

FINAL PLAT AND P.A.D. FOR CAPISTRANO

A PORTION OF TRACT "F" OF VILLAGE OF ANOZIRA, A SUBDIVISION OF RECORD, AS RECORDED IN BOOK 288 OF MAPS, PAGE 34, M.C.R. AND SITUATED IN A PORTION OF THE S.W. 1/4, SECTION 12, T.1.S., R. 4 E., G. B S. R. B. & M., MARICOPA COUNTY, ARIZONA.

DEDICATION
State of Arizona s.s.
County of Maricopa

KNOW ALL MEN BY THESE PRESENTS: That B C G Homes Inc., an Arizona corporation, as Owner, has subdivided under the name of CAPISTRANO, a portion of Tract "F" of Village of Anozira, a subdivision of record, as recorded in Book 288 of Maps, Page 34, M.C.R. and situated in a portion of the S.W. 1/4, Section 12, T. 1 S., R. 4 E., G. & S. R. B. & M., Maricopa County, Arizona, as shown platted hereon and hereby publish this plat as and for the plat of said CAPISTRANO, and hereby declares that said plat sets forth the location and gives the dimensions of the lots, tracts, streets and easements 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 hereon. Tracts "A" through "D" are hereby dedicated as a drainage easements. Tracts "A" through "I" are hereby dedicated as landscaping, and public utility easements. Tracts "A" thru "I" are to be maintained as landscape areas by CAPISTRANO HOME OWNERS ASSOCIATION.

IN WITNESS WHEREOF: B C G Homes Inc., an Arizona corporation, as Owner, has heretofore caused its corporate name to be affixed and the same to be attested by the signature of Brian G. Megee, its President, thereto duly authorized.

B C G HOMES INC. OWNER
By: Brian G. Megee
President

ACKNOWLEDGMENT
State of Arizona s.s.
County of Maricopa

On this, the 30th day of November, 1993, before me the undersigned officer, personally appeared Brian G. Megee, who acknowledged himself to be President of B C G Homes, Inc., an Arizona corporation, as Owner and acknowledged that he, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF: I heretofore set my hand and official seal. My commission expires March 2, 1996.

Mary B. Wright
Notary Public

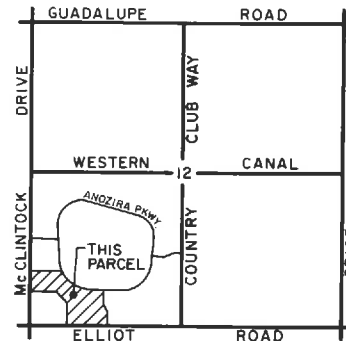


APPROVAL
Approved by: Frank Burtinham 12-20-93
Planning Director Date

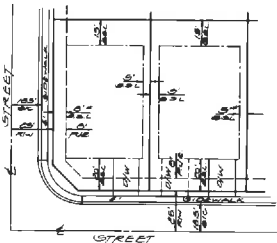
Approved by: Kevin J. Lewis 12-17-93
City Engineer Date

Approved by the Council of the City of Tempe, Arizona this 15th day of November, 1993.

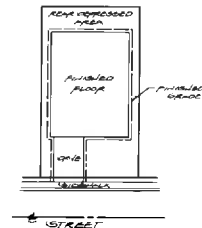
By: Alan S. Taylor Attest: Alan S. Taylor
Mayor Clerk



VICINITY MAP



TYPICAL BUILDING SETBACK LIMITS



TYPICAL LOT STORM WATER RETENTION AREA

NOTE: THESE LOTS ARE TO BE GRASSED TO RETAIN SURFACE WATER IN ACCORDANCE WITH GRAINLITE 0171

DEVELOPER
B C G Homes, Inc./Wage Dunlap
4717 East McDowell Road
Phoenix, Arizona 85008
Phone: 244-1540

ENGINEER
Clouse Engineering
3815 North 32nd Street
Phoenix, Arizona 85018
Mr. Anson Potter
R.L.S. No. 4369
Phone: 955-4690

CLOUSE ENGINEERING INC.
ENGINEERS SURVEYORS
PHOENIX ARIZONA

CERTIFICATION

This is to certify that the survey and subdivision of the premises described and platted hereon were made under my direction during the month of October, 1993, and that the plat is correct and accurate, and that the monuments shown actually exist or will be set as shown. That their positions are permanent and that said monuments are sufficient to enable the survey to be retraced.



Registered Professional Engineer No. 4369
Anson B. Potter
3815 North 32nd Street
Phoenix, Arizona 85018

NOTES AND LEGEND

- Indicates a corner of this subdivision. Set 5/8" rebar unless noted otherwise.
- P.U.E. Indicates public utility easement, unless noted otherwise.
- V.N.A.E. Indicates vehicular non-access easement.
- Construction within public utility easements shall be limited to utilities, and wood, wire or removable section type fencing.
- This subdivision is located within the City of Tempe water service area and has been designated as having an assured water supply.
- That all utilities, including street light and electric lines up to and including 12.5 K.V. installed with this development, shall be placed underground as conditioned upon a permit issued by the City Engineer.
- The owners of Tracts "A" and "D", identified as a drainage easements on this plat, are responsible for the perpetual maintenance of said Tracts in accordance with standards established by the Tempe City Engineer pursuant to Ordinance No. 6191.
- No buildings or structures of any sort may be constructed within said Tracts "A" and "D", which may impede the flow of water within said tracts.
- Public utility easements are subordinate to the drainage easements.

CONDITIONS OF APPROVAL

1. a. Public Works Department approval of all roadway, alley and utility easement dedications, driveways, storm water retention and street drainage plans, water and sewer construction drawings, refuse pickup and off-site improvements.
- b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains
 - (4) Roadway improvements including street lights, curb, gutter, bikepath, sidewalk, bus shelter and related amenities.
 - (5) Roadway improvements along Los Feliz Dr. shall include a 5' sidewalk, street lights and a 14.5' landscaping strip.
 - (6) Roadway improvements along Anozira South Parkway shall include a 5' sidewalk, street lights and a 6.5' landscaping strip.
- c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees
 - (2) Water and/or sewer participation charges
 - (3) Inspection and testing fees
2. a. All street dedications shall be made within six (6) months of Council approval.
- b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
- c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed under ground prior to issuance of occupancy permit for this (re) development in accordance with Ordinance No. 65-85.
3. Approval of CEMR's in a form acceptable to the City Attorney and Community Development Director must take place prior to recording of the plan or plat. These CEMR's should provide that a single entity will ultimately be responsible for maintaining all landscaping, both required by ordinance and in the common areas on site, according to the landscape plan approved by the City, and that such provision may not be amended without prior approval by the City Attorney and Community Development Director.
4. No variances may be created by future property lines without prior approval of the City of Tempe.
5. Valid building permit shall be obtained and substantial construction commenced within one year of date of Council approval or variance(s) and use permit(s) shall be deemed null and void.
6. Building permit shall be obtained and substantial construction commenced within two (2) years of the date of Council approval or the zoning shall revert to that in place at the time of application.
7. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
8. All mechanical equipment to be ground mounted and screened according to ordinance requirements.
9. Architectural details and character of products shall consist of a stucco finish and concrete tile roofs. Should the floor plans or elevations be changed after that time from those submitted with this request, they shall also be reviewed by the Design Review Board prior to construction.
10. All walls visible within the subdivision's interior infrastructure or open space shall be masonry with a stucco finish (or a combination of masonry and wrought iron) and painted to match the building walls. Details to be approved by staff.
11. All exterior perimeter walls shall utilize upgraded materials. Details of walls and offsets, entry features, etc., shall be resolved with staff prior to issuance of building permits.
12. On all corner lots, dwelling units shall be built so that the driveway is adjacent to the interior property line.
13. The landscape plan as submitted is approved in concept. Final landscape and irrigation plans shall be approved by staff prior to issuance of building permits. Submit two copies of the final landscape plan to the Planning Department prior to issuance of building permits.
14. A schedule for installing perimeter improvements, landscape, walls, etc. shall be approved by staff prior to recording any final plat or P.A.D.
15. This development shall be responsible for the construction of the full street improvements for Madina Drive, if this development provides the proposed commercial development to the west.
16. Plat/FWD shall be revised prior to Council hearing to reflect an 18' alternating offset (to the north) along reverse frontage lots #4, #6, & #6 which are adjacent to Elliot Road. Dimension to be measured from Elliot Road right-of-way. Installation and maintenance of such improvements shall be the developer's responsibility.
17. Installation and maintenance of alternating 10' wide landscaping strip along noted reverse frontage lots on Los Feliz Dr. shall be the developer's responsibility.
18. A Final Subdivision Plat and Planned Area Development must be approved by City Council and recorded with the Maricopa County Recorder's Office prior to issuance of any construction permits for this project.
19. The Deed Restrictions, as approved by the City Attorney, dated June 8, 1993, shall be recorded simultaneously with the Subdivision and FWD plat.
20. RV vehicles shall be prohibited from being parked within Capistrano Subdivision as noted in the CEMR's except within the area designated for RV/boat parking.
21. All applicable Design Review Board conditions shall be complied with.

VARIANCES GRANTED SEP 23, 1993 & 10/20/93

- a. Reduce the required minimum front yard setback from 25' to 20' (15' based on 30' right-of-way).
- b. Reduce the required minimum side yard setback (without corner walls) from 10' to 5'.
- c. Reduce the required minimum rear yard setback from 20' to 15'.
- d. Reduce rear yard setback from 20' to 15' for 2-story buildings adjacent to single family for lots #52-58.
- e. Reduce the required minimum street side yard setback from 25' to 8' (3' based on 30' right-of-way).
- f. Increase maximum allowed lot coverage from 40% to 50%.
- g. Reduce the required minimum number of 30' parking spaces from 6 to 3 spaces.
- h. Reduce the required minimum number of guest parking spaces from 15 to 8.
- i. Reduce minimum lot area from 9500 s.f. to 4950 s.f.
- j. Reduce on-site driveway length from 20' to 15' based on 30' right-of-way.
- k. Waive required landscaping (15 gal. trees, 15' on center) on all internal rear yard property lines (between lots within the subdivision).
- l. Waive required front yard landscaping (15 gal. and/or 24" box trees 10' on center) along all street frontages.
- m. Waive required landscaping (15 gal. trees, 10' on center) between this project and adjacent single family along north property line.

OFFICE PAGE 28
 MCNAIR DRIVE
 THE CROSSROADS PARK BOOK 306

UNSUBDIVIDED

OASIS AT ANOZIRA BK. 365 PG. 19

FINAL PLAT AND P.A.D. FOR CAPISTRANO

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	600.00'	97.34'	48.76'	97.24'	09°17'45"
C2	600.00'	584.50'	317.78'	561.66'	55°48'56"
C3	600.00'	4.31'	2.16'	4.31'	09°24'42"
C4	200.00'	120.32'	62.04'	118.51'	34°30'30"
C5	200.00'	35.78'	17.94'	35.74'	10°15'06"
C6	200.00'	84.54'	42.91'	83.91'	24°13'03"
C7	150.00'	84.79'	43.56'	83.66'	32°23'10"
C8	200.00'	146.40'	78.66'	143.16'	41°56'30"
C9	200.00'	131.38'	68.16'	129.03'	37°38'13"
C10	200.00'	15.03'	7.52'	15.02'	04°18'17"
C11	150.00'	44.51'	22.42'	44.34'	17°00'00"
C12	690.00'	204.73'	103.12'	203.84'	17°00'00"
C13	690.00'	121.52'	60.92'	121.37'	10°05'28"
C14	690.00'	83.20'	41.65'	83.15'	06°54'32"
C15	30.00'	25.07'	13.32'	24.35'	4°52'33"
C16	52.00'	250.27'	47.02'	69.76'	2°55'10"
C17	60.00'	24.67'	12.51'	24.49'	2°33'23"
C18	60.00'	150.07'	180.93'	113.90'	14°31'26"
C19	60.00'	17.57'	8.85'	17.50'	16°48'29"



SCALE: 1" = 50'
 JOB NO. 930204

STATE OF ARIZONA | SS
 County of Maricopa
 I hereby certify that the within instrument was filed and recorded at request of
BOG HENS
 12-21-2004 9:23
 in Book 572
 on page 17
 Witness my hand and official seal the day and year aforesaid
 State of Arizona
 County Recorder
 By TS. S. S. S. Deputy Recorder
 RECORDING NUMBER

