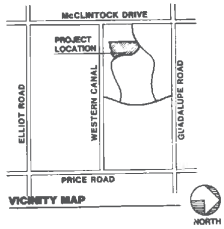


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CITY OF TEMPE
PLANNING DEPT.

- Conditions of Approval:
1. Public Works Department approval of all street dedications, alleys, easements, driveways, drainage, water and sewer construction drawings, refuse pickup, off-site improvements and bikepaths.
 2. Street improvements which extend beyond the boundaries of the subdivision to a specified length be installed prior to the issuance of any occupancy permits in the subdivision.
 3. Full street dedication shall be made within six months of Council approval.
 - 3a. Full street improvements on all lands covered by this request must be installed prior to the issuance of any occupancy permits for the first phase of development. Details shall be approved by the Public Works Department.
 - 3b. The north half of Vaughn Street be extended to the west to provide access to McClintock Drive with the first phase of development.
 4. CDA's shall be approved by the City Attorney and Planning Department prior to recordation. A clause shall be included to require any future modifications to be approved by these same departments.
 5. Refuse pickup shall be approved by the Public Works Department prior to issuance of any building permit.
 6. A preliminary plan check with Building Safety shall be completed prior to Council introduction.
 7. A landscape plan reflecting future grades shall be submitted with the final 740 and subdivision prior to Council action.
 8. The ground floor on lots along Los Feliz shall be no higher than 2' above street grade.
 9. All exterior walls fronting public streets and park shall be masonry construction with terracotta wash or stucco finish. Materials to match dwelling.
 10. The RV parking area shall be depressed two feet below adjacent grade and include 8" masonry wall (8" from grade).
 11. Units abutting the west property line be limited to one-story construction. (DO INCLUDE LOTS 22, 23, 42, 43 ONLY)
 12. That special details for side elevations along Los Feliz be reviewed by the Design Review Board.
 13. This project shall be reviewed by the Design Review Board prior to Council introduction.
 14. That all cul-de-sac turning radii conform to City standards, details to be approved by the Public Works Department prior to Council introduction.
 15. Open space used for retention shall be sloped at a maximum of 5 to 1.
 16. TWO SPECIALISTS HAVE WINDOW PRESENT AT UPPER FLOOR OF REAR ELEVATIONS AT STREET LOCATIONS.



LEGAL DESCRIPTION
A subdivision of Camelot Village Unit B as recorded in Book 187, Page 46, Maricopa County Recorder, a subdivision of the 197 1/4 Section 19, T. 1 N., R. 4 E., S. 6 E., Maricopa County, Arizona

SITE DATA

EXISTING ZONING	R1-7
PROPOSED ZONING	R-TH
GROSS SITE AREA	8.8 AC 426,860 S.F.
NET SITE AREA	8.8 AC 387,884 S.F.
DENSITY	8.8/AC
TOTAL NO. OF LOTS	50

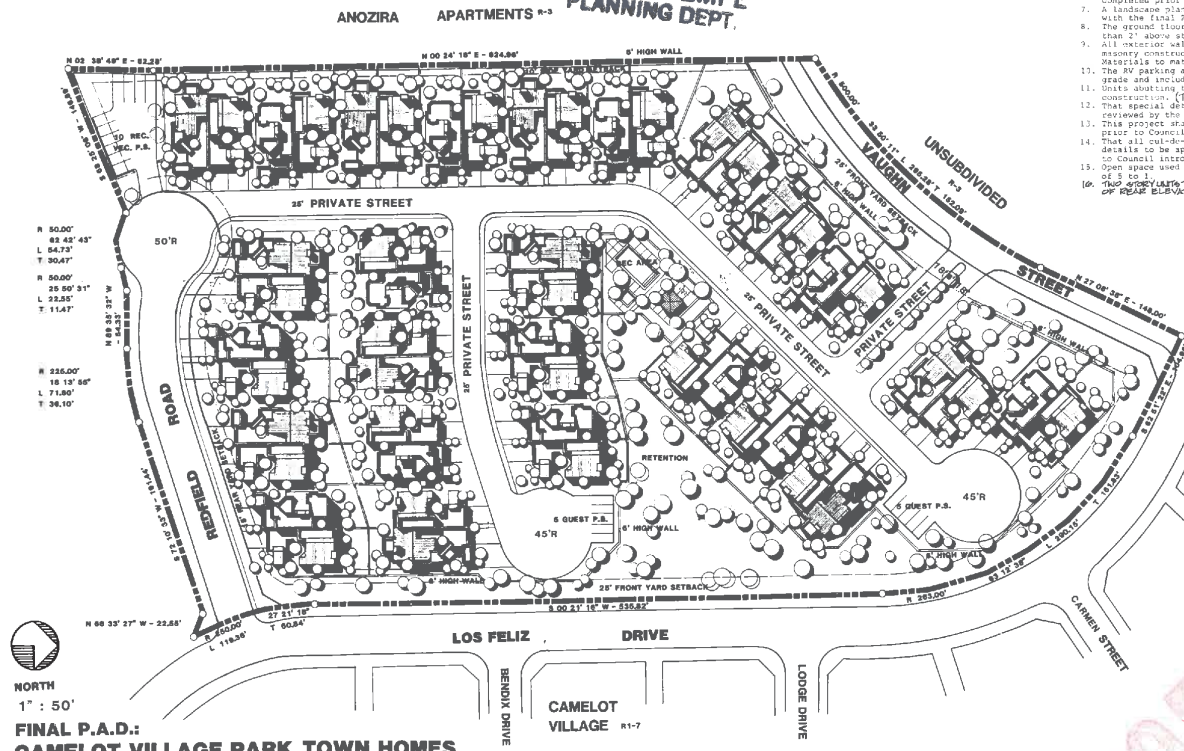
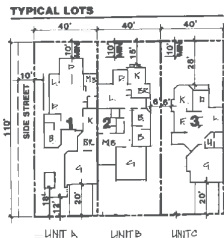
PARKING REQUIRED

50 UNITS x 2	100
1 GUEST PER 5 UNITS	10
1 RV PER 5 UNITS	10
PARKING SHOWN	
PARKING	100
GUEST PARKING	10
RV PARKING	10

GROSS BLDG. AREA 113,222 S.F.
SQ. FOOTAGE OF BLDG. COVERAGE 100,522 S.F. 25.9%
SQ. FOOTAGE OF DRIVEWAYS 45,204 S.F.
WALKS & PATIOS 57,404 S.F.
SQ. FOOTAGE OF STREETS & SIDEWALKS 203,158 S.F.
TOTAL COVERAGE 330,280 S.F.
AREA OF LANDSCAPING ON SITE 313,590 S.F.
AREA OF LANDSCAPING IN PUBLIC R.O.W. 16,700 S.F.

VARIANCES GRANTED

MINIMUM LOT AREA	4400
MAX. SITE BLDG. COVERAGE	65%
FRONT SETBACK	20' to 12'
REAR SETBACK	25' to 10'
STREET SIDE SETBACK	25' to 10'
SETBACK W/NO. COUNTRIES	12' to 0'



FINAL P.A.D.:
CAMELOT VILLAGE PARK TOWN HOMES
OWNER: MARK HANCOCK DEVELOPMENT
 6808 EAST CAMELBACK RD. SCOTTSDALE, ARIZONA 941-0486
ARCHITECT: LINDEROTH ASSOCIATES
 6962 EAST FIRST AVE. SCOTTSDALE, ARIZONA 941-0840

RECORDED