

FINAL P.A.D. MAP

Tract 'C' of Papago Park Village

A SUBDIVISION OF RECORD, AS RECORDED IN BOOK 204, PAGE 48, M.C.R., AND SITUATED IN A PORTION OF THE SEC. 10, T.1 N, R.4E, G & SR8 & M. MARICOPA COUNTY, ARIZONA

DEVELOPER CAVALIER HOMES, 4545 N. 36TH ST., PHOENIX, AZ 85018 PH: 956-4100
 ENGINEER CLOUSE ENGINEERING, INC., 3815 N. 30th ST., PHOENIX, AZ 85018 PH: 955-4650
 PLANNER A. WAYNE SMITH & ASSOCIATES, 2120 S. RURAL RD., TEMPE, AZ 85282 PH: 958-8501



SITE DATA

EXISTING ZONING R-4
 GROSS AREA 5,724 AC.
 NET AREA 4,709 AC.
 NO. OF UNITS 72
 DENSITY 15.2 DU/AC.
 PARKING REQUIRED (2 SPACES/UNIT AND 1 GUEST SPACE/5 UNITS) 159 SPACES
 PARKING PROVIDED 159 SPACES
 BICYCLE PARKING 16 SPACES

REQUESTED VARIANCES

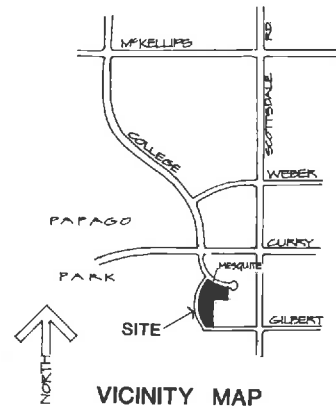
- REDUCE THE FRONT YARD SETBACK (MESQUITE CIR.) FROM 25' TO 15'
- REDUCE THE STREET SIDE YARD SETBACKS FROM 25' TO 15' FOR THE BUILDINGS.
- REDUCE THE REQUIRED PARKING AND MANEUVERING IN THE STREET SIDEYARD SETBACK FROM 25' TO 0' ON COLLEGE AVENUE.
- REDUCE THE REQUIRED COURTYARD SEPARATION FROM 40' TO 30'
- REDUCE THE REQUIRED RECREATIONAL VEHICLE PARKING SPACES FROM 14 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 BIKEWAYS.
- A LANDSCAPE PLAN SHALL BE PROVIDED PRIOR TO COUNCIL ACTION.
- C.C. & R'S SHALL BE REVIEWED AND APPROVED BY THE CITY ATTORNEY AND PLANNING DIRECTOR PRIOR TO RECORDING OF P.A.D. FOR TRACT 'C'.
- THAT A 3" MASONRY SCREENING WALL, STUCCOED AND COLORED TO MATCH BUILDINGS, BE PROVIDED ADJACENT TO ALL STREET PROPERTY LINES, SUCH AS A SCREENING WALL TO HAVE A MAXIMUM OF FIVE POINTS OF ACCESS ALONG COLLEGE AVENUE, DRIVEWAY INCLUDED, COMPLETE WALL DETAILS TO BE APPROVED BY STAFF PRIOR TO ISSUANCE OF BUILDING PERMITS.
- ALL PREVIOUS CONDITIONS IMPOSED BY COUNCIL FOR THE ENTIRE SITE MUST BE ADHERED TO.

RECORDED

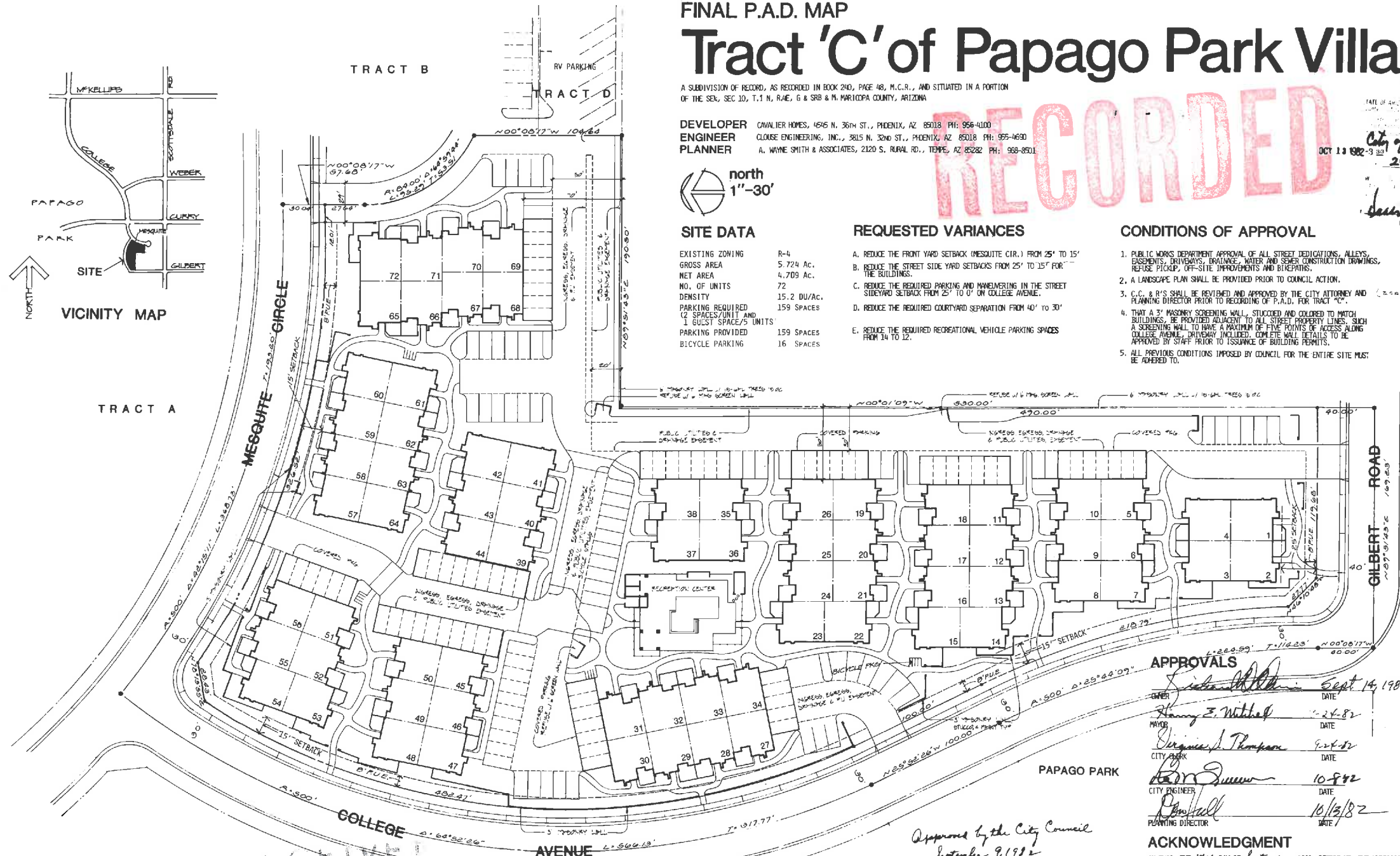
City of Tempe
 246
 7
 Larry Long



TRACT A

TRACT B

TRACT D



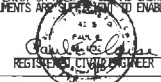
APPROVALS

<i>Richard D. Davis</i>	Sept 14, 1982
DATE	
<i>Henry E. Mitchell</i>	10-24-82
DATE	
<i>Virginia J. Thompson</i>	9-24-82
DATE	
<i>Tom Sweeney</i>	10-8-82
DATE	
<i>Paul Hall</i>	10/13/82
DATE	

Approved by the City Council
 September 9, 1982

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 OR WERE PLACED AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED.

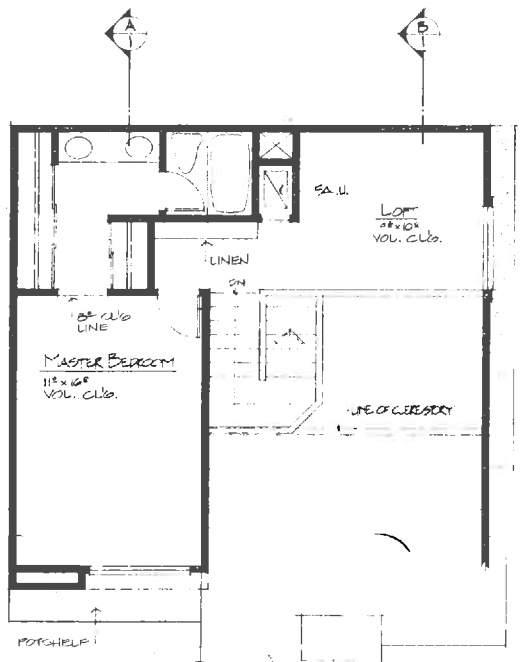


IN WITNESS WHEREOF: I HERETO SET MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES July 22, 1983

Marion M. George
 NOTARY PUBLIC

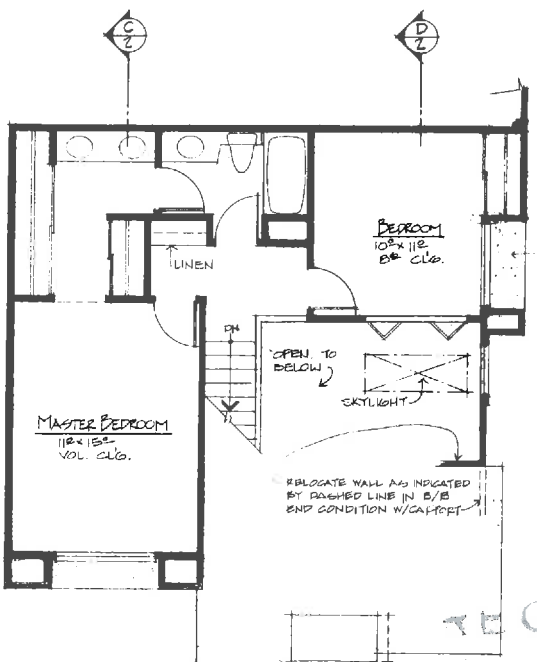
RECEIVED
 OCT 20 1982
 CITY OF TEMPE
 PLANNING DEPT

10



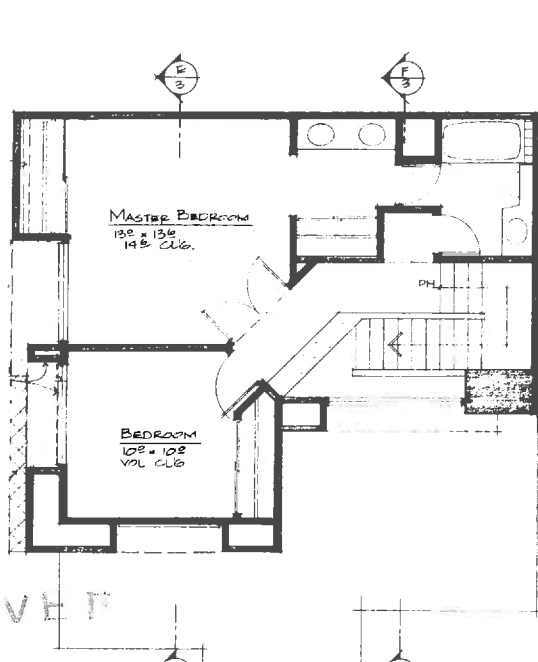
second floor plan

ALL INTERIOR CONDITIONS SHOWN - A/C END CONDITION IS SAME U.N.O.



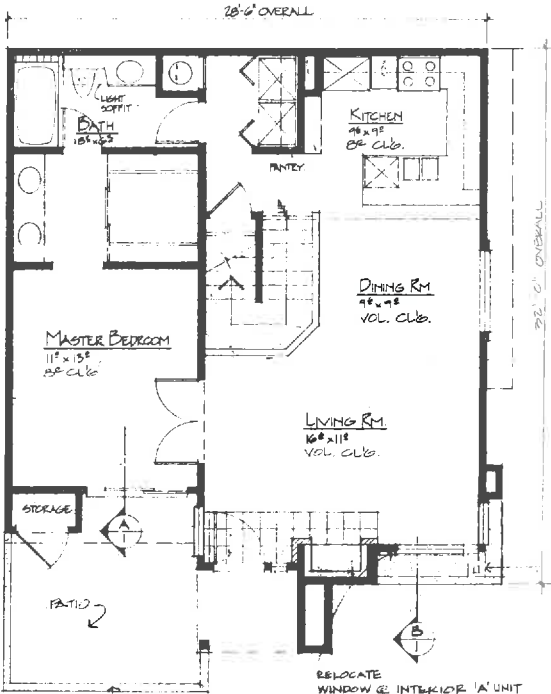
second floor plan

ALL INTERIOR CONDITIONS SHOWN - A/C END CONDITION IS SAME U.N.O.



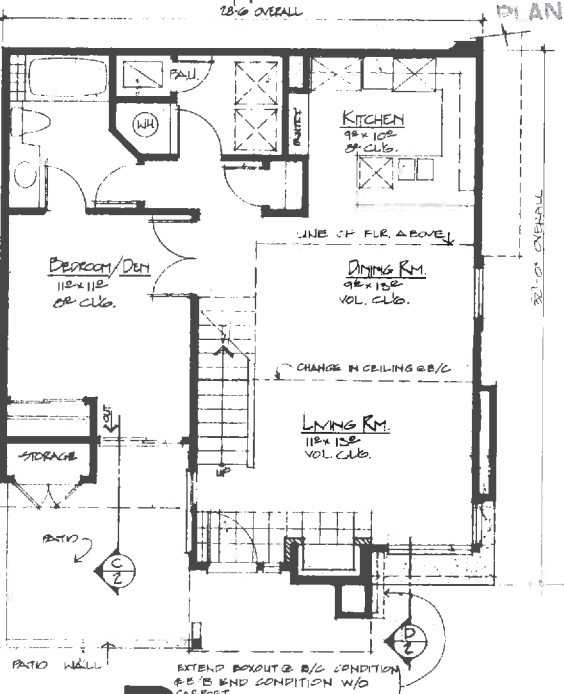
second floor plan

ALL INTERIOR CONDITIONS SHOWN - A/C END CONDITION IS SAME U.N.O.



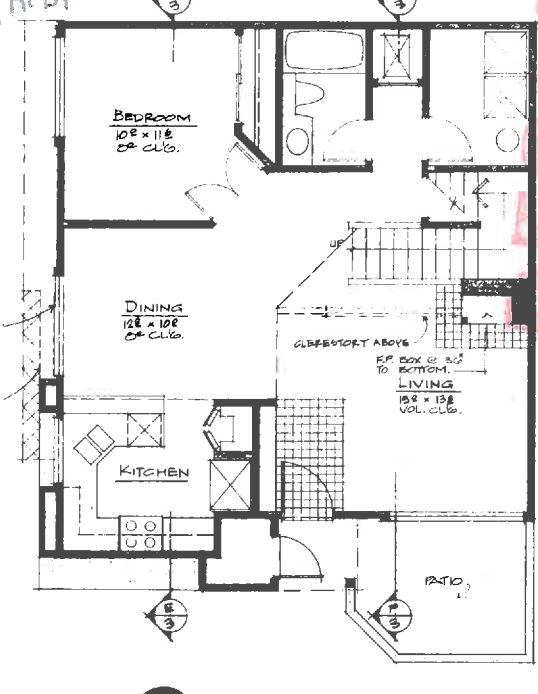
1310 SF **A** first floor plan

ALL INTERIOR CONDITIONS SHOWN - A/C END CONDITION IS SAME U.N.O.



1396 SF **B** first floor plan

ALL INTERIOR CONDITIONS SHOWN - A/C END CONDITION IS SAME U.N.O.



1350 SF **C** first floor plan

ALL INTERIOR CONDITIONS SHOWN - A/C END CONDITION IS SAME U.N.O.

STATE OF ARIZONA
COUNTY OF MARICOPA
I hereby certify that the within instrument was filed and recorded in the public records of the City of Tempe, Arizona, on this 24th day of August, 1982.
Barry A. Berkus
City Recorder
10000 N. 19th Street
Tempe, Arizona 85282

RECORDED

RECEIVED
AUG 20 1982
CITY OF TEMPE
PLANNING DEPT

FLOOR PLANS **Tract 'C' of Papago Park Village**

cavalier homes

barry a. berkus a.i.a.

1-10-82
1-11-82

preliminary not for construction