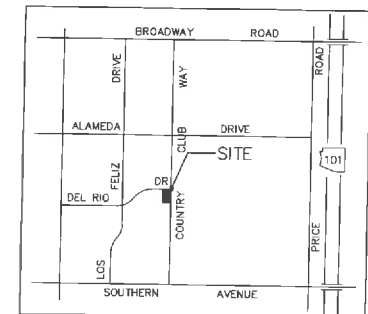


DEL RIO PLACE - AMENDED

FINAL PLAT AND P.A.D.

AMENDING LOTS 1 AND 2 OF DEL RIO PLACE A SUBDIVISION RECORDED IN BOOK 465 OF MAPS, PAGE 30, MARICOPA COUNTY RECORDS AND SITUATED IN A PORTION OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
NTS

CONDITIONS OF APPROVAL (SPD-98.61, SBD-98.62)

1. a. The Public Works Department shall approve 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.
- 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 underground prior to the issuance of an occupancy permit for this (re)development in accordance with Ordinance No. 88.85.
3. No variances may be created by future property lines without the prior approval of the City of Tempe.
4. A valid building permit shall be obtained and substantial construction commenced within one year of the date of Council approval or the variance(s) shall be deemed null and void.
5. An Amended Final Subdivision Plat, and Planned Area Development must be approved by the City Council prior to the issuance of any construction permits for this project.
6. The applicant shall resolve all lighting and security details with the Police Department prior to the issuance of a building permit.
7. Design Review Board shall review and approve architectural details and landscape plan prior to Council review.
8. Amended Final PAD and Subdivision Plat shall be recorded at the Maricopa County Recorder's office prior to issuance of building permits.

DEDICATION:

STATE OF ARIZONA }
County of Maricopa } ss.

UTILITIES:

WATER: CITY OF TEMPE
SEWER: CITY OF TEMPE
REFUSE: CITY OF TEMPE
ELECTRIC: SALT RIVER PROJECT
TELEPHONE: US WEST

SITE DATA

ZONING: R-2
NUMBER OF LOTS PROPOSED - 2

SITE AREA -
LOT 1 - 4,190 S.F.
LOT 2 - 3,914 S.F.

BUILDING AREA -
LOT 1 - 1,784 S.F.
LOT 2 - 1,784 S.F.

LOT COVERAGE -
LOT 1 - 47%
LOT 2 - 47%

LANDSCAPING -
LOT 1 - 42%
LOT 2 - 45%

DENSITY ALLOWED - 10 UNITS/ACRE
DENSITY REQUESTED - 10 UNITS/ACRE

KNOW ALL MEN BY THESE PRESENTS:

PATRICK L. NASH and MARGARET A. NASH, husband and wife, as owners have subdivided under the name "DEL RIO PLACE" Lots 1 and 2, a replat of the recreation area lot of COLONIA DEL SUR - UNIT III, recorded in Book 145 of Maps, page 6, Maricopa County Records, as shown hereon and hereby publishes and declares that said plat sets forth the location and gives the dimensions of the lots, constituting same, and that the lots shall be known by the name or number given on said Plat, and that PATRICK L. NASH and MARGARET A. NASH, and wife, as owners hereby dedicates to the public for use the easements as shown by the Plat and included in the above described properties.

PATRICK L. NASH

MARGARET A. NASH

ACKNOWLEDGMENT:

STATE OF ARIZONA }
County of Maricopa } ss.

On this 27th day of July, 1998, personally appeared before me, the undersigned, PATRICK L. NASH and MARGARET A. NASH who names are subscribed to the within instrument, have executed the foregoing instrument for the purpose therein contained.

IN WITNESS WHEREOF, I hereunto, set my hand and official seal.

Notary Public

My Commission Expires: 11-25-00



VARIANCES (SPD-97.73)

- A. Reduce minimum required front yard setback from 25' to 14'.
- B. Reduce minimum required side yard setback from 10' to 0' between the two lots.
- C. Reduce minimum required street side yard setback from 25' to 13' on Country Club Way.
- D. Reduce minimum required rear yard setback from 15' to 11' for both lots.
- E. Increase maximum allowed lot coverage from 40% to 47%.
- F. Reduce minimum required front yard setback from 25' to 3' to allow an existing 6' wrought iron and slump block fence to remain on site.

SURVEYOR'S CERTIFICATION:

This is to certify that the survey and platting of the premises described and shown hereon were made under my direction during the month of August, 1997, that the Plat is correct and accurate, that the monuments shown hereon have been located or established as described and the lot corners permanently set.

DENNIS H. BRADY
Registered Land Survey, L.S. #6451
Date 7/27/98

BASIS OF BEARING:

The Centerline of Country Club as shown on CORONA DEL SUR-UNIT III, as recorded in Book 145 of Maps, Page 6, Maricopa County Records.

Said Bearing = North 00° 11' 30" East

FLOOD PLAIN CERTIFICATION:

This is to certify that the above subject property, located at 2960 South Country Club Way, Tempe, Arizona, lies within ZONE "X" as designated on the FIRM FLOOD INSURANCE RATE MAP (Community-Panel Number 04013C 2170 E, dated September 4, 1991.) Said ZONE is designated as being outside of the 100 year flood boundary and, therefore, would not be subject to flooding hazard as determined by the Federal Emergency Management Agency under that circumstance.

ASSURED WATER SUPPLY

That DEL RIO PLACE, shown platted hereon, is within an area designated as having assured water supply, pursuant A.R.S. 45-576, subsection E.

BOOK 476 PAGE 27
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
98-0685271
08/06/98 11:27
INC

APPROVALS:

Approved by (Development Services Director) 8/5/98 Date

Approved by (City Engineer) 8/6/98 Date

Approved by the Council of the City of Tempe, Arizona, This 14th day of May, 1998
By Mayor 7/29/98 Date

Attest Deputy City Clerk 7/30/98 Date



SHEET 1 OF 2

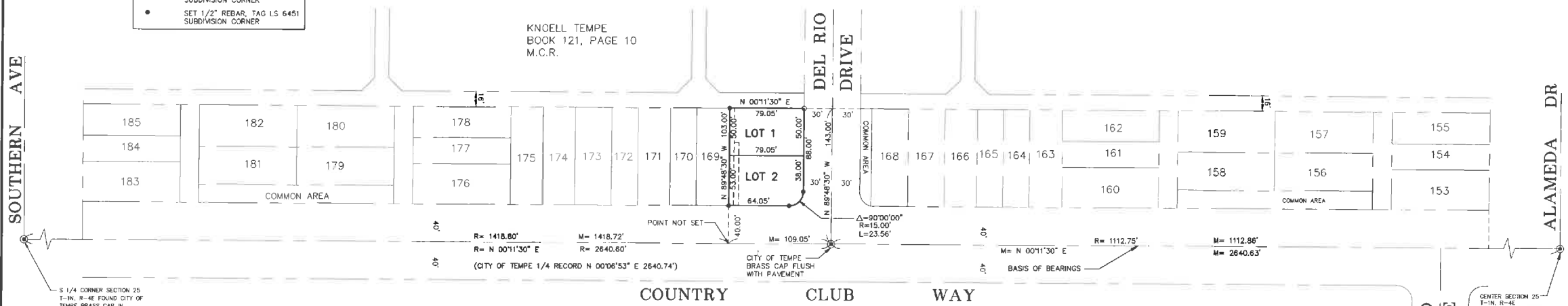
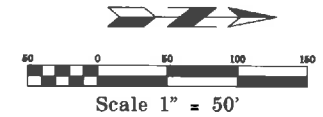
 Dennis H. Brady 7/27/98		BRADY-AULERICH & ASSOCIATES, INC. CIVIL ENGINEERING • LAND SURVEYING 1030 E. Guadalupe Road Tempe, Arizona 85283 Phone (602) 839-4000 Fax (602) 345-9229 DENNIS H. BRADY P.L.S. ROBERT N. HERMON P.E. CHRISTOPHER E. AULERICH P.L.S.	
		DATE 5/19/98 SCALE: 1"=50' DRAWN BY: CRR/DLC CHECKED BY: DHB PAT NASH ENTERPRISES JOB NO. 970513	

DEL RIO PLACE - AMENDED

FINAL PLAT AND P.A.D.

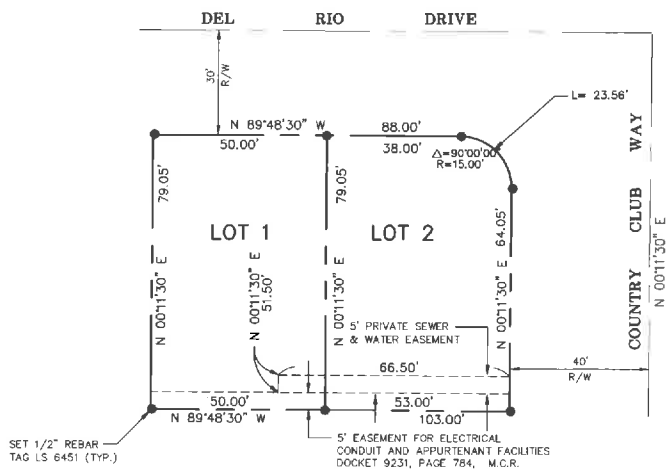
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LEGEND	
R=	RECORDED
M=	MEASURED
M.C.R.	MARICOPA COUNTY RECORDS
R/W	RIGHT OF WAY
⊙	BRASS CAP
○	FOUND 1/2" REBAR, SUBDIVISION CORNER
●	SET 1/2" REBAR, TAG LS 6451 SUBDIVISION CORNER



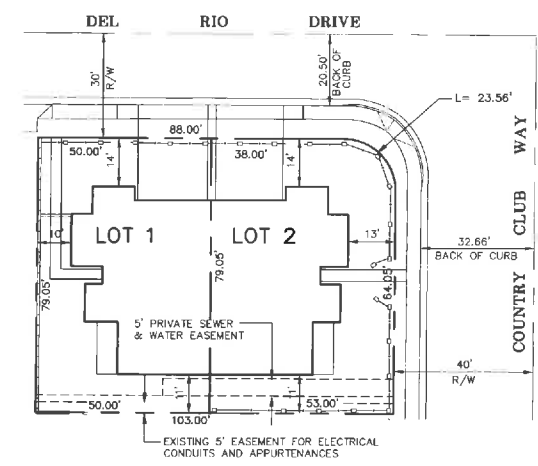
S 1/4 CORNER SECTION 25
T-1N, R-4E FOUND CITY OF
TEMPE BRASS CAP IN
HAND HOLE
2705583.38 NORTH
305211.73 EAST

CENTER SECTION 25
T-1N, R-4E
FOUND CITY OF TEMPE
BRASS CAP DOWN 0.07
273239.11 NORTH
305217.04 EAST



EASEMENTS DETAIL
SCALE 1" = 20'

SHALIMAR WEST
BOOK 105, PAGE 13
M.C.R.



TYPICAL BUILDING SETBACKS
SCALE 1" = 20'

BOOK 476 PAGE 27
OFFICIAL RECORDS OF
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HELEN PURCELL
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08/06/98 11:27

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	DENNIS H. BRADY P.L.S. ROBERT N. HERMON P.E. CHRISTOPHER E. AULERICH P.L.S.
DATE 5/19/98 SCALE: 1" = 50'	PAT NASH ENTERPRISES DRAWN BY: CRR/DLC CHECKED BY: DHB JOB NO. 970513