

FINAL P A D FOR JUNIPER VILLAGE FOR OLD WEST DEVELOPMENT

Legal Description
That part of the Northeast quarter of the Northeast quarter of Section eleven (11), Township One (1) South, Range Four (4) East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona

RECEIVED

JUN 3 1982

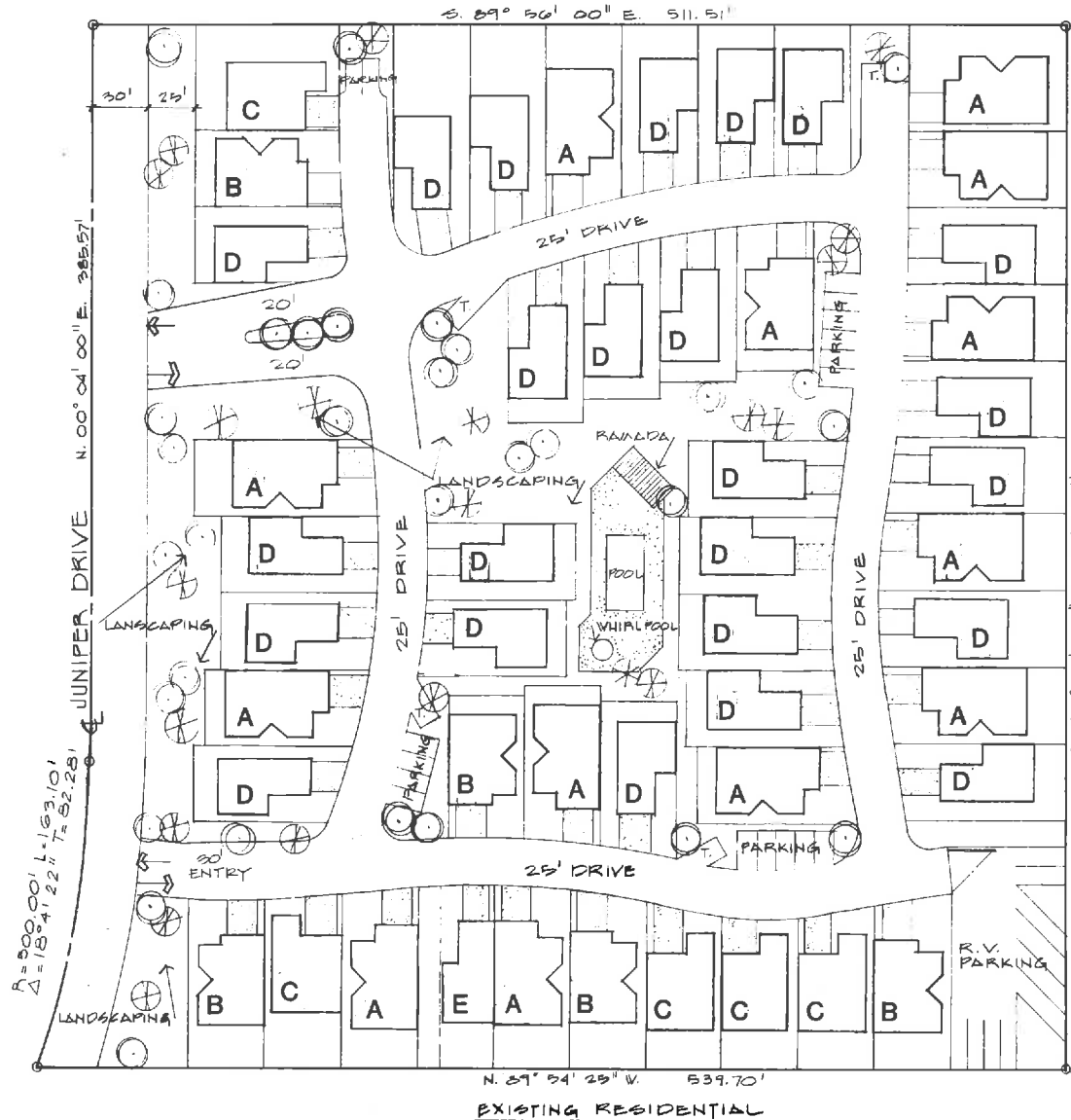
CITY OF TEMPE
PLANNING DEPT

STATE OF ARIZONA
COUNTY OF MARICOPA
PLANNING DEPARTMENT
CITY OF TEMPE
242 21

EXISTING COMMERCIAL

PROJECT INFORMATION

EXISTING ZONING	R-TH (PAD)
OCCUPANCY	R-3 (DWELLING)
TYPE OF CONSTRUCTION	TYPE V ONE HOUR
FIRE ZONE	NOT APPLICABLE
GROSS SITE AREA	0.5 ACRES (213,140 SF)
NET SITE AREA	0.07 ACRES (264,409 SF)
DENSITY	7.91 UNITS/NET ACRE
BUILDING COVERAGE	60,057 SF - 23%
TOTAL # UNITS	48
UNIT BREAKDOWN:	
	A-3 BR/2 BATH/1 STOREY LIVABLE 1322 SF
	B-2 BR/2 BATH/1 STOREY LIVABLE 1079 SF
	C-3 BR/2 BATH/1 STOREY LIVABLE 1170 SF
	D-3 BR/2 BATH/2 STOREY LIVABLE 1520 SF
	E-2 BR/1 BATH/1 STOREY LIVABLE 835 SF
PARKING REQ'D.	2-SPACES/UNIT PROVIDED; 1-GUEST SPACE/2 UNITS (10 SPACES) PROVIDED (17 SPACES)
RECREATIONAL VEHICLE PARKING REQ'D.	1-SPACE/5 UNITS (10 SPACES) PROVIDED (15 SPACES)
RECREATION AREA	10,000 SF. (POOL, WHIRLPOOL, RAMADA)



At their regular meeting of August 23, 1981, the Tempe Planning and Zoning Commission approved the request of Old West Development Company, Inc. for a Final Plat for Juniper Village consisting of 48 units on 4.12 acres containing 240 feet south of the 200' of Guadalupe and Juniper. In addition, the following variances were also approved:

- Reduce minimum lot area from 5800 S.F. to 1000 S.F.
- Reduce minimum lot length from 69' to 71'.
- Reduce minimum front yard setback from 25' to 4'.
- Reduce minimum rear yard setback from 24' to 10'.
- Increase maximum building coverage from 40% to 25%.
- Reduce the side yard setback for lots with an existing wall from 10' to 5'.

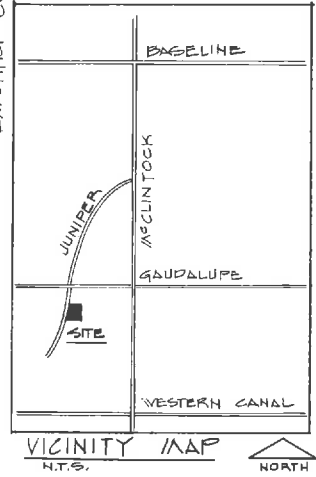
The approvals were each subject to the following conditions:

C.C. & S's shall be approved by the City Attorney's office and the applicant shall provide a recreation area to the satisfaction of the City of Tempe. Any amendments shall also require approval by the City Attorney's office.

Two story units shall be prohibited on the southmost row of lots 4 through 10.

Recreation area shall be provided from the south property line shall be a minimum of 10'.

All driveways to front of the lots shall be a minimum of 12' in depth.



BEGINNING at the Northeast corner of said Section 11; run thence South 0 degrees 07 minutes 30 seconds East along the East line of the Northeast quarter of the Northeast quarter of said Section 11, a distance of 55.00 feet; run thence North 89 degrees 56 minutes 00 seconds West parallel to and 55.00 feet South of the North line of the Northeast quarter of the Northeast quarter of said Section 11, a distance of 633.54 feet; thence run South 0 degrees 07 minutes 30 seconds East, a distance of 245.89 feet; to the True Point of Beginning; run thence North 89 degrees 56 minutes 00 seconds West parallel to and 300.00 feet South of the North line of the Northeast quarter of the Northwest quarter of said Section, a distance of 511.51 feet; thence South 0 degrees 04 minutes 00 seconds West, a distance of 385.57 feet; run thence along the arc of a curve to the right, said curve having a central angle of 17 degrees 35 minutes 51 seconds, a radius of 530.00 feet, a distance of 162.78 feet to a point 484.00 feet North of the South line of the Northeast quarter of the Northeast quarter of said Section 11; run thence South 89 degrees 54 minutes 25 seconds East parallel to and 484.00 feet North of the South line of the Northeast quarter of the Northeast quarter of said Section 11, a distance of 535.70 feet; run thence North 0 degrees 07 minutes 30 seconds West, a distance of 546.05 feet to the true point of beginning.

FINAL P A D MAP

SCALE 1" = 40'



CERTIFICATION
This is to certify that this plat was prepared from notes of actual surveys made under my direction and the same are true and correct to the best of my knowledge and belief.

James M. Samer, Reg. Civil Engr., No. 4424, Arizona

RECORDED

SAMER, LAHLUM & ASSOCIATES, INC.
CONSULTING SERVICES
4250 NORTH 16TH AVE. PHONE: 853-8854
PHOENIX, ARIZONA 85018

SCALE	DESIGN	DRAWN	JOB NO.	SHEET
1" = 40'			81-20	2 of 2

RIPLEY ARCHITECTS JUNIPER VILLAGE