

ALTA MIRADA TOWNHOMES

A SUBDIVISION OF PART OF THE NW 1/4 SECTION 24 T-1-S-R-4-E, G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA

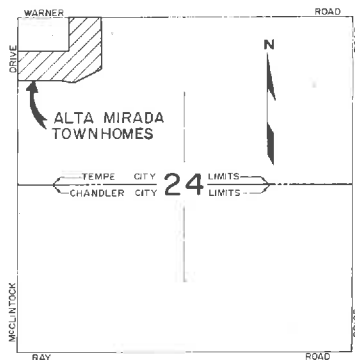
HAVILL ENGINEERING CO.

3336 N. 32ND ST. SUITE 116.

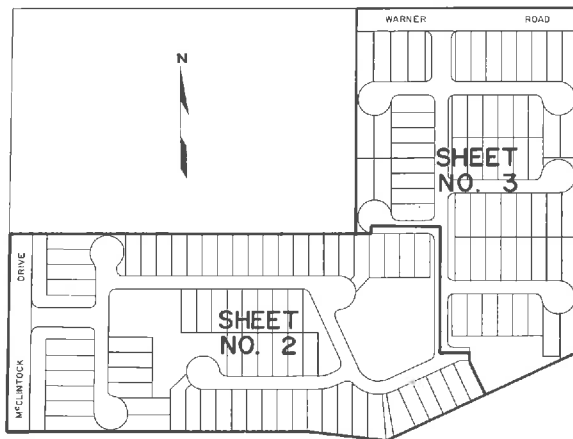
PHOENIX, ARIZONA. 85018

PH. 956-3210

STATE OF ARIZONA
 COUNTY OF MARICOPA
 CITY OF TEMPE
 OCT 25 1982 10 00
 297
 HARRY GIBB



VICINITY MAP



SHEET INDEX MAP

DEDICATION:

STATE OF ARIZONA } S.S.
 COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS: THAT UNIVERSAL DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF ALTA MIRADA TOWNHOMES, A PLANNED RESIDENTIAL DEVELOPMENT, LOCATED IN PART OF NW 1/4, SECTION 24, T-1-S-R-4-E, G. & S. R. B. & M., MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON AND HEREBY PESTRISHES THIS PLAT AS AND FOR THE PLAT OF SAID ALTA MIRADA TOWNHOMES, A PLANNED RESIDENTIAL DEVELOPMENT, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS, CONSTITUTING SAME AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME THAT IS GIVEN TO EACH RESPECTIVELY, ON SAID PLAT. UNIVERSAL DEVELOPMENT CORPORATION, HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH THE STRIP(S) (MCCLINTOCK DRIVE AND WARNER ROAD), PUBLIC UTILITY EASEMENTS, SIDEWALK EASEMENTS AND VEHICULAR NON-ACCESS EASEMENTS, AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREPARED. TRACT "A" IS HEREBY DECLARED A PRIVATE DRIVE OVER WHICH IS HEREBY DEDICATED PUBLIC UTILITY EASEMENT, EMERGENCY ACCESS EASEMENT, SERVICE TYPE VEHICLE BASEMENT AND REPOSE COLLECTION EASEMENT AS SHOWN HEREON. TRACT "A" TRACT "D" ARE HEREBY DECLARED AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE PROPERTY OWNERS IN THIS DEVELOPMENT. NOTHING HEREON WRITTEN OR SET FORTH SHALL BE CONSTRUED TO MEAN OR CONSTITUTE A DEDICATION TO THE PUBLIC OF SAID TRACTS, OR PRIVATE DRIVES. EASEMENTS ARE HEREBY RESERVED FOR THE PURPOSES SHOWN ON TRACTS B, C, E, G AND I.

IN WITNESS WHEREOF, UNIVERSAL DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED BY THE UNDERSIGNED OFFICER, WHEREUNTO DULY AUTHORIZED THIS 16th day of October, 1982.

UNIVERSAL DEVELOPMENT CORPORATION, A MARYLAND CORPORATION
 BY: *Richard J. Quinn*
 EXECUTIVE VICE PRESIDENT

*A HOMEOWNER'S ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT WILL BE FORMED AND HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS, LANDSCAPED AREAS AND DRAINAGE FACILITIES, TO BE NOTED AS TRACTS, IN ACCORDANCE WITH APPROVED PLANS.

ACKNOWLEDGEMENT:

STATE OF ARIZONA } S.S.
 COUNTY OF MARICOPA }

ON THIS THE 16th day of October, 1982, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED *Richard J. Quinn*, WHO ACKNOWLEDGED HIMSELF TO BE THE EXECUTIVE VICE PRESIDENT OF UNIVERSAL DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, AND THAT HE, AS SUCH OFFICER, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING FOR THE CORPORATION.

IN WITNESS WHEREOF I HEREBUNTO SET MY HAND AND OFFICIAL SEAL.

May 14 1984 *Michael*
 MY COMMISSION EXPIRES NOTARY PUBLIC

APPROVED:

FIRST SERVICE CORPORATION, AN ARIZONA CORPORATION, AS TRUSTEE UNDER THAT CERTAIN DEED OF TRUST RECORDED IN BOOKET 14935, PAGE 1501, MARICOPA COUNTY RECORDS.

BY: *Jay Routh* ITS: *Vice President*

ACKNOWLEDGEMENT:

STATE OF ARIZONA } S.S.
 COUNTY OF MARICOPA }

ON THIS 14th day of September, 1982, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED *Edward G. Johnson*, WHO ACKNOWLEDGED HIMSELF TO BE THE VICE PRESIDENT OF FIRST SERVICE CORPORATION, AN ARIZONA CORPORATION, AS TRUSTEE UNDER THAT CERTAIN DEED OF TRUST RECORDED IN BOOKET 14935, PAGE 1501, MARICOPA COUNTY RECORDS, AND THAT, AS SUCH OFFICER, BEING AUTHORIZED SO TO DO, HAS EXECUTED THE FOREGOING BY SIGNING THE NAME OF THE CORPORATION, BY HIMSELF AS SUCH OFFICER.

IN WITNESS WHEREOF, I HEREBUNTO SET MY HAND AND OFFICIAL SEAL.

September 14, 1984 *Edward G. Johnson*
 BY COMMISSION EXPIRES NOTARY PUBLIC

I, MELVIN R. HAVILL, HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF ARIZONA; THAT THIS MAP, CONSISTING OF 4 SHEETS, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF JULY 1982; 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 LOCATE THE SURVEY TO BE RECREATED.

Melvin R. Havill 9-27-82
 MELVIN R. HAVILL DATE
 REG. CIVIL ENGINEER
 ARIZ. NO. 4280

APPROVALS:

APPROVED BY: *Don Hall* 10/27/82
 PLANNING DIRECTOR DATE
 APPROVED BY: *Richard J. Quinn* 10-20-82
 CITY ENGINEER DATE

APPROVED BY THE COUNCIL OF THE CITY OF TEMPE, ARIZONA THIS 23rd DAY OF September, 1982.

BY: *Harvey J. Mitchell* ATTEST: *Virginia L. Thompson*
 Mayor Clerk

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 OCT 27 1982
 CITY OF TEMPE
 PLANNING DEPT.



Havill Engineering Co.

243

RECEIVED

OCT 27 1982

CITY OF TEMPE
PLANNING DEPT.

STATE OF ARIZONA
County of Maricopa
City of Tempe
LCT #5
By HARRY CHOI

WARNER ROAD

ROAD

N89°52'30"W ~ 810.85



SCALE 1" = 40'
0 60 120

- △ INDICATES CORNER THIS DEVELOPMENT SET PIPE (OR OTHER MONUMENT AS INDICATED).
- ◻ INDICATES COMMON CORNER OF THIS DEVELOPMENT AND ADJACENT SUBDIVISION (S).
- PUE INDICATES EASEMENT FOR PUBLIC UTILITIES.
- VNE INDICATES VEHICULAR NON-ACCESS EASEMENT.
- ◆ INDICATES 10' WIDE EASEMENT FOR PUBLIC UTILITIES AND SIDEWALK (10' WIDE UNLESS OTHERWISE NOTED).

A SOLID CONTINUOUS WALL BE INSTALLED WITHIN THE VEHICULAR NON-ACCESS EASEMENT ALONG WARNER ROAD (6' - 8' MASONRY WALL).

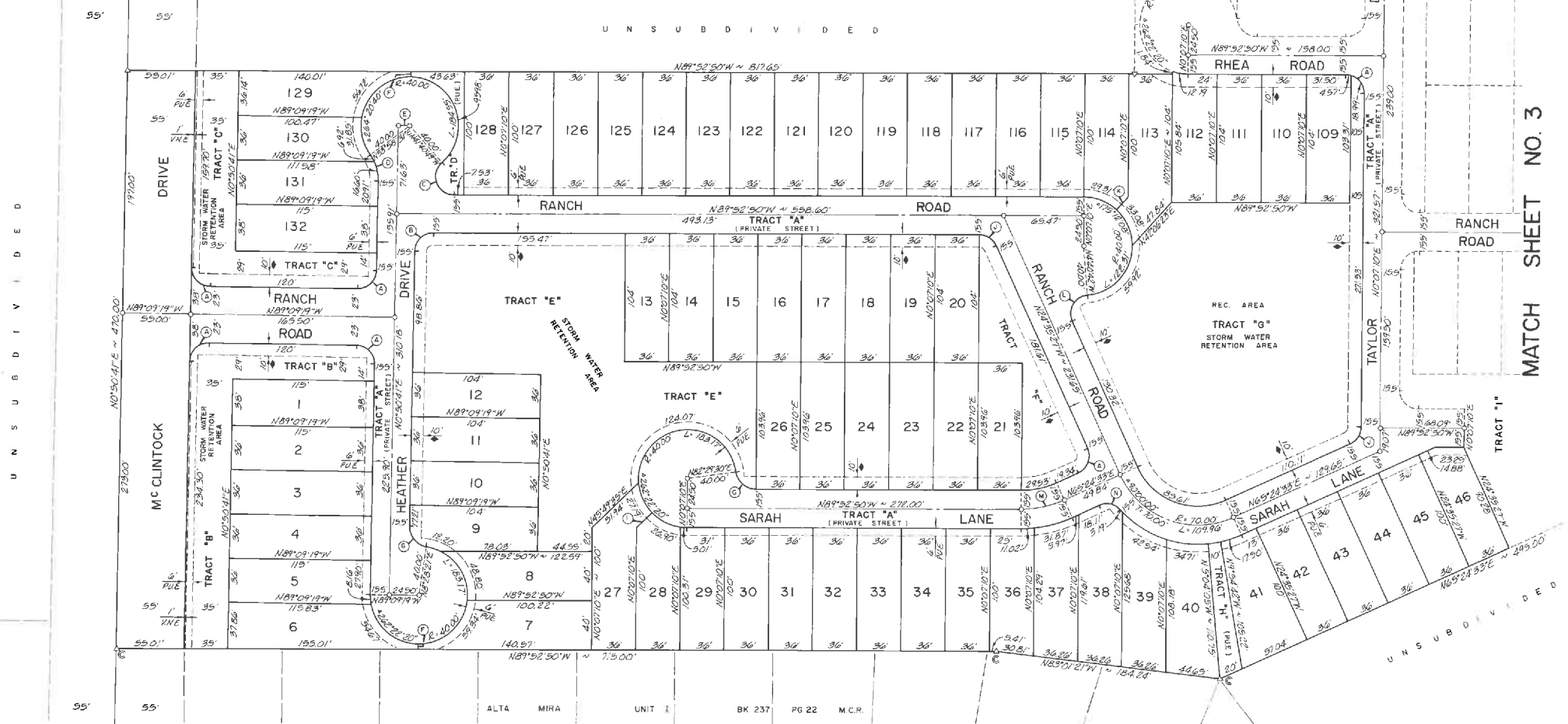
NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITIES EASEMENTS EXCEPT UTILITIES, WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING AND/OR PAVING FOR ANY PLANTING EXCEPT GRASS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF TEMPE SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTION OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION.

A HOMEOWNERS ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT WILL BE FORMED AND HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS, LANDSCAPED AREAS AND DRAINAGE FACILITIES, TO BE NOTED AS TRACTS, IN ACCORDANCE WITH APPROVED PLANS.

ALL UTILITIES LOCATED ON OR UNDER THE PRIVATE DRIVES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF TEMPE STANDARDS AND PERMIT REQUIREMENTS.

THIS DEVELOPMENT IS LOCATED WITHIN THE CITY OF TEMPE WATER SERVICE AREA WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY AS PROVIDED UNDER A.R.S. 45-576.

ADDITIONAL DATA					
BEARING	LENGTH	DELTA	RADIUS	TANGENT	
A	23.94	90°00'00"	15.00	19.00'	
B	23.97	89°16'29"	15.00	14.81'	
C	34.18	138°12'01"	15.00		
D	23.92	36°32'10"	35.00		
E	N89°09'19"W	4.00'			
F	N0°50'41"E	4.00'			
G	23.72	82°22'20"	16.50		
H		17.28			
I	S49°47'39"E	17.09	65°17'23"	15.00	9.61'
J	17.09				
K	N42°06'23"E	19.82'			
L	23.78	109°54'45"	15.00		
M	36.21	24°42'37"	63.96	18.39'	
N	18.94	72°20'00"	18.00		
O					
P					



RECORDED

U N S U B D I V I D E D

U N S U B D I V I D E D

MATCH SHEET NO. 3

MATCH SHEET NO. 3

U N S U B D I V I D E D

W/4 Corner
Section 24
T-1-S-R-4-E
Pd B/C in H.H.

ALta M. 243

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OCT 27 1982

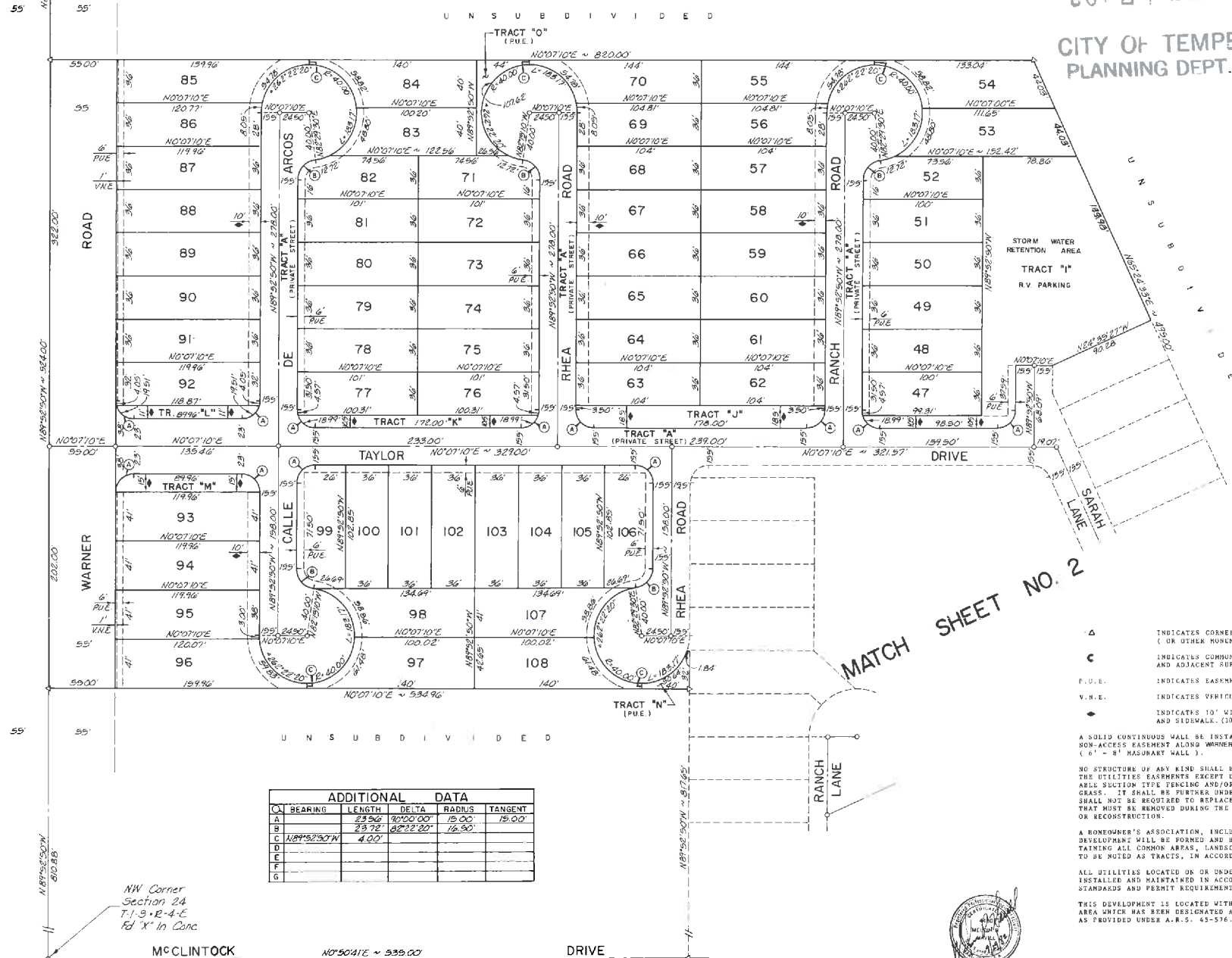
CITY OF TEMPE
PLANNING DEPT.

City of Tempe
I hereby certify that this map was prepared in accordance with the provisions of the City of Tempe Ordinance No. 244
in Book 244
Page 21
Witness my hand and the seal of the City of Tempe this 27th day of October 1982.
City Recorder
By HARRY CHAP
Deputy



SCALE 1" = 40'
0 60 120

UNSUBDIVIDED



ADDITIONAL DATA

Q	BEARING	LENGTH	DELTA	RADIUS	TANGENT
A	23.96°	1020.00'	19.00'	15.00'	
B	23.72°	8222.20'	16.90'		
C	N89°52'30"W	4.00'			
D					
E					
F					
G					

MATCH SHEET NO. 2

- Δ INDICATES CORNER THIS DEVELOPMENT SET FIVE (OR OTHER MONUMENT AS INDICATED).
- C INDICATES COMMON CORNER OF THIS DEVELOPMENT AND ADJACENT SUBDIVISION (S).
- F.U.E. INDICATES EASEMENT FOR PUBLIC UTILITIES.
- V.N.E. INDICATES VEHICULAR NON-ACCESS EASEMENT.
- INDICATES 10' WIDE EASEMENT FOR PUBLIC UTILITIES AND SIDEWALK. (10' WIDE UNLESS OTHERWISE NOTED)

A SOLID CONTINUOUS WALL BE INSTALLED WITHIN THE VEHICULAR NON-ACCESS EASEMENT ALONG WARNER ROAD (6' - 8' MASONRY WALL).

NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITIES EASEMENTS EXCEPT UTILITIES, WOOD, WIRE, OR REMOVABLE SECTION-TYPE FENCING AND/OR PAVING FOR ANY PLANTING EXCEPT GRASS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF TEMPE SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTION OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION.

A HOMEOWNERS'S ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT WILL BE FORMED AND HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS, LANDSCAPED AREAS AND DRAINAGE FACILITIES, TO BE NOTED AS TRACTS, IN ACCORDANCE WITH APPROVED PLANS.

ALL UTILITIES LOCATED ON OR UNDER THE PRIVATE DRAINS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF TEMPE STANDARDS AND PERMIT REQUIREMENTS.

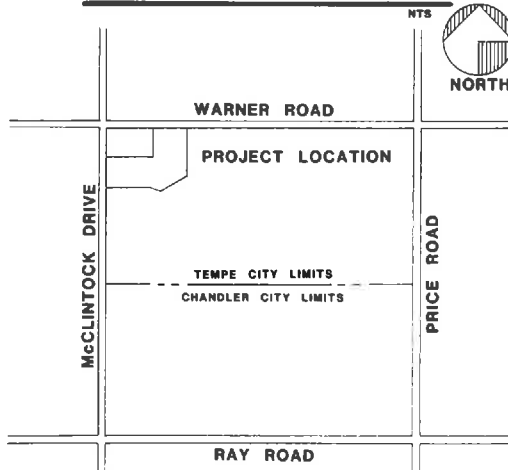
THIS DEVELOPMENT IS LOCATED WITHIN THE CITY OF TEMPE WATER SERVICE AREA WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY AS PROVIDED UNDER A.R.S. 45-576.



Alta M 243

RECORDED

VICINITY MAP



LEGAL DESCRIPTION

TRAY PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 01N, RANGE 04E, ZONE 14E EAST OF THE 21st AND 22nd RIVER MARK AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 89°17'57" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1334.88 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°17'14" WEST A DISTANCE OF 824.00 FEET;

THENCE SOUTH 89°48'17" WEST A DISTANCE OF 493.00 FEET;

THENCE NORTH 89°48'17" WEST A DISTANCE OF 84.24 FEET;

THENCE NORTH 89°17'54" WEST A DISTANCE OF 714.00 FEET;

THENCE NORTH 89°17'54" EAST A DISTANCE OF 476.00 FEET;

THENCE SOUTH 89°17'54" EAST A DISTANCE OF 817.85 FEET;

THENCE NORTH 89°17'54" WEST A DISTANCE OF 334.88 FEET;

THENCE SOUTH 89°17'54" EAST A DISTANCE OF 524.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID PART BEING IN AND FORMING A PART OF THE CITY OF TEMPE, ARIZONA AND COMPRISING A CORNER AREA OF 29.175 ACRES, MORE OR LESS.

SITE DATA

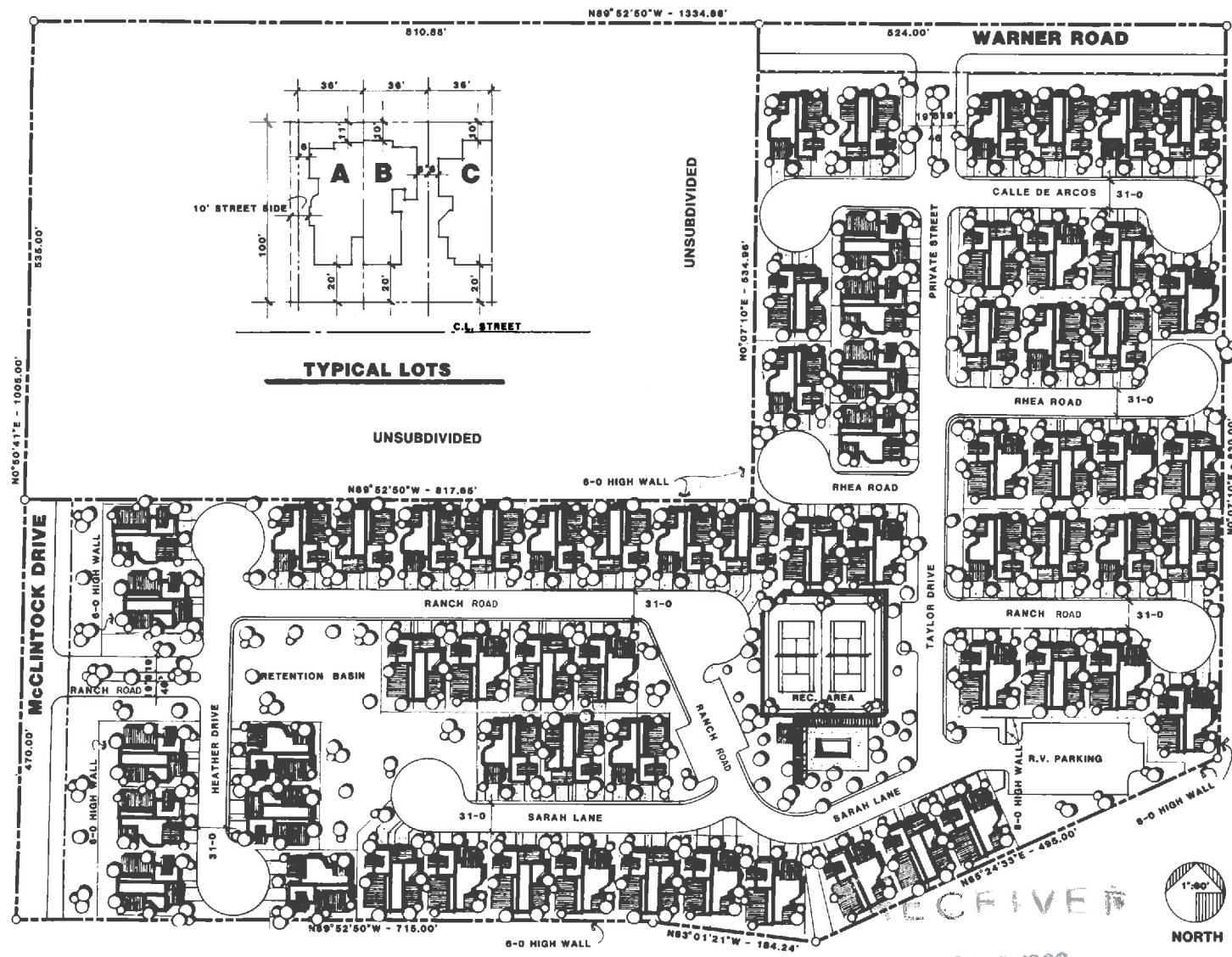
EXISTING ZONING	A.O.
PROPOSED ZONING	R-1M
TOTAL ACRES TO CL.	20.148
TOTAL ACRES TO R.O.W.	18.395
NET ACRES	18.802
DENSITY	6.99/AC.
TOTAL NO. OF LOTS	132
PARKING REQUIRED	
132 UNITS X 2	264
1 GUEST PER 5 UNITS	26
1 R.V. PER 5 UNITS	26
PARKING SHOWN	
PARKING	264
GUEST PARKING	26
R.V. PARKING	26
GROSS BLDG. AREA	
GROSS BLDG. AREA	278157
SQ. FOOTAGE OF BLDG. COVERAGE	226030
SQ. FOOTAGE OF DRIVEWAYS	103752
WALKS & PATIOS	103752
SQ. FOOTAGE OF STREETS & SIDEWALKS	183273
TOTAL COVERAGE	515055
SQ. FOOTAGE OF SITE IN LANDSCAPING	
AREA OF LANDSCAPING ON SITE	307924
AREA OF LANDSCAPING IN PUBLIC R.O.W.	286080
	19844

VARIANCES REQUESTED

MINIMUM LOT AREA	5500 TO 3500
MINIMUM LOT WIDTH	40 TO 34
MAX. SITE BLDG. COVERAGE	65%
FRONT SETBACK	25 TO 16
REAR SETBACK	20 TO 10
STREET SIDE SETBACK	25 TO 10
SIDE SETBACK	10 TO 6

FINAL P.A.D. :
ALTA MIRADA TOWNHOMES

OWNER: UNIVERSAL DEVELOPMENT CORP.
3910 SOUTH RURAL ROAD TEMPE, ARIZONA 894-9777
ARCHITECT: LINDERO ASSOCIATES
6991 EAST CAMELBACK RD. SCOTTSDALE, ARIZONA 941-0840



CORONA DEL SOL EST. BK. 199 PG. 6

- CONDITIONS:**
- PUBLIC WORKS DEPARTMENT APPROVAL OF ALL STREET EDITIONS, MARKS, SIGNAGE, DRIVEWAYS, SIDEWALKS, WALKS AND PATIOS, CONSTRUCTION DRAWINGS, UTILITY PLANS, COASTLINE IMPROVEMENTS AND R.V. PARKING ARE REQUIRED.
 - TITLE APPROPRIATE STREET IMPROVEMENTS SHALL BE MADE PRIOR TO THE COMMENCING RECORDING OF THIS PLAN.
 - THE APPLICANT SHALL BE RESPONSIBLE FOR ALL LANDSCAPING DETAILS SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT.
 - ALL UTILITIES SHALL BE APPROVED BY THE CITY ATTORNEY'S OFFICE AND THE COMPLETE DEVELOPMENT APPLICATION TO THE DEPARTMENT OF THE CITY AND PROVIDED TO THE APPLICANT SHALL ALSO BE APPROVED BY THE CITY ATTORNEY'S OFFICE.
 - ALL COMMON AREAS AND FACILITIES SHALL BE MAINTAINED PRIOR TO THE COMMENCING OF ANY OCCUPANCY PERMITS.
 - ALL COMMON AREAS USED FOR RECREATION SHALL BE SURFED AT A MINIMUM OF 1/2" TO 1".
 - ALL UTILITIES SHALL BE APPROVED PRIOR TO THE COMMENCING OF ANY OCCUPANCY PERMITS, DETAILS APPROVED BY THE CITY ENGINEER.
 - PRELIMINARY PLANNING SHALL BE COMPLETED PRIOR TO THE COMMENCING OF ANY OCCUPANCY PERMITS.
 - ALL UTILITIES SHALL BE APPROVED PRIOR TO THE COMMENCING OF ANY OCCUPANCY PERMITS.
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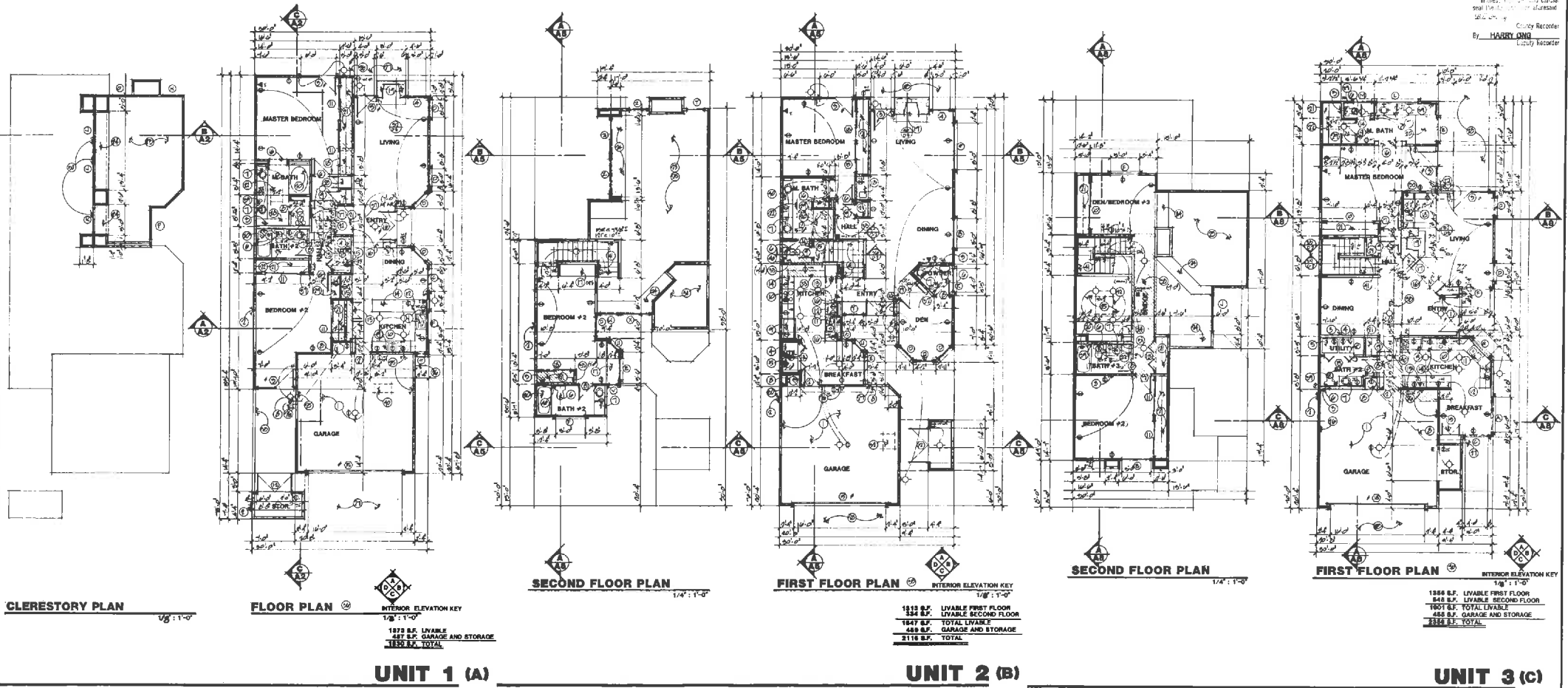
OCT 27 1982
CITY OF TEMPE
PLANNING DEPT



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STATE OF ARIZONA
County of Maricopa
City of Tempe
OCT 25 1982
By: HARRY ONG
County Recorder



CLERESTORY PLAN
1/8" = 1'-0"

FLOOR PLAN
1/8" = 1'-0"
INTERIOR ELEVATION KEY
1255 S.F. LIVABLE
487 S.F. GARAGE AND STORAGE
1742 S.F. TOTAL

UNIT 1 (A)

SECOND FLOOR PLAN
1/4" = 1'-0"

FIRST FLOOR PLAN
1/8" = 1'-0"
INTERIOR ELEVATION KEY
1335 S.F. LIVABLE FIRST FLOOR
545 S.F. LIVABLE SECOND FLOOR
1847 S.F. TOTAL LIVABLE
428 S.F. GARAGE AND STORAGE
2116 S.F. TOTAL

UNIT 2 (B)

SECOND FLOOR PLAN
1/4" = 1'-0"

FIRST FLOOR PLAN
1/8" = 1'-0"
INTERIOR ELEVATION KEY
1266 S.F. LIVABLE FIRST FLOOR
545 S.F. LIVABLE SECOND FLOOR
1807 S.F. TOTAL LIVABLE
428 S.F. GARAGE AND STORAGE
2235 S.F. TOTAL

UNIT 3 (C)

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