

VICINITY MAP

TRACT A

TRACT B

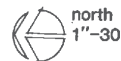
TRACT D

FINAL P.A.D. MAP

Tract 'C' of Papago Park Village

A SUBDIVISION OF RECORD, AS RECORDED IN BOOK 240, PAGE 48, N.C.R., AND SITUATED IN A PORTION OF THE SEW, SEC 30, T.11 N. R.4E, G & 3RD & 4th PARCELS COUNTY, ARIZONA

DEVELOPER CAVALIER HOMES, 1445 N. 30TH ST., PHOENIX, AZ 85018 PH: 956-4000
ENGINEER CLOSE ENGINEERING, INC., 3825 N. 20TH ST., PHOENIX, AZ 85018 PH: 955-4690
PLANNER A. WAYNE SMITH & ASSOCIATES, 2120 S. RURAL RD., TEMPE, AZ 85282 PH: 968-8801



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 159 SPACES
PARKING PROVIDED 159 SPACES
BICYCLE PARKING 16 SPACES

REQUESTED VARIANCES

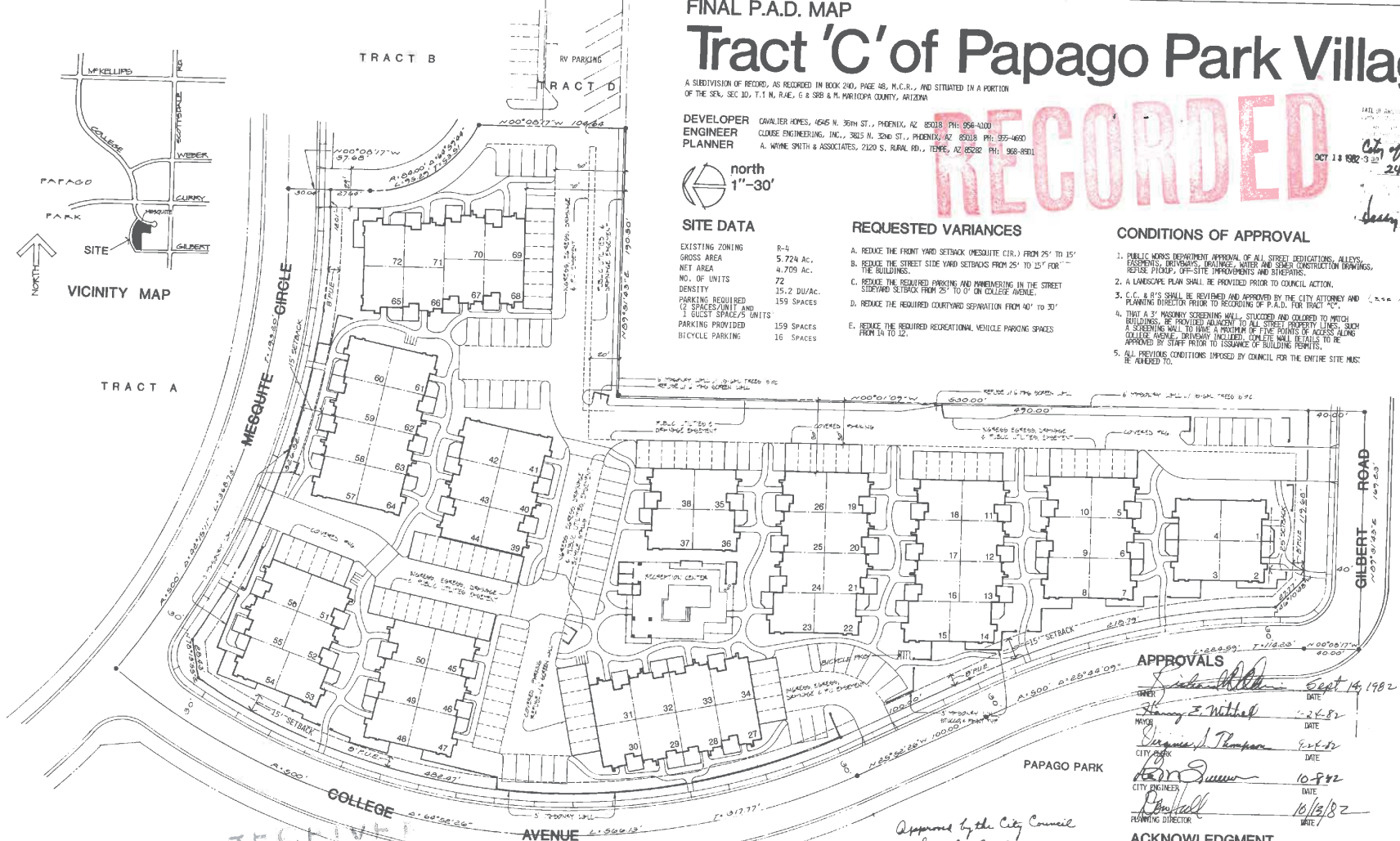
- REDUCE THE FRONT YARD SETBACK (MESQUITE CIRCLE) FROM 25' TO 15'
- REDUCE THE STREET SIDE YARD SETBACKS FROM 25' TO 15' FOR THE BUILDINGS.
- REDUCE THE REQUIRED PARKING AND PARKING IN THE STREET CURB AND SETBACK FROM 25' TO 0' ON COLLEGE AVENUE.
- REDUCE THE REQUIRED COURTYARD SEPARATION FROM 40' TO 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 RETAINING.
- A LANDSCAPE PLAN SHALL BE PROVIDED PRIOR TO COUNCIL ACTION.
- C.E. & 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 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

FILED
OCT 18 1982
City of Tempe
246
Seely



APPROVALS

SEAL: [Signature]
DATE: Sept 14, 1982
SEAL: [Signature]
DATE: 24-82
SEAL: [Signature]
DATE: 24-82
SEAL: [Signature]
DATE: 10-82
SEAL: [Signature]
DATE: 10/13/82

ACKNOWLEDGMENT

ON THIS, THE 17th DAY OF September, 1982, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED Edward J. Davis, 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 HERETO SET MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES July 23, 1983

Notary Public

CERTIFICATION

I, PAUL E. CLOSE, 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, AND THAT ALL THE MONUMENTS SHOWN ACTUALLY EXIST ON THE GROUND, AND THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Approved by the City Council
September 9, 1982

OCT 20 1982

CITY OF TEMPE
PLANNING DEPT



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