



John Payne &lt;john@unitedcountryaz.com&gt;

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**Fw: site info 13050 N. 19th Street**

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Stewart Larsen &lt;slarsen@thelarsencompany.com&gt;

Thu, Jan 23, 2025 at 9:54 AM

To: John Payne &lt;john@unitedcountryaz.com&gt;, Lady Suzy Lieber &lt;suzy.lieber@unitedcountryaz.com&gt;

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**From:** PDD Site Planning <pdd.siteplanning@phoenix.gov>**Sent:** Thursday, January 23, 2025 9:06 AM**To:** Stewart Larsen <slarsen@thelarsencompany.com>**Subject:** RE: site info 13050 N. 19th Street**Stewart - RE: site info 13050 N. 19th Street**

This lot is in the Hacienda del Sol subdivision, and I think this would have special setback standards within our zoning division, as they administer the mfg home subdivisions. If these are normal standards for R1-6, then they would have the following setbacks:

Normal R1-6 Subdivision development options:

Setbacks:

Front = 20 feet

Rear = 25 feet

Sides = 3 and 10 feet

Lot coverage = 50% or 60% with attached shade and/or ADU

Please contact the zoning division to confirm the above setbacks are correct or are under a special standard – contact them at [zoning@phoenix.gov](mailto:zoning@phoenix.gov)

Also, I do see one PUE public utility easement in the rear, but cannot tell if it is 5 feet wide or 4 feet wide as it is not normally dimensioned, but there is one in the rear.

Lastly, the questions about trenching is a civil question, please contact them at [pdd.civilreview@phoenix.gov](mailto:pdd.civilreview@phoenix.gov)

Sincerely,

**Max Enterline, Planner II**

Office: 602-534-0479

Email: [max.enterline@phoenix.gov](mailto:max.enterline@phoenix.gov)



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**From:** Stewart Larsen <[slarsen@thelarsencompany.com](mailto:slarsen@thelarsencompany.com)>  
**Sent:** Wednesday, January 22, 2025 4:05 PM  
**To:** PDD Site Planning <[pdd.siteplanning@phoenix.gov](mailto:pdd.siteplanning@phoenix.gov)>  
**Subject:** Fw: site info

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**From:** Stewart Larsen <[slarsen@thelarsencompany.com](mailto:slarsen@thelarsencompany.com)>  
**Sent:** Wednesday, January 22, 2025 4:02 PM  
**To:** [pdd.siteplanning@phx.gov](mailto:pdd.siteplanning@phx.gov) <[pdd.siteplanning@phx.gov](mailto:pdd.siteplanning@phx.gov)>  
**Subject:** site info

Looking for site information like set backs, utility easements, road easements....

That would affect 13050 N. 19<sup>th</sup> Street, Phoenix, AZ 85022

Also would like info on the lot adjacent to this lot on the north. It's address is 13204 N. 19<sup>th</sup> Street. It has recently been excavated and we have concerns about the the resulting side hill drop off created by the excavation.

My cell number is 480-861-2530

Thank you.

Stewart Larsen

The Larsen Company