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| <input type="radio"/> city zoning district | <input type="radio"/> wall height restrictions | <input type="radio"/> gas meter size |
| <input type="radio"/> building setbacks | <input type="radio"/> designated hillside or not | <input type="radio"/> overhead power lines |
| <input type="radio"/> accessory setbacks | <input type="radio"/> designated historic or not | <input type="radio"/> assessors tax parcel number |
| <input type="radio"/> special setbacks | <input type="radio"/> design review required or not | <input type="radio"/> aerial photo |
| <input type="radio"/> right of way dimension | <input type="radio"/> onsite retention required or not | <input type="radio"/> lot dimensions |
| <input type="radio"/> utility easements | <input type="radio"/> water meter size | <input type="radio"/> legal description |
| <input type="radio"/> access easements | <input type="radio"/> electrical service amperage | <input type="radio"/> visibility triangle |

HOMEOWNERS ASSOCIATIONS

They can be unresponsive disasters or fussily bureaucratic. First, do you have one?

If no, great. You're done.

If yes;

- Get a copy of the design guideline portion of the CC & R's (Careers, Covenants, and Restrictions).
- Be sure their submittal requirements are in there and when plans are reviewed.
- Get the name, number, and email address of the HOA contact person for questions.

MUNICIPALITIES

Unfortunately each city is different and zoning regulations vary widely. For example: in Tempe, where I live, an eight foot high wall around your backyard is allowed. In Phoenix no.

There are three ways to get the information you need.

1. Walk in and ask for it. Go to City Hall; ask to speak with a planner, tell 'em your address. A good choice if you've got the time and the planner working the counter isn't in a meeting.
2. Call and ask for it. A wonderful choice if you can get through to a knowledgeable and helpful person. Good luck; sometimes it works like a charm. Often it's phone hell getting someone to call you back.
3. Go online. Convenient but it can also be frustrating weaving through so much information to get what you're looking for. For the City of Phoenix, for example, go to:

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| > www.phoenix.gov/planning/zonmaps.html | with your zoning category in hand go to: |
| > click on "zoning maps" | > www.phoenix.gov/planning/zonord.html |
| > click on "zoning overlays and regulatory plans" | > click on "phoenix ordinance" chapters 6 and 7 |

Research Advice

1. The first place to go for setbacks and wall restrictions is your city's planning department.
2. For right of way and easements ask for a copy of your neighborhoods plat map.
3. For meter sizes go to the Engineering department.
4. The easiest place to get a free aerial photo with lot dimensions, the parcel number, and a legal description is the county website at www.maricopa.gov/assessor.