



# City of Apache Junction

## Development Services Department



### 1<sup>ST</sup> REVIEW PLANNING COMMENTS

B-2023-1717

Date: 10/26/2023

Project Name: Manufactured Home Set (2911 E. Cactus Wren St.)

#### Site Plan:

1. There is a maximum lot coverage of 30% for the RS-GR zoning district (see attached **§ 1-5-2 Residential Bulk Regulations**). Any and all structures and their dimensions are required to be on the site plan (see **Site Plan Checklist Handout**). Add the distance from the proposed structure to adjacent structures. There is a minimum 6' separation requirement from one structure to another structure. If the distance is being measured from an awning, the measurement is taken from the face of the pole to the adjacent structure. Note that there is a Letter of Lawful Nonconformity for this property for a 1963 travel trailer in the northeast section of the parcel. If this travel trailer no longer exists or it has moved from the approved location on the letter, the Letter of Lawful Nonconformity is voided (see attached **Letter of Lawful Nonconformity**).
2. Add a north arrow.
3. When revising the site plan, note that the septic distance is measured from the closest point of the septic to the closest point of the structure. A minimum separation of 10' is required.
4. Note that there are two FPEs ("Federally Patented Easement") on the property. Both are required to be on the site plan. Cactus Wren St. is part of the northern 33' FPE, which is within the property line (see the light green rectangle in the attached **Aerial Map**). The setback is measured from the inside edge of this easement. There is also a 33' extinguished FPE on the west side of the property (see red rectangle in the attached **Aerial Map**). The City relinquished their rights to it; however, all other utilities maintain rights and no structures are allowed within this area. The 33' does count towards the setback, whereas an active FPE does not. Also note that utilities may remove any structure encroaching into the extinguished FPE without compensation and they may charge expenses to the property owner.
5. 80 square feet of accessory storage is required when installing a manufactured home in the RS-GR zoning district, which appears to be met with existing structures on the property according to our GIS. Please note on the site plan which structure(s) are storage.

All revisions are to be uploaded to the portal at <https://www.mygovernmentonline.org/>. Please let me know if you have any questions.

Sincerely,

**Erika Hernandez**

Associate Planner | (480) 474-5491 | [ehernandez@apachejunctionaz.gov](mailto:ehernandez@apachejunctionaz.gov)



# *City of Apache Junction*

## *Development Services Department*



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**Attachments:**

- Site plan with comments
- § 1-5-2 Residential Bulk Regulations
- Site Plan Checklist Handout
- Letter of Lawful Nonconformity
- Aerial Map

JUDY COOK  
2911 CACTUS WREN  
APACHE JCT, AZ

PARCEL #

10

SCALE 1" = 20'

All existing and proposed structures along with their dimensions are required on the site plan

Add north arrow

GARL PUT MAR (Awnings) #

White is build-able area for the main structure. Previous home was installed before the incorporation of Apache Junction

33' Extinguished Federally Patented Easement part of the property line. Cannot build here, but counts towards setback.

Travel trailer

Include the 1963 travel trailer approved in Letter of Lawful Nonconformity (see attached). If travel trailer no longer exists, the Letter of Lawful Nonconformity is voided.

Zoning District: RS-GR

MH Set

Front: 40'

Side: 20'

Street Side: 20'

Rear: 40'

Reviewed by:

Date:

33' Federally Patented Easement (Cactus Wren St.) is within the property line. Front setback of 40' is measured from the inside edge of this easement.

CACTUS WREN Rd 2911

## § 1-5-2 RESIDENTIAL BULK REGULATIONS.

Table 5-2 illustrates the bulk regulations for all residential zoning districts:

**TABLE 5-2: RESIDENTIAL BULK REGULATIONS**

USE TYPE	RS-GR	RS-54 & RS-54M	RS-20 & RS-20M	RS-10 & RS-10M	RS-7 & RS-7M	RS-5	RM-1	RM-2	RM-3	MHP	RV
Minimum Lot Area per Dwelling Unit <sup>1</sup>	1.25 acres	1.25 acres	20,000 sf.	10,000 sf.	7,000 sf.	5,000 sf.	3,350 sf.	1,980 sf.	1,089 sf.	3,111 sf.	2,178 sf.
Maximum Density (dwelling units per acre) <sup>3</sup>	0.80 units/ac	0.80 units/ac	2.18 units/ac	4.36 units/ac	6.22 units/ac	8.71 units/ac	13 units/ac	22 units/ac	40 units/ac	14 units/ac	20 units/ac
Minimum Development Area	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	7,000 sf.	7,000 sf.	7,000 sf.	10 acres	10 acres
Minimum Lot Width <sup>2</sup>	100 ft.	100 ft.	80 ft.	70 ft.	60 ft.	50 ft.	60 ft.	60 ft.	60 ft.	50 ft./space	30 ft./space
Minimum Front Setback (main structure)	40 ft.	30 ft.	25 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	8 ft.	3 ft.
Minimum Front Setback (accessory structure) <sup>4</sup>	40 ft.	30 ft.8	25 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	8 ft.	3 ft.
Minimum Interior Side Setback <sup>5</sup> (main structure)	20 ft.	10 ft.	10 ft.	10 ft.	7 ft.	7 ft.	10 ft.	10 ft.	10 ft.	5 ft.	3 ft.
Minimum Street Side Setback <sup>5</sup> (all structures)	20 ft.	20 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	8 ft.	3 ft.
Minimum Side Setback (accessory structure > 120 sf.) <sup>4</sup>	5 ft.	10 ft.9	10 ft.	10 ft.	5 ft.	5 ft.	10 ft.	10 ft.	10 ft.	5 ft.	3 ft.
Minimum Rear Setback (main structure)	40 ft.	30 ft.	20 ft.	20 ft.	20 ft.	15 ft.	20 ft.	20 ft.	20 ft.	5 ft.	3 ft.
Minimum Rear Setback (accessory structure > 120 sf.) <sup>4</sup>	5 ft.	10 ft.9	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	3 ft.
Max. Lot Coverage <sup>6</sup>	30%	20%	30%	40%	50%	60%	50%	50%	70%	NA	NA
Maximum Size for Accessory Structure <sup>7</sup>	No limit	2,000 sf. <sup>7</sup>	See #7 below	See #7 below	See #7 below	See #7 below	See #7 below	See #7 below	See #7 below	See #7 below	See #7 below
Maximum Height for Main Structure	35 ft.	35 ft.	35 ft.	30 ft.	30 ft.	30 ft.	35 ft.	40 ft.	60 ft.	15 ft.	15 ft.
Maximum Height for Accessory Structure > 120 sf.	20 ft.	20 ft.8	20 ft.	20 ft.	20 ft.	15 ft.	15 ft.	15 ft.	15 ft.	20 ft.	20 ft.
Accessory Structure ≤ 120 sf. <sup>10</sup>	See #10 below	See #10 below	See #10 below	See #10 below	See #10 below	See #10 below	See #10 below	See #10 below	See #10 below	See #10 below	See #10 below
Accessory Dwelling Units <sup>11</sup>	See #11 below	See #11 below	See #11 below	See #11 below	See #11 below	See #11 below	See #11 below	See #11 below	See #11 below	See #11 below	See #11 below

Footnotes from Table 5-2:

1. *Minimum lot area.* Minimum lot area shall be calculated as net land area, with the exception of the RS-GR, RS-54 and RS-54M zoning districts, which shall be calculated as gross land area.

2. *Minimum lot width.* Minimum lot width is the distance between side lot lines measured perpendicular to the lot depth at the front setback line. Minimum lot width measurement for flag lots shall be interpreted by the Zoning Administrator. Lot width, as measured at the front setback line, shall not be less than 25% of the lot depth, unless waived by the Zoning Administrator due to unique environmental or geographic conditions.

3. *Maximum density calculation.* Maximum density shall be calculated as the total number of dwelling units/net land area, with the exception of the RS-GR, RS-54 and RS-54M zoning districts, which shall be calculated as the total number of dwelling units/gross land area.

4. *Setbacks for accessory structures housing livestock.* Accessory structures allowed to house large livestock (excluding equine) shall maintain a minimum side, rear and front setback of 50 feet. Accessory structures allowed to house small livestock and fowl shall maintain a minimum side and rear setback of 15 feet. Structures housing equine shall be subject to the standard accessory structure setback requirements in Vol. II, Table 5-2 above. See Vol. II, § 1-6-5 of this Chapter regarding detailed regulations for accessory buildings, and Vol. II, § 1-6-17 of this Chapter regarding additional regulations for housing of livestock. In no case shall an accessory structure (excluding equine horse shades) be located between the main building and the front lot line.

*Side and rear street setbacks for accessory structures.* Side and rear setbacks for accessory structures located along a street shall comply with the side and rear setback requirements for the district in which the accessory structures are located.

5. *Setback measurement.* Interior side setbacks are measured from an interior side lot line that is not abutting a public road right-of-way. Street side setbacks are measured from a street side lot line abutting a public road right-of-way.

6. *Lot coverage.* Lot coverage is the ratio of the total footprint area of all structures on a lot to the gross land area, typically expressed as a percentage. The footprints of all principal and accessory structures, including garages, carports, covered patios, and covered porches, shall be added together in order to calculate lot coverage.

7. *Maximum size for accessory structures in the RS-GR district.* There is no size limit on accessory structures in the RS-GR district.

*Maximum size for accessory structures in the RS-54 and RS-54M district.* The maximum accessory structure size is 2,000 square feet, but may be increased to 5,000 square feet provided that any structure greater than 2,000 square feet meets the main building setbacks.

*Maximum size for accessory structures in all residential districts not zoned RS-GR and RS-54 and RS-54M.* The total aggregate square footage of all accessory structures shall not exceed 50% of the main structure's roof area, or shall not cover more than the lot coverage percentage specified for the zoning district, whichever is less.

8. *Maximum height for accessory structures in the RS-54 and RS-54M district.* The maximum accessory structure height is 20 feet for RS-54 and RS-54M zoned properties.

9. *Setbacks for metal-sided accessory structures in RS-54 and RS-54M district.* Accessory structures with metal siding located within the RS-54 and RS-54M zoning districts shall meet the main building setbacks.

10. *Accessory structures < 120 square feet.* Accessory structures less than 120 square feet in size shall not be located between the main structure (home) and the front property line, and shall have a minimum side and rear setback of 3 feet. Accessory structures shall meet all setback requirements and shall not be located within any front yard setback, public right-of-way, alley or off-street parking areas, utility/drainage/roadway easements (inclusive of private or federally patented easements) or in any required landscape setback area.

11. See Vol. II, § 1-6-19 of the Chapter for regulations regarding accessory dwelling units.

12. An unenclosed covered porch may be permitted in the required front yard setback for single family homes in the following residential zoning districts: RS-GR, RS-54, RS-54M, RS-20, RS-20M, RS-10, RS-10M, RS-7, RS-7M, and RS-5 subject to the following standards:

a. It is structurally integrated with architecturally compatible building materials to the main building, must have a roof and shall not be taller in height than the main building's roof. The allowance for a covered front porch does not include an allowance for a patio cover, gazebo or pergola or similar structure.

b. It shall not encroach more than 10 feet from the main building into the required front setback and for zoning districts with a 20 foot setback shall be setback a minimum of 10 feet from the front property line.

c. The area of the covered front porch does not encompass more than 25% of the required front yard for the residential zoning district.

d. A 3 foot maximum pony wall, including its footing, and setback a minimum of 10 feet from the property line, may be permitted and must be integrated into the design of the home.

e. The covered front porch shall remain an open-air structure and at no time shall the covered front porch be enclosed in any manner, including walls, windows, or a screen room or Arizona room.

f. Any covered front porch shall not encompass more than the actual width of the main building structure on the street facing frontage.

g. Any covered front porch shall not be used as a carport or as an extension to a carport or be placed in front of a carport or garage.

(Ord. 1402, passed 5-6-2014; Ord. 1455, passed 11-21-2017; Am. Ord. 1509, passed 8-17-2021)



# City of Apache Junction

Development Services Department  
Planning & Zoning – Building & Safety – Revenue Development



## SITE PLAN INSTRUCTIONS

**Site Plan/Plot Plan:** A Site plan is a drawing of a “bird’s eye” or “aerial” view of a property. For simple projects like residential additions, manufactured home installations, park model installations, swimming pools, garages, and accessory structures, it shall be a scaled drawing that shows the property lines and lot shape with dimensions, shows the location and size (dimensions) of all existing structures, shows locations of zoning setback(s) and/or easements, and identifies adjacent streets and alleys. It will, also, show the proposed location and dimensions of any new proposed structures.

For most permits, a detailed site plan, drawn to scale (scale 1” = 40’ or ¼” = 5’ suggested with example on page 3), will be required by the Development Services Department. Prior to developing a site plan, contact the Department of Development Services to verify the property’s zoning, required setbacks, allowable lot coverage, property dimensions, and easements. Parcel numbers and dimensions can be found on the Pinal County Assessor’s Website (<http://pinalcountyz.gov/Assessor/Pages/ParcelSearch.aspx>).

Provided below is a checklist that must be followed for all site plans:

Item	Yes	No	NA
1. Lot lines & their dimensions			
2. Scale			
3. North arrow			
4. Adjacent streets and names			
5. Assessor’s Parcel Number (APN)			
6. Subdivision/Park name, lot number, and park manager approval*			
7. Zoning District			
8. Easements and Rights-of-way ( <i>Refer to easement handout for explanation of setbacks if the property contains a Public Utility Easement (PUE), Federally Patented Easement (FPE), or Right-of-Way (ROW)</i> )**			
9. Location of all existing structures with dimensions			
10. Location of all proposed structures with dimensions			
11. Location of pools, fences and walls with dimensions			
12. Setbacks: a. Front b. Side c. Street side d. Rear e. Between buildings (6’)			

See reverse side

13. Location of all utilities: a. Sewer line b. Water line and meter c. Septic tank and drainage field (with distance from buildings) d. Gas line and meter or gas storage tank location e. Electrical line (identify if overhead (OHD) or underground)			
14. Identify any and all washes			
15. Building location must comply with all Apache Junction zoning regulations			

Rev. 2.8.16 JCR

\* Park manager approval required for MH, RV parks, resorts, etc.

\*\* Buildings cannot be located on any easement or right-of –way





# City of Apache Junction

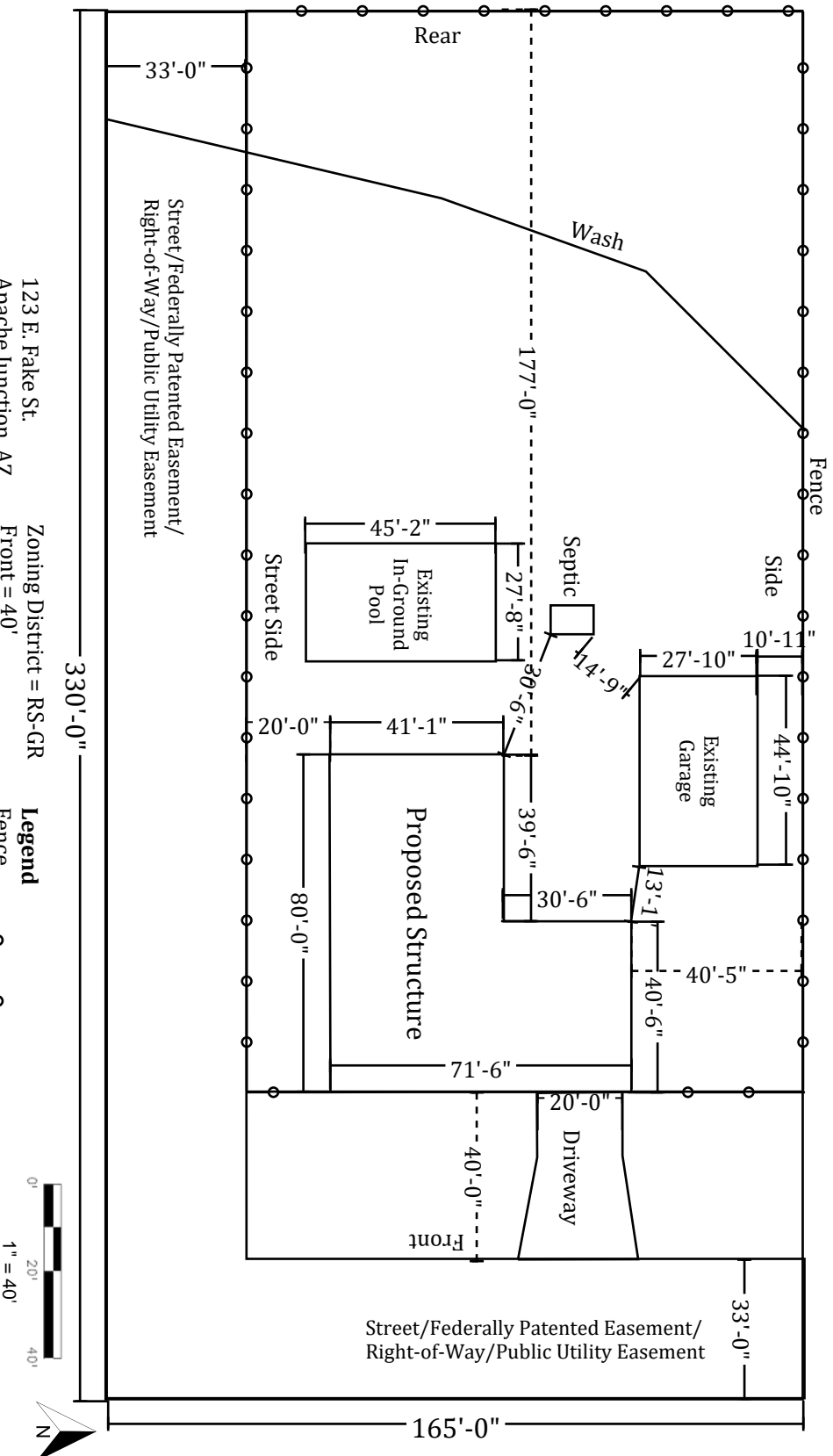
## Development Services Department



### Example Site Plan

Typical RS-GR 1.25-Acre Lot

Note: This drawing is a sample and may not cover all your Zoning District's requirements



123 E. Fake St.  
Apache Junction, AZ  
85119  
APN 000-00-0000

Zoning District = RS-GR  
Front = 40'  
Side = 20'  
Street Side = 20'  
Rear = 40'

*Planning & Zoning Building & Safety Revenue Development*

300 E. Superstition Blvd., Apache Junction, AZ 85119 | Ph: (480) 474-5083 | Fax: (480) 982-7010



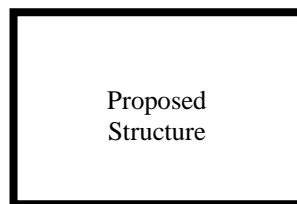
## HOW TO DRAW TO SCALE

### **Example 1" = 40' or 1:40**

(" = inch, ' = feet)

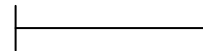
This means that one inch (1") on the paper drawing equals 40 feet (40') on the ground. Below is an example drawing of a building that is 40 feet wide by 60 feet long. Since the width of the building is 40 feet, the drawing will be 1 inch wide ( $1" \times 40' = 40'$ ). Likewise, since the building is 60 feet long, the drawing will be 1.5 inches long ( $1.5" \times 40' = 60'$ ).

1 inches on drawing = 40 feet on  
the ground  
(1" X 40' = 40')



1.5 inches on drawing = 60 feet on the ground  
(1.5" X 40' = 60')

1 inch = 40 feet



# 2911 E CACTUS WREN ST

DISCLAIMER: This map was produced without benefit of a field survey and is not the intended use. The use of this map is for informational purposes only and the City of Apache Junction makes no warranty, expressed or implied, regarding the reliability of the information provided.





## LEGEND


### Parcels

 CITY OF APACHE JUNCTION


 Addresses

 Case History

 Ephemeral Washes

 Right-of-way

 Federal Patent Easement

 Extinguished Federal Patent Easement

City of Apache Junction



October 26, 2023

