

PROJECT DESIGN DATA

ZONING: R-TH (RESIDENTIAL TOWNHOUSE)
 SITE: GROSS AREA = 159,602 SF = 3.66 ACRES
 DENSITY: ALLOWABLE: 8.0 UNITS/AC. | 27 UNITS TOTAL
 ACTUAL: 7.51 UNITS/AC. JUL 13 1981-9:30

SITE SETBACKS: STREET: 25 FT.
 REAR: 20 FT.
 SIDE: 10 FT.

BUILDING SETBACKS: STREET: 25 FT.
 REAR: 10 FT.
 SIDE: 0' BETWEEN BUILDINGS

BUILDING AREA: A UNIT 196 100 SF = 20,900
 B UNIT 88 305 SF = 10,440
 31,340 SF TOTAL

COVERAGE: ALLOWABLE: 40%
 ACTUAL: 20.4%

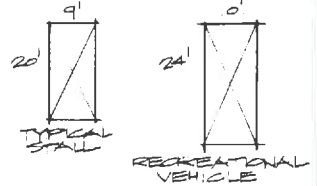
PARKING: 2 SPACES PER UNIT: 54
 3 RV SPACES REAR
 5 GUEST SPACES REAR

SITE AMENITIES: TENNIS COURT
 SPORT COURT
 POOL W/ RAMADA
 OPEN RECREATION AREA

TOTAL LANDSCAPING: 82846 SF.
 LANDSCAPING ON SITE: 76546 SF.
 LANDSCAPING IN R.O.W.: 6000 SF.

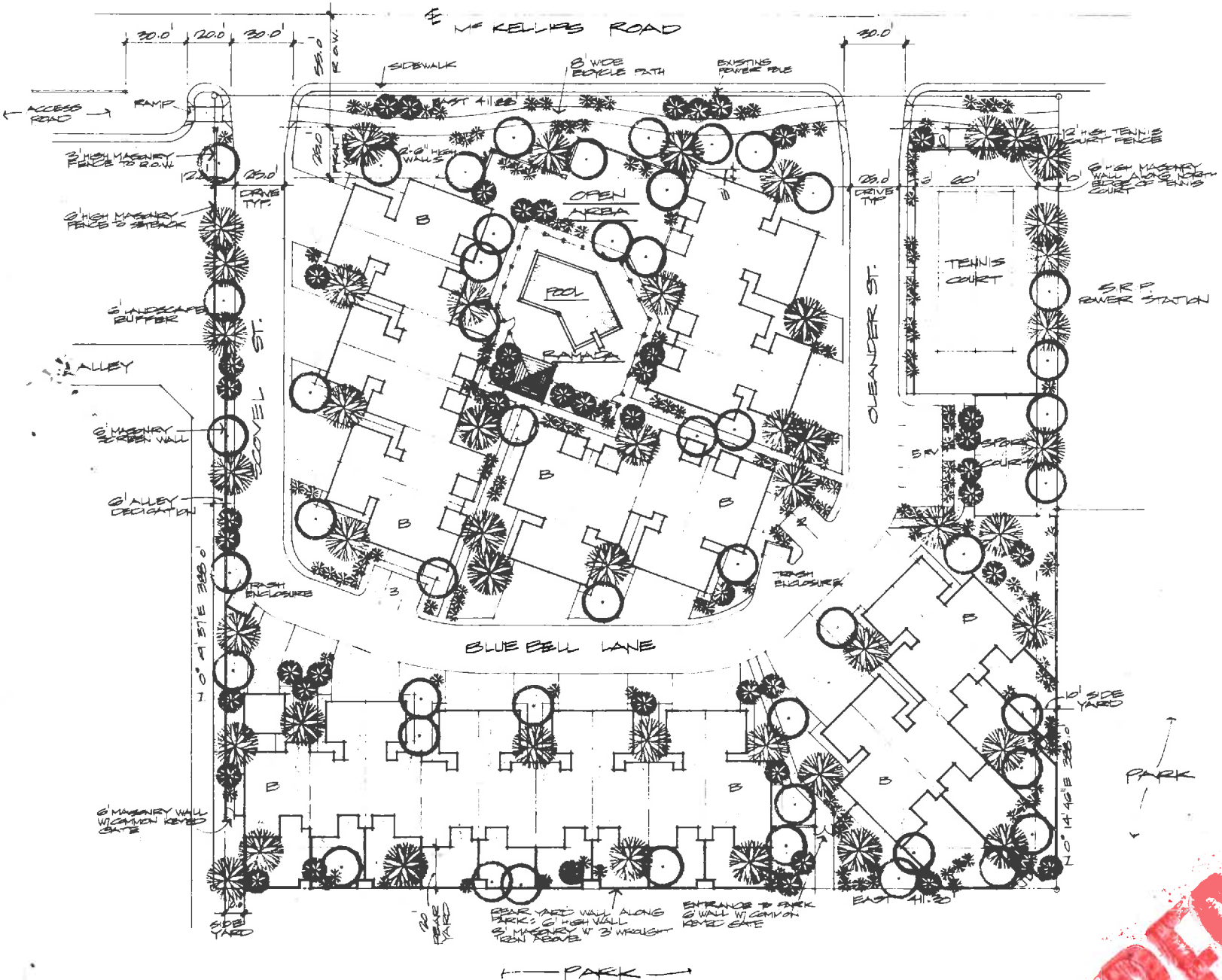
STATE OF ARIZONA
 County of Maricopa
 I hereby certify that the writer
 an instrument was filed and re-
 corded at request of
 City of Tempe
 234
 on this 11
 day of July 1981 at a final
 map of 27 units per acre.
 By *[Signature]*

54 PROVIDED
 3 PROVIDED
 5 PROVIDED



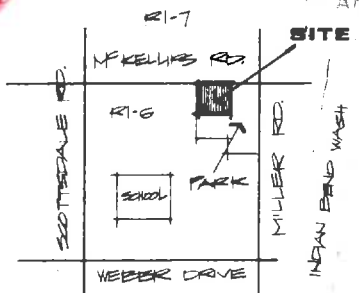
REQUESTED VARIANCES

1. OMISSION OF FENCE ALONG SOUTH AND PARTIAL EAST PROPERTY LINE. A 5 FT. - 6 FT. WALL ENCLOSE EACH TOWNHOUSE SPACE.
2. PERMITTED USE OF TENNIS COURT AND SPORT COURT
3. MINIMUM LOT AREA: 2500 SF TO 2421 SF
4. MINIMUM LOT WIDTH: 40' TO 27.67'
5. MINIMUM LOT LENGTH: 90' TO 82.86'
6. REQUIRED YARDS:
 FRONT: 25' TO 15'
 REAR: 20' TO 0'
 SIDE: 10' TO 0'
7. 5' ENCRoACHMENT OF CORNER OF ONE UNIT INTO ROW AT NORTH



RECORDED

RECEIVED
 JUL 21 1981
 CITY OF TEMPE
 PLANNING DEPT



VICINITY MAP

PLANNED AREA DEVELOPMENT

SCALE: 1" = 20.0'



REVISIONS
 N/A SEND SALETTE
 MILLER RD & MILLER ST. TEMPE AZ
 date 5/
 job no. 7
 log no.
 11