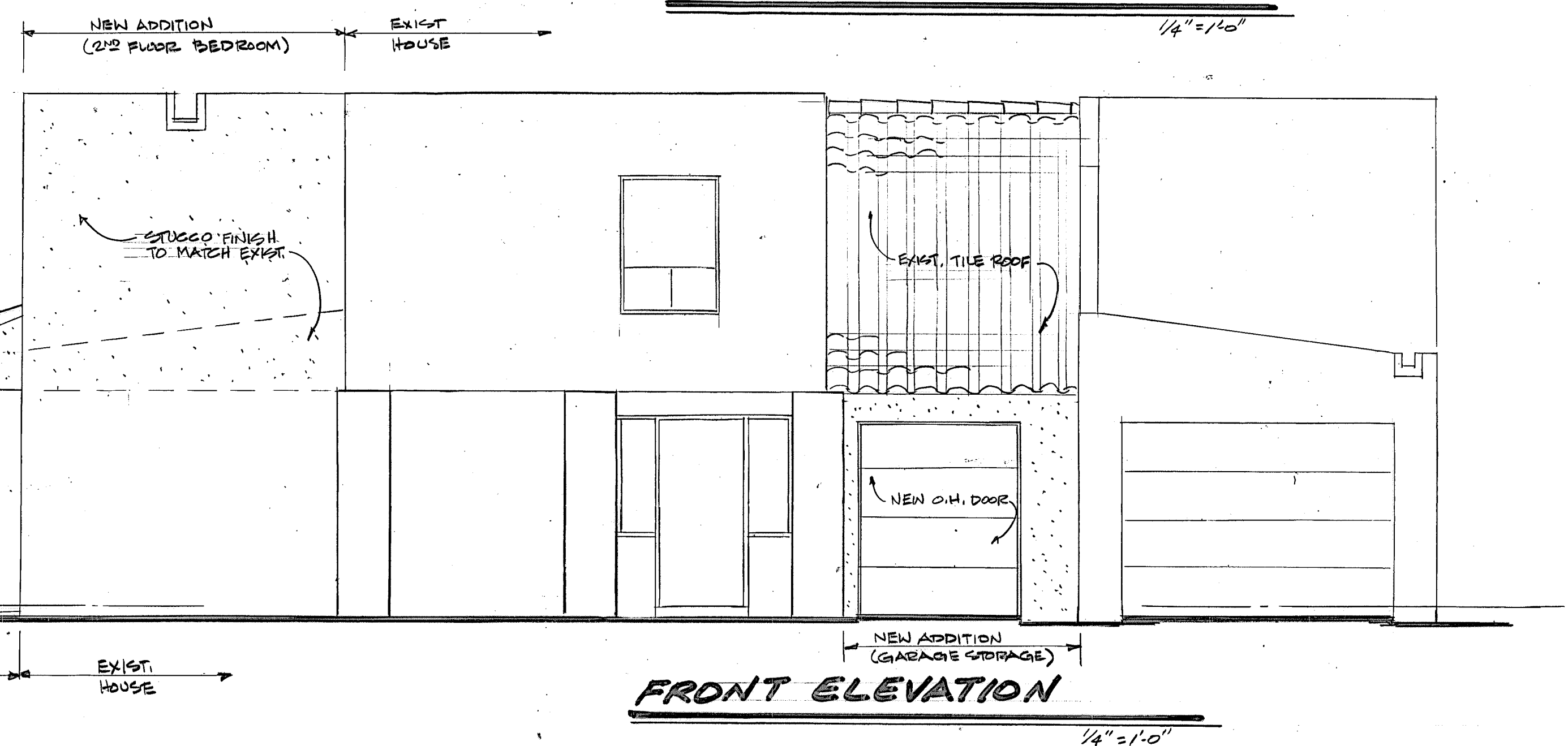
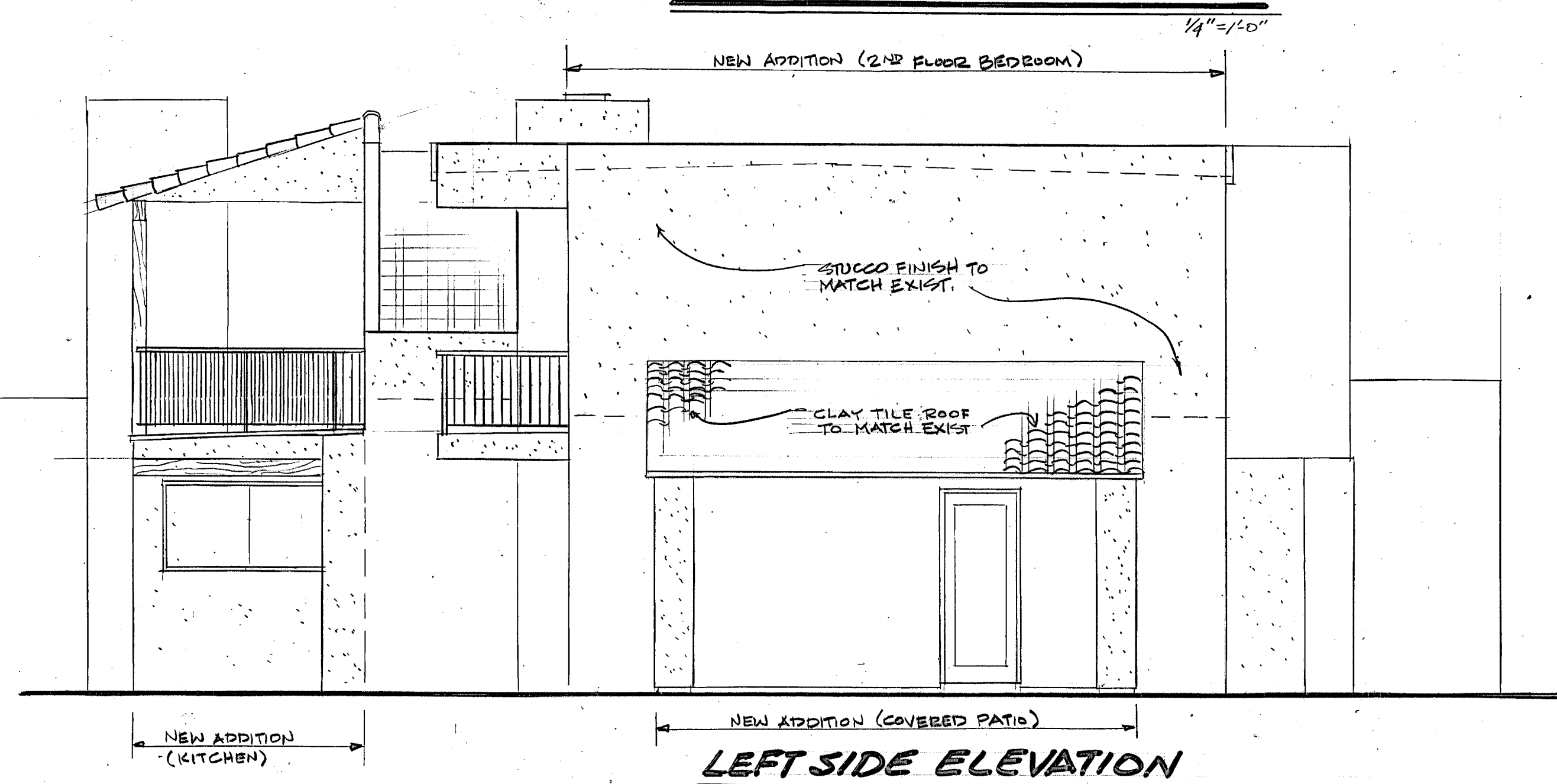
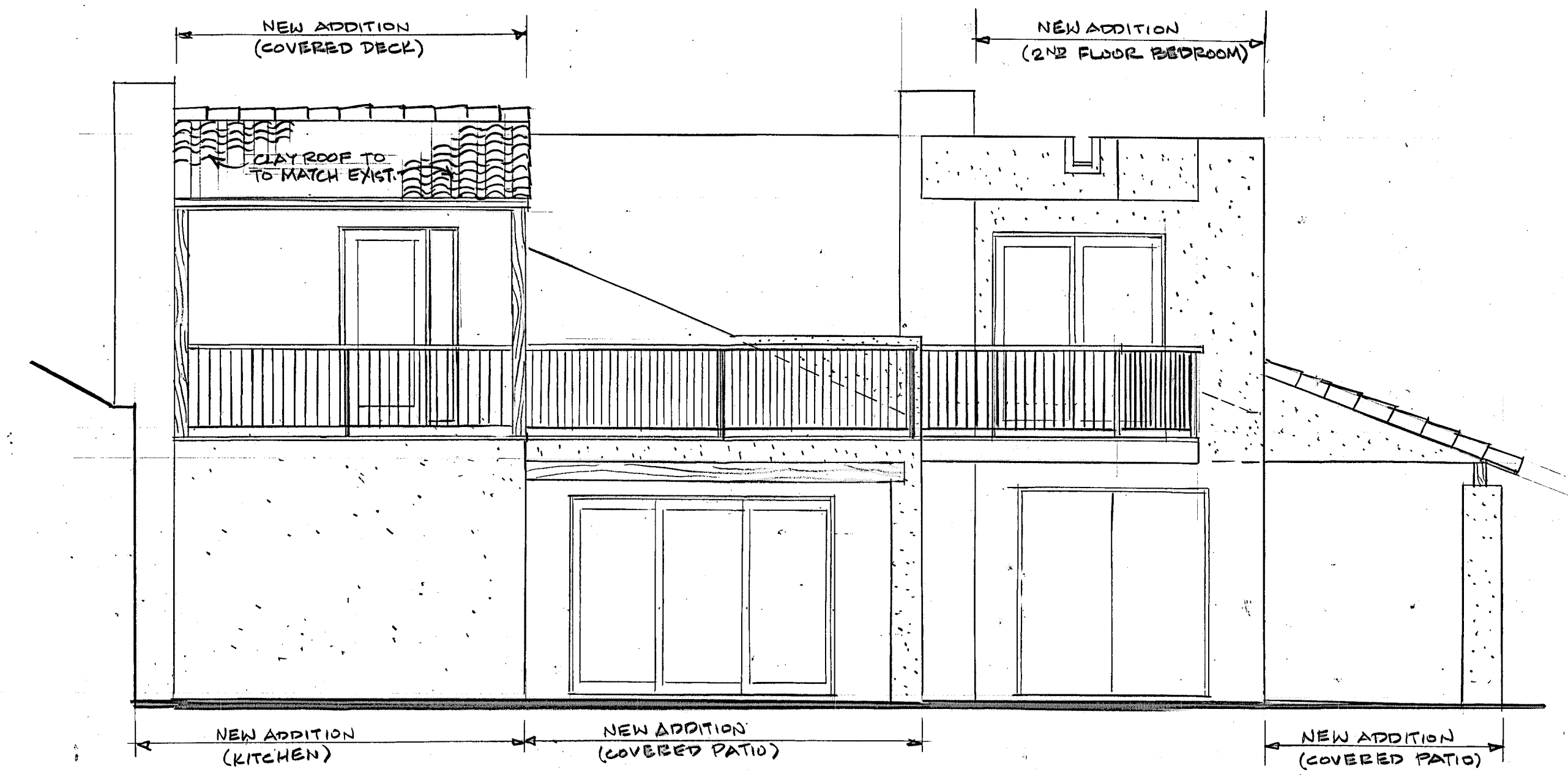
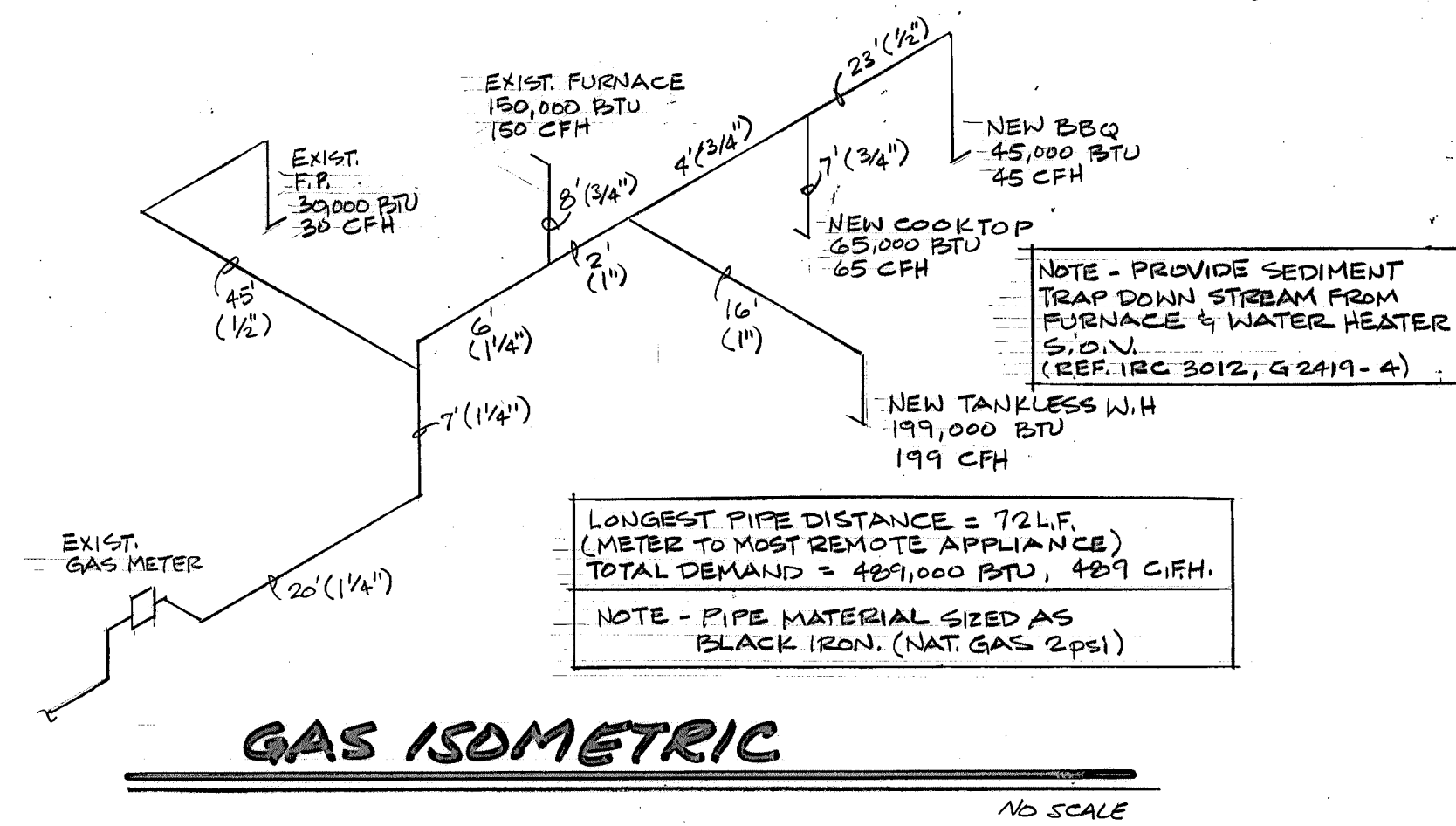
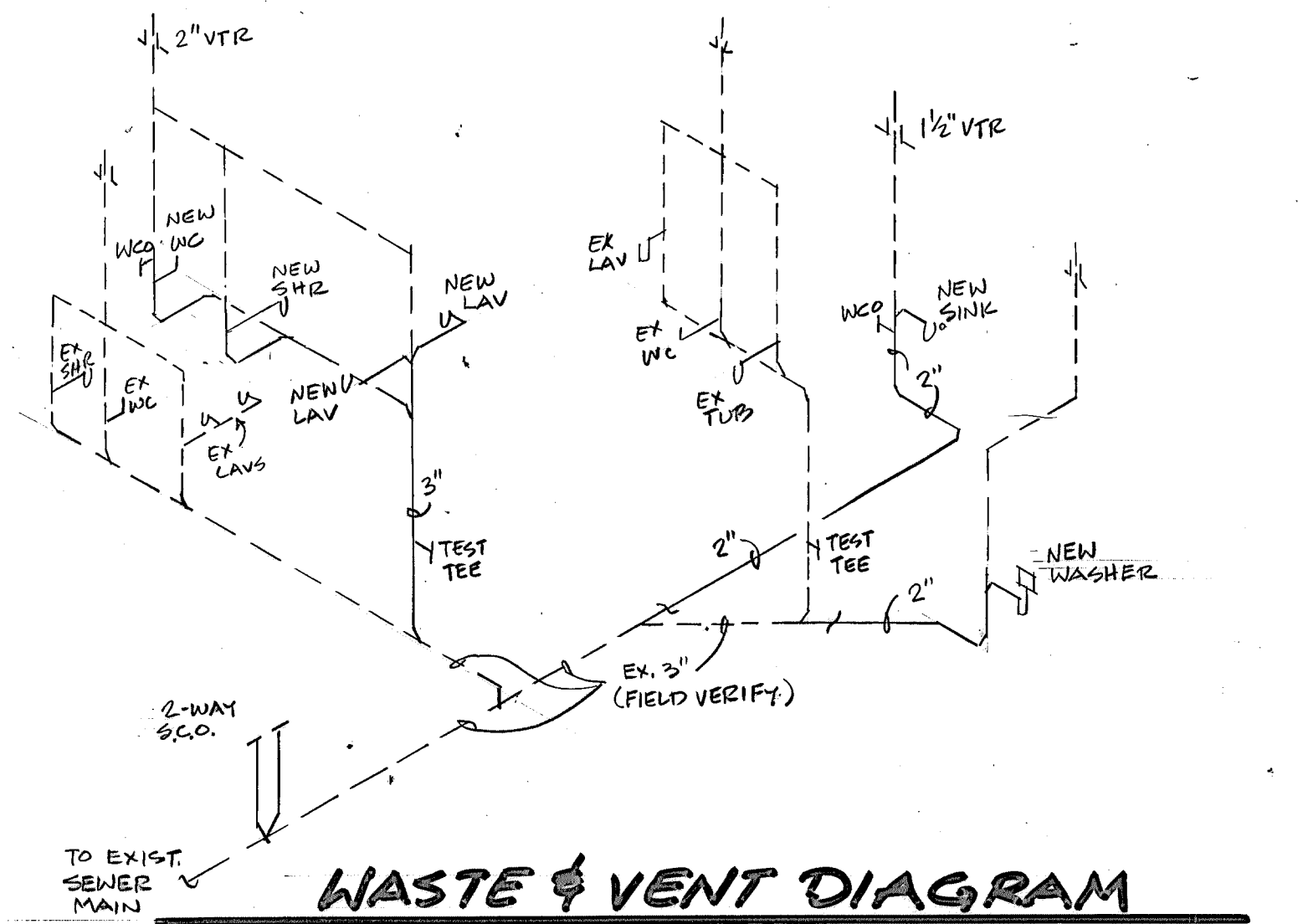
Date MAY 5, 2025

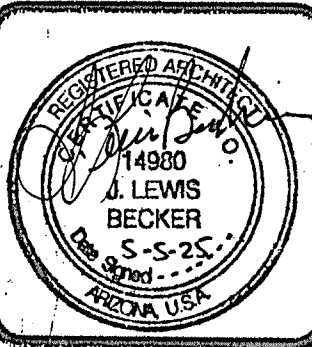
Sheet

A-2

Job No. CLE-24


$$\frac{1}{4}'' = 1'-0''$$
 $\frac{1}{4}'' = 1'-0''$





Lewis Becker Architecture
EMAIL: jbecker22@gmail.com
PHONE: 602-892-0299

ELEVATIONS, BUILDING SECTION, PLBG. DIAGRAMS
REMODEL / ADDITION TO CLEVELAND RESIDENCE
 100 E. LAGUNA ROYALE DR. LITCHFIELD PARK, AZ 85340

Revisions

Drawn	Checked
L.B.	L.B.

Date: MAY 5, 2025
Sheet: A-4

Job No. CLE-24

To: Mayor Thomas L. Schoaf and Members of the City Council
From: Randy Proch, Planning Director
Through: Matthew Williams, City Manager
Meeting Date: 8/7/2025
Presenter: Randy Proch, Planning Director

RECOMMENDED MOTION:

MOVE TO APPROVE THE PROPOSED WALL RELOCATION FILE NO. PZ-25-48 LOCATED AT 117 E. FAIRWAY CIRCLE, SUBJECT TO THE EXHIBITS PROVIDED BY THE APPLICANT AND STIPULATIONS 1 AND 2.

BACKGROUND/DISCUSSION:

The proposal is to extend the existing backyard wall adjoining a key lot along the north side of the property to create a private side yard. The property is located at 117 E. Fairway Circle. The property is zoned R1-15.

The wall expansion will create a new north side yard on the existing lot. At the time of construction, the north side of the home acted as the wall, with the yard being enclosed from the corner of the home east towards the adjoining key lot. A chamfer was also included in case the neighbor had a driveway located on the west side. The street side yard cannot be any less than half the required front yard setback of 30 feet. Therefore, the wall extension cannot be any wider than 11 feet from the home. The chamfer is no longer required as the key lot driveway is located on the far side of the property. The wall will match in color and be finished in stucco.

Staff has not received any public comments on this proposal.

STAFF RECOMMENDATION:

Staff requests that Design Review Board take the following action:

Approve the proposal, subject to the exhibits provided by the applicant, and stipulations 1 and 2.

1. A Building Permit issued by the City will be required before any construction is to occur.
2. The wall shall not encroach on the required 15' street side setback requirement.

FINANCIAL IMPACT:

N/A

ATTACHMENTS:

1. PZ-25-48 Report Attachment



To: Mayor Thomas L. Schoaf and Members of the City Council
From: Randy Proch, Planning Director
Through: Matthew Williams, City Manager
Meeting Date: 8/7/2025
Presenter: Randy Proch, Planning Director

RECOMMENDED MOTION:

MOVE TO APPROVE THE PROPOSED FREESTANDING GARAGE, FILE NO. PZ-25-50, LOCATED AT 4889 N. VILLAGE PARKWAY, SUBJECT TO THE EXHIBITS PROVIDED BY THE APPLICANT AND STIPULATION 1. THROUGH 4.

BACKGROUND/DISCUSSION:

The proposal is to build a freestanding RV garage along the south side of the property where an existing driveway and gate exist. The property is located at 4889 N. Village Parkway and is zoned R1-8 PD.

The garage addition will improve an area of the lot already used for vehicle storage that is served by a decomposed granite, bordered driveway extending from the main driveway. As part of the stipulations, the area between the sidewalk and street will contain pavers to prevent any rock tracking out, similar to other houses along Village Parkway. The applicant has provided a basic rendering of the proposed elevations, though the software limitations were not able to make an exact match. The proposal will match in architectural style, roofing style and shingle type, as well as primary building colors, which is not directly reflected in the exhibits. The development standards for the zoning district will be met with an additional stipulation that the two structures be attached through a trellis or arbor element, as the garage alone exceeds the maximum size for accessory structures.

Staff has not received any public comments on this proposal.

STAFF RECOMMENDATION:

Staff requests that Design Review Board take the following action:

Approve the proposal, subject to the exhibits provided by the application, and stipulations 1. through 4.:

1. A Building Permit issued by the City will be required before any construction is to occur.

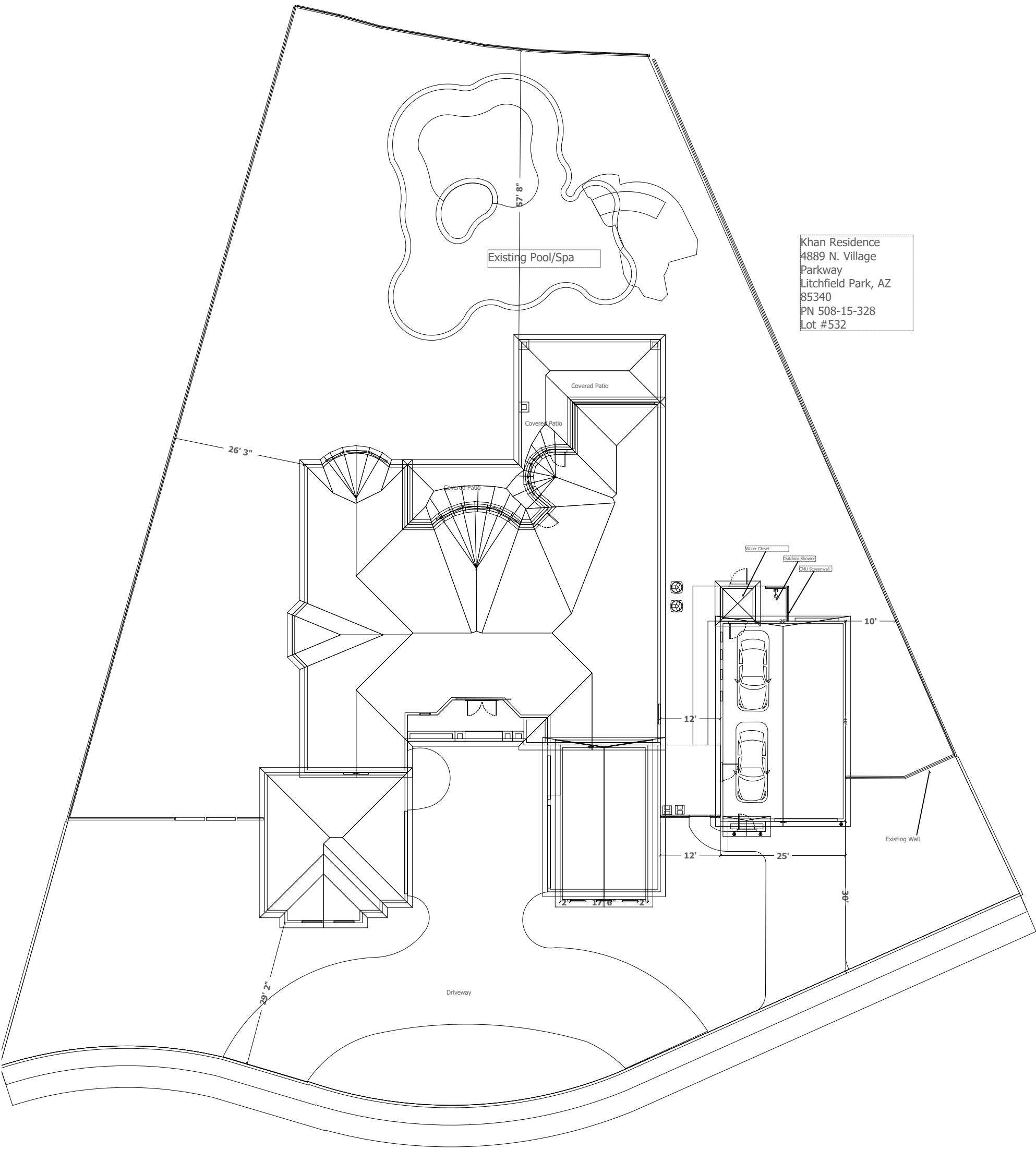
2. Provide on-site retention for the 100-year, 6-hour event for the new construction, with a maximum of 12-inch depth.
3. A Public Works Permit issued by the City will be required before the driveway extension in City right-of-way is to occur.
4. The two structures shall be connected through a trellis, arbor, or other design feature.

FINANCIAL IMPACT:

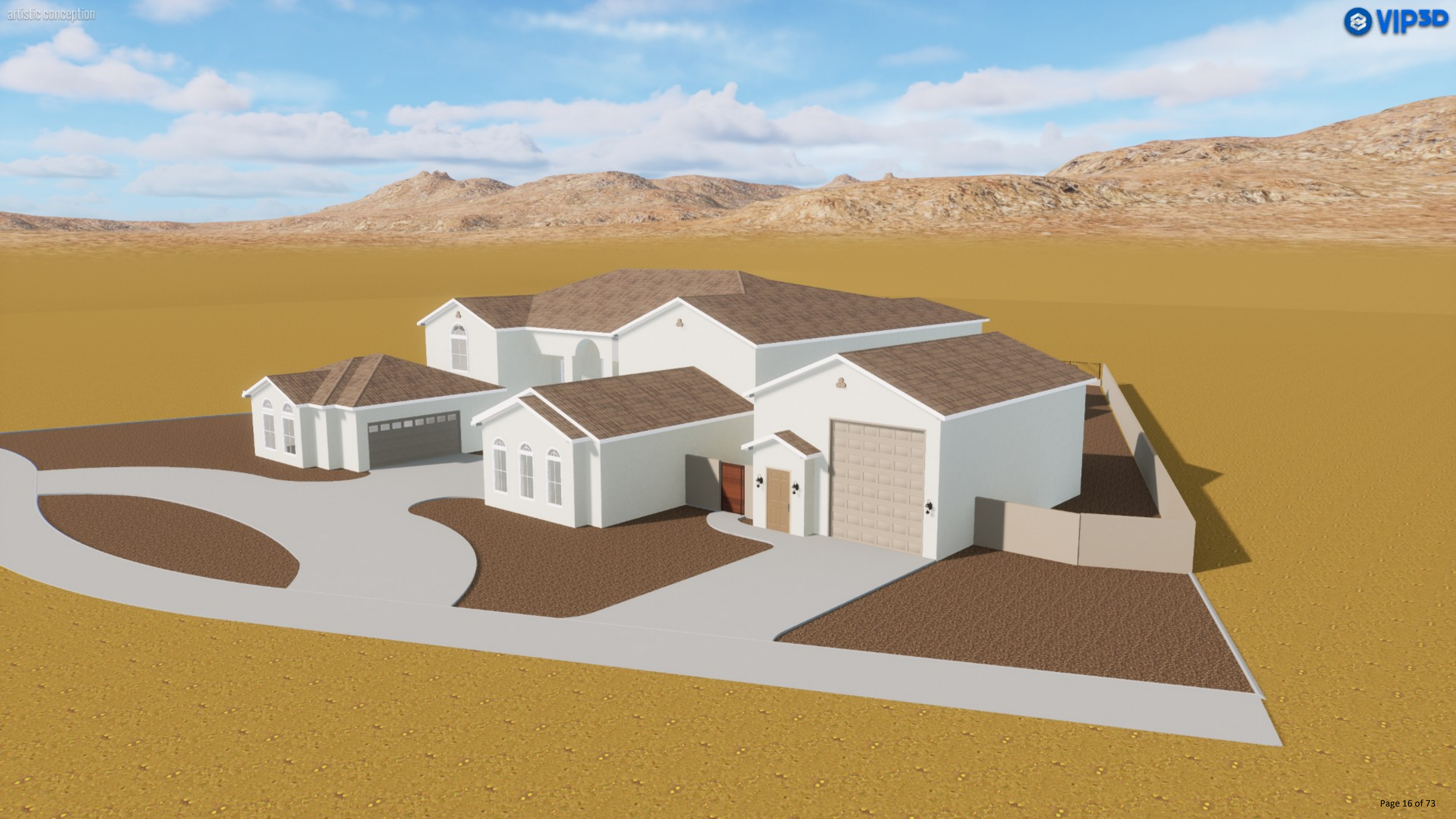
N/A

ATTACHMENTS:

1. PZ-25-50 Report Attachments



Khan Residence
4889 N. Village
Parkway
Litchfield Park, AZ
85340
PN 508-15-328
Lot #532







DESIGN REVIEW BOARD COMMUNICATION

Business Item V.D
New Garage Addition (PZ-25-51)

To: Mayor Thomas L. Schoaf and Members of the City Council
From: Randy Proch, Planning Director
Through: Matthew Williams, City Manager
Meeting Date: 8/7/2025
Presenter: Randy Proch, Planning Director

RECOMMENDED MOTION:

MOVE TO APPROVE THE PROPOSED GARAGE ADDITION, FILE NO. PZ-25-51, LOCATED AT 14225 W. GREENTREE DRIVE SOUTH, SUBJECT TO EXHIBITS PROVIDED BY THE APPLICANT AND STIPULATIONS 1. AND 2.

BACKGROUND/DISCUSSION:

The proposal is to create a new garage as an addition to the existing home. The property is located at 14225 W. Greentree Drive South and zoned R1-15 PD.

The garage addition will utilize the existing driveway and expand at the rear corner of the home. The garage will contain a parapet roof matching the rear of the home and reduce the overall height. The location is ideal as it is tucked away from the front of the home. The architectural style, color, and finishes will match the rest of the home.

Staff has not received any public comments on this proposal.

STAFF RECOMMENDATION:

Staff requests that Design Review Board take the following action:

Approve the proposal, subject to the exhibits provided by the applicant, and stipulations 1. and 2.:

1. A Building Permit issued by the City will be required before any construction is to occur.
2. Provide on-site retention for the 100-year, 6-hour event for the new construction, with a maximum of 12-inch depth.

FINANCIAL IMPACT:

N/A

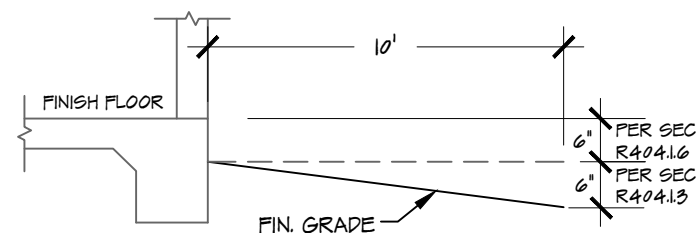
ATTACHMENTS:

1. PZ-25-51 Report Attachments

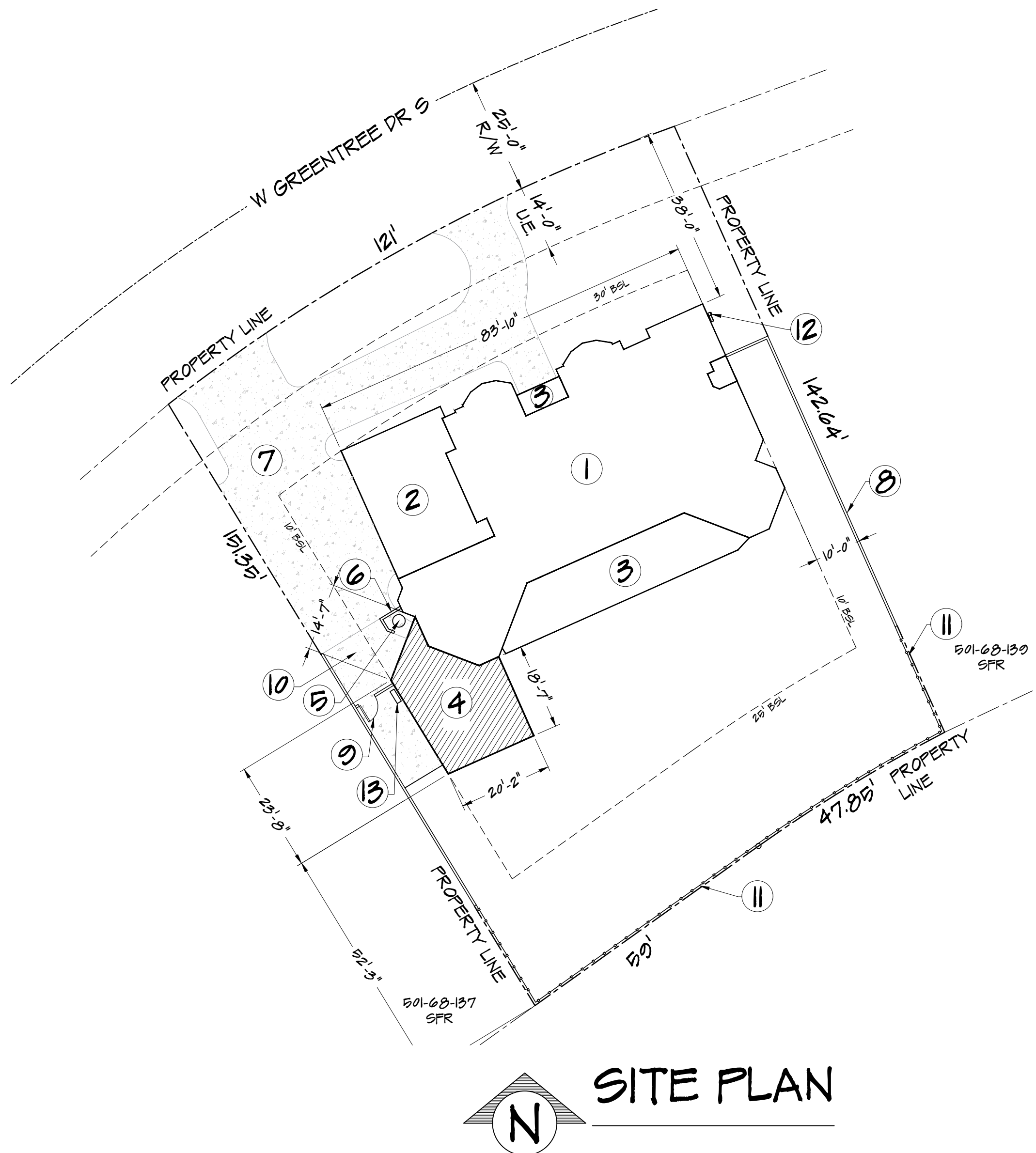
R401.3 DRAINAGE

SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6" (152mm) WITHIN THE FIRST 10 FEET (3048mm).

EXCEPTIONS: WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6" (152mm) OF FALL WITHIN 10 FEET (3048 mm), DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET (3048mm) OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2 PERCENT AWAY FROM THE BUILDING.



NOTE:
ALL OUTDOOR LIGHTING TO BE 150 WATTS
MAXIMUM INCANDESCENT LIGHT.



PROJECT: WELSH GARAGE ADD

OWNER: WELSH CHRISTOPHER/SHELLEY BETH

PROJECT ADDRESS: 14225 W GREENTREE DR. S.
LITCHFIELD PARK, AZ. 85340.

A.P.N.: 501-68-138

ZONING DISTRICT: RI-15

LOT #: 15

SUBDIVISION: LITCHFIELD GREENS LOT 1-282
TR 1-6

LOT AREA: 16,832 S.F.

BUILDING AREA:

- ① EXIST. LIVABLE GROUND LEVEL: 2,990 S.F.
- ② EXIST. GARAGE/STOR: 684 S.F.
- ③ EXIST. PATIOS GROUND LEVEL: 633 S.F.
- ④ NEW CAR GARAGE: 533 S.F.

TOTAL UNDER ROOF:	4,840 S.F.
-------------------	------------

- ⑤ EXISTING COMPRESSOR TO REMAIN
- ⑥ NEW 48" HT BLOCK SCREEN WALL
- ⑦ EXIST. CONCRETE DRIVEWAY
- ⑧ EXIST. BLOCK FENCE
- ⑨ RELOCATED GATE
- ⑩ EXTENDED CONC. DRIVEWAY
- ⑪ EXIST. W. I. FENCE
- ⑫ EXIST. 400 AMP SES.
- ⑬ EXTERIOR MINI-SPLIT COMPRESSOR

LOT COVERAGE

PROVIDED: 28.75 % (4,840 S.F.)

BUILDING CODES

ALL CONSTRUCTION SHALL COMPLY
WITH THE FOLLOWING CODES:

2018 INTERNATIONAL BUILDING CODE

2018 INTERNATIONAL RESIDENTIAL CODE

2017 NATIONAL ELECTRICAL CODE

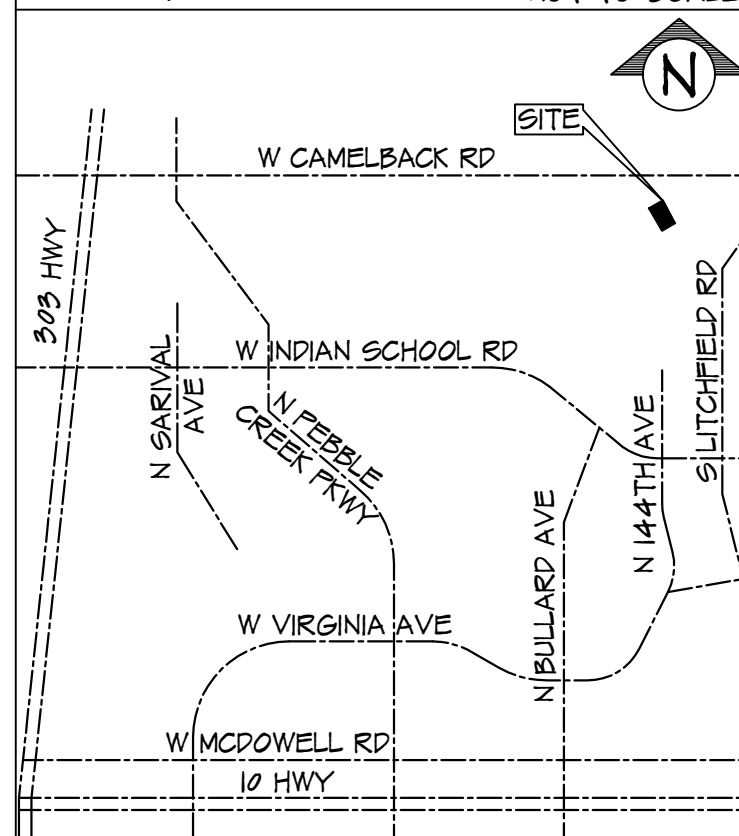
2018 INTERNATIONAL PLUMBING CODE

2018 INTERNATIONAL MECHANICAL CODE

2018 INTERN. ENERGY CONSERVATION CODE

VICINITY MAP

NOT TO SCALE



WELSH GARAGE ADD

14225 W GREENTREE DR. S.
LITCHFIELD PARK, AZ. 85340

SEAL:

REVISIONS:

PROJECT NO:

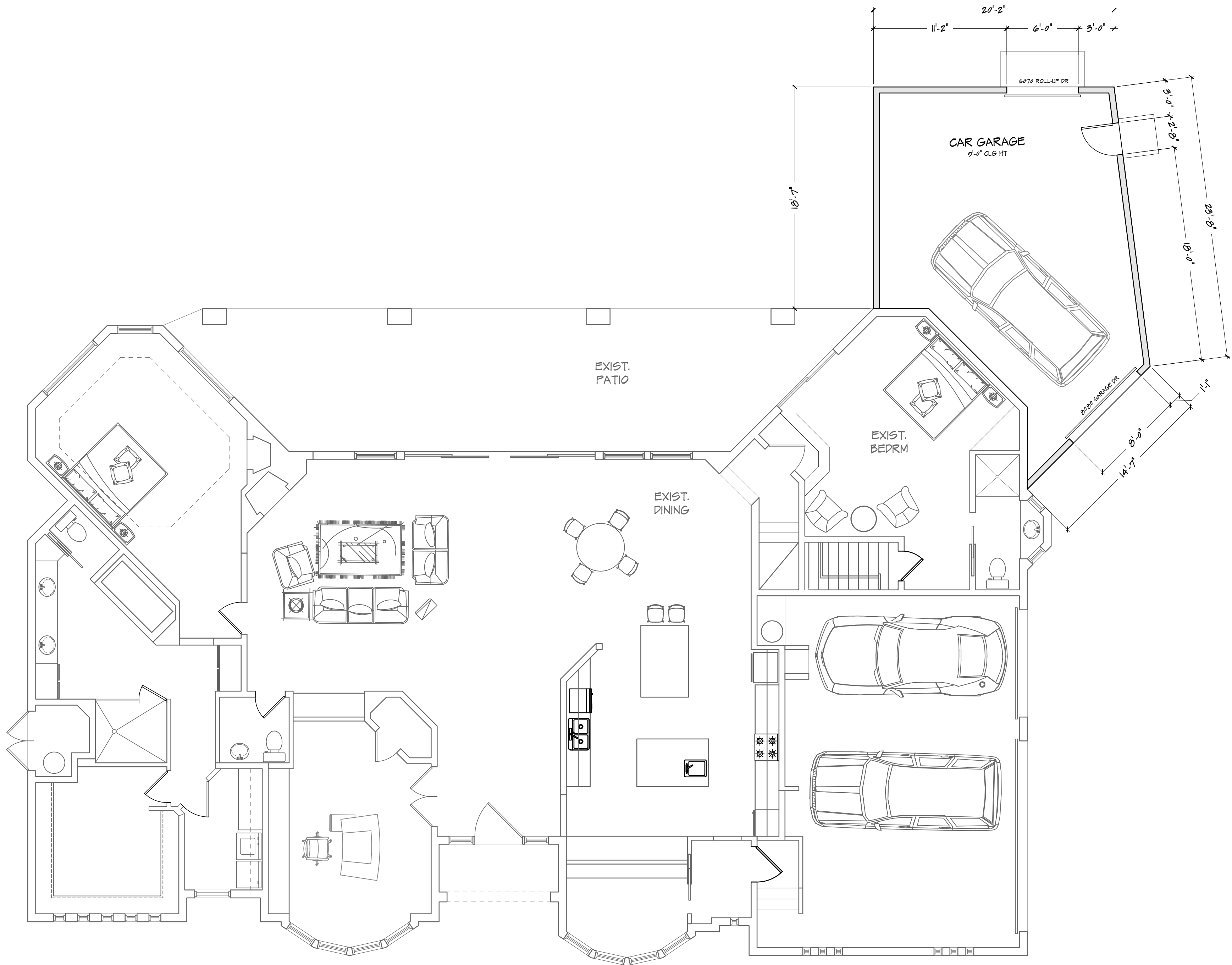
DATE: JUL-2025

DRAWN BY: E PADILLA

CHECKED BY: _____ LR _____

FILENAME: WELS

SP



FLOOR PLAN - GARAGE ADDITION

PARCEL NUMBER:
501-68-138

ZONING:
R1-15

WELSH GARAGE ADD

14225 W GREENTREE DR. S.
LITCHFIELD PARK, AZ. 85340

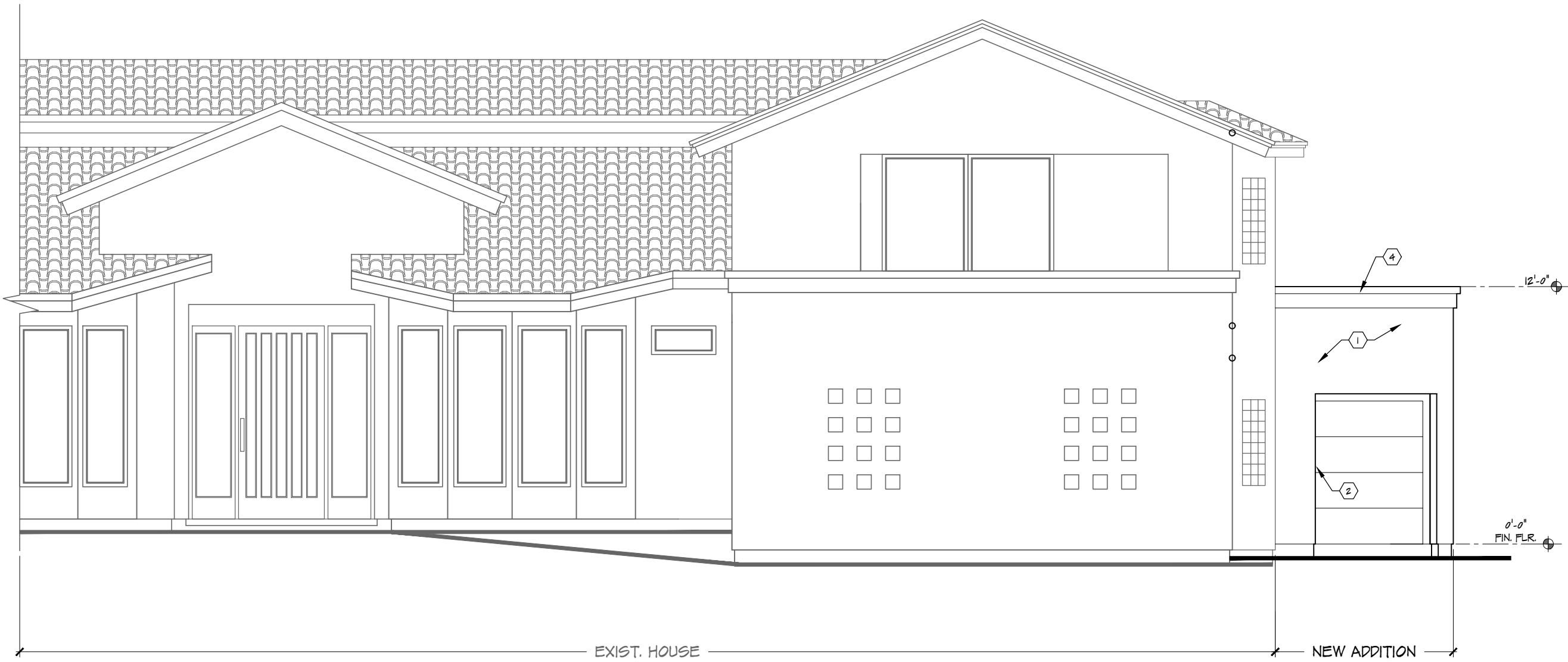
SEAL:

REVISIONS:

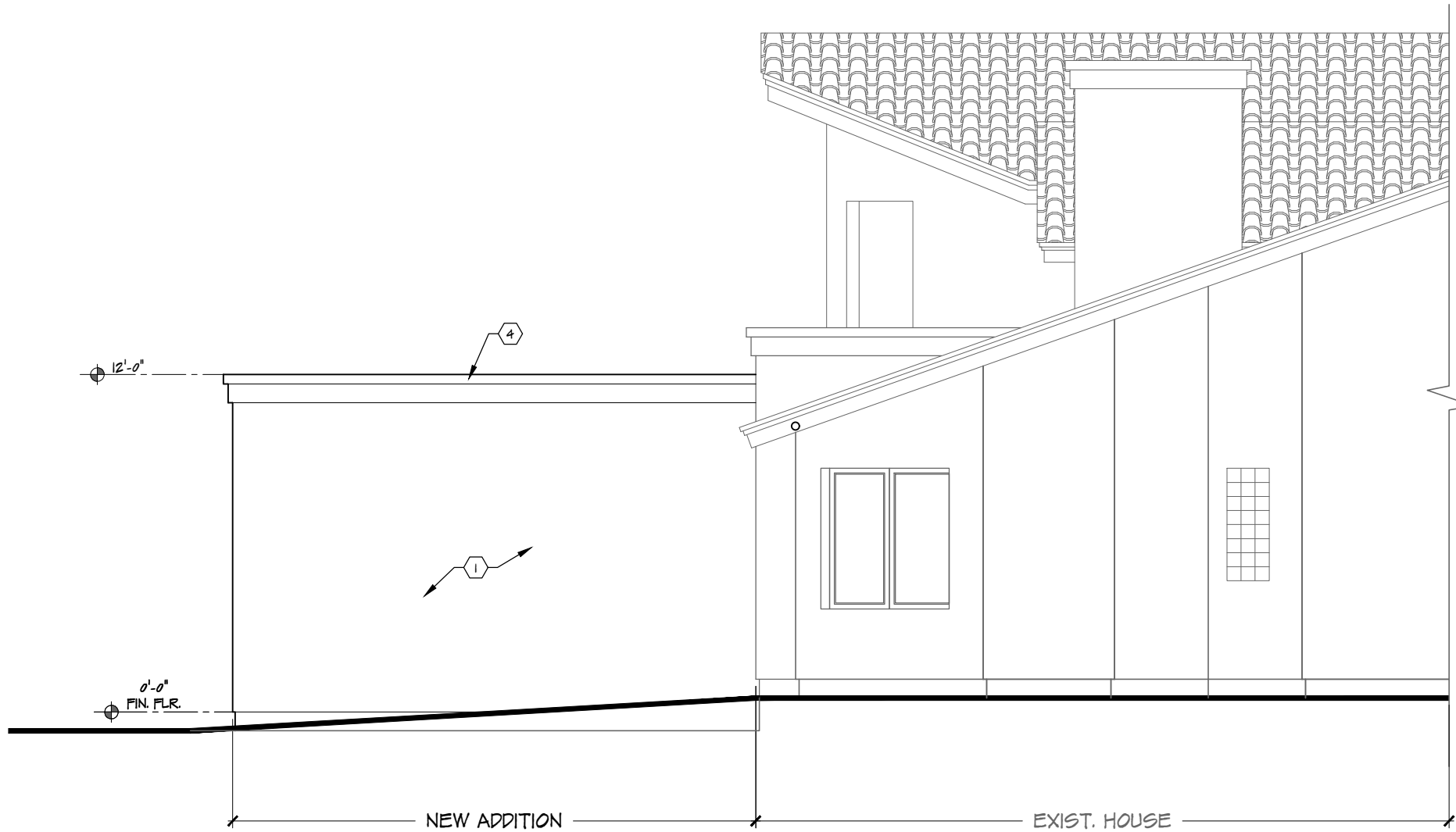
PROJECT NO: -
DATE: JUL-2020
DRAWN BY: E PADILLA
CHECKED BY: LR
FILENAME: WELSH

AI

KEYNOTES	
1	NEW STUCCO SYSTEM TO MATCH EXIST. TEXTURE COLOR PER DUNN EDWARDS DEC784 - QUICKSAND
2	NEW GARAGE DOOR TO MATCH EXISTING DESIGN. COLOR TO BE DUNN EDWARDS DEC 6117 - COLORADO TRAIL
3	SCUPPER TO MATCH EXISTING DESIGN
4	PARAPET TO MATCH EXISTING DESIGN



FRONT ELEVATION



SIDE ELEVATION

PARCEL NUMBER :

501-68-138

ZONING:

R1-15

WELSH GARAGE ADD

14225 W GREENTREE DR. S.

LITCHFIELD PARK, AZ. 85340

SEAL:

REVISIONS:

PROJECT NO:

-

DATE:

JUL-2028

DRAWN BY:

E PADILLA

CHECKED BY:

LR

FILENAME:

WELSH

A2

PARCEL NUMBER :
501-68-138

ZONING:
R1-15

WELSH GARAGE ADD

14225 W GREENTREE DR. S.
 LITCHFIELD PARK, AZ. 85340

SEAL:

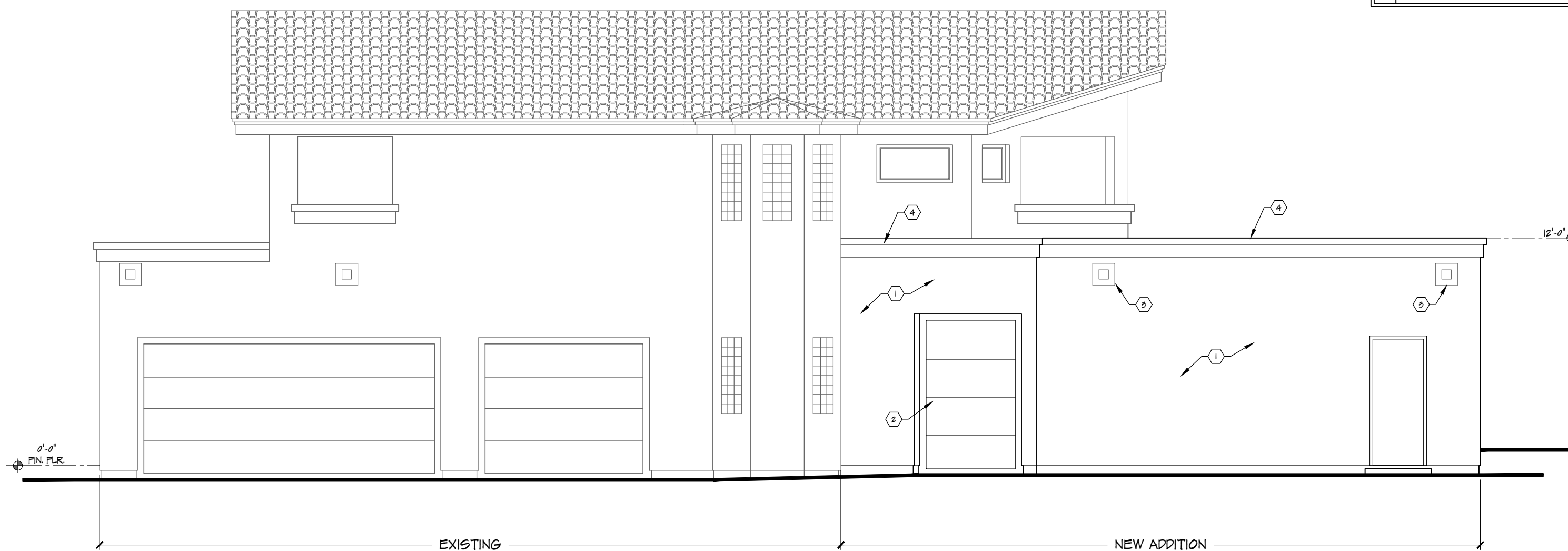
REVISIONS:

PROJECT NO: -
 DATE: JUL-2028
 DRAWN BY: E PADILLA
 CHECKED BY: LR
 FILENAME: WELSH

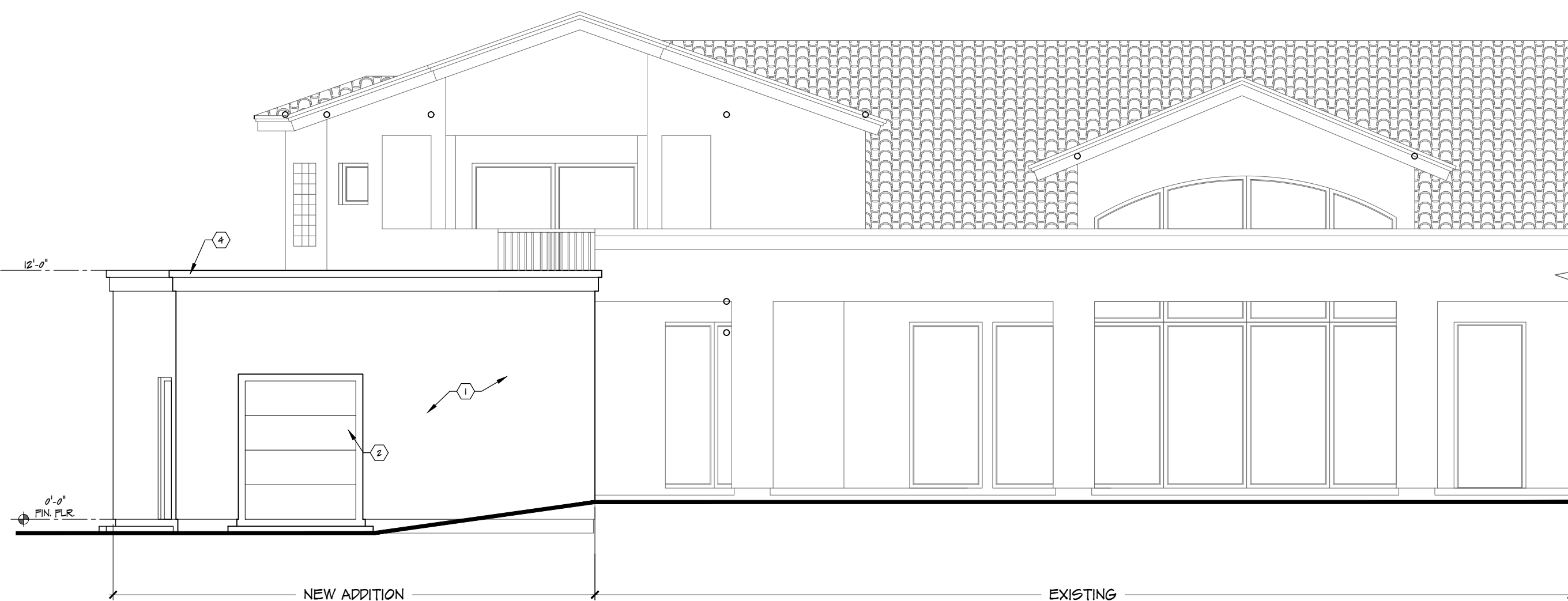
A3

KEYNOTES

1	NEW STUCCO SYSTEM TO MATCH EXIST. TEXTURE COLOR PER DUNN EDWARDS DEC764 - QUICKSAND
2	NEW GARAGE DOOR TO MATCH EXISTING DESIGN. COLOR TO BE DUNN EDWARDS DEC 6117 - COLORADO TRAIL
3	SCUPPER TO MATCH EXISTING DESIGN
4	PARAPET TO MATCH EXISTING DESIGN



SIDE ELEVATION

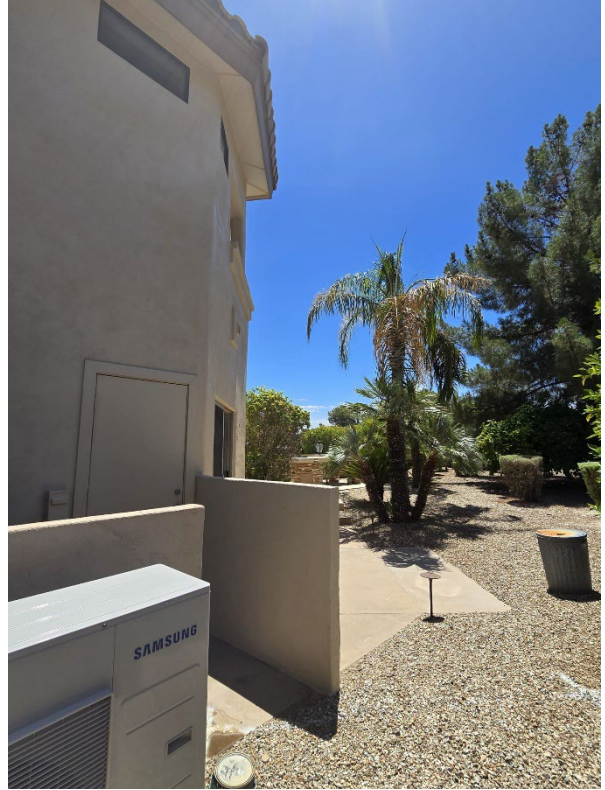


REAR ELEVATION

WELSH GARAGE ADD



FRONT VIEW



REAR VIEW



SIDE VIEW

To: Mayor Thomas L. Schoaf and Members of the City Council
From: Randy Proch, Planning Director
Through: Matthew Williams, City Manager
Meeting Date: 8/7/2025
Presenter: Randy Proch, Planning Director

RECOMMENDED MOTION:

MOVE TO APPROVE THE PROPOSED WALL REPLACEMENT, FILE NO. PZ-25-53, LOCATED AT 203 W. LLANO DRIVE, SUBJECT TO THE EXHIBITS PROVIDED BY THE APPLICANT AND STIPULATION 1.

BACKGROUND/DISCUSSION:

The proposal is to replace the failing solid block wall with a view fence adjoining Scout Park. The property is located at 203 W. Llano Drive and is zoned R1-15.

To date, this is the first request to bring a residential lot into conformance with the requirement for view fencing adjoining a public space, in this case, Scout Park. The walls along the park to either side are solid block, unpainted and not stucco. The proposal would include block columns and wrought iron black fencing between them. The applicant would paint the block (no stucco) to match the home. This is a DRB decision regarding not to include stucco as part of the required improvements. As neither property to the left or right has paint or stucco, Staff supports to not include it.

Staff has not received any public comments on this proposal.

STAFF RECOMMENDATION:

Staff requests that Design Review Board take the following action:

Approve the proposal, subject to the exhibits provided by the application, and stipulation 1.:

1. A Building Permit issued by the City will be required before any construction is to occur.

FINANCIAL IMPACT:

N/A

ATTACHMENTS:

1. PZ-25-53 Report Attachments

203 W. Llano Planning Application

From Josh Campbell <joshcampbell08@gmail.com>

Date Wed 7/16/2025 11:02 AM

To Randy Proch <rproch@litchfieldpark.gov>

 6 attachments (14 MB)

IMG_8075.HEIC; IMG_8076.HEIC; IMG_8077.HEIC; IMG_8083.HEIC; IMG_8081.HEIC; IMG_8079.HEIC;

Hello Randy, great to meet you yesterday. Here is my submittal for our patio wall replacement. Please advise if there is anything else you may need me to submit.

The project will consist of the demolition and replacement of the existing rear(south) patio wall adjacent to Scout Park.

The new wall is 122' in length and will be constructed of 8x8x16 CMU Block. The wall will have 16" masonry columns at 10' spacing with wrought iron view fencing panels installed between columns.

The wrought iron panels will be constructed of 2" tubular steel exterior frame with 1" tubular steel verts.

The new wall height will not exceed 6'.

The color scheme will be white painted finished masonry (no stucco) with black wrought iron panels. (See attachment) This will match the house color scheme once that project is complete.

I have attached photos as requested of the 4 corners of the property along with photos of the existing walls current condition.

I have also attached a site plane with all setbacks included.

Thanks again for the assistance. Pleaser let me know what else we need to proceed.

Josh

**DESIGN REVIEW BOARD
COMMUNICATION**

Business Item V.F
Garage Remodel (PZ-25-58)

To: Mayor Thomas L. Schoaf and Members of the City Council
From: Randy Proch, Planning Director
Through: Matthew Williams, City Manager
Meeting Date: 8/7/2025
Presenter: Randy Proch, Planning Director

RECOMMENDED MOTION:

MOVE TO APPROVE A GARAGE REMODEL, FILE NO. PZ-25-58, LOCATED AT 203 W. LLANO DRIVE, SUBJECT TO THE EXHIBITS PROVIDED BY THE APPLICANT AND STIPULATIONS 1. AND 2.

BACKGROUND/DISCUSSION:

The proposal is to remodel the existing garage into livable space and add a new garage on the west side of the home. The property is located at 203 W. Llano Drive and is zoned R1-15.

The remodel will create a modern home with a strong mix of materials including the existing slump block, metal and brick veneer accents, and a new garage portion finished with stucco and a glass door. These will create a unified expression with consistent paint colors across the different materials. The garage is a single wide, dual length tandem garage to address the required setbacks at this location. All design and development standards have been met.

Staff has not received any public comments on this proposal.

STAFF RECOMMENDATION:

Staff requests that Design Review Board take the following action:

Approve the proposal, subject to the exhibits provided by the applicant, and stipulations 1. and 2.:

1. A Building Permit issued by the City will be required before any construction is to occur.
2. Provide on-site retention for the 100-year, 6-hour event for the new construction, with a maximum of 12-inch depth.

FINANCIAL IMPACT:

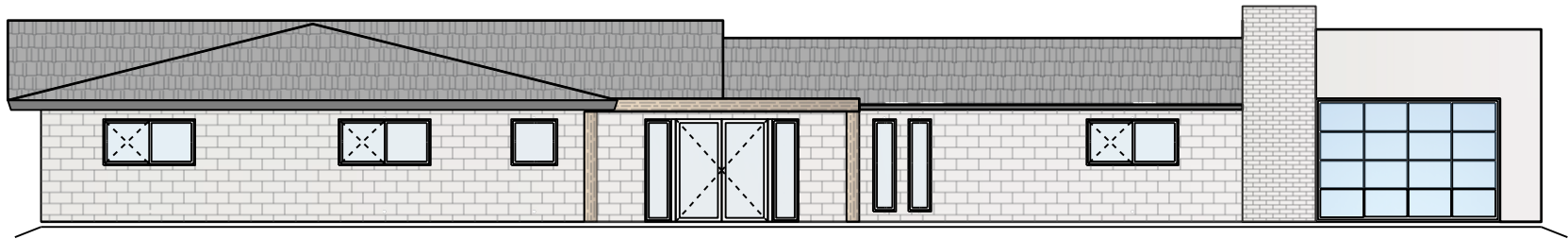
N/A

ATTACHMENTS:

1. PZ-25-58 Report Attachments

W LLANO RESIDENCE
203 W LLANO DR LITCHFIELD PARK 85340

READ ALL SHEETS PRIOR TO CONSTRUCTION, ALL
CONSTRUCTION
MUST ADHERE TO CITY APPROVED CONSTRUCTION
DOCUMENTS



ABBREVIATIONS

ABV	ABOVE	EQ	EQUAL	MISC	MISCELLANEOUS	VEST	VESTIBULE
ADJ	ADJUSTABLE /	EQIP	EQUIPMENT	NTS	NOT TO SCALE	VIF	VERIFY IN FIELD
ADJACENT		EXH	EXHAUST	ON	ON CENTER	VP	VAPOR ROOF
A/C	AIR CONDITIONING	EXIST	EXISTING	OBS	OBSURE	VTR	VENT THROUGH ROOF
ADD'L	ADDITIONAL	EXT	EXTERIOR	OPT	OPTION (AL)	WC	WATER CLOSET
AFF	ABOVE FINISHED	FAU	FORCED AIR UNIT	OH	OVERHEAD	WP	WATER PROOF (ING)
FLOOR		FIN	FINISH	OPNG	OPENING	W	WIDE / WIDTH
ALT	ALTERNATE	FX	FIXED (PICTURE)	PANL	PANEL	W/	WITH
AB	ANCHOR BOLT	FR	FRENCH	PBD	PARTICLE BOARD	W/DW	WINDOW
ARCH	ARCHITECTURAL	FLR	FLOOR	PH	PHONE	W/O	WITHOUT
AUTO	AUTOMATIC	FD	FLOOR DRAIN	PL	PLATE	WD	WOOD
BLW	BELOW	FLOUR	FLUORESCENT	PT	PRESSURE TREATED	WH	WATER HEATER
BM	BEAM	FT	FOOTING	PVC	POLYVINYL CHLORIDE	W / X	WINDOW X =
BRG	BEARING	FND	FOUNDATION	PRV	PRESSURE RELIEF VALV	O =	FIXED
BTWN	BETWEEN	FURR	FURRED (ING)	PSF	POUNDS PER SQUARE	CT	WINDOW CASEMENT
BLK	BLOCK	FOS	FACE OF STUD	FT	FOOT		
BLKG	BLOCKING	FG	FINISH GRADE	PSI	POUNDS PER SQUARE		
BTM	BOTTOM	FJ	FLOOR JOIST	INCH	INCH		
B/O	BOTTOM OF	GA	Gauge	PL	PROPERTY LINE		
BLDG	BUILDING	GALV	GALVANIZED	PR	PAIR		
BSL	BUILDING SETBACK	GC	GENERAL	RAD	RADIOUS		
LINE		CONTRACTOR		REC	RECEPTACLE		
CAB	CABINET	GL	GLASS, GLAZING	REF	REFRIGERATOR		
CFH	CUBIC FEET PER	GL BLK	GLASS BLOCK	REIN	REINFORCE (D) (ING)		
CL	CENTER LINE	GYP BD	GYPSUM BOARD	R/A	RETURN AIR		
CLG	CEILING	GYP	GYPSUM	RM	ROOM		
CLG HT	CEILING HEIGHT	GI	GALVANIZED IRON	RD	ROUGH OPENING		
CTR	CENTER	HDR	HARDWARE	R&S	ROD AND SHELF		
CLR	CLEAR (ANCE)	HDR	HEADER	SCH	SCHEDULE		
CLO	CLOSET	HUAC	HEATING /	SECT	SECTION		
CM	CULTURED MARBLE	VENTING/AIR	VENTING/AIR	SGD	SLIDING GLASS DOOR		
COL	COLUMN	CONDITIONING	CONDITIONING	SH	SINGLE HUNG		
COMB	COMBUSTION	HC	HOLLOW CORE	WINDOW	WINDOW		
CONC	CONCRETE	/HANDYCAP		SHW	SHOWER		
CMU	CONCRETE MASONRY	H	HIGH	SHT	SHEET		
UNIT	CONSTRUCTION	HT	HEIGHT	SIM	SIMILAR		
CONST	CONSTRUCTION	HOR	HORIZONTAL	SOF	SOFTIT		
CONT	CONTINUOUS OR	HB	HOSE BIBB	SC	SOLID CORE		
CONTINUE		HR	HOUR	SPEC	SPECIFICATION		
CJ	CONTROL JOIN	IN	INCH	SQ	SQUARE		
CT	CIRCLE TOP/FULL	INCL	INCLUDE (ED) (ING)	STD	STANDARD		
ARCH TOP-		INSUL	INSULATE/INSULATION	STL	STEEL		
d	DEEP / DEPTH	INT	INTERIOR	STRUCT	STRUCTURAL		
DTL	DETAIL	KIT	KITCHEN	SYS	SYSTEM		
DIAG	DIAGONAL	LAV	LAVATORY	SHTG	SHEATHING		
DIA	DIAMETER	LDV	LAUNDRY	TV	TELEVISION		
DIM	DIMENSION	LIN	LINEN	TEMP	TEMPERED /		
DISP	DISPOSAL	LVR	LOUVER	TEMPERATURE			
DIV	DIVISION	LTG	LIGHTING	THK	THICK (NESS)		
DR	DOOR	MFR	MANUFACTURE (R)	THRES	THRESHOLD		
DWG	DRAWING	MAS	MASONRY	T.R.	TO REMAIN		
DN	DOWN	MO	MASONRY OPENING	T&G	TONGUE AND GROOVE		
ELEV	ELECTRIC (AL)	MTL	MATERIAL / METAL	T/O	TOP OF		
EA	EACH	MAX	MAXIMUM	TYP	TYPICAL		
EJ	EYE BROW / EYEBALL	MECH	MECHANIC (AL)	UNO	UNLESS NOTED		
	EXPANSION JOINT	MIN	MINIMUM	OTHERWISE			
				VERTICAL			

SUMMARY OF WORK

WHERE SPECIFIC INSTRUCTIONS IN THESE SPEC'S REQUIRE THAT A PARTICULAR PRODUCT AND/OR MATERIAL (S) BE INSTALLED AND/OR APPLIED BY AN APRVD APPLICATOR OF THE MANUFACTURER, IT SHALL BE THE SUBCONTRACTOR'S RESPONSIBILITY TO ENSURE THE WORK BE DONE BY AND APPROVED APPLICATOR.

DIMENSION NOTE: IN GENERAL, DIMENSIONS ON ARCHITECTURAL SHEETS SHALL BE CONSIDERED ROUGH (NOT FINISHED) AND NOMINAL (NOT ACTUAL).
BUILDER SHALL BE RESPONSIBLE TO INTERPRET DIMENSIONING SO AS TO PROVIDED FOR CRITICAL FINISHED DIMENSIONS WHERE APPLICABLE, AND SHALL JUSTIFY PARTIAL DIMENSIONS STRINGS WITH OVERALL DIMENSION STRINGS.

ALL MATERIALS AND/OR SIZES ARE THOSE SPECIFIED BY EITHER THE BUILDER OR PROJECT ENGINEER. ALL DESIGNS, MATERIALS, & PROCEDURES ARE THOSE OF THE CLIENT AND OR BUILDER.
MINIMUM MATERIAL SPECIFICATIONS PER ATTACHED SHEET (S)

ALL REFERENCES TO AND DRAWINGS OF "EXISTING CONSTRUCTION" ARE BASED ON DRAWINGS PROVIDED TO TECHNE DESIGN BY OWNER

INDIVIDUAL SUB-CONTRACTORS AND/OR ENGINEERS SHALL BE SOLELY RESPONSIBLE FOR THE ACCURACY & CONSISTENCY OF THEIR RESPECTIVE CONSTRUCTION DOCUMENTS INCLUDED IN THIS SET.

DETAILS ON THE STRUCTURAL DRAWINGS ARE TYPICAL. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT.
VERIFY ALL DIMENSIONS WITH THE ARCHITECTURAL DRAWINGS.

ARCHITECTURAL SYMBOLS

SECTION INDICATOR	SECTION INDICATOR
DETAIL REFERENCE	DETAIL NUMBER
ELEVATION NODE	ELEVATION HEIGHT
NOTE MARKER	NOTE INDICATOR
OFFSET REFERENCE	DIFFERENCE IN FLOOR LEVEL

BUILDING CODES

2018 INTERNATIONAL BUILDING CODES (IBC)
2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2018 INTERNATIONAL PLUMBING CODES (IPC)
2018 INTERNATIONAL FIRE CODE (IFC)
2017 NATIONAL ELECTRICAL CODE /NFPA-70

*WITH CITY OF PHOENIX CODES AND AMENDMENTS

SHEET INDEX:

CS:	COVER SHEET
A0:	SITE PLAN
A1:	FLOOR PLAN
A2:	ELEVATION

LLANO RESIDENCE
203 W LLANO DR
LITCHFIELD PARK 85340

DRAWN BY:
CONTACT #
ProCa DESIGN LLC

www.procadesign.net
(602) 606-2885
info@procadesign.com

5/8/25

SCALE:
PER PLAN

SHEET:

CS

#	REVISIONS	DATE

LLANO RESIDENCE
203 W LLANO DR
LITCHFIELD PARK 85340

DRAWN BY:
CONTACT #
PROCADESIGN LLC
www.procadesign.net
DATE: (602) 606-2885
info@procadesign.com

5/8/25
SCALE:
PER PLAN
SHEET:

PROJECT DESCRIPTION

CONVERT EXISTING GARAGE TO LIVABLE SPACE, ADD NEW GARAGE AND REAR LIVABLE ADDITION, REMODEL INTERIOR OF EXISTING HOME, REPLACE EXISTING FENCE, AND UPGRADE ELECTRIC METER WHILE MAINTAINING THE SAME AMPERAGE CAPACITY.

OWNER

CAMPBELL JOSH/JAMISON TAMARA

PROJECT INFORMATION

PROJECT ADDRESS: 203 W LLANO DR LITCHFIELD PARK 85340
ZONING: R1-15
JURISDICTION: LITCHFIELD PARK
SECTION T.R.: 21 2N 1W
LOT.: 2
PARCEL #: 501-68-015
CONSTRUCTION YEAR: 1966

SITE PLAN NOTE

NOTE: SITE PLAN DIMENSIONS ARE OBTAINED FROM COUNTY ASSESSOR'S WEBSITE AND ARE TO BE USED AS A POINT OF REFERENCE ONLY. FOR EXACT DIMENSIONS, PLEASE CONTACT A REGISTERED SURVEYOR. PROCADESIGN SHOULD NOT BE HELD LIABLE IF THE DIMENSIONS FOUND ON COUNTY ASSESSOR'S WEBSITE ARE INACCURATE, IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO GET A SURVEY OF THE PROPERTY.

LEGEND

(NOT ALL USED)

	CONCRETE AREA.		WATER METER
	PROPERTY LINE.		EXISTING SIDEWALK
	SET BACK LINE.		RIGHT OF WAY
	CENTRAL LINE		PUBLIC UTILITY EASEMENT
	OVERHANG		BUILDING SETBACK LINE
	WATER LINE		FINISH FLOOR ELEVATION
	SEWER LINE		COP BRASS CAP
	GAS LINE		PROPERTY CORNER
	FIBER CABLE		ASSESSOR PARCEL NUMBER
	OVERHANG ELECTRIC		MARICOPA COUNTY RECORDS
	UNDERGROUND ELECTRIC		CITY OF PHOENIX
	CHAIN LINK FENCE		BACK OF SIDEWALK
	BLOCK WALL		BACK OF CURB
	GAS VALVE		LIP OF GUTTER
	SANITARY SEWER MANHOLE		

EXISTING AREAS

①	EXISTING HOUSE LIVABLE TO BE REMODELED	2238	SQ. FT.
②	EXISTING GARAGE TO BE CONVERTED TO LIVABLE	437	SQ. FT.
③	EXISTING FRONT COVERED PORCH TO BE CONVERTED TO LIVABLE	49	SQ. FT.
④	EXISTING COVERED PATIO (NOT LIVABLE)	182	SQ. FT.

ADDITION AREAS

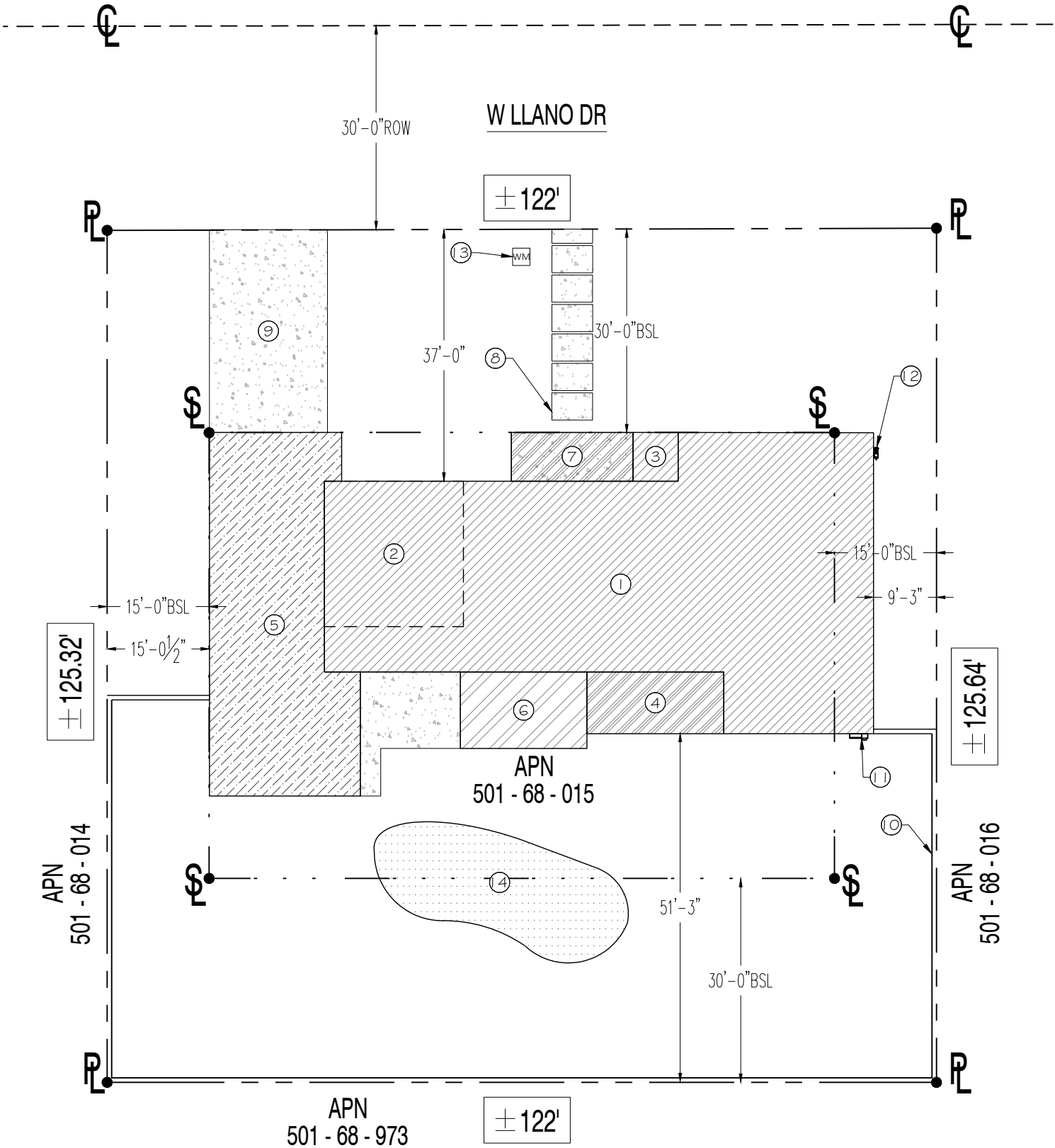
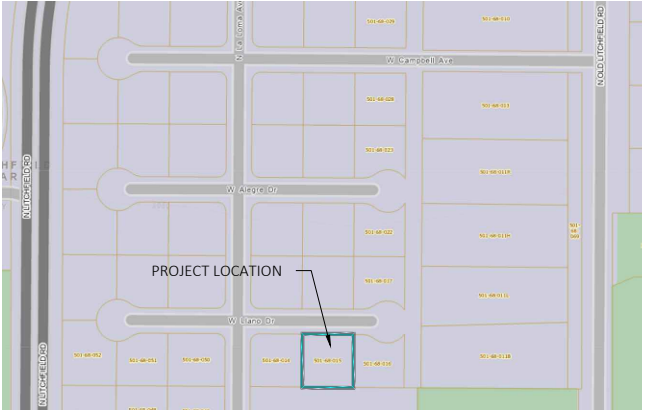
⑤	NEW 2-CAR GARAGE ADDITION	1019	SQ. FT.
⑥	NEW LIVABLE ADDITION	209	SQ. FT.
⑦	NEW COVERED PORCH	202	SQ. FT.

TOTAL AREAS

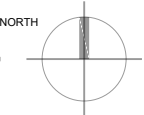
LIVABLE	2933	SQ. FT.
NON LIVABLE	1,403	SQ. FT.
TOTAL FOOT PRINT(LIVABLE+ NOT LIVABLE)	4,336	SQ. FT.
LOT SIZE	15,269	SQ. FT.
LOT COVERAGE	28.40	%
MAX LOT COVERAGE	30.00	%

KEY NOTES

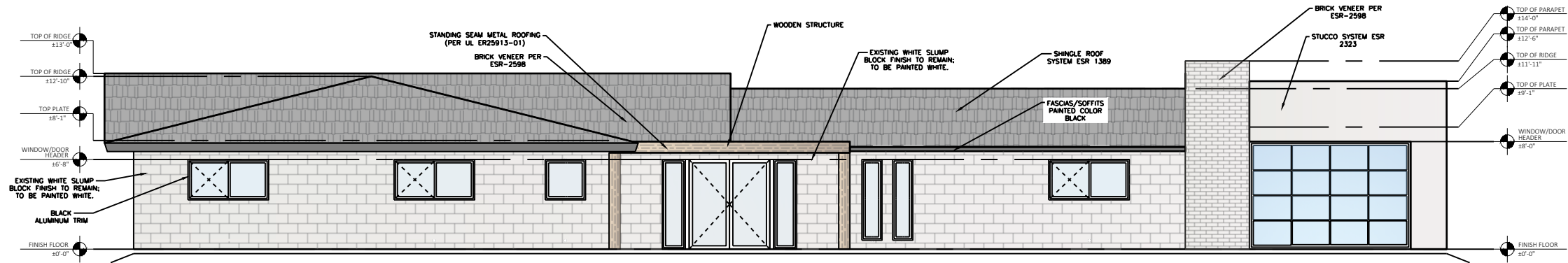
- ⑤ NEW WALK WAY CONCRETE SLABS
- ⑥ NEW DRIVEWAY
- ⑦ EXISTING FENCE TO BE REPLACE BY NEW
- ① EXISTING ELECTRIC METER TO BE UPGRADE TO 220 AMP
- ② EXISTING GAS METER
- ③ EXITING WATER METER
- ④ EXISTING POOL



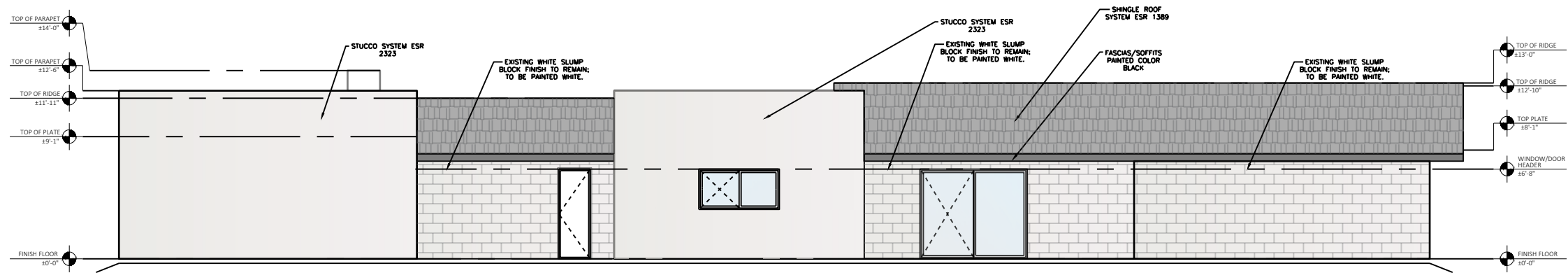
SITE PLAN
SCALE: 1" = 20'-0"



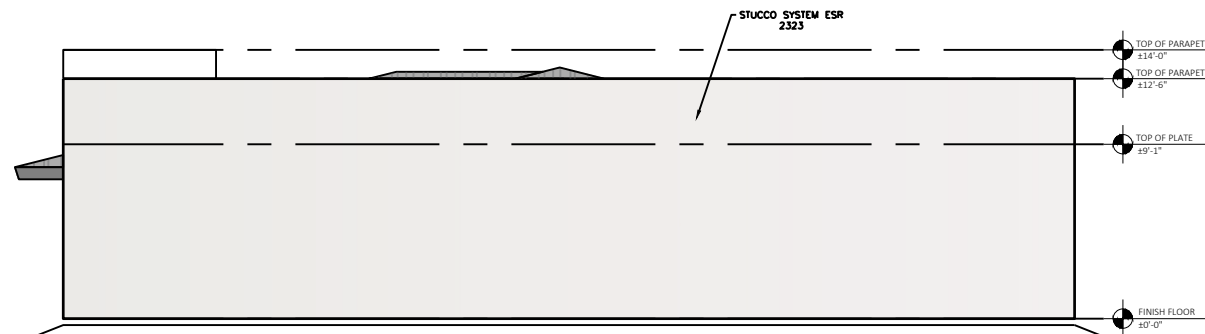
Call at least two full working days
before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100



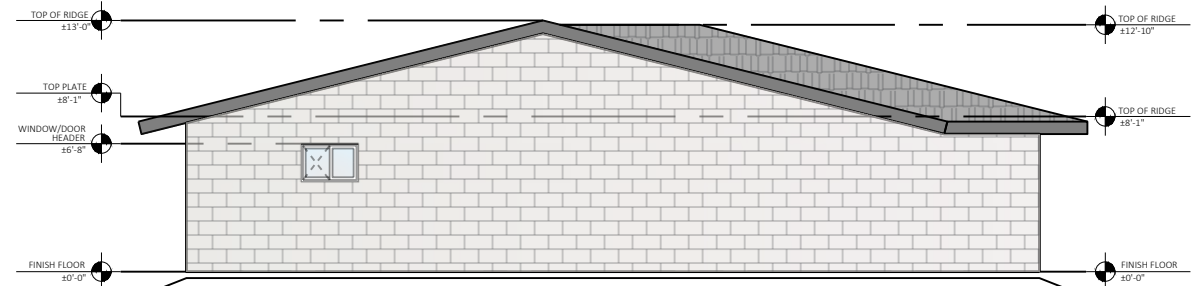
SCALE: 1" = 10'-0"
FRONT ELEVATION



SCALE: 1" = 10'-0"
REAR ELEVATION



SCALE: 1" = 10'-0"
WEST ELEVATION



SCALE: 1" = 10'-0"
EAST ELEVATION



THE INFORMATION CONTAINED ON THESE DRAWINGS, SUCH AS DATA, DESIGNS, AND CONCEPTS, ARE PROPERTY OF PROCA DESIGN LLC, AND SHALL NOT BE USED FOR ANY OTHER PURPOSE OTHER THAN ORIGINALLY INTENDED WITHOUT WRITTEN PERMISSION OF THE DESIGNER/CONSULTANT.

#	REVISIONS	DATE

LLANO RESIDENCE
203 W LLANO DR
LITCHFIELD PARK 85340

DRAWN BY:
CONTACT #
PROCA DESIGN LLC
www.procadesign.net
(602) 606-2885
info@procadesign.com

5/8/25
SCALE:
PER PLAN
SHEET:

A2





Orange
11/12/2019



**DESIGN REVIEW BOARD
COMMUNICATION**

Business Item V.G
New Facade (PZ-25-54)

To: Mayor Thomas L. Schoaf and Members of the City Council
From: Randy Proch, Planning Director
Through: Matthew Williams, City Manager
Meeting Date: 8/7/2025
Presenter: Randy Proch, Planning Director

RECOMMENDED MOTION:

MOVE TO APPROVE A NEW FACADE, CASE NO. PZ-25-54, LOCATED AT 130 E. ESTERO LANE, SUBJECT TO THE EXHIBITS PROVIDED BY THE APPLICANT AND STIPULATION 1.

BACKGROUND/DISCUSSION:

The proposal is to update the existing facade to tie into a previous DRB approved garage addition. The property is located at 130 E. Estero Lane and zoned R1-15.

The facade update is intended to match the previous approval in materials and design elements. The previous approval has not proceeded with the building permit yet, as this next phase of improvements was planned before. Upon approval, both projects would move forward together to ensure a cohesive design across all elements. There is no expansion or change to the building footprint. The design and development standards for the property have been met.

Staff has not received any public comments on this proposal.

STAFF RECOMMENDATION:

Staff requests that Design Review Board take the following action:

Approve the proposal, subject to the exhibits provided by the applicant, and stipulation 1.:

1. A Building Permit issued by the City will be required before any construction is to occur.

FINANCIAL IMPACT:

N/A

ATTACHMENTS:

1. PZ-25-54 Report Attachments



TILLIA
DESIGN REVIEW BOARD

COLLECTIVE
DESIGN + BUILD

CURRENT SITE PHOTOGRAPHS



C

D · B

CURRENT SITE PHOTOGRAPHS



C

D · B

CURRENT SITE PHOTOGRAPHS



C

D · B

EXTERIOR RENDERS



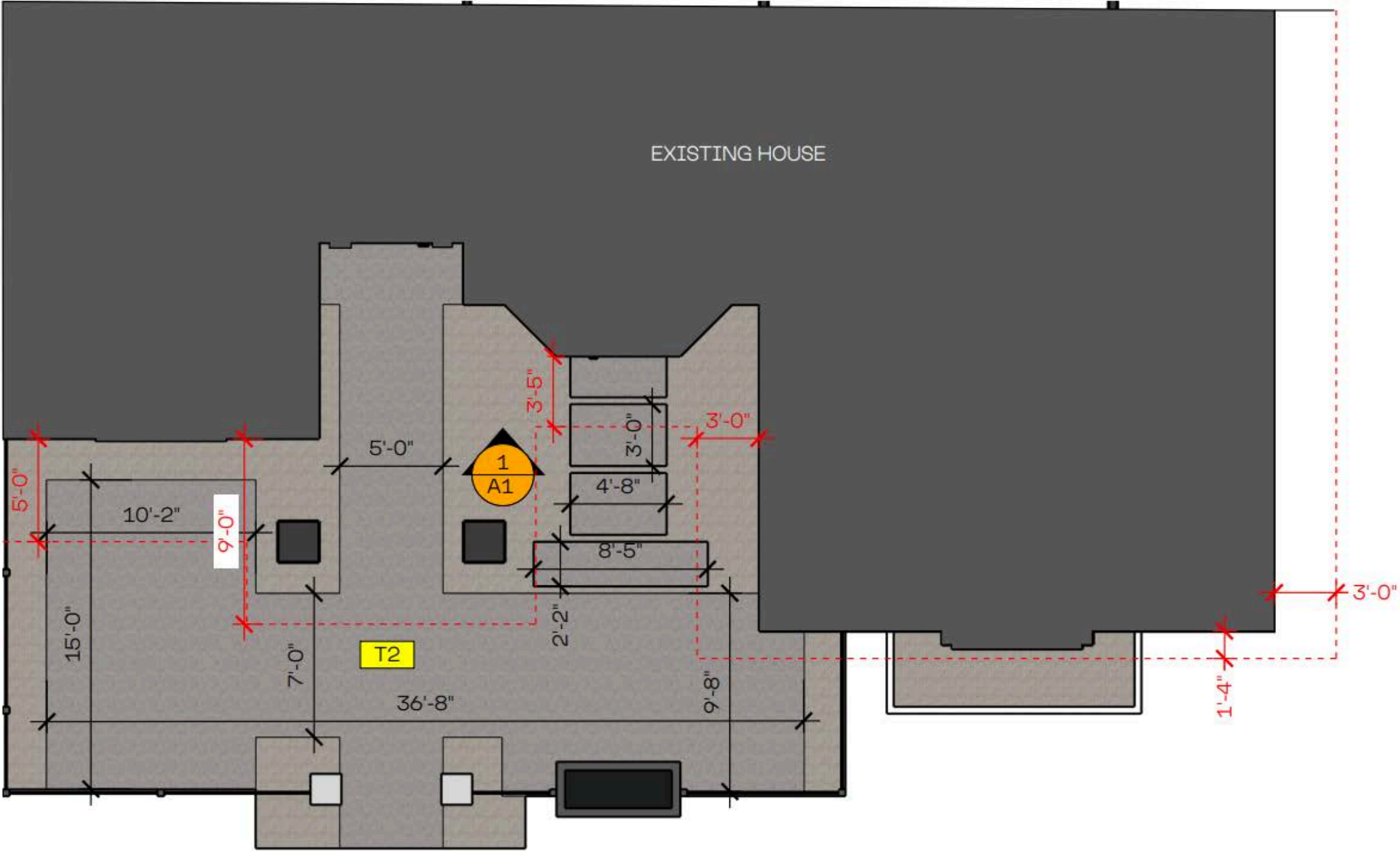
C

D

•

B

OVERVIEW



C

D · B



FRONT WALKWAY & PATIO PAVER



SW 7008

EXTERIOR BODY



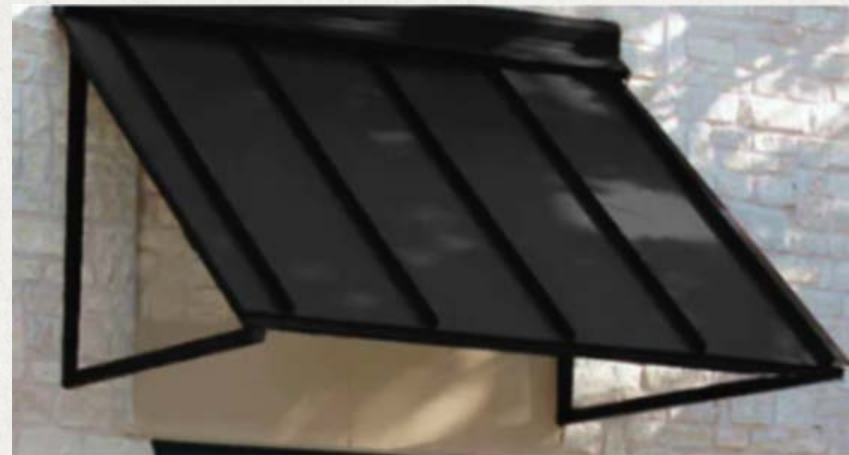
EXTERIOR EAVES

SW 7069



MATERIALS

METAL AWNING



FRONT DOOR





COLLECTIVE

DESIGN + BUILD

CONTACT DETAILS

Website

www.collectivedesignbuild.com

Email Address

kami@collectivedesignbuild.com

Phone Number

623.826.0238

To: Mayor Thomas L. Schoaf and Members of the City Council
From: Randy Proch, Planning Director
Through: Matthew Williams, City Manager
Meeting Date: 8/7/2025
Presenter: Randy Proch, Planning Director

RECOMMENDED MOTION:

MOVE TO APPROVE THE PROPOSED BACKYARD STRUCTURES, FILE NO. PZ-25-56, LOCATED AT 514 E. FAIRWAY DRIVE, SUBJECT TO THE EXHIBITS PROVIDED BY THE APPLICANT AND STIPULATIONS 1. AND 2.

BACKGROUND/DISCUSSION:

The proposal is to construct two backyard structures, a freestanding pergola and a shed. The property is located at 514 E. Fairway Drive and zoned R1-15.

This proposal is an update to a previous DRB approved plan that included a variance request. The BOA did approve the variance, which reduced the rear setback to 6'-9" in order to accommodate the proposal at the time. The current proposal will utilize that allowance for the freestanding pergola. The pergola generally matches the existing home in materials and design, with some alterations that do not detract from the home.

The applicant is also pursuing design approval for a pre-built shed. The proposed shed generally matches in color and roofing style, but not in building material. At the location depicted, the structure is almost completely screened from public view except for the roof, as the structure is taller than the adjacent walls. Based on the contextual appropriateness, Staff does support the proposed shed and pergola.

Staff has not received any public comments on this proposal.

STAFF RECOMMENDATION:

Staff requests that Design Review Board take the following action:

Approve the proposal, subject to the exhibits provided by the applicant, and stipulations 1. and 2.:

1. A Building Permit issued by the City will be required before any construction is to occur.
2. Provide on-site retention for the 100-year, 6-hour event for the new construction, with

a maximum of 12-inch depth.

FINANCIAL IMPACT:

N/A

ATTACHMENTS:

1. PZ-25-56 Report Attachments



SITE LOCATION

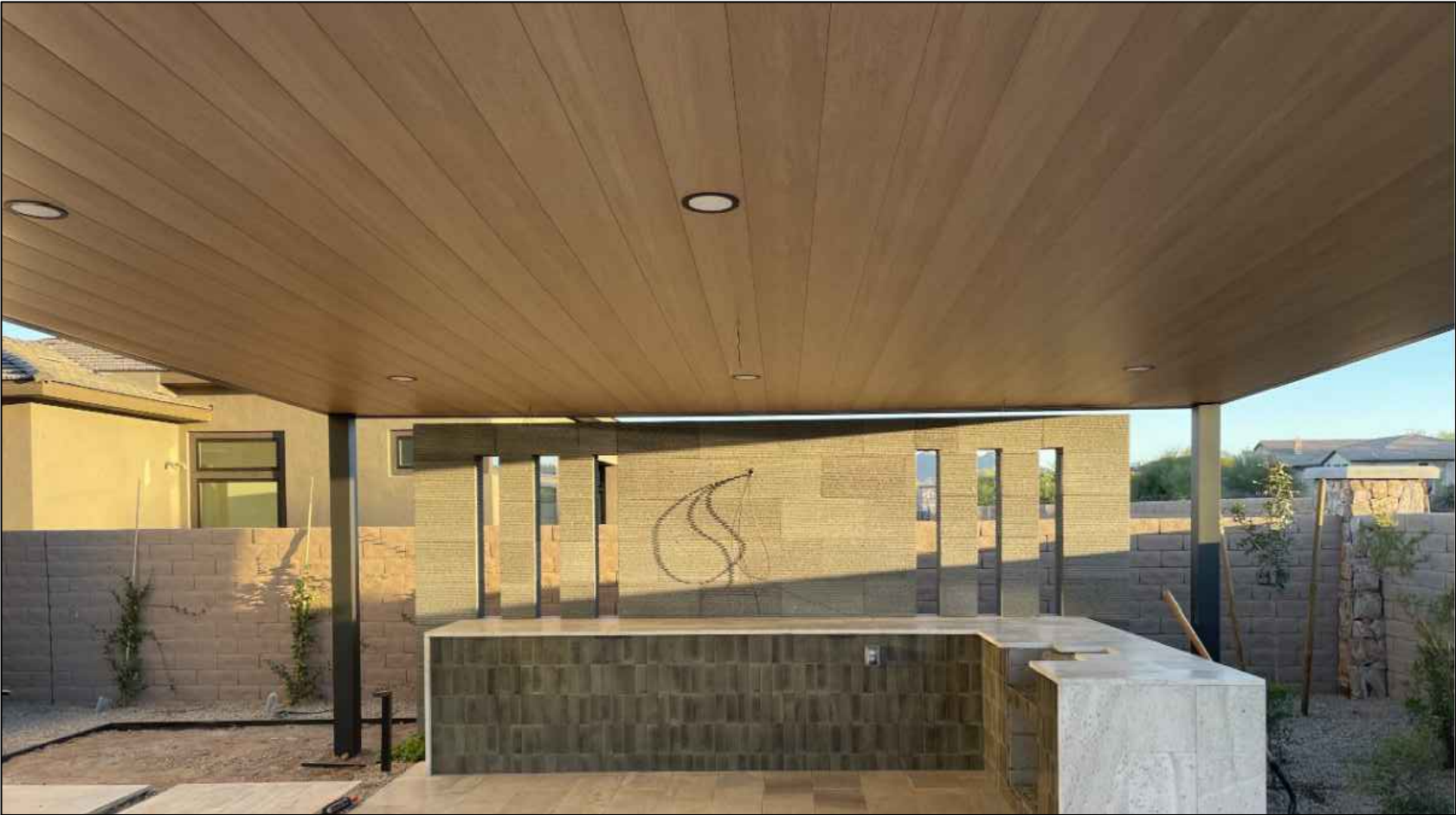


		PROJECT NAME: MIKES		STREET: 514 E FAIRWAY DR	
		REVISION OF DRAWINGS		CITY: LITCHFIELD PARK	ZIP: 85340
		 -	-	APN / ID: 501-65-126	
		 -	-	DESIGN BY: M. SWIGART	
PLOT DATE	7/16/25	 -	-	DRAWN BY: B. PECHIN / R. THARIN	



4K ALUMINUM SHADE
STRUCTURE EXAMPLE
PAINTED BLACK

LIGHT MAPLE ALUMINUM
TONGUE AND GROOVE



AZ ROC: 234225 B-4

TX TDLR: LI0023648

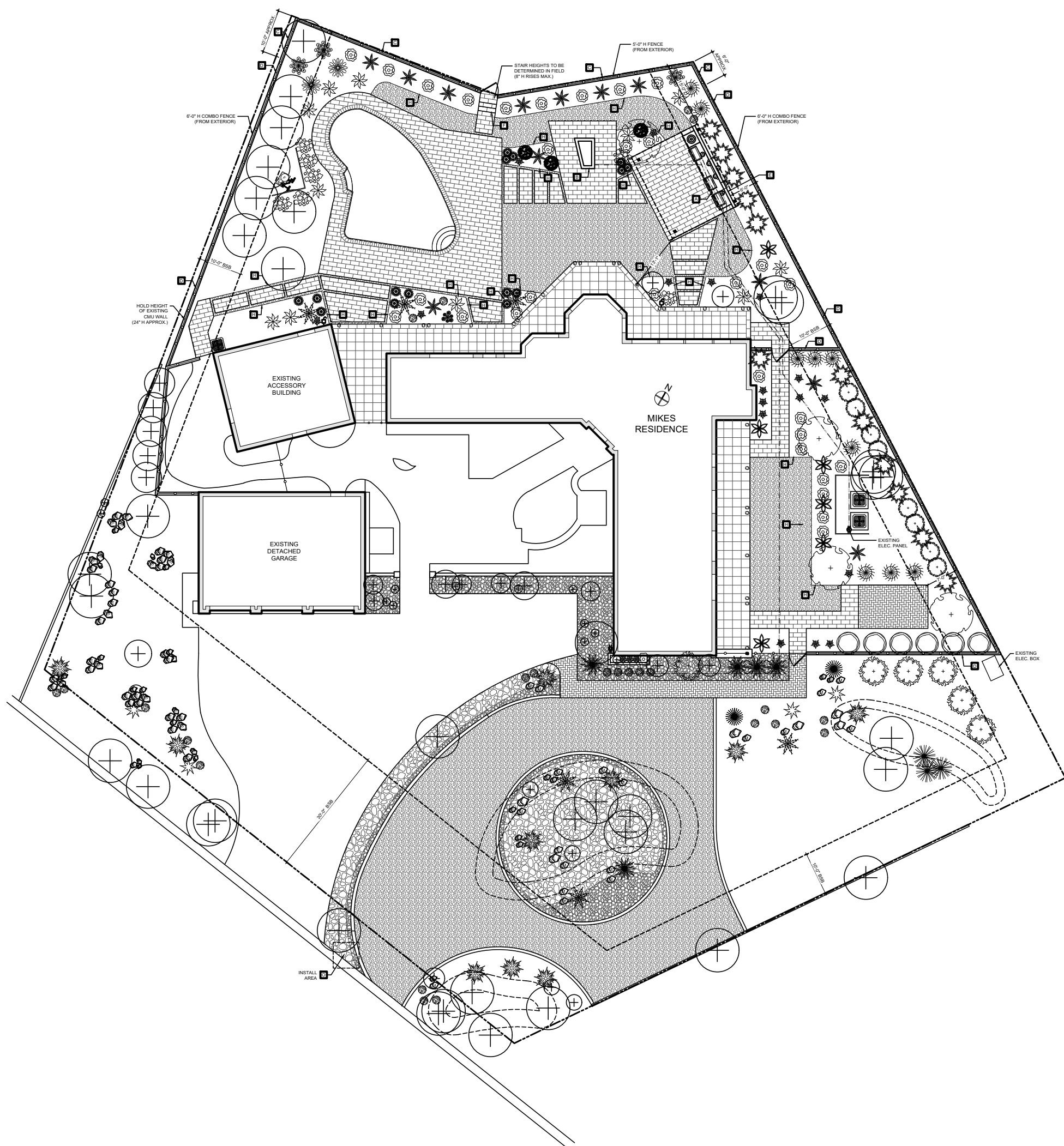


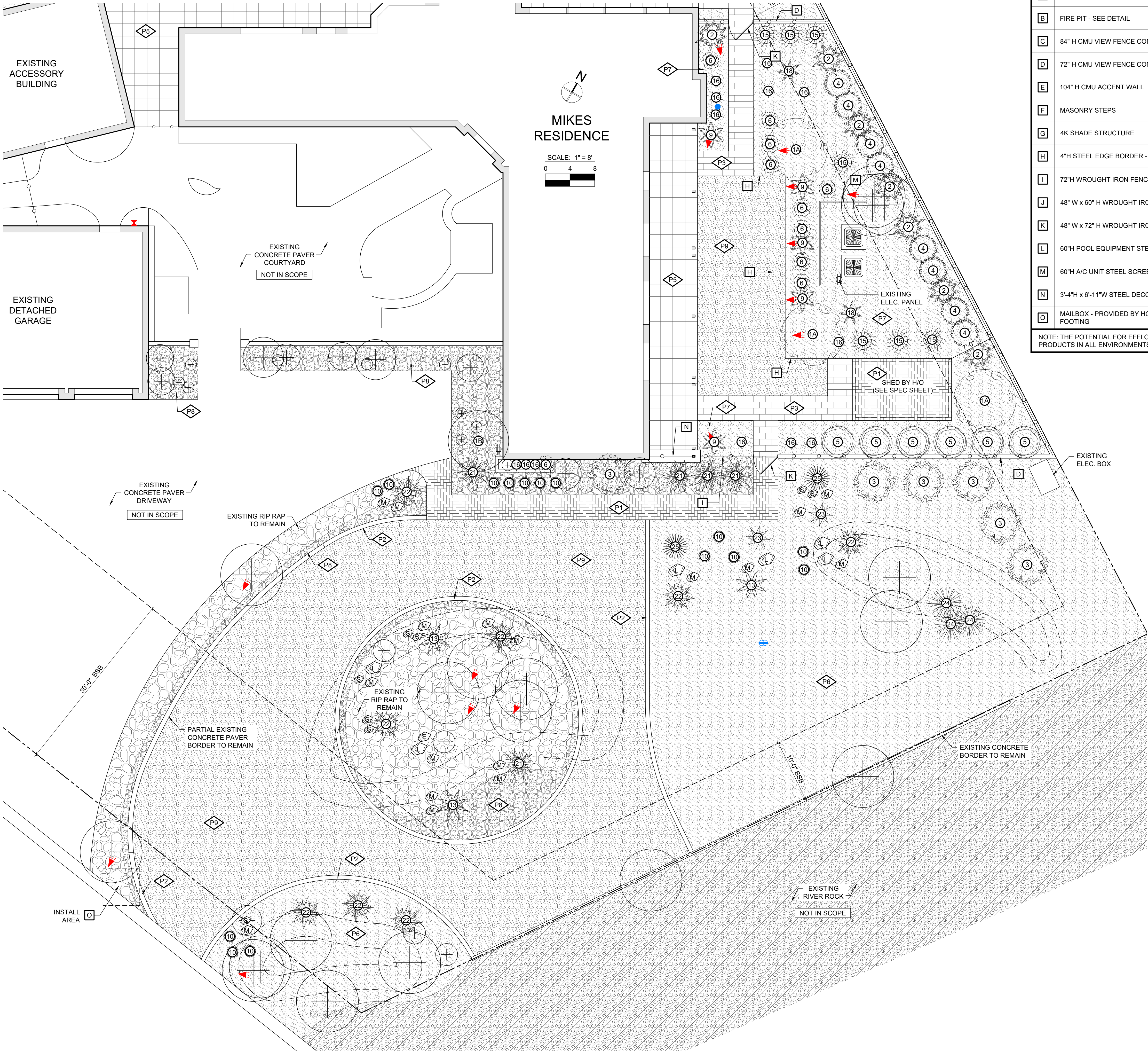
SITE LOCATION



PROJECT NAME: MIKES	STREET:	514 E FAIRWAY DR			
	CITY:	LITCHFIELD PARK	ZIP: 85340		
	REVISION OF DRAWINGS	APN / ID:	501-65-126		
		DESIGN BY:	M. SWIGART		
		DRAWN BY:	B. PECHIN / R. THARIN		
PLOT DATE				7/16/25	

Page 51 of 73





1 PARTIAL LANDSCAPE & ORGANICS PLAN
SCALE: 1/8" = 1'-0"

LANDSCAPE STRUCTURE LEGEND	
A	OUTDOOR KITCHEN - SEE DETAIL
B	FIRE PIT - SEE DETAIL
C	84" H CMU VIEW FENCE COMBO WALL
D	72" H CMU VIEW FENCE COMBO WALL
E	104" H CMU ACCENT WALL
F	MASONRY STEPS
G	4K SHADE STRUCTURE
H	4"H STEEL EDGE BORDER - BLACK, 10G
I	72"H WROUGHT IRON FENCE - BLACK
J	48" W x 60" H WROUGHT IRON GATE - BLACK
K	48" W x 72" H WROUGHT IRON GATE - BLACK
L	60"H POOL EQUIPMENT STEEL SCREEN - BLACK
M	60"H A/C UNIT STEEL SCREEN - BLACK
N	3'-4"H x 6'-11"W STEEL DECO SCREEN - BLACK
O	MAILBOX - PROVIDED BY HOMEOWNER, BLOOMING TO INSTALL & SET IN FOOTING
NOTE: THE POTENTIAL FOR EFFLORESCENCE EXISTS IN ALL MASONRY PRODUCTS IN ALL ENVIRONMENTS.	

SYMBOLS LEGEND	
	WATER MAIN
	ELECTRICAL PANEL
	GAS MAIN
	GAS STUB
	HOSE BIB
	ELECTRICAL OUTLET / GFCI
	PATHLIGHT - SEE SPEC SHEET
	SPOTLIGHT - SEE SPEC SHEET
	LEDGE / STEP LIGHT - SEE SPEC SHEET
	CEILING CAN LIGHT - SEE SPEC SHEET
	TRANSFORMER
	BOULDER
	6" ROUND DRAIN BOX
	4" NDS POP-UP EMITTER
	DRAIN PIPE
	SLEEVE
	PROPERTY LINE
	FENCING
	EXIST. TREE / SHRUB TO REMAIN

ORGANICS LEGEND					
TREES		SIZE	FRONT	BACK	SIDE
1A	Bauhinia lunaroides ANACACHO ORCHID	36" BOX	-	1	3
1B	Bauhinia x blakeana HONG KONG ORCHID	36" BOX	1	-	-
SHRUBS		SIZE	FRONT	BACK	SIDE
2	Bougainvillea 'Torch Glow' TORCH GLOW BOUGAINVILLEA	5 GAL	-	5	7
3	Bougainvillea BUSH BOUGAINVILLEA	5 GAL	6	-	-
4	Dodonaea viscosa HOP BUSH (GREEN)	5 GAL	-	-	8
5	Ficus microcarpa INDIAN LAUREL FIG	15 GAL	-	-	-
GROUNDCOVER		SIZE	FRONT	BACK	SIDE
6	Portulacaria afra ELEPHANT FOOD	5 GAL	1	21	9
7	Lavandula pinnata LACELEAF LAVENDER	5 GAL	-	3	-
8	Chrysactinia mexicana DAMIANITA	5 GAL	-	3	-
ACCENTS		SIZE	FRONT	BACK	SIDE
9	Yucca gloriosa SPANISH DAGGER	15 GAL	-	1	5
10	Echinocactus grusonii GOLDEN BARREL	14" BR	20	4	-
11	Euphorbia resinifera MOROCCAN MOUND	15 GAL	-	1	-
12	Euphorbia tirucalli FIREFICKS	5 GAL	-	2	-
13	Yucca rostrata BEAKED YUCCA	24" BOX	3	-	-
14	Yucca rostrata BEAKED YUCCA	15 GAL	-	3	-
15	Hesperaloe funifera GIANT HESPERALOE	15 GAL	-	2	7
16	Aloe 'Blue Elf' BLUE ELF ALOE	5 GAL	3	7	10
17	Agave parryi var. truncata ARTICHOKE AGAVE	5 GAL	-	15	-
18	Agave weberi WEBER AGAVE	15 GAL	-	10	2
19	Agave desmetiana TROPICAL AGAVE	15 GAL	-	11	-
20	Lophocereus schottii var. monstrosus TOTEM POLE CACTUS	15 GAL	-	7	-
21	Agave striata NARROW LEAF AGAVE	15 GAL	5	-	-
22	Agave americana CENTURY PLANT	15 GAL	10	-	-
23	Agave x ferdinand-regis x scabra SHARKSKIN AGAVE	5 GAL	4	-	-
24	Agave americana SOAP TREE AGAVE	5 GAL	3	-	-
25	Dasylirotrion wheeleri DESERT SPOON	5 GAL	2	-	-
NOTES: STAKE ALL 15 GALLON & 24" BOX TREES EXCEPT PALMS AND CITRUS TREES. ALL 1 GALLON PLANTS ARE NOT COVERED UNDER THE STANDARD PLANT WARRANTY. ALL PLANT SYMBOLS ILLUSTRATE THEIR FULLY MATURED SIZE.					

LANDSCAPE FINISH LEGEND	
P1	CONCRETE PAVERS - EXISTING & RE-INSTALLED, 45" HERRINGBONE PATTERN, BASE: 2" ABC MATERIAL & 1/2" SAND.
P2	CONCRETE PAVER BORDER - EXISTING & RE-INSTALLED FROM EXISTING PAVERS, SWALES AS NEEDED.
P3	TRAVERTINE PAVERS - 12" x 24" RUNNING BOND, FROST, DRY JOINT, BASE: 2" ABC MATERIAL & 1/2" SAND, NO LEADING EDGE PATTERN
P4	TRAVERTINE PAVER COPING - 6" x 12" SIDE-BY-SIDE, FROST, DRY JOINT
P5	PORCELAIN TILE - OVER EXISTING CONCRETE, 9mm 24" x 24" STRAIGHT LAY, GRAY, DRY JOINT, BASE: 1/2" SAND
P6	DECOMPOSED GRANITE #1 - 1/2" SCREENED APACHE BROWN
P7	DECOMPOSED GRANITE #2 - 1/2" SCREENED TABLE MESA BROWN
P8	RIP RAP - EXISTING & RE-SPREAD
P9	ARTIFICIAL TURF - LUXE SPRING PRO (75oz) - SEE SPEC SHEET

AZ ROC: 234225 B-4
TX TDLR: LI0023648

ARIZONA OFFICE:
1550 E. UNIVERSITY DRIVE
SUITE M
MESA, AZ 85203
(480) 756 - 9100

TEXAS OFFICE:
10708 COUNTRYSIDE DRIVE
DENTON, TX 76207
(840) 232 - 9100

WWW.BLOOMING.COM

THE MIKES RESIDENCE

SITE LOCATION:

ADDRESS: 514 E FAIRWAY DR
LITCHFIELD PARK, AZ 85340

CROSSROADS: W INDIAN SCHOOL RD
N 132nd AVE

PROJECT NAME: MIKES

COMMUNITY: ---

MODEL: ---

UNIT: ---LOT: 13

APN / ID: 501-65-126

CLIENT: SCOTT (602) 410-6219

CLIENT: ELLIE

DESIGN BY: M. SWIGART

DRAWN BY: R. THARIN

REVISION OF DRAWING

	-	-
	-	-
	-	-

SHEET NUMBER & TITLE:

L1

LANDSCAPE & ORGANICS PLAN

PLOT DATE: 2025-07-16



ARIZONA OFFICE:
1550 E. UNIVERSITY DRIVE
SUITE M
MESA, AZ 85203
(480) 756 - 9100
TEXAS OFFICE:
10708 COUNTRYSIDE DRIVE
DENTON, TX 76207
(940) 232 - 9100
WWW.BLOOMING.COM

THE MIKES RESIDENCE

SITE LOCATION:



ADDRESS: 514 E FAIRWAY DR
LITCHFIELD PARK, AZ 85340

CROSSROADS: W INDIAN SCHOOL RD
N 132nd AVE

PROJECT NAME: MIKES

COMMUNITY: ---

MODEL: ---

UNIT: --- LOT: 13

APN / ID: 501-65-126

CLIENT: SCOTT (602) 410-6219

CLIENT: ELLIE

DESIGN BY: M. SWIGART

DRAWN BY: R. THARIN

REVISION OF DRAWING		
Δ	-	-
Δ	-	-
Δ	-	-

SHEET NUMBER & TITLE:

L2
LANDSCAPE &
ORGANICS PLAN

PLOT DATE: 2025-07-16

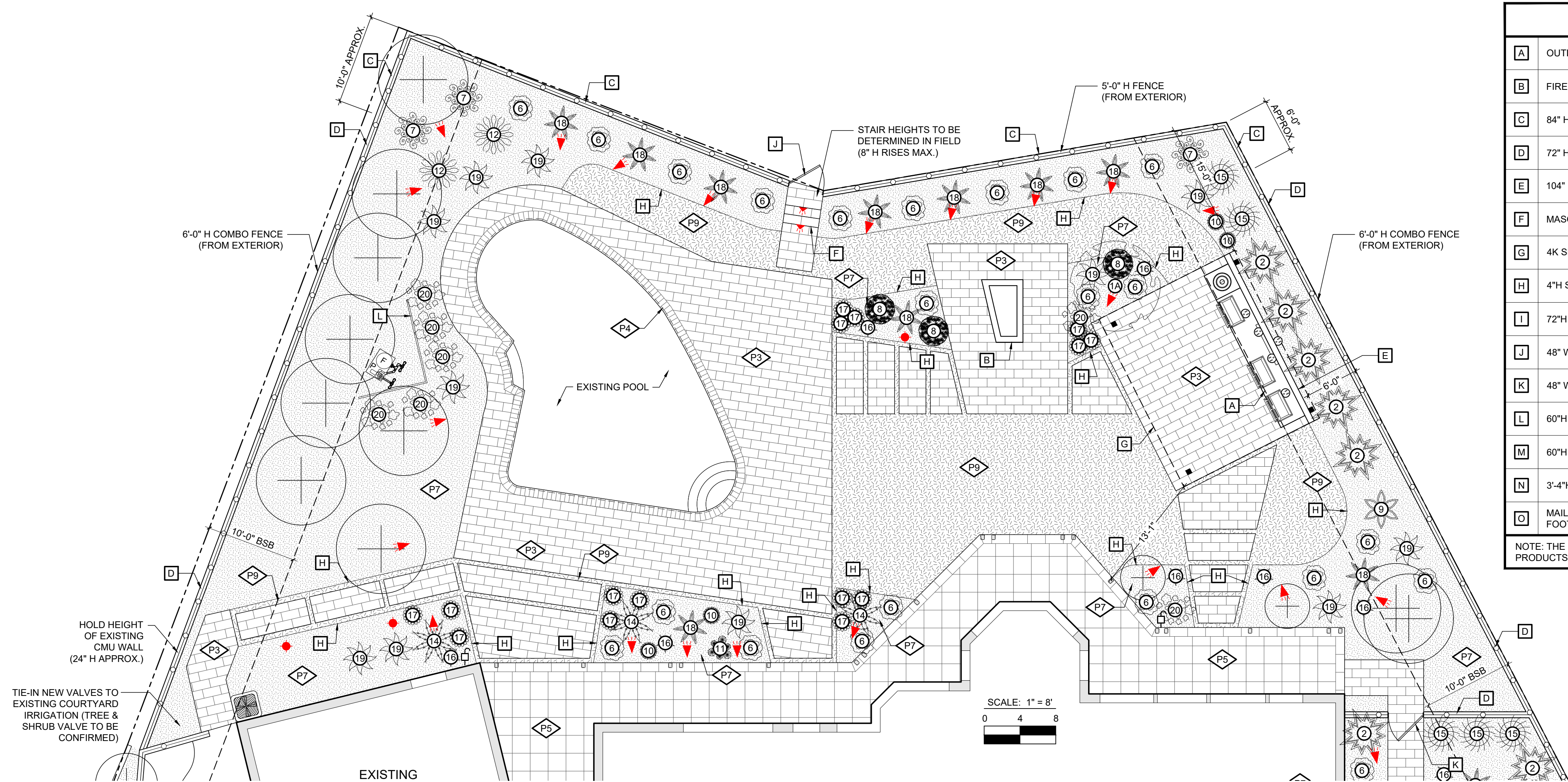
Page 34 of 71

LANDSCAPE STRUCTURE LEGEND	
A	OUTDOOR KITCHEN - SEE DETAILS
B	FIRE PIT - SEE DETAILS
C	84" H CMU VIEW FENCE COMBO WALL
D	72" H CMU VIEW FENCE COMBO WALL
E	104" H CMU ACCENT WALL
F	MASONRY STEPS
G	4K SHADE STRUCTURE
H	4" H STEEL EDGE BORDER - BLACK, 10G
I	72" H WROUGHT IRON FENCE - BLACK
J	48" W x 60" H WROUGHT IRON GATE - BLACK
K	48" W x 72" H WROUGHT IRON GATE - BLACK
L	60" H POOL EQUIPMENT STEEL SCREEN - BLACK
M	60" H A/C UNIT STEEL SCREEN - BLACK
N	3'-4" H x 6'-11" W STEEL DECO SCREEN - BLACK
O	MAILBOX - PROVIDED BY HOMEOWNER, BLOOMING TO INSTALL & SET IN FOOTING
NOTE: THE POTENTIAL FOR EFFLORESCENCE EXISTS IN ALL MASONRY PRODUCTS IN ALL ENVIRONMENTS.	

SYMBOLS LEGEND	
⚡	WATER MAIN
⚡	ELECTRICAL PANEL
⚡	GAS MAIN
⚡	GAS STUB
⚡	HOSE BIB
⚡	ELECTRICAL OUTLET / GFCI
⚡	PATHLIGHT - SEE SPEC SHEET
⚡	SPOTLIGHT - SEE SPEC SHEET
⚡	LEDGE / STEP LIGHT - SEE SPEC SHEET
⚡	CEILING CAN LIGHT - SEE SPEC SHEET
⚡	TRANSFORMER
⚡	BOULDER
⚡	6" ROUND DRAIN BOX
⚡	4" NDS POP-UP EMITTER
⚡	DRAIN PIPE
⚡	SLEEVING
⚡	PROPERTY LINE
⚡	FENCING
⚡	EXIST. TREE / SHRUB TO REMAIN

ORGANICS LEGEND					
TREES		SIZE	FRONT	BACK	SIDE
1A	Bauhinia lunarioides ANACACHO ORCHID	36" BOX	-	1	3
1B	Bauhinia x blakeana HONG KONG ORCHID	36" BOX	1	-	-
SHRUBS		SIZE	FRONT	BACK	SIDE
2	Bougainvillea 'Torch Glow' TORCH GLOW BOUGAINVILLEA	5 GAL	-	5	7
3	Bougainvillea BUSH BOUGAINVILLEA	5 GAL	6	-	-
4	Dodonaea viscosa HOP BUSH (GREEN)	5 GAL	-	-	8
5	Ficus microcarpa INDIAN LAUREL FIG	15 GAL	-	-	-
GROUND COVER		SIZE	FRONT	BACK	SIDE
6	Portulacaria afra ELEPHANT FOOD	5 GAL	1	21	9
7	Lavandula pinnata LACELEAF LAVENDER	5 GAL	-	3	-
8	Chrysactinia mexicana DAMIANITA	5 GAL	-	3	-
ACCENTS		SIZE	FRONT	BACK	SIDE
9	Yucca gloriosa SPANISH DAGGER	15 GAL	-	1	5
10	Echinocactus grusonii GOLDEN BARREL	14" BR	20	4	-
11	Euphorbia resinifera MOROCCAN MOUND	15 GAL	-	1	-
12	Euphorbia tirucalli FIRESTICKS	5 GAL	-	2	-
13	Yucca rostrata BEAKED YUCCA	24" BOX	3	-	-
14	Yucca rostrata BEAKED YUCCA	15 GAL	-	3	-
15	Hesperaloe funifera GIANT HESPERALOE	15 GAL	-	2	7
16	Aloe 'Blue Elf' BLUE ELF ALOE	5 GAL	3	7	10
17	Agave parryi var. truncata ARTICHOKE AGAVE	5 GAL	-	15	-
18	Agave weberi WEBER AGAVE	15 GAL	-	10	2
19	Agave desmettiana TROPICAL AGAVE	15 GAL	-	11	-
20	Lophocereus schottii var. monstrosus TOTEM POLE CACTUS	15 GAL	-	7	-
21	Agave striata NARROW LEAF AGAVE	15 GAL	5	-	-
22	Agave americana CENTURY PLANT	15 GAL	10	-	-
23	Agave x ferdinandi-regis x scabra SHARKSKIN AGAVE	5 GAL	4	-	-
24	Agave americana SOAP TREE AGAVE	5 GAL	3	-	-
25	Dasyliroon wheeleri DESERT SPOON	5 GAL	2	-	-

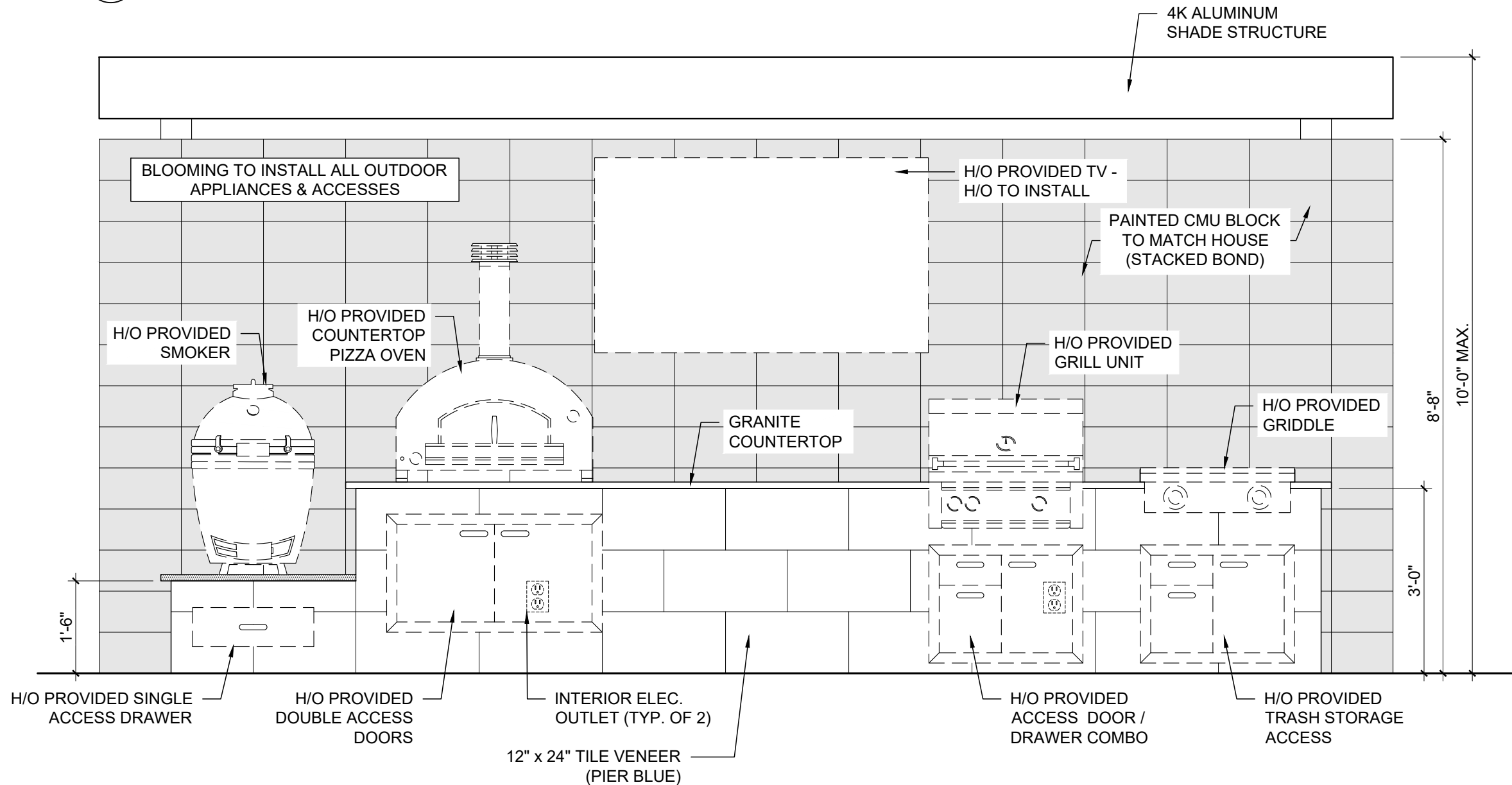
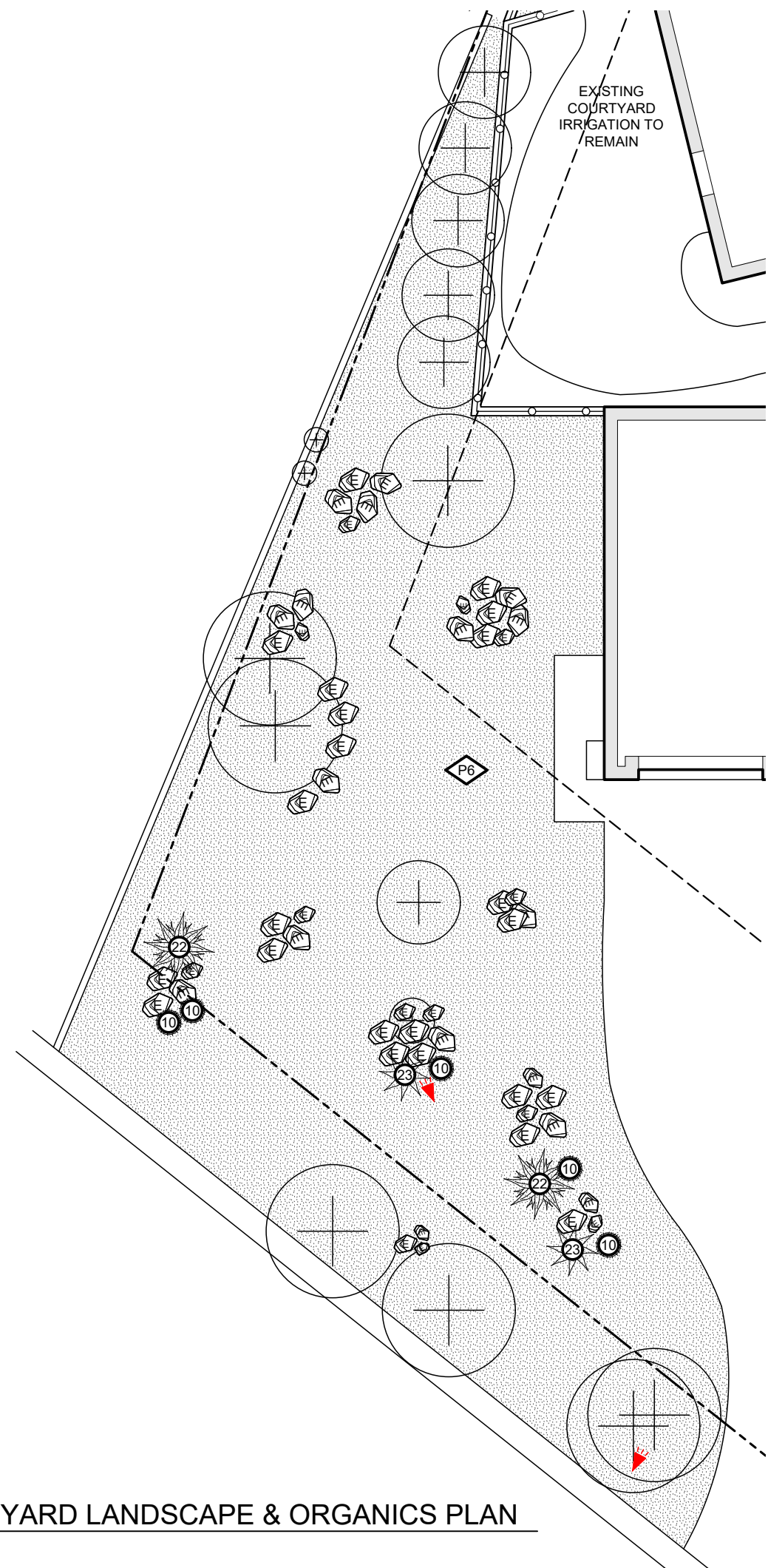
LANDSCAPE FINISH LEGEND	
P1	CONCRETE PAVERS - EXISTING & RE-INSTALLED, 45" HERRINGBONE PATTERN, BASE: 2" ABC MATERIAL & 1/2" SAND.
P2	CONCRETE PAVER BORDER - EXISTING & RE-INSTALLED FROM EXISTING PAVERS, SWALES AS NEEDED.
P3	TRAVERTINE PAVERS - 12" x 24" RUNNING BOND, FROST, DRY JOINT, BASE: 2" ABC MATERIAL & 1/2" SAND, NO LEADING EDGE PATTERN
P4	TRAVERTINE PAVER COPING - 6" x 12" SIDE-BY-SIDE, FROST, DRY JOINT
P5	PORCELAIN TILE - OVER EXISTING CONCRETE, 9mm 24" x 24" STRAIGHT LAY, GRAY, DRY JOINT, BASE: 1/2" SAND
P6	DECOMPOSED GRANITE #1 - 1/2" SCREENED APACHE BROWN
P7	DECOMPOSED GRANITE #2 - 1/2" SCREENED TABLE MESA BROWN
P8	RIP RAP - EXISTING & RE-SPREAD
P9	ARTIFICIAL TURF - LUXE SPRING PRO (75oz) - SEE SPEC SHEET



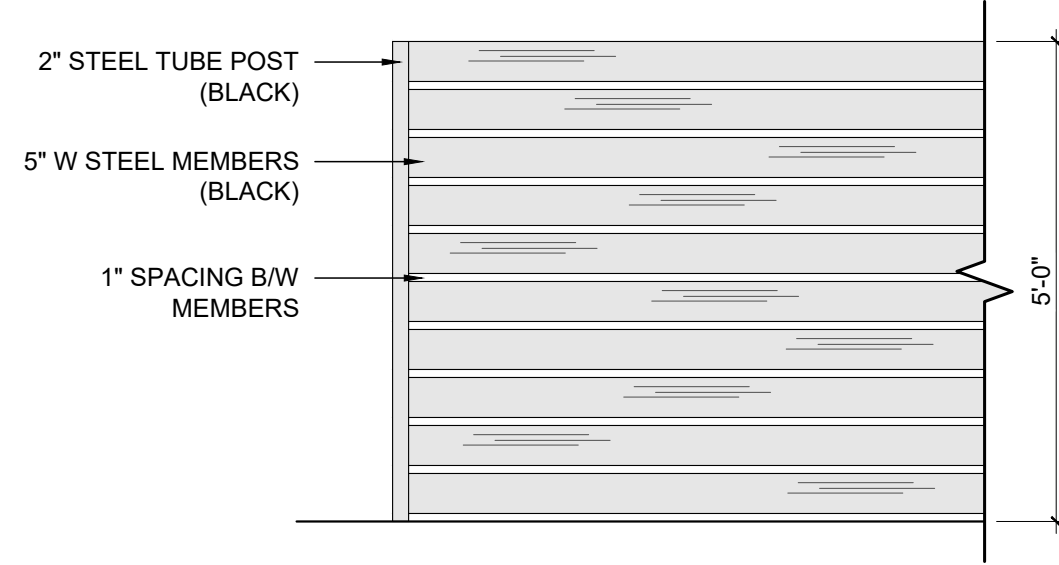
1 BACK YARD LANDSCAPE & ORGANICS PLAN
SCALE: 1/8" = 1'-0"



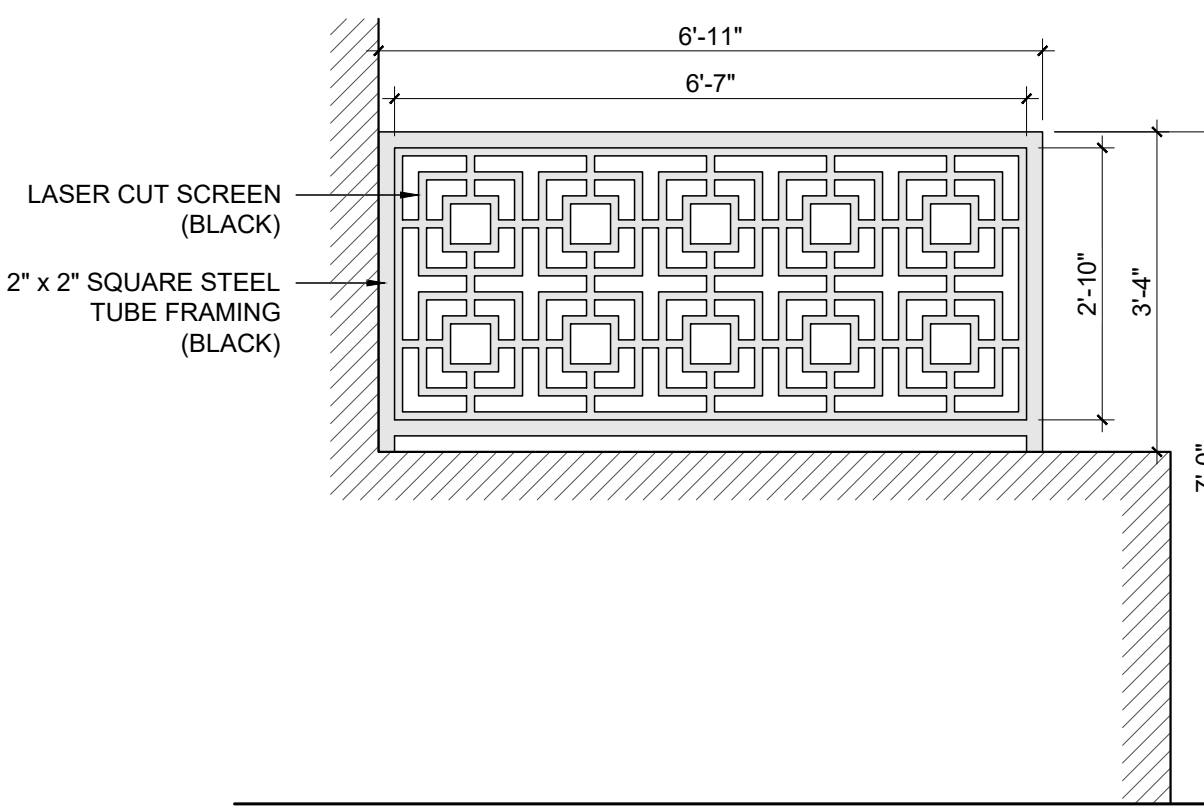
2 PARTIAL FRONT YARD LANDSCAPE & ORGANICS PLAN
SCALE: 1/8" = 1'-0"



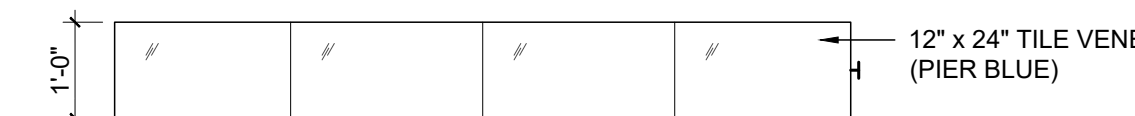
3 OUTDOOR KITCHEN - ELEVATION
SCALE: 1/2" = 1'-0"



4 EQUIPMENT SCREENS (DESIGN BASIS) - ELEVATION
SCALE: 1/2" = 1'-0"



5 DECO SCREEN - ELEVATION
SCALE: 1/2" = 1'-0"



6 FIRE PIT - ELEVATION
SCALE: 1/2" = 1'-0"



Arizona Luxury Lawns & Greens

Where the Environment and Technology Meet™

ARTIFICIAL GRASS

AZ Lux Spring Pro

- Features a natural and lush colorway for a perfect lawn year-round.
- Ideal for areas with higher foot traffic.
- Backed by our industry leading 15 year warranty.

GENERAL FEATURES:

Traffic Level:	Heavy Traffic
Applications:	Landscape
Blade Colors:	Field Green / Apple Green



PRODUCT SPECIFICATIONS

Yarn Characteristics

Type: Monofilament PE with Thatch

Composition/Structure: Polyethylene

Denier: 12,000/4,400

Colors: Field Green / Apple Green

Blade Shape: 3D Curvy W

Turf Characteristics

Total Product Weight: Approx 117 Ounces Per Square Yard

Pile/Face Weight: Approx. 75 Ounces

Pile Height: Approx. 1.875 Inches

Machine Gauge: 3/8 inch

Thatch Color: Green & Tan

Backing Characteristics

Primary Composition: 13 PIC **Secondary Composition:** 15 PIC

Weight: 3.5 Ounces Per Square Yard

Tuft Bind: 10+ Pounds

Finish Coating: Polyurethane 10 Ounces Per Square Yard*

Manufactured Rolls

Width: 15 Feet

Length: 100 Feet

Shipping Weight: 1,100 Pounds*

Roll Diameter: 24 Inches

Particulate Infill

Type: Quality Infill

Weight: 1.5-2.5 Lbs Per Sq Ft*

Colors: Green, Black, or Natural

**15
YEAR
WARRANTY**



Main Advantages:

- Designed to truly replicate grass with enhanced recovery
- Heat and frost resistant/ UV stabilized
- No harmful environmental effects, Not water soluble
- Uniquely formulated backing for greater seam strength

Recommended Maintenance:

Rinse and groom as needed to limit matting

Drainage Rate: 30+ inches of rain per hour per square yard

* Approximate Weight

Artificial grass is made from plastic and should not be subject/exposed to open flames or high heat producing items.



Home > Omaha

Omaha



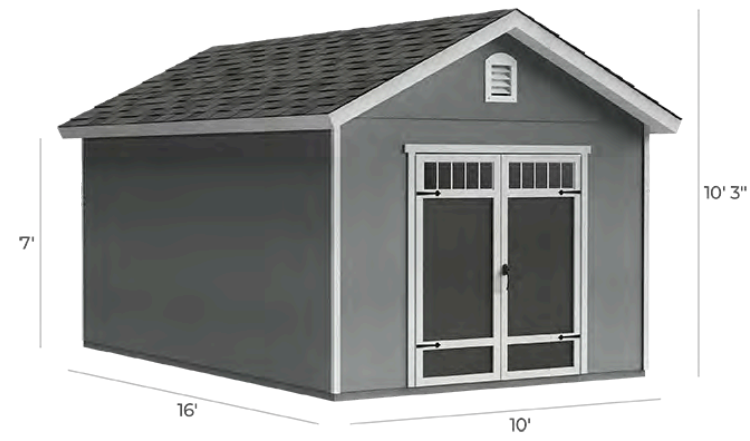
Customer Highlights 



Save up to 30%
Ends 7/31!



Roof Material	Dimensional shingles with lifetime warranty. (4) colors to choose from
Door Opening	64" x 70"
Sidewall Height	7'
Peak Height	10'3"
Warranty	10-year limited material. 1-year labor



More Details

Dimensions

Overall Dimensions	10' x 16' x 10'3"
Cubic Feet Storage	1353
Square Feet Storage	160
Shelf (W X D)	10' x 12"
Loft (W X D)	10' x 4'
Window (W X H)	(2) Transom door windows (27" x 9")
Weight	2,912 lbs.

Floor

Roof

Number Of Rafters	7
Rafter Spacing	24" on-center
Roof Pitch	6/12
Overhang Length (Front/Size)	9' / 8"
Felt And Drip Edge	Included
Max Roof Load	30 lbs. per sq. ft.
Max Wind Resistance	115 m.p.h.

Walls

Save up to 30%
Ends 7/31!

Floor Type	LP® ProStruct® treated floor with SmartGuard® and SmartFinish® technology for enhanced beauty and strength	Ventilation (WxH)	(2) arched gable vents
Floor Joists	12" on-center	Wall Framing	2" x 4"
4x4 Treated Runners	Included	Stud Spacing	24" on-center
Floor Weight Capacity	52 lbs./sq. ft.	Siding	Treated LP® Smartside® siding - ready for paint
Threshold	Diamond plated	Paint & Caulk	Sold separately. Trim: 2 qt. Doors: 1 qt. Siding: 3 gal. Caulk: 4 tubes
		Others	
		Door Handle	Locking L handle with keys
		Door Hinges	Anti-sagging continuous piano hinges

The way a shed should be

Loaded with upgrades our competitors charge extra for.



Save up to 30%
Ends 7/31!

Current Property Images

Mikes Residence – 514 E. Fairway Dr.



Google Earth Above Image



Front From Street



Front From Street



Front From Street



Front From Street



East Side yard from Golf Course



East Side yard and Back yard from Golf Course



Back yard from Golf Course



Back yard from Golf Course

To: Mayor Thomas L. Schoaf and Members of the City Council
From: Randy Proch, Planning Director
Through: Matthew Williams, City Manager
Meeting Date: 8/7/2025
Presenter: Randy Proch, Planning Director

RECOMMENDED MOTION:

MOVE TO APPROVE THE PROPOSED GUEST HOUSE, FILE NO. PZ-25-57, LOCATED AT 4822 N. BARRANCO DRIVE, SUBJECT TO THE EXHIBITS PROVIDED BY THE APPLICANT AND STIPULATIONS 1. THROUGH 3.

BACKGROUND/DISCUSSION:

The proposal is to construct a guest house in the rear yard of the home. The property is located at 4822 N. Barranco Drive and zoned R1-8 PD.

The proposed guest house as shown does not comply with Section 31.03(d) of the Zoning Code, which requires a step-back setback for structures taller than 10 feet. In order to support the application, the applicant will need to either:

1. Decrease the size of the guest house to meet the requirements
2. Provide a fire separation wall to reduce the 10' requirement to the main home
3. Attach the guest house to the main home through a trellis or other connecting member.

The applicant is expected to provide an update and direction requested as part of presentation of the item during the meeting. The remaining requirements of the Zoning Code related to design, use, and standards have been addressed so long as the guest house has on-site parking, shall not be leased separately from the principal building, shall not have separate utility connections, and shall not have cooking facilities.

Staff has not received any public comments on this proposal.

STAFF RECOMMENDATION:

Staff requests that the Design Review Board take the following action:

Approve the proposal, subject to the exhibits provided by the applicant, and stipulations 1.

through 3.:

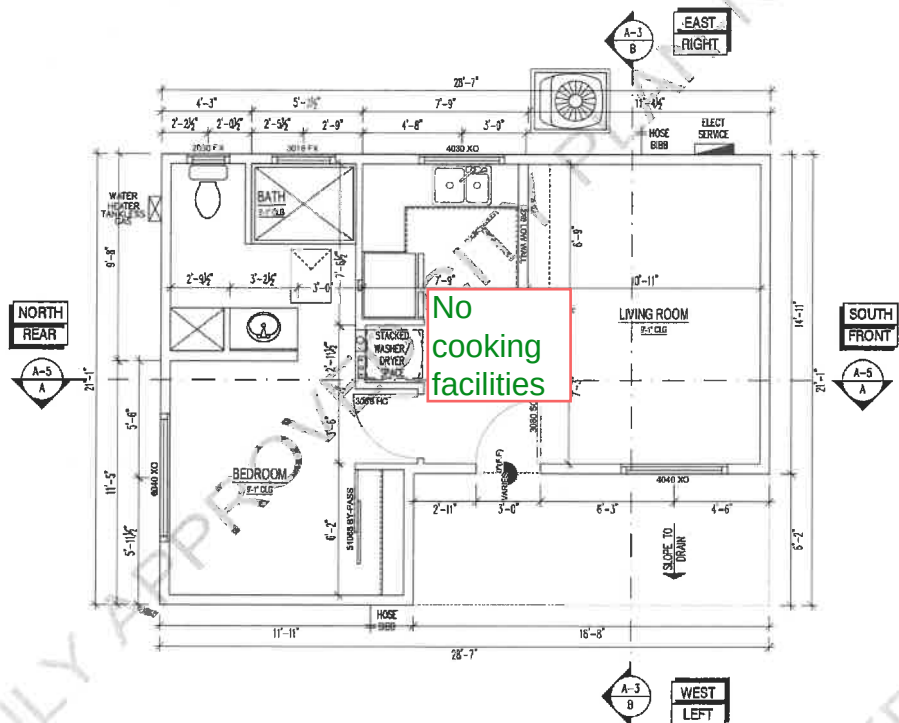
1. A Building Permit issued by the City will be required before any construction is to occur.
2. Provide on-site retention for the 100-year, 6-hour event for the new construction, with a maximum of 12-inch depth.
3. The guest house will meet all requirements of Zoning Code Section 31.03(d) through updated designs as part of the Building Permit.

FINANCIAL IMPACT:

N/A

ATTACHMENTS:

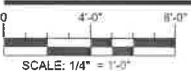
1. PZ-25-57 Report Attachments



DIMENSIONAL FLOOR PLAN



KEY NOTES FLOOR PLAN



FLOOR PLAN NOTES

- A. SPRAY FOAM INSULATION NOTE:
- ALL SPRAY FOAM INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND APPLICABLE BUILDING CODES. INSULATION SHALL BE CLOSED-CELL OR OPEN-CELL FOAM, AS SPECIFIED, AND APPLIED TO ACHIEVE THE REQUIRED R-VALUES FOR EACH COMPONENT OF THE BUILDING ENVELOPE.
- INSTALLATION MUST ENSURE PROPER ADHESION, COMPLETE COVERAGE WITHOUT VOIDS OR GAPS, AND COMPLIANCE WITH FIRE AND THERMAL BARRIER REQUIREMENTS PER IRC/IBC AND LOCAL JURISDICTIONAL AMENDMENTS. IF SPRAY FOAM IS EXPOSED TO THE INTERIOR, AN APPROVED IGNITION OR THERMAL BARRIER SHALL BE PROVIDED AS REQUIRED BY CODE.
- CONTRACTOR SHALL PROVIDE DOCUMENTATION OF INSULATION VALUES AND MATERIAL COMPLIANCE UPON REQUEST.
- B. PROVIDE R-13 BATT (2X4 WALL) OR R-19 BATT (2X6 WALL) INSULATION BETWEEN GARAGE & ALL LIVABLE SPACES.
- C. ENVELOPED AREAS SHALL COMPLY WITH THE FOLLOWINGS: MAX U-FACTOR 0.40 MAX SHGC MIN R-13 AT FRAME WALLS AND FLOORS R-6 @ MASS WALL, R-38 CEILINGS, DUCT INSULATION REQUIRES MINIMUM R-6 AND R-6 WHEN LOCATED IN FLOOR JOISTS, MINIMIZE AIR LEAKAGE.
- D. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD ON WALLS & CEILING IN GARAGE & ON USABLE SPACE UNDER STAIRS PER CITY REQUIREMENTS.
- E. PROVIDE EXTERIOR TYPE GYP.BD. AT PATIO & PORCH CEILINGS, TAPE & TEXTURE.
- F. MAINTAIN A MAXIMUM HEIGHT OF 44" FROM FINISH FLOOR TO BOTTOM OF SILL - IN BEDROOM & BASEMENT EGRESS WINDOWS. - I.R.C. SECTION R310.1
- G. WHEN APPLYING WATER-BASE TEXTURE MATERIAL, THEN MIN. GYP. BOARD THICKNESS SHALL BE INCREASED FROM 3/8" TO 1/2" THICK FOR 18" O.C FRAMING AND FROM 1/2" TO 5/8" THICK FOR 24" O.C. FRAMING OR SAW RESISTANT GYP. BOARD SHALL BE USED - ESR #1338.
- H. ALL CLOSETS HAVE STANDARD 1 ROD AND 1 SHELF U.N.O.
- I. TUB/ SHOWER SURROUND SHALL BE INSTALLED OVER ONE LAYER OF DENS-SHIELD OR APPROVED EQUAL (CEMENT, FIBER CEMENT OR GLASS MAT GYP. BACKER W/ TILE, MARBLE, OR EQ. TO +72" ABV. CURB OR DAM OF SHOWER - I.R.C. SEC R702.4.2)
- J. REFRIGERATOR SHALL BE PRE-PLUMBED FOR ICE-MAKER.
- K. ALL DOOR AND WINDOW GLAZING SHALL MEET THE REQUIREMENTS OF THE IRC, SECTION R308, WHETHER SPECIFICALLY IDENTIFIED ON THE PLANS OR NOT.
- L. WALL NICHE STANDARDS:
- TOP OF NICHE TO BE PER PLAN, SOFFIT HEIGHT
 - BOTTOM OF NICHE TO BE +42"
 - WIDTH OF NICHE TO BE PER PLAN
- M. ALL EXTERIOR DOOR HEIGHTS TO BE 6'-8" TALL UNO ON PLAN.
- N. ALL INTERIOR DOORS TO BE 6'-8" TALL UNO ON PLAN.
- O. EXTERIOR WINDOW HEADER HEIGHTS TO BE 6'-8" A.F.F. UNO ON PLAN.
- P. DIMENSIONS OF FLOOR PLAN(S) ARE SHOWN TO FACE OF STUD TYPICALLY UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY ROUGH OPENING REQUIREMENTS OF ALL DOOR AND WINDOW UNITS PRIOR TO START OF CONSTRUCTION.
- Q. CLOTHES DRYER EXHAUST DUCT REFER TO MECHANICAL PLAN.
- R. NON-ABSORBENT SURFACE AT SHOWER/TUB TO AT LEAST SIX FEET ABOVE FINISHED FLOOR. (R307.2)

KEY NOTES

- REPLACE LIKE FOR LIKE
- 1 REFRIGERATOR - PRE-PLUMB FOR ICE MAKER
- 2 PROVIDE NON-COMBUSTIBLE PLATFORM 32" SQ. X 18" ABOVE FINISH FLOOR
- 3 DOUBLE SINK W/ DISPOSAL
- 4 TANKLESS WATER HEATER W/ T&P LINE PER SPECS OR APPROVED EQUAL
- 5 WATER CLOSET PROVIDE A (MIN.) 15" ON EACH SIDE & 24" (MIN.) CLEAR IN FRONT - I.R.C. SEC. R307
- 6 CEMENT, FIBER CEMENT OR GLASS MAT GYP. BACKER W/ TILE, MARBLE OR EQ. TO +72" ABV. CURB OR DAM OF SHOWER - I.R.C. SEC R702.4.2
- 7 MIRROR
- 8 STACKED WASHER AND DRYER
- 9 1 ROD & 1 SHELF
- 10 COMPRESSOR PAD-ALTERNATE LOCATION IF SHOWN W/ DASHED LINES. VERIFY LOC. ON PLOT PLAN
- 11 STANDARD BASE CABINETS
- 12 34 1/2" HIGH 2X6 KNEE WALL WITH COUNTERTOP
- 13 DRYER EXHAUST DUCT POWER VENTILATOR SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. DRYER EXHAUST DUCT POWER VENTILATORS SHALL CONFORM TO UL 705 FOR USE IN DRYER EXHAUST DUCT SYSTEMS. THE MAXIMUM LENGTH IS OF THE EXHAUST DUCT SHALL BE 36 FEET. DRYER EXHAUST TO CONFORM WITH TABLE M1502.4.5.1
- 14 VANITY W/ SINK OR DOUBLE SINK
- 15 22X30 ATTIC SCUTTLE-PROVIDE TYPE 'X' GYP. BD. @ GARAGE SIDE & WEATHER STRIPPING - I.R.C. SEC. R807.1. (SEE DETAIL 1/A-3)



The information contained on these documents is the property of MODERNO DESIGN + DEVELOP. It is to be used only for the project and location identified on the title block. No part of this information may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage or retrieval system, without the prior written permission of MODERNO DESIGN + DEVELOP.

No.	Revisions	Date	By
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

CONSTRUCTION DOCUMENTS FOR NEW ADU :

BARRANCO RESIDENCE

4822 Barranco Dr, Litchfield Park, AZ 85340

CONTACT #

(602) 503-6975

DRAW BY:

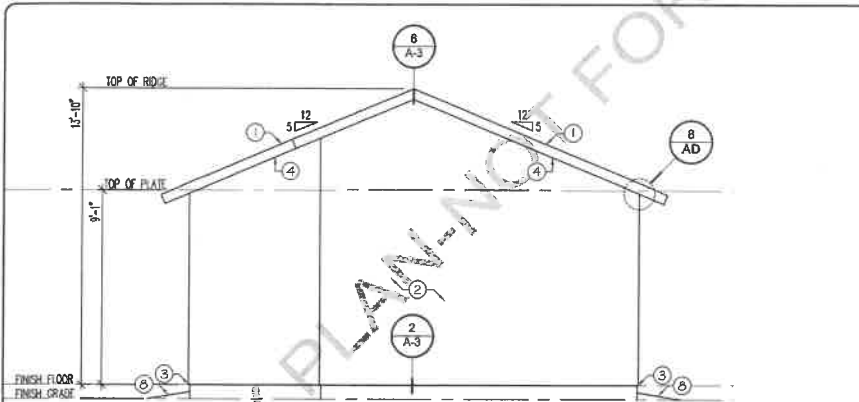
MARIO

DATE:

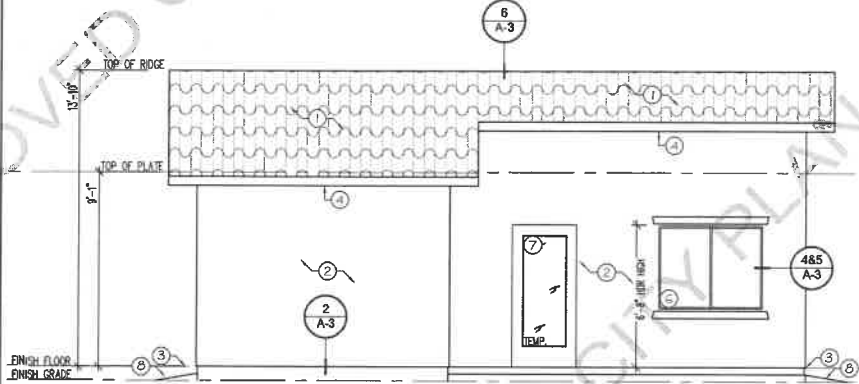
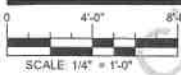
7/17/25

SHEET:

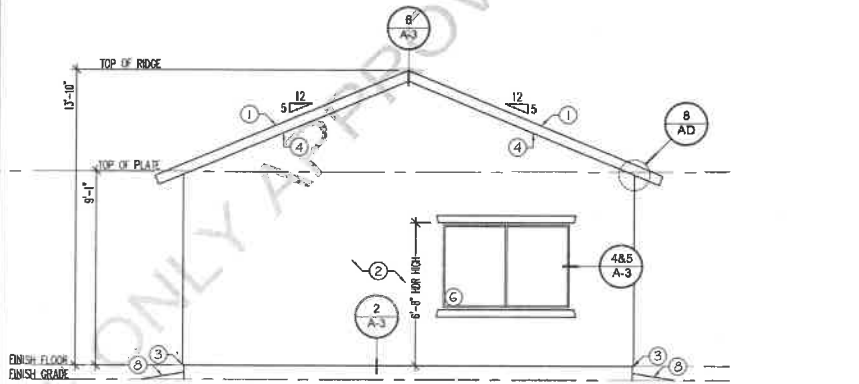
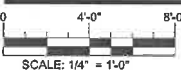
A-1



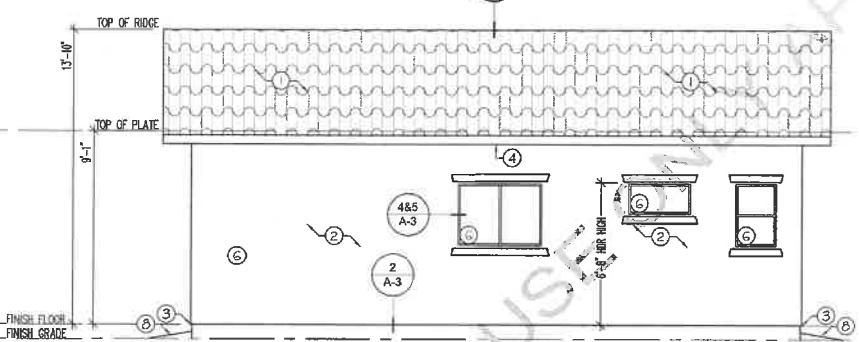
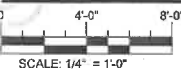
FRONT ELEVATION (EAST)



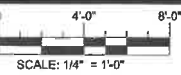
LEFT ELEVATION (SOUTH)



REAR ELEVATION (WEST)



RIGHT ELEVATION (NORTH)



GENERAL EXTERIOR ELEVATION NOTES:

- A. MAG ONE-COAT STUCCO COMPLIANCE PROGRAM. ALL ONE-COAT STUCCO SYSTEMS SHALL BE APPLIED BY MANUFACTURERS APPROVED INSTALLERS. AN APPROVED WEATHER-RESISTIVE BARRIER SHALL BE INSTALLED OVER ALL FRAMING AND WOOD BASED SHEATHING.
- B. PROVIDE (2) LAYER 30# FELT FLASHING AT ALL HEADS, JAMBS, AND SILLS OF WINDOWS AND DOOR OPENINGS.
- C. PROVIDE CONTINUOUS SEALANT BEAD WHERE STUCCO ABUTS WINDOW AND DOOR FRAMES SO AS TO PROVIDE A WEATHER RESISTIVE BARRIER. (PER IRC 2018)
- D. PROVIDE CONT. 28 GA. G.I. WEEP SCREED, WITH 3-1/2" VERTICAL NAILING FLANGE AT +4" ABOVE FINISH GRADE.
- E. PATIO, PORCH, BREEZEWAY CEILINGS TO BE FINISHED WITH EXTERIOR GRADE GYPSUM BOARD UNO ON PLANS ON ELEVATIONS.
- F. ADDRESS SIGN MOUNTING HEIGHT: +55" ABOVE FINISHED FLOOR TO CENTER LINE OF ELECTRICAL BOX UNLESS NOTED OTHERWISE ON PLANS OR ELEVATIONS.
- G. ENVELOPED AREAS SHALL COMPLY WITH THE FOLLOWINGS: FENCES-0.40 MAX U-FACTOR, 0.25 MAX SHGC, MIN R-13 AT FRAME WALLS AND FLOORS R-5 @ MASS WALL, R-38 CEILINGS. DUCT INSULATION LOCATED OUTSIDE THE BUILDING ENVELOPE REQUIRES MINIMUM R-3 AND R-6 WHEN LOCATED IN FLOOR JOISTS. MINIMIZE AIR LEAKAGE

GENERAL INFORMATION:

- A. WHERE EAVE OR CORNICE VENTS ARE INSTALLED INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF 1" SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND ROOF SHEATHING AT THE LOCATION OF THE VENT.
- B. THE ATTIC HVAC WORKING PLATFORM IS REQUIRED TO HAVE SOLID BLOCKING @ ALL PLYWOOD PERIMETER EDGES.
- C. FRAMING SHOWN AT BUILDING SECTIONS ARE CONCEPTUAL REFER TO STRUCTURAL DRAWINGS FOR SPECIFIC FRAMING DESIGN AND CONNECTIONS.
- D. FOUNDATION SHOWN AT BUILDING SECTIONS ARE CONCEPTUAL REFER TO STRUCTURAL DRAWINGS FOR SPECIFIC FOUNDATION DESIGN.
- E. FOR APPLICATION WITHOUT ADHESIVE, A PAIR OF NAILS SPACED NOT LESS THAN 2 INCHES APART OR MORE THAN 2 1/2 INCHES APART MAY BE USED WITH THE PAIR OF NAILS SPACED 12 INCHES ON CENTER.
- F. SCREWS SHALL BE IN ACCORDANCE WITH SECTION R702.3.8. SCREWS FOR ATTACHING GYPSUM BOARD TO STRUCTURAL INSULATED PANELS SHALL PENETRATE THE WOOD STRUCTURAL PANEL FACING NOT LESS THAN 7/16 INCH.
- G. WHERE COLD-FORMED STEEL FRAMING IS USED WITH A CLINCHING DESIGN TO RECEIVE NAILS BY TWO EDGES OF METAL, THE NAILS SHALL BE NOT LESS THAN 5/8 INCH LONGER THAN THE GYPSUM BOARD THICKNESS AND SHALL HAVE RINGED SHANKS. WHERE THE COLD-FORMED STEEL FRAMING HAS A NAILING GROOVE FORMED TO RECEIVE THE NAILS, THE NAILS SHALL HAVE BARBED SHANKS OR BE 5D, 13/12 GAGE, 15/8 INCHES LONG, 15/64-INCH HEAD FOR 1/2-INCH GYPSUM BOARD; AND 6D, 13 GAGE, 17/8 INCHES LONG, 15/64-INCH HEAD FOR 5/8-INCH GYPSUM BOARD.
- H. THREE-EIGHTHS-INCH-THICK SINGLE-PLY GYPSUM BOARD SHALL NOT BE USED ON A CEILING WHERE A WATER-BASED TEXTURED FINISH IS TO BE APPLIED, OR WHERE IT WILL BE REQUIRED TO SUPPORT INSULATION ABOVE A CEILING. ON CEILING APPLICATIONS TO RECEIVE A WATER-BASED TEXTURE MATERIAL, EITHER HAND OR SPRAY APPLIED, THE GYPSUM BOARD SHALL BE APPLIED PERPENDICULAR TO FRAMING. WHEN APPLYING A WATER-BASED TEXTURE MATERIAL, THE MINIMUM GYPSUM BOARD THICKNESS SHALL BE INCREASED FROM 3/8 INCH TO 1/2 INCH FOR 16-INCH ON CENTER FRAMING, AND FROM 1/2 INCH TO 5/8 INCH FOR 24-INCH ON CENTER FRAMING OR 1/2-INCH SAG-RESISTANT GYPSUM CEILING BOARD SHALL BE USED.
- I. TYPE X GYPSUM BOARD FOR GARAGE CEILINGS BENEATH HABITABLE ROOMS SHALL BE INSTALLED PERPENDICULAR TO THE CEILING FRAMING AND SHALL BE FASTENED AT MAXIMUM 6 INCHES O.C. BY MINIMUM 17/8 INCHES ED COATED NAILS OR EQUIVALENT DRYWALL SCREWS.

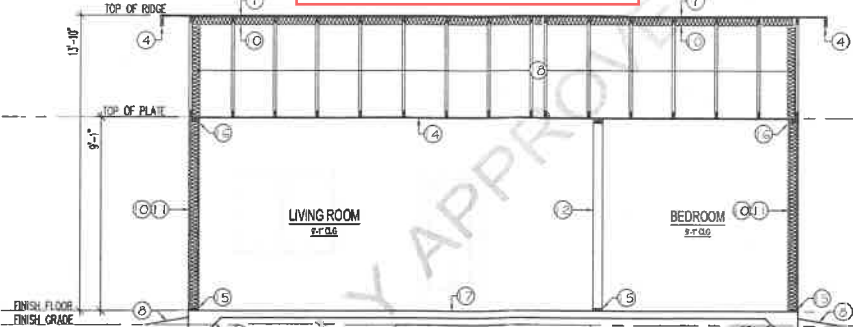
KEY NOTES

- | CODE | KEY NOTES |
|------|---|
| 1 | INTERLOCKING CONCRETE ROOF TILE OVER WOOD BATTENS OVER (1) LAYER OF 40# ROOFING FELT PER ESR-2778 (MATCH EXISTING MAIN RESIDENCE) |
| 2 | WESTERN ONE-KOTE STUCCO SYSTEM OVER 1" FOAM BOARD PER IAPMO ER-0382 (ON AIS BOARD AT ATTIC AREAS) |
| 3 | STUCCO WEEP SCREED MIN. 3/4" BELOW FINISHED FLOOR PAINT CONCRETE STEM BELOW TO MATCH BUILDING. |
| 4 | 2x WOOD FASCIA |
| 5 | STD UTILITY LOCATION |
| 6 | WINDOW, SEE FLOOR PLAN FOR SIZE |
| 7 | DOOR, SEE FLOOR PLAN FOR SIZE |
| 8 | FINISHED GRADE - THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN 10 FEET (IRC R401.3) |
| 9 | CONCRETE FOOTING - SEE FOUNDATION PLAN |
| 10 | SPRAYED INSULATION- CONT. IM R-38 AT CEILINGS (APPLIED DIRECTLY TO STRUCTURAL ROOF SHEATHING THRU OUT PER R806.5) R-19 AT 2X6 WALL, R-13 AT 2X4 WALLS PER ESR-4438. |
| 11 | 2x4 OR 2x6 WOOD STUDS AT 16" O.C. WITH 1/2" GYP. BD. ON INTERIOR AND STUCCO SYSTEM ON EXTERIOR. |
| 12 | 2x4 OR 2x6 WOOD STUDS AT 24" O.C. |
| 13 | BEAM/HEADER, TYP. SEE FRAMING PLAN. |
| 14 | 1/2 SAG RESISTANT GYPSUM BOARD ESR-1338 PER I.R.C. TABLE R702.3.5 |
| 15 | PRESSURE TREATED BOTTOM PLATE, FIRE PLACE |
| 16 | 2x DOUBLE TOP PLATE |
| 17 | 4" CONCRETE SLAB FIRE PLACE |
| 18 | PREFABRICATED WOOD TRUSSES AT 24" O.C. |

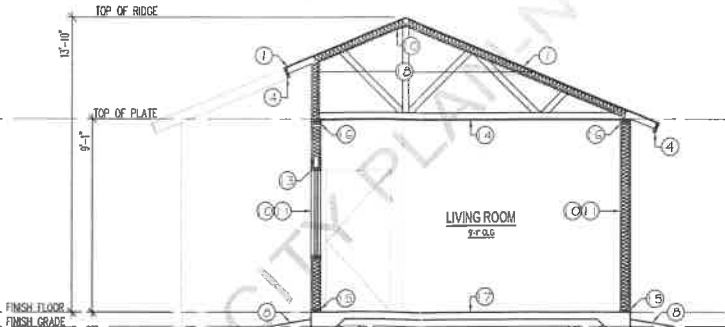
DISCLAIMER:

* THE SCHEMATIC ROOF FRAMING LAYOUT SHOWN HEREON IS ONLY FOR A CONCEPTUAL LAYOUT. TRUSS MANUFACTURER SHOULD FIELD VERIFY ALL DIMENSIONS. TRUSS MANUFACTURER IS TO ONLY USE THIS CONCEPTUAL PLAN FOR HIS/HER PROFESSIONAL STRUCTURAL ROOF DESIGN. TRUSS MANUFACTURER TO PROVIDE SHOP DRAWINGS THAT INDICATE SIZE, LOCATION, AND BRACING OF ALL MEMBERS TO THE CONTRACTOR/OWNER FOR APPROVAL PRIOR TO TRUSS MANUFACTURERS FABRICATION OF ROOF SYSTEM.

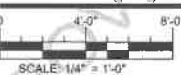
Height not permitted as depicted on Site Plan without stipulation



BUILDING SECTION "A"



BUILDING SECTION "B"



This information is provided as a guide only and does not constitute a contract. The user of this information assumes all responsibility for the accuracy and completeness of the information. The user of this information assumes all responsibility for the accuracy and completeness of the information.

No.	Revisions	Date	By
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

CONSTRUCTION DOCUMENTS FOR NEW ADU :

BARRANCO RESIDENCE

4822 Barranco Dr, Litchfield Park, AZ 85340

CONTACT #

(602) 503-6975

DRAW BY:

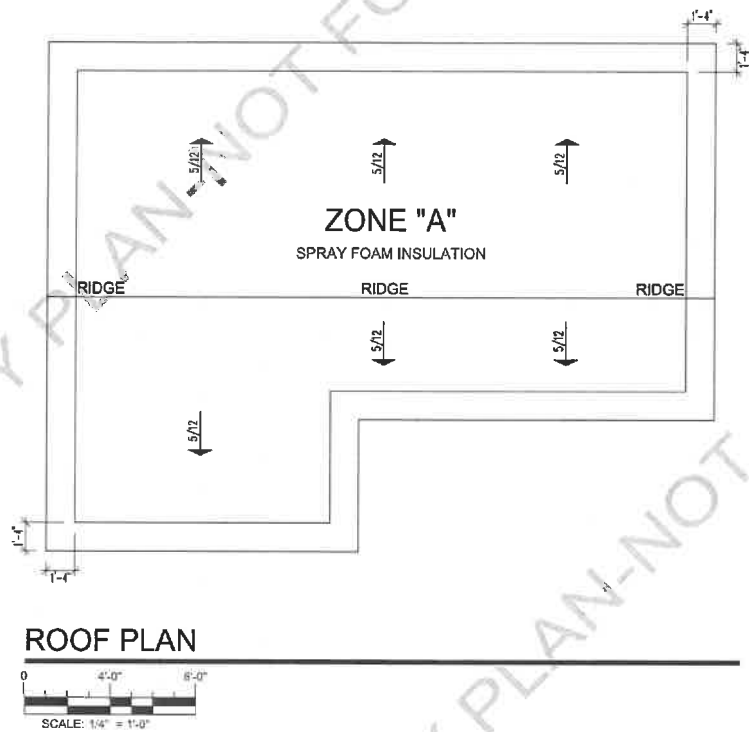
MARIO

DATE:

7/17/25

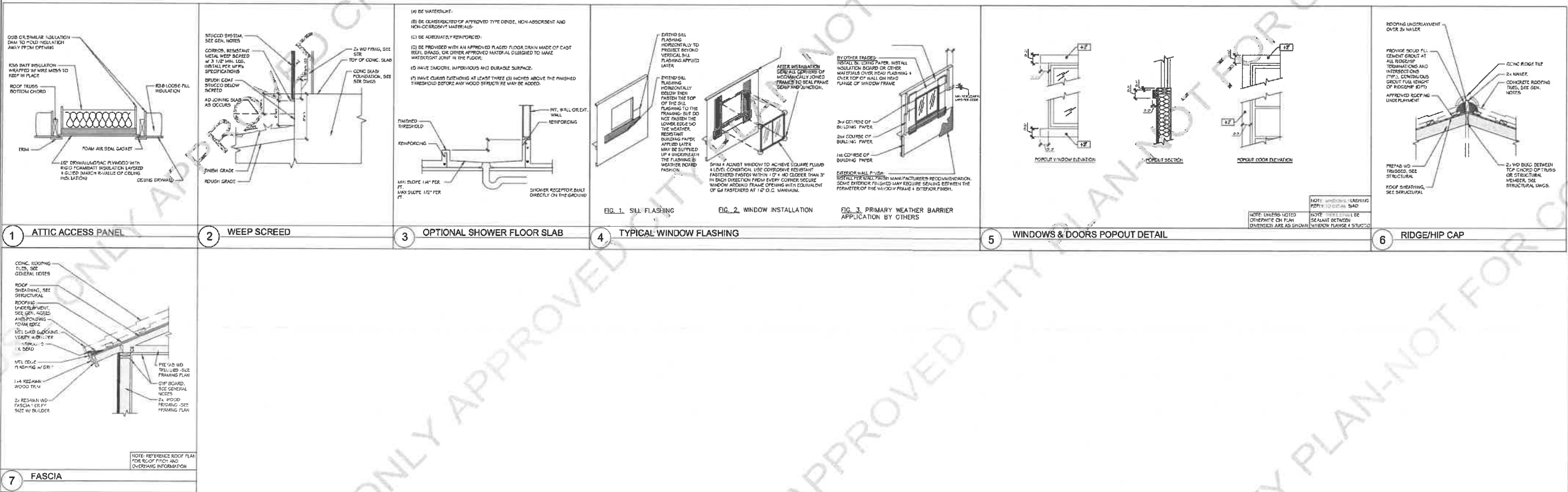
SHEET:

A-2



- LEGEND
- LINE OF BUILDING
 - ROOF LINE
 - 22"x30" ATTIC ACCESS-PROVIDE 30" HEADROOM AT ALL ACCESS LOCATIONS. A.H.U. LOCATED IN ATTIC SPACE(VERIFY LOCATION), INSULATE AND WEATHER STRIP PER IRC SECTION N1102.2.4.

ATTIC VENT CALCULATIONS								
ROOF ZONE	ROOF AREA	VENT RATIO	VENT	REQUIRED	PROVIDED	O'HAGIN	3 HOLE BIRD BLOCK	CONT SOFFIT VENTING
A	499		HIGH					
			LOW		SPRAY FOAM INSULATION			



ARCHITECTURAL DETAILS

SCALE: N.T.S



The information contained on these drawings such as data, details, and quantities, are the property of MODERNO DESIGN DEVELOPMENT, LLC, and shall not be used for any other project without the express written consent of MODERNO DESIGN DEVELOPMENT, LLC.

No.	Revisions	Date	By

CONSTRUCTION DOCUMENTS FOR NEW ADU :

BARRANCO RESIDENCE

4822 Barranco Dr, Litchfield Park, AZ 85340

CONTACT #

(602) 503-6975

DRAW BY:

MARIO

DATE:

7/17/25

SHEET:

A-3

To: Mayor Thomas L. Schoaf and Members of the City Council
From: Randy Proch, Planning Director
Through: Matthew Williams, City Manager
Meeting Date: 8/7/2025
Presenter: Randy Proch, Planning Director

RECOMMENDED MOTION:

MOVE TO APPROVE THE PROPOSED PERGOLAS, FILE NO. PZ-25-64, LOCATED AT 420 S. LILA CIRCLE, SUBJECT TO THE EXHIBITS PROVIDED BY THE APPLICANT AND STIPULATIONS 1. AND 2.

BACKGROUND/DISCUSSION:

The proposal is to construct two pergolas in the rear yard of the home. The property is located at 420 S. Lila Circle and zoned RC-PD.

The proposed structures represent an update from a previous code enforcement case from earlier this year. The structures at that time did not conform to Zoning Code requirements nor received a building permit prior to construction. The applicant has made significant changes in order to meet design and development code standards, which is represented in the current application. The proposed posts would be metal, though the conformance for design standards would be met in wood portions being color matched to the slump block home and asphalt shingles matching as well.

Staff has not received any public comments on this proposal.

STAFF RECOMMENDATION:

Staff requests that the Design Review Board take the following action:

Approve the proposal, subject to the exhibits provided by the applicant, and stipulations 1. and 2.:

1. A Building Permit issued by the City will be required before any construction is to occur.
2. The wood elements and roof materials shall match the principal structure.

FINANCIAL IMPACT:

N/A

ATTACHMENTS:

1. PZ-25-64 Report Attachments

Updated Design Review: Dual Metal Shade Structures

Overview

This project includes two adjacent metal shade structures with a shared design and precise spacing. Each shade features a sloped, cantilevered roof with integrated LED lighting, a durable wood-framed substructure, and anchored steel posts. The shades are positioned with the **lower roof edge facing the rear property line**, maintaining a **5-foot setback** from the property boundary for code compliance and proper drainage.

Key Dimensions and Specifications

- **Shades:** 2 identical structures placed side-by-side
- **Gap Between Shades:** 2.5 inches
- **Roof Height:**
 - **Front (High Side):** 9.5 feet above ground
 - **Rear (Low Side):** 9.0 feet above ground (faces the fence line)
- **Width of Each Shade:** 13 feet
- **Total Width (combined):** 26 feet + 2.5-inch gap
- **Roof Overhang:** 2-foot cantilever toward the rear
- **Rear Setback:** 5 feet from property line to cantilevered roof edge
- **Roof Slope Direction:** Slopes **toward the rear fence**
- **Lighting:** 6 total **LED lights** (3 per shade), evenly spaced under the wood-framed ceiling

Structural Components

Posts

- **Material:** Steel or galvanized metal
- **Number:** 8 total (4 per shade)
- **Anchoring:** Set **24 inches below ground**, embedded in concrete for stability

Roofing

- **Surface Material:** Brown rolled asphalt
- **Substructure:** Wood-framed roof deck (rafters and sheathing)
- **Orientation:** Slope runs front to back (toward fence)

Lighting

- **Quantity:** 6 recessed or flush-mount LED fixtures
- **Placement:** Evenly distributed beneath both shades, integrated into wood ceiling
- **Wiring:** Concealed electrical conduit routed through posts or beams; weather-rated

Compliance & Installation Considerations

- Maintain **5-foot rear setback** from the fence to comply with local zoning
- Confirm **electrical system** meets outdoor safety code (e.g., GFCI protection)
- Proper roof slope ensures rain drains away from the structure
- Optional: Add **gutters** or **gravel trench** at rear for runoff control

Summary

This design balances aesthetics and practicality by combining sloped, cantilevered shade structures with durable materials and integrated lighting. The 5-foot rear clearance and solid footings provide safety and longevity, while the LED lights make the space functional for evening use.

