

# FINAL P A D FOR JUNIPER VILLAGE FOR OLD WEST DEVELOPMENT

Legal Description  
That part of the Northeast quarter of the Northeast quarter of Section eleven (11), Township One (1) South, Range Four (4) East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona

RECEIVED

JUN 3 1982

CITY OF TEMPE  
PLANNING DEPT

REVISIONS  
MAY 21 1982  
242-21

REVISIONS  
**JUNIPER VILLAGE**  
 OLD WEST DEVELOPMENT  
 MESA, AZ  
**RIPLEY ARCHITECTS**  
 1757 E. INDIGO MESA, AZ. 85203 .602 969 4500

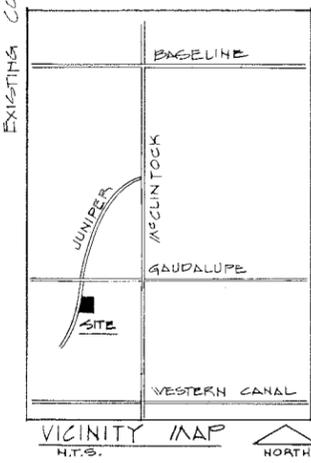
## PROJECT INFORMATION

EXISTING ZONING	R-TH (PAD)
OCCUPANCY	R-3 (DWELLING)
TYPE OF CONSTRUCTION	TYPE V ONE HOUR
FIRE ZONE	NOT APPLICABLE
GROSS SITE AREA	6.5 ACRES (283,140 SF)
NET SITE AREA	6.07 ACRES (264,409 SF)
DENSITY	7.91 UNITS/NET ACRE
BUILDING COVERAGE	60,057 SF - 23%
TOTAL # UNITS	48
UNIT BREAKDOWN:	A-3 BR/2 BATH/1 STOREY LIVABLE 1322 SF B-2 BR/2 BATH/1 STOREY LIVABLE 1079 SF C-3 BR/2 BATH/1 STOREY LIVABLE 1170 SF D-3 BR/2 BATH/2 STOREY LIVABLE 1320 SF E-2 BR/1 BATH/1 STOREY LIVABLE 821 SF
PARKING REQ'D.	2-SPACES UNIT PROVIDED, 1-GUEST SPACE/2 UNITS (10 SPACES) PROVIDED (7 SPACES)
RECREATIONAL VEHICLE PARKING REQ'D.	1-SPACE/5 UNITS (10 SPACES) PROVIDED (10 SPACES)
RECREATION AREA	16,000 SF (POOL, WHIRLPOOL, RAMADA)

- At their regular meeting of August 25, 1981, the Tempe Planning and Zoning Commission approved the request of Old West Development Company for an Amended PAD for Juniper Village consisting of 48 units on 6.33 acres and located 369 feet south of the SW of Guadalupe and Juniper. In addition the following variances were also approved:
- Reduce minimum lot area from 5500 s.f. to 1000 s.f.
  - Reduce minimum lot length from 65' to 75'
  - Reduce minimum front yard setback from 25' to 6'
  - Reduce minimum rear yard setback from 20' to 10'
  - Increase maximum building coverage from 45% to 63%
  - Reduce the side yard setback for lots with no common walls from 10' to 5'.

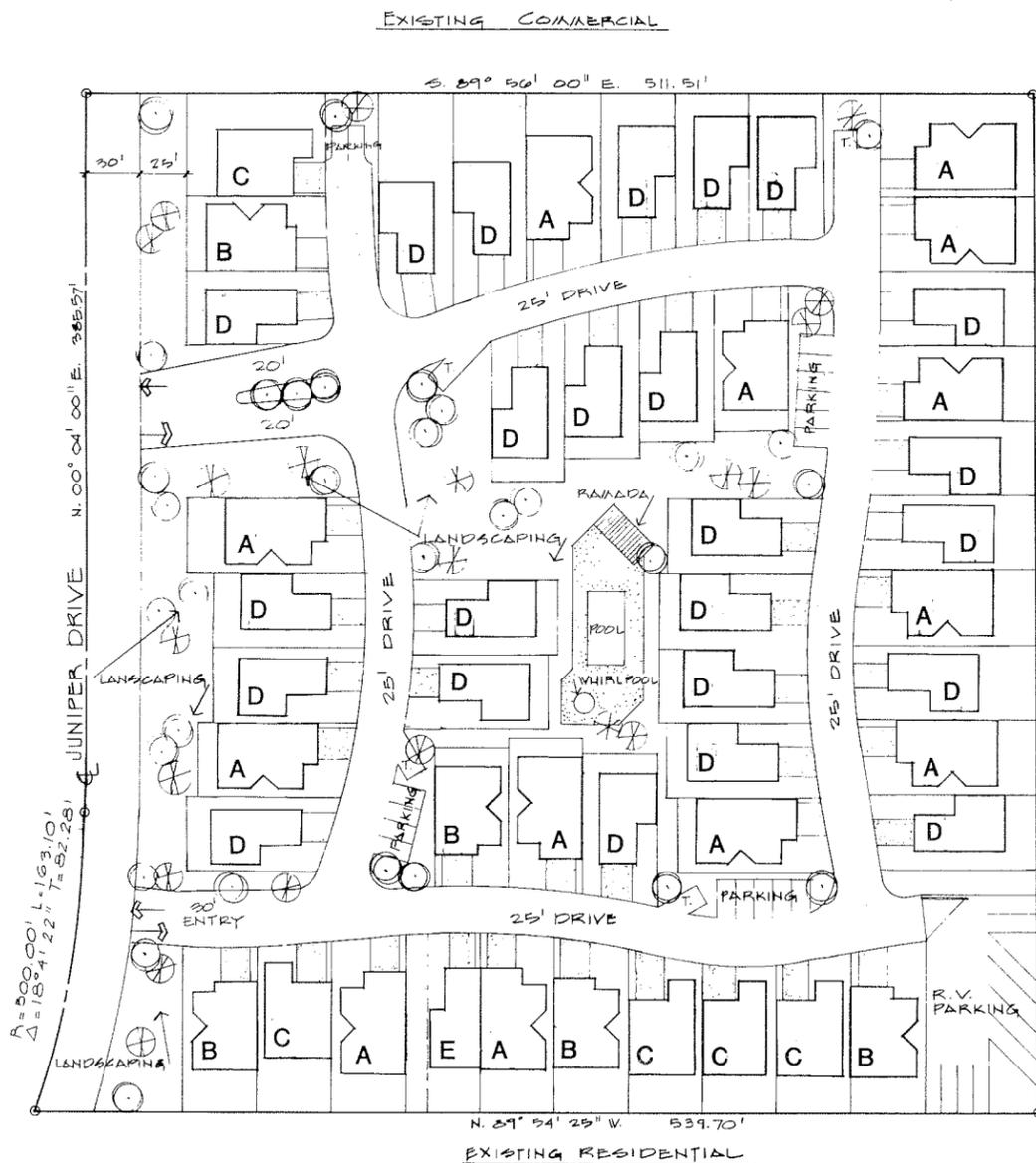
The approvals were made subject to the following conditions:  
C.C. & S's shall be approved by the City Attorney's office and the Community Development Director prior to recordation of the plat. Any proposed future amendments shall also require approval by the City Attorney's office.

Two story units shall be prohibited on the southernmost row of lots (4 thru 13).  
All driveways from the south property line shall be a minimum of 12' in depth.  
All driveways in front of the units shall be a minimum of 12' in depth.



BEGINNING at the Northeast corner of said Section 11; run thence South 0 degrees 07 minutes 30 seconds East along the East line of the Northeast quarter of the Northeast quarter of said Section 11, a distance of 55.00 feet; run thence North 89 degrees 56 minutes 00 seconds West parallel to and 55.00 feet South of the North line of the Northeast quarter of the Northeast quarter of said Section 11, a distance of 633.54 feet; thence run South 0 degrees 07 minutes 30 seconds East, a distance of 245.89 feet; to the True Point of Beginning; run thence North 89 degrees 56 minutes 00 seconds West parallel to and 300.00 feet South of the North line of the Northeast quarter of the Northeast quarter of said Section, a distance of 511.51 feet; thence South 0 degrees 04 minutes 00 seconds West, a distance of 385.57 feet; run thence along the arc of a curve to the right, said curve having a central angle of 17 degrees 35 minutes 51 seconds, a radius of 530.00 feet, a distance of 162.78 feet to a point 484.00 feet North of the South line of the Northeast quarter of the Northeast quarter of said Section 11; run thence South 89 degrees 54 minutes 25 seconds East parallel to and 484.00 feet North of the South line of the Northeast quarter of the Northeast quarter of said Section 11, a distance of 539.70 feet; run thence North 0 degrees 07 minutes 30 seconds West, a distance of 546.05 feet to the true point of beginning.

RECORDED



## FINAL P A D MAP

SCALE 1" = 40'



CERTIFICATION  
This is to certify that this plat was prepared from notes of actual surveys made under my direction and the same are true and correct to the best of my knowledge and belief.

James M. Samer, Reg. Civil Engr. No. 4424, P.E.

SAMER, LAHLUM & ASSOCIATES, INC.  
CONSULTING SERVICES  
4250 NORTH 16TH AVE. PHOENIX 85018  
PHOENIX, ARIZONA 85015

SCALE	DESIGN	DRAWN	JOB NO.	BY
1" = 40'			81-20	J.M.S.

889.6