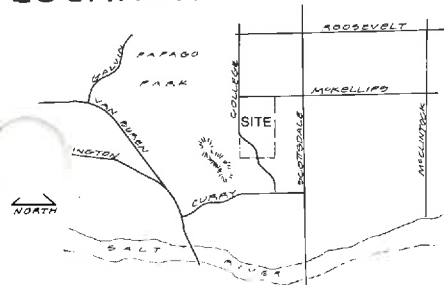


FINAL P.A.D. MAP

MARLBOROUGH PARK VILLAS & MARLBOROUGH PARK ESTATES

LOCATION

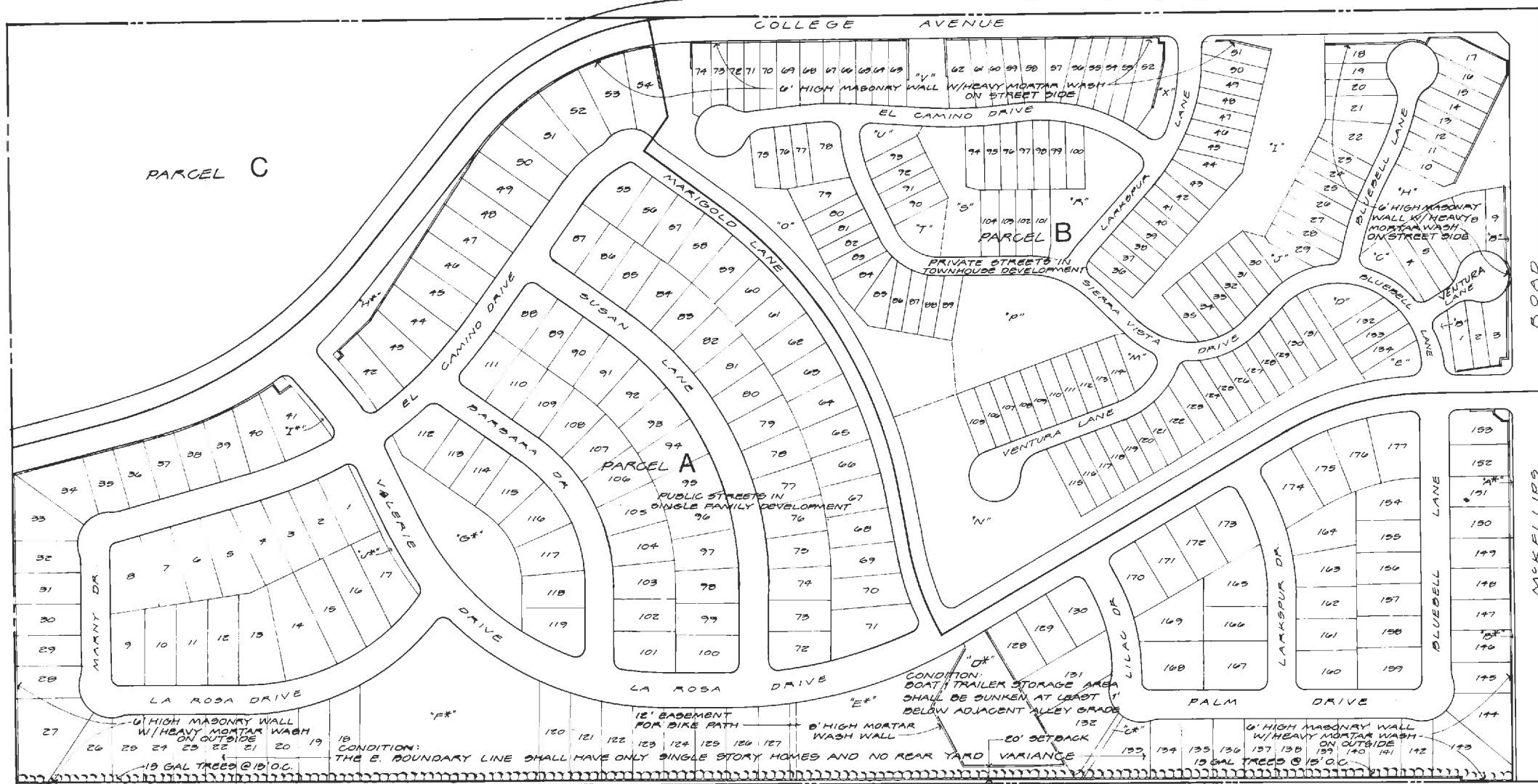


REQUESTED VARIANCES

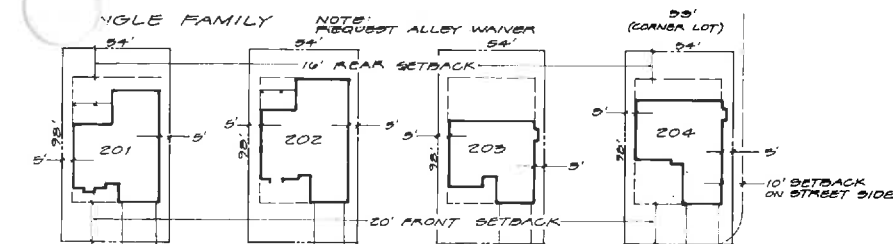
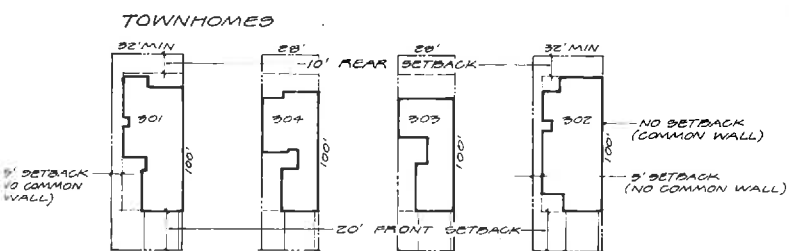
	S.F.	Townhome	RTH Zoning District ORD. NO. 808
Minimum Net Site Area	-	-	2 ac.
Min. Lot Area Per Unit	5000	2520	5500
Density	-	-	8
Min. Lot Width	-	28'	40'
Min. Lot Length	-	-	90'
Max. Height	-	-	30'
Bldg. Coverage	50%	60%	40%
Front	20'	20'	25'
Side	5'	0.5'*	0.10'*
Rear	16'	10'	20'
S. Side	10'	-	25'

* No Common Wall

NORTH
1" = 100'



TYPICAL LOTS



TRACTS

TO BE USED FOR OPEN SPACE, DRAINAGE, & LANDSCAPING:

TRACT	SIZE, AC
"A"	0.025
"B"	0.047
"C"	1.152
"D"	1.543
"E"	0.630
"F"	0.354
"G"	0.030
"H"	0.054
"I"	0.109
"J"	0.073
"K"	0.115
"L"	0.068
"M"	1.115
"N"	0.594
"O"	1.115
"P"	0.047
"Q"	0.077
"R"	0.072
"S"	1.751
"T"	1.100
"U"	0.371
"V"	0.289
"W"	0.113
"X"	0.083
"Y"	0.171
"Z"	0.996

TO BE USED FOR DRAINAGE ONLY:

"C"	0.037ac.
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TO BE USED FOR BOAT AND TRAILER STORAGE:

"D"	0.721ac.
-----	----------

TO BE USED FOR RECREATION AREA:

"P"	0.816ac.
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NOTE: TRACTS "A", "F", "G", "L", "Q", & "W" ARE PRIVATE STREETS.

CONDITIONS OF APPROVAL

- A six (6) foot masonry wall with heavy mortar wash treatment on the outside faces of the walls shall be provided along the perimeter of the site.
- Maintenance for common areas shall be provided by the homeowners association deeds and covenants, details to be approved by the City Attorney and recorded with the final plat.
- Common areas with landscaping contiguous with each development phase of the single family area shall be installed prior to issuance of occupancy permits. In addition the common areas and recreation facilities for the multi-family area shall be installed prior to issuance of occupancy permits for the first phase. Details shall be submitted prior to Council action.
- That construction commence within two years or the RTH zoning shall revert back to the M-6 classification.
- That a 12' wide right-of-way easement be granted for the use of a bikepath, extending from the east property line through the common retention area to La Rosa Drive.

SITE DATA

	USE	ZONING	GR. AC	NET AC	NO UNITS	DU/NET AC
PARCEL A	MARLBOROUGH PARK ESTATES	PAD R-TH	44.860	93.062	177	4.11
PARCEL B	MARLBOROUGH PARK VILLAS	PAD R-TH	25.012	23.123	134	5.79
PARCEL C	EXISTING PAGO RESORT ESTATES RAQUET CLUB BK 178, PG 13	PCC-1	9.585	8.636	-	-
TOTAL			79.453	74.817	311	4.16

JULY 12, 1979
S - 73.29

APPROVALS

Richard A. Inglett 12/12/79
CITY CLERK DATE

Shirley E. Johnson 8/20/79
OWNER DATE

Shirley E. Johnson 8/20/79
MAYOR DATE

John W. Shivers 12-12-79
CITY ENGINEER DATE

Don Hill 12/19/79
PLANNING DIRECTOR DATE

DEVELOPER: Marlborough Development Corp. 1777 W. Camelback Road, Phoenix. Phone: 264-3233
ENGINEER: American Engineering Co. 3013 W. Fairmount Avenue, Phoenix. Phone: 277-3386
PLANNER: A. Wayne Smith & Associates. 2120 South Rural Road, Tempe. Phone: 968-8501

STATE OF ARIZONA
County of Maricopa
I, *Richard A. Inglett*,
City Clerk,
do hereby certify that this is a true and correct copy of the original as filed in my office on this 12th day of December, 1979.