

SITE PLAN FOR CASITAS TEMPE AMENDED A PLANNED AREA DEVELOPMENT

A REPLAT OF A PORTION OF CASITAS TEMPE, A SUBDIVISION OF RECORD, AS RECORDED IN BOOK 139, PAGE 36, M.C.R., SITUATED IN A PORTION OF THE N.W. 1/4, N.W. 1/4 SECTION 24, T. 1 N., R. 4 E., G. & S.R.B. & M., MARICOPA COUNTY, ARIZONA.

RECORDED

S-77.5



APPROVAL

ON MAY 12, 1977 THE CITY OF TEMPE'S CITY COUNCIL, BY A 7 TO 0 VOTE, APPROVED THE AMENDED CASITAS TEMPE SITE PLAN WITH THE FOLLOWING STIPULATIONS;
 1. PUBLIC WORKS DEPARTMENT APPROVAL OF ALL ON AND OFF SITE IMPROVEMENTS;
 2. A 6' MORTAR NUMBER MOUNTED SIGN AND LANDSCAPING SHALL BE REQUIRED ALONG UNIVERSITY DRIVE. DETAILS TO BE APPROVED BY CITY OF TEMPE PLANNING DEPT.
 3. 10' x 20' EVERGREEN SHUDD TREES BE PROVIDED PER LOT WITHIN 30 DAYS AFTER ISSUANCE OF OCCUPANCY PERMIT.
 4. SIGN ADVERTISING SIGNS LOCATED ON UNIVERSITY & MCCLINTOCK DRIVES SHALL BE BROUGHT INTO CONFORMANCE WITHIN 30 DAYS AFTER APPROVAL BY THE TEMPE CITY COUNCIL.
 5. 100' x 200' PARKING STALLS BE PROVIDED FOR PHASE II (AMENDED PLAN). DETAILS TO BE APPROVED BY PLANNING DEPT. PRIOR TO RECORDING.

SITE DATA:

PROPERTY IS ZONED R-2 BY THE CITY OF TEMPE

GROSS AREA: 8.802 ACRES

MINIMUM LOT SIZE: 70' x 139' = 9730 S.F.

REMAINING LOTS: 27 REMAINING UNITS: 108

DENSITY: 12.1 UNITS PER ACRE

54 2 BEDROOM UNITS - 54 3 BEDROOM UNITS

REQUIRED PARKING:

UNITS - 2 PER UNIT - 216
 GUEST - 1 PER 5 UNITS - 22
 BOAT & CAMPER - 1 AT 240 S.F. PER 5 UNITS - 11,742 S.F. - 40 SPACES 10' x 24'
 22 SPACES & 9280 S.F. FOR 108 UNITS
 31 SPACES & 7488 S.F. FOR 156 UNITS (INCLUDES EXISTING)

REFUSE COLLECTION - 300 GALLON RAPIDRAIL CONTAINERS.

VARIANCES REQUESTED

1) SETBACKS	REQUIRED	PROVIDED
FRONT	25'	13.5 MIN
SIDE	10'	50 MIN
REAR	15'	32'0 MIN - (12' HALF ALLEY 20' CARPORT)

2) OFF SITE PARKING IN TRACTS 'B' & 'C' DON'T NEED A VARIANCE DUE TO ROADWAYS BEING DEDICATED TO THE CITY AS BUILT ROW. 15' E.O.

GENERAL DATA:

- EXIST PAVING IMPROVEMENTS WERE BUILT IN ACCORDANCE WITH THE MARICOPA COUNTY STANDARDS & SPECIFICATIONS
- EXIST WATER & SEWER LINES WERE BUILT IN ACCORDANCE WITH THE CITY OF TEMPE STANDARDS & SPECIFICATIONS
- EXIST ELECTRICAL FACILITIES, INCLUDING STREET LIGHTS, TRANSFORMERS ETC., WERE INSTALLED BY SALT RIVER POWER COMPANY
- EXIST TELEPHONE FACILITIES WERE INSTALLED BY MOUNTAIN STATES TELEPHONE COMPANY

DEVELOPER
 SCHROEDER-WALLACE
 2211 EAST HIGHLAND AVENUE
 PHOENIX, ARIZONA 85016
 PHONE: 279-4964

ENGINEER
 CLOUSE ENGINEERING, INC.
 3815 NORTH 32ND STREET
 PHOENIX, ARIZONA 85018
 PHONE: 955-4690



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Pioneer National Trust Company of Arizona, an Arizona Corporation, as Trustee, has divided under the name of Casitas Tempe Amended, a Planned Area Development, a portion of Casitas Tempe, a subdivision of record, as recorded in Book 139, Page 36, M. C. R. situated in a portion of the N. W. 1/4, N. W. 1/4, Section 24, T. 1 N., R. 4 E., G. & S. R. B. & M., Maricopa County, Arizona as shown platted hereon and hereby publishes this plat as and for the plat of said Casitas Tempe Amended, a Planned Area Development, and hereby declares that said plat sets forth the location and gives the dimensions of the lots, tracts, and streets constituting same and that each lot, tract, and street shall be known by the number, letter or name given to each respectively on said plat, and hereby dedicates to the public for use as such the streets as shown on said plat and included in the above described premises. Easements are dedicated for the purposes shown. Tracts "B" and "C" are not to be construed to be dedicated for the use of the General Public but are declared to be dedicated for the use of the Homeowners in Casitas Tempe Amended as more fully set forth in the declaration of covenants, conditions and restrictions.

IN WITNESS WHEREOF: Pioneer National Trust Company of Arizona, an Arizona Corporation, as Trustee, has hereunto caused its corporate name to be signed and its corporate seal to be affixed and the same to be attested by the signature of Ernest Duvant its Trust Officer, thereunto duly authorized.

PIONEER NATIONAL TRUST COMPANY OF ARIZONA

BY: Ernest Duvant
 Trust Officer

ACKNOWLEDGEMENT

STATE OF ARIZONA S.S.
 COUNTY OF MARICOPA
 On this, the 12th day of May, 1977 before me, the undersigned officer, personally appeared Ernest Duvant who acknowledged himself to be Trust Officer of Pioneer National Trust Company of Arizona, an Arizona Corporation, as Trustee and acknowledged that he, as such officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

IN WITNESS WHEREOF: I hereunto set my hand and official seal; My commission expires 4-20-79.

Patricia H. Jones
 Notary Public

APPROVALS

APPROVED BY: Donnell Planning Director
 APPROVED BY: [Signature] City Engineer

Approved by the Council of the City of Tempe, Arizona, this 14th day of May, 1977.

BY: William J. Jones Mayor
 ATTEST: Virginia J. Thompson Clerk

CERTIFICATION

I, Paul E. Clouse, hereby certify that I am a registered Civil Engineer of the State of Arizona; that this map, consisting of one sheet, correctly represents a survey made under my supervision during the month of MARCH, 1977; that the survey is true and complete as shown; that all the monuments shown actually exist or will be set as shown; that their positions are correctly shown and that said monuments are sufficient to enable the survey to be retraced.

Paul E. Clouse
 REGISTERED CIVIL ENGINEER

NOTE:

INDICATES A CORNER OF THIS DEVELOPMENT SET 1/2" IRON BAR.

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