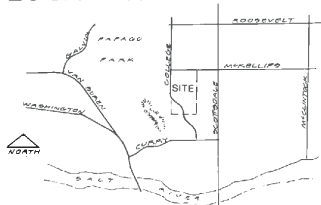


LOCATION



REQUESTED VARIANCES

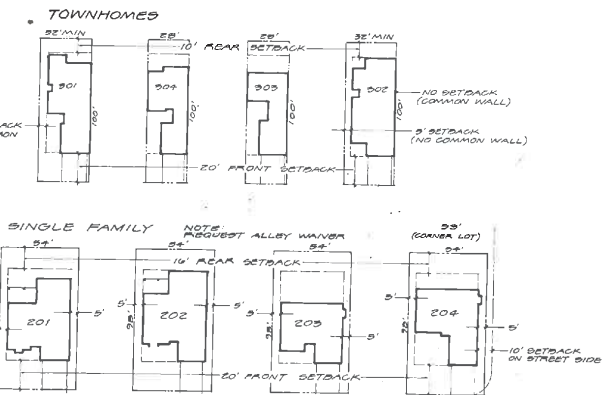
	S.F.	Townhome	RTM Zoning District Ord. No. 808
Minimum Net Site Area			2 ac.
Min. Lot Area Per Unit	5000	2520	5500
Density			8
Min. Lot Width		28'	40'
Min. Lot Length			90'
Max. Height			30'
Bldg. Coverage	50%	50%	40%
Front	20'	20'	25'
Side	5'	0.5'	0.10'
Rear	16'	20'	20'
S. Side	10'		25'

* No Common Wall

SPECIAL NOTE

The dimensions of Lots 8, 9, 43 through 51 inclusive, 74, 84, 85, 117, and Tracts A and B, as shown hereon, were changed from the corresponding dimensions of these lots and tracts as actually shown on Marlborough Park Villas, as recorded in the Plat Book, page 5, Office of the Maricopa County Recorder.

TYPICAL LOTS



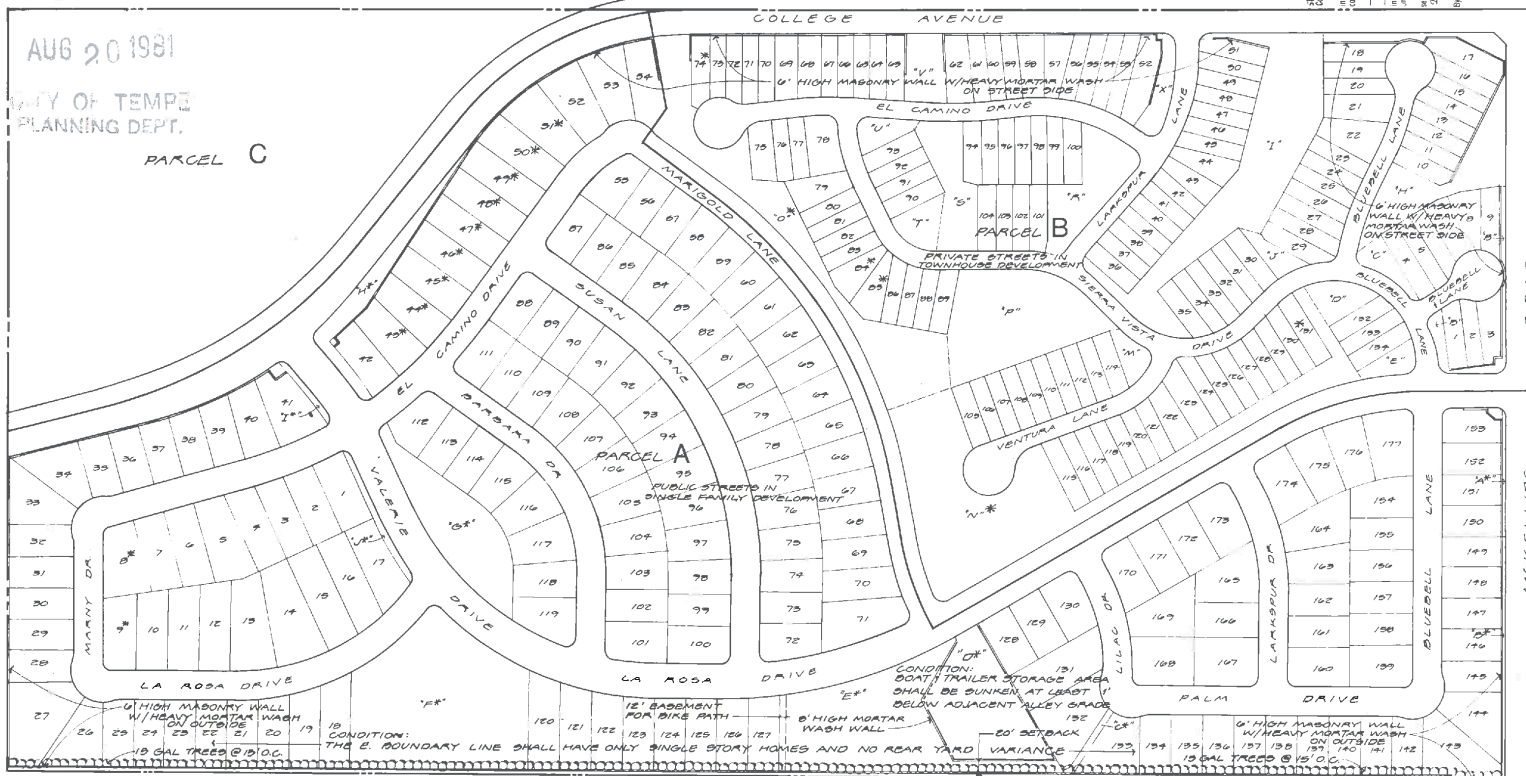
FINAL P.A.D. MAP AMENDED MARLBOROUGH PARK VILLAS & MARLBOROUGH PARK ESTATES

RECEIVED

AUG 20 1981

CITY OF TEMPE
PLANNING DEPT.

PARCEL C



NORTH
F-100

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"	0.580
"N"	1.115
"O"	0.047
"P"	0.077
"Q"	0.072
"R"	1.751
"S"	1.100
"T"	0.371
"U"	0.289
"V"	0.083
"W"	0.171
"X"	0.996

TO BE USED FOR
DRAINAGE ONLY:

TRACT	SIZE, AC
"CA"	0.037ac.
"CB"	0.037ac.
"CC"	0.037ac.
"CD"	0.037ac.
"CE"	0.037ac.
"CF"	0.037ac.
"CG"	0.037ac.
"CH"	0.037ac.
"CI"	0.037ac.
"CJ"	0.037ac.
"CK"	0.037ac.
"CL"	0.037ac.
"CM"	0.037ac.
"CN"	0.037ac.
"CO"	0.037ac.
"CP"	0.037ac.
"CQ"	0.037ac.
"CR"	0.037ac.
"CS"	0.037ac.
"CT"	0.037ac.
"CU"	0.037ac.
"CV"	0.037ac.
"CW"	0.037ac.
"CX"	0.037ac.
"CY"	0.037ac.
"CZ"	0.037ac.

NOTE: TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z" 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 will revert back to the R-10 classification.
- That a 12' wide right-of-way easement be granted for the use of a bikepath, extending from the east property line thru the common retention area to La Rosa Drive.

APPROVALS

PIONEER TRUST COMPANY OF ARIZONA
AS TRUSTEE

BY Charles Johnson DATE 8-12-81
OWNER TRUST OFFICER

Harry E. Mitchell 8-12-81
MAYOR approved 7/12/79

Pauline J. Scapellato 8-12-81
CITY CLERK

Tom Sauer 8-12-81
CITY ENGINEER

John J. Day 8-12-81
PLANNING DIRECTOR

SITE DATA

USE	ZONING	GR. AC	NET AC	NO. UNITS	DU/NET AC
PARCEL MARLBOROUGH PARK ESTATES	PAD R-TH	44.850	33.062	177	4.11
PARCEL MARLBOROUGH PARK VILLAS	PAD R-TH	25.012	23.123	134	5.79
PARCEL EXISTING	CCC-1	9.585	8.536		
PARCEL EXISTING	CCC-1	9.585	8.536		
TOTAL		79.453	74.817	311	4.16

JULY 12, 1979
S - 73.29

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: 968-9501

RECORDED

10

FINAL P.A.D. MAP

MARLBOROUGH PARK VILLAS & MARLBOROUGH PARK ESTATES

LOCATION

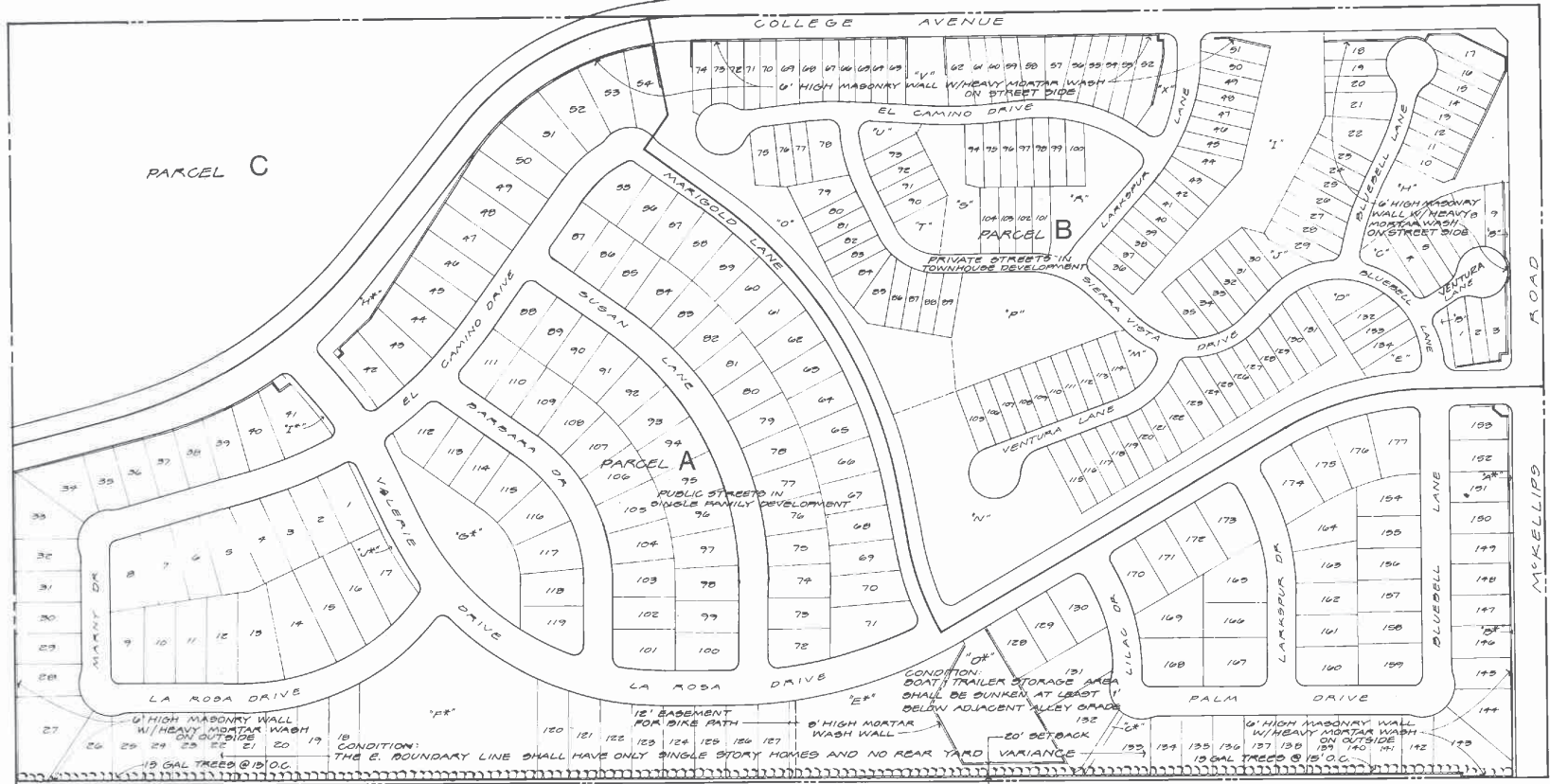


REQUESTED VARIANCES

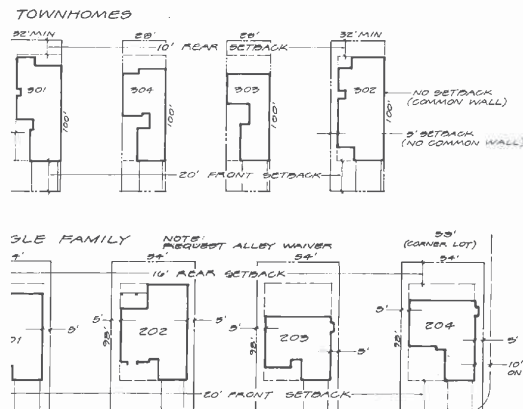
	S.F.	Townhome	RTH Zoning District, NO. 808
Minimum Net Site Area	-	-	2 ac.
Min. Lot Area Per Unit	5000	2520	5500
Density	-	-	8
Min. Lot Width	-	28'	40'
Min. Lot Length	-	-	90'
Max. Height	-	-	30'
Blog. Coverage	50%	60%	40%
Front	20'	20'	25'
Side	5'	0.5'	0.10'
Rear	16'	10'	20'
S. Side	10'	-	25'

* 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"	0.394
"N"	1.115
"O"	0.047
"P"	0.072
"Q"	1.751
"R"	1.100
"S"	0.371
"T"	0.289
"U"	0.113
"V"	0.053
"W"	0.171
"X"	0.396

TO BE USED FOR DRAINAGE ONLY:

"C"	0.037ac.
"D"	0.047
"E"	0.721ac.

TO BE USED FOR RECREATION AREA:

"P"	0.816ac.
-----	----------

NOTE: TRACTS "A", "F", "G", "L", "Q", & "M" 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 for 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 of the RTH zoning, and revert back to the R-6 classification.
- That a 12' wide right-of-way easement be granted to the use of a driveway, extending from the east property line to 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 RAPAGO 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

APPROVED BY THE CITY OF MARLBOROUGH
OWNER: *Marlborough Development Corp.*
DATE: *8-20-79*
MAYOR: *Harry E. Mitchell* DATE: *11/23/79*

APPROVED BY THE CITY OF MARLBOROUGH
CITY CLERK: *Debra L. Slaughter* DATE: *12-12-79*
CITY ENGINEER: *John J. Shaw* DATE: *12-12-79*
PLANNING DIRECTOR: *Don H. Hise* DATE: *12/19/79*

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, *Debra L. Slaughter*, City Clerk of the City of Marlborough, do hereby certify that the within instrument was lawfully recorded in Book *219*, Page *219*, of the City of Marlborough, Arizona, on the *12* day of *December*, 1979.
City of Marlborough, Arizona
Debra L. Slaughter
City Clerk