

# Papago Park Village

## FINAL P.A.D. MAP TRACT - A

OF PAPAGO PARK VILLAGE, A SUBDIVISION OF RECORD, AS RECORDED IN BOOK 240, PAGE M.C.R., AND SITUATED IN A PORTION OF THE SE 1/4, SEC 10, T. 1 N., R. 4 E., G. 1 SRB & M, MARICOUNTY, ARIZONA.



**DEVELOPER** CAVALIER HOMES, INC., 4545 N. 36th Street, Phoenix, AZ 85018  
**ENGINEER** CLOUSE ENGINEERING, INC., 3815 N. 32nd Street, Phoenix, AZ 85018  
**PLANNER** A. WAYNE SMITH & ASSOCIATES, 2120 S. Rural Rd., Tempe, AZ 85282

### SITE DATA

Net Area: 4.25 Ac. (185,451 S.F.)  
 No. Units: 72  
 Density: 16.9  
 Parking Required: 159  
 Parking Provided: 159

### REQUESTED VARIANCES

- To reduce the minimum required courtyard width from 40' to 16'.
- To reduce the required front yard setback from 25' to 10'.
- To reduce the required street side yard setback from 25' to 12'.

### CONDITIONS OF APPROVAL

- Public Works Department approval of all street dedications, alleys, easements, driveways, drainage, water and sewer construction drawings, refuse pickup, off-site improvements and bikepaths are required.
- Full street dedication shall be made prior to recordation of the subdivision map.
- Full street improvements on all lands covered by this subdivision map must be installed prior to the issuance of any occupancy permits for the first phase of development. Details to be approved by the Public Works Department.
- All agreements between the developer and the City of Tempe regarding the city property be completed prior to recordation of the maps.
- A 6-foot wall with stucco finish and/or wrought iron shall be placed along the west side of future street right-of-way adjacent to Papago and Curry parks.
- The developer shall convey to the City of Tempe all the property lying between the westerly boundary of the subdivision, the U.S.A. ditch and the City of Tempe bikepath land.
- Salt River Project shall convey an easement over the U.S.A. land to the City of Tempe for public purposes.
- The documents shall be recorded with the subject plat.

### APPROVALS

*William Allen Wray*  
 Vice President  
 OWNER  
 April 7, 1982

*Henry Z. Mitchell*  
 MAYOR

*Pauline S. Tompkins*  
 CITY CLERK  
 approved 12/17/81 4-14

*Paul E. Clouse*  
 CITY ENGINEER  
 4-1

*Ray J. Day*  
 PLANNING DIRECTOR  
 4-2

RECEIVED  
 MAY 5 1982  
 CITY OF TEMPE  
 PLANNING DEPT

RECORDED

### ACKNOWLEDGMENT

On this, the 26th day of April, 1982, before me, the undersigned officer, personally appeared *William Allen Wray*, who acknowledged himself to be Vice President of Cavalier Homes, Inc., a Delaware corporation, as owner, and acknowledged that he, as such officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

IN WITNESS WHEREOF: I hereunto set my hand and official seal. My commission expires *July 22, 1983*

*Martha M. George*  
 NOTARY PUBLIC

### CERTIFICATION

I, Paul E. Clouse, hereby certify that I am a registered Civil Engineer of the State of Arizona; that this map, consisting of one sheet, correctly represents a survey made under my supervision during the month of November, 1981; that the survey is true and complete as shown; That all the monuments shown actually exist and will be set as shown; That their positions are correctly shown and that said monuments are sufficient to enable the survey to be retraced.

*Paul E. Clouse* 2/82  
 REGISTERED CIVIL ENGINEER

