

APPROVED BY THE PHOENIX DEPARTMENT OF THE CITY OF PHOENIX, ARIZONA, THIS 12th DAY OF APRIL 1974.

APPROVED BY THE CITY OF PHOENIX, ARIZONA, THIS 12th DAY OF APRIL 1974.

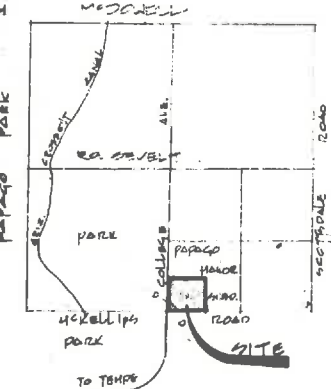
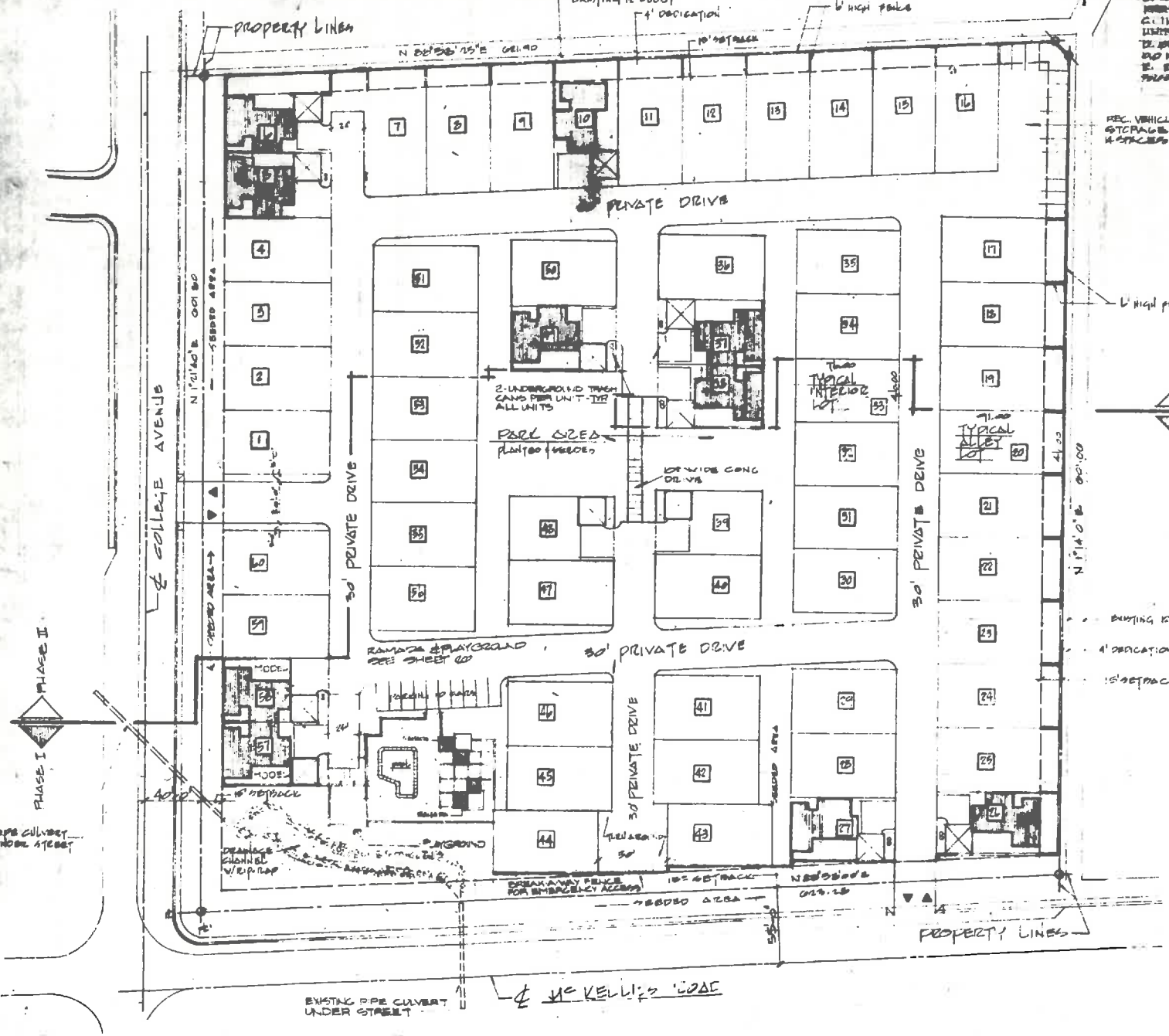
APPROVED BY THE CITY OF PHOENIX, ARIZONA, THIS 12th DAY OF APRIL 1974.

ALL FINAL BUILDING PLANS SHALL BE CHECKED & APPROVED ALONG THE NORTH & EAST PROPERTY LINES ADJACENT TO THE ALLEY. THE VARIANCES LISTED BELOW ARE APPROVED:

- D. 2.00' FRONT YARD SETBACK FROM 20' TO 22' 0".
- E. 2.00' SIDE YARD SETBACK FROM 5' TO 7' 0".
- F. 1.00' DEPTH FROM 10' 0" TO 12' 0".
- G. 2.00' SIDE YARD FROM 5' 0" TO 7' 0".
- H. 2.00' SIDE YARD FROM 5' 0" TO 7' 0".
- I. 2.00' SIDE YARD FROM 5' 0" TO 7' 0".

LEGAL DESCRIPTION:
 THE W/2 OF THE S/2 OF THE SW/4 OF THE SE/4 OF SEC. 9, T1N R4S OF THE G & ORDM, MARICOPA COUNTY, ARIZONA.

County of Maricopa
 I hereby certify that the within instrument was filed and recorded at request of
 City of Tempe
 APR 25 1974 4:30
 in Book 172
 in Page 34
 Witness my hand and official seal the day and year aforesaid.
 City Recorder
 County Recorder
 Debra K. Brown



CONDITIONS:

1. ALL WALKS ALONG MCKELLIPS ROAD & COLLEGE AVENUE BE MAINTAINED & DENSE LANDSCAPING SHALL BE PLANTED ADJACENT TO THEM.
2. ALL COMMON AREA, TO INCLUDE POOL & RECREATION FACILITIES, & REVERSE FRONTAGE AREAS, BE COMPLETED PRIOR TO OCCUPANCY OF ANY DWELLING UNITS AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
3. CHILDREN'S PLAY EQUIPMENT BE INCLUDED IN RECREATION AREA SUBJECT TO PLANNING DEPARTMENT APPROVAL PRIOR TO ISSUANCE OF OCCUPANCY PERMITS.
4. ALL LOT ADJUTING PUBLIC STREETS SHALL HAVE GROUND-MOUNTED AIR CONDITIONING EQUIPMENT, REFRIG. UNITS OR OTHER SCREENS NO DEVICES TO BE HIGHER IN HEIGHT THAN 1/2" BELOW THE HEIGHT OF THE MECHANICAL EQUIPMENT, ON SIDE, FRONT & REAR WALLS, UNLESS ARE APPROPRIATE AND DETAILS OF MECHANICAL EQUIPMENT & REFRIG. SCREENING TO BE APPROVED BY THE CITY COUNCIL.

60 UNIT P.R.D.

MCKELLIPS ROAD AND COLLEGE AVE.

TEMPE ARIZONA

RONALD WALSH CRAIK - ARCHITECT
PHOENIX ARIZONA

DESIGN DATA

| | |
|------------------------|--|
| GROSS LAND AREA | 440,930.0 SQ FT OR 10.1 ACRES |
| NET LAND AREA | 379,089.9 SQ FT OR 8.7 ACRES |
| MAX. POSSIBLE COVERAGE | 118,665.0 SQ FT OR 2.7% (6.9 UNITS/GROSS AC) |
| PRES. ZONING | R-1.5 (PATIO HOME P.R.D. REQUESTED) |
| FIRE ZONE | 3 |
| CONSTRUCTION YEAR | 1974 |
| OCCUPANCY | 1 |

PARKING

| | |
|------------------------------|------------------|
| COVERED PARKING (2 PER UNIT) | 120 |
| GUEST PARKING | 30 |
| TOTAL PARKING | 230 (417 PER U.) |
| REC. VEHICLE PARKING | 14 |

AREAS
 1-BEDROOM UNIT 18,210 SQ. FT.
 4-BEDROOM UNIT 9,000 SQ. FT.
 REUSE COLLECTION FROM (2) UNDERGROUND CANS PER UNIT. TENANTS SHALL LIFT CONTAINERS FOR COLLECTION.

S I T E P L A N SCALE 1"=40'-0"

2'-0" CROWN SHADE TREE SHALL BE PROVIDED PER LOT.
 A 6" HAZARDY WALL SHALL BE PROVIDED ALONG THE NORTH & EAST PROPERTY LINES.
 A 6" WALL SHALL BE PROVIDED ALONG THE NORTH & EAST BOUNDARIES OF THE FRONT YARD STORAGE.
 THE HOMEOWNER'S COVENANTS & RESTRICTIONS SHALL INCLUDE SECTION 20-15 OF THE CITY CODE RESPONSIBILITY & ALSO CONDITIONS OFF APPROVAL BY CITY COUNCIL, TO BE RECORDED.

RONALD WALSH CRAIK, ARCHITECT
 209 S. 19TH ST.
 PHOENIX, ARIZONA 85012

BUTLER TEMPE ARIZONA
 MCKELLIPS ROAD & COLLEGE AVE.
 TEMPE

5-13-74
 2-13-74
 27 MAR 74
 72-1020