

FINAL

# PEPPERWOOD TOWNHOMES

# UNIT 2

## A PLANNED AREA DEVELOPMENT

OWNER: PEPPERWOOD CORP.  
 5039 N. 19th Ave., Phoenix, AZ

DEVELOPER: HILLANDERS & STARK DEV. CO.  
 5039 N. 19th Ave., Phoenix, AZ

PLANNER: A. WAYNE SMITH & ASSOCIATES  
 Tempe, AZ

ENGINEER: R. B. CUBLEY & ASSOCIATES  
 Tempe, AZ

### Site Data

- GROSS ACRES 12.061
- EXISTING ZONING R-TH
- NUMBER OF UNITS 71
- DENSITY (DU/AC) 6.38 DU/AC

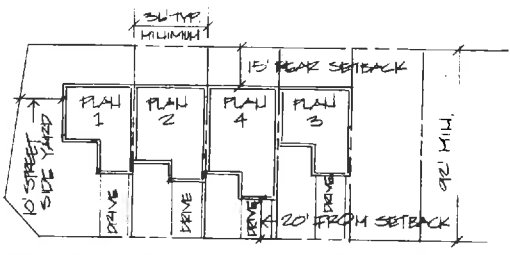
### Variances Requested

	FROM	TO
FRONT YARD SETBACK	25'	20'
SIDE YARD SETBACK	10'	0'
STREET SIDE YARD SETBACK	25'	10'
LOT COVERAGE	40%	62%
REAR YARD SETBACK	20'	15'
LOT AREA	5,500 <sup>+</sup>	3,512 <sup>+</sup>
LOT WIDTH	40'	36'
KEY LOT SIDE YARD	20'	10'

GUEST PARKING PERMITTED IN FRONT YARDS  
 POOL FENCES & GRASS STORAGE, ETC. TO HAVE SETBACKS AS SHOWN ON PLANS  
 PATIO COVERS SHALL BE PERMITTED TO PROJECT INTO REAR YARD SETBACK A MAXIMUM OF 10'

### Conditions of Approval

- A HOMEOWNER ASSOC. BE SET UP IN ORDER TO MAINTAIN COMMON TRACTS. DETAILS TO BE APPROVED BY THE CITY ATTORNEY PRIOR TO RECORDATION.
- MECHANICAL EQUIPMENT BE SCREENED FROM PUBLIC VIEW. DETAILS TO BE APPROVED BY THE DESIGN REVIEW BOARD.



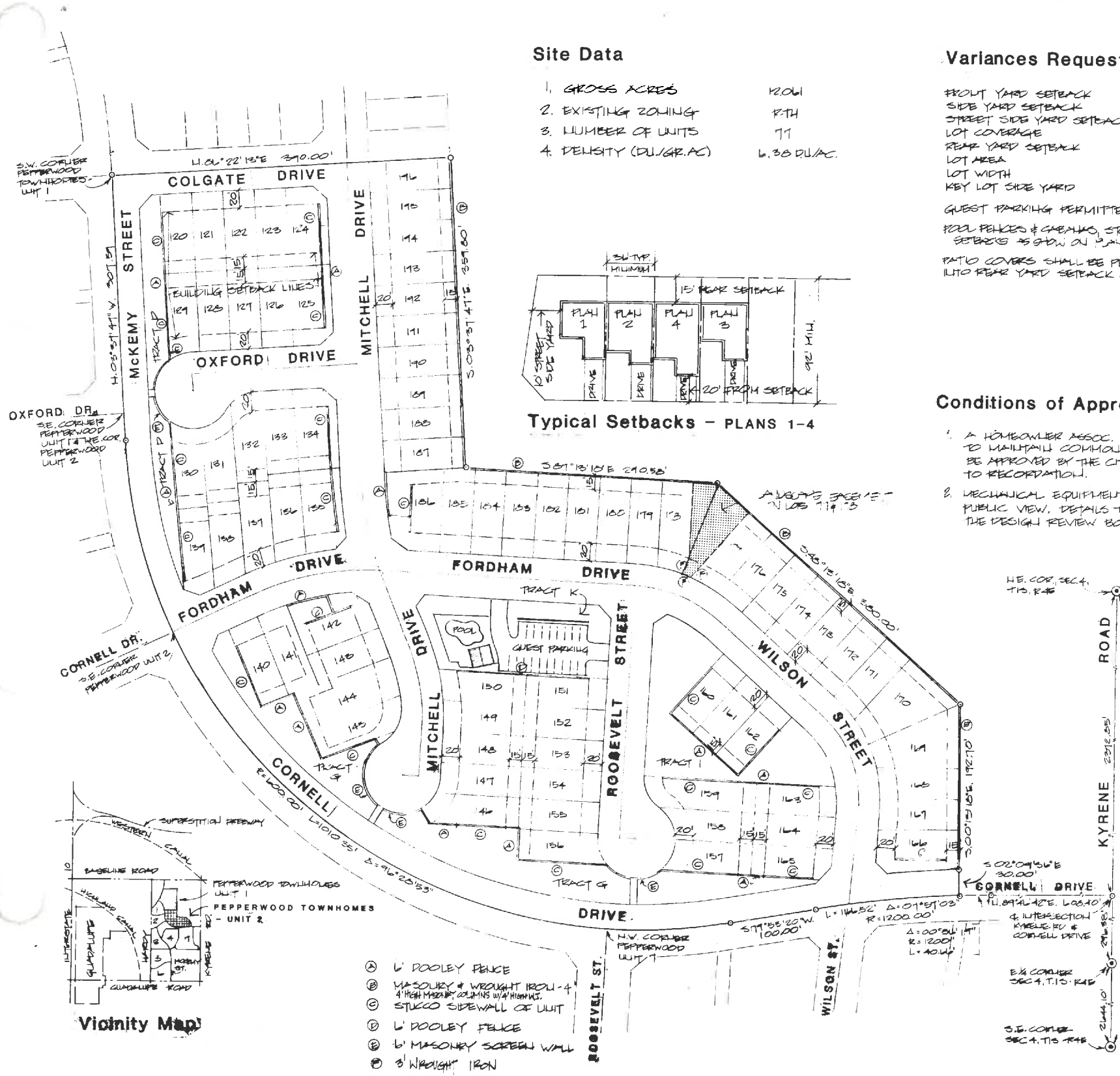
RECORDED

CERTIFICATE OF ENGINEER:  
 I, JOHN DWIGHT HESS, HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF ARIZONA, THAT THE ABOVE LEGAL DESCRIPTION AND BOUNDARY SHOWN HEREON CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION AND DATED \_\_\_\_\_ AND RECORDED IN BOOK \_\_\_\_\_ OF MAPS, PAGE \_\_\_\_\_, MARICOPA COUNTY RECORDS, AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, TO THE BEST OF MY KNOWLEDGE.  
 John Dwight Hess  
 PROFESSIONAL ENGINEER #11302

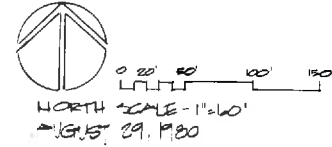
RECEIVED  
SEP 15 1980

PEPPERWOOD TOWNHOMES - UNIT 2  
 A PORTION OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SAULT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

APPROVED BY THE MAYOR & CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS THE 21 DAY OF August, 1980  
 BY: Henry E. Mitchell, MAYOR  
 ATTEST: Pauline J. Tompkins, CITY CLERK  
 APPROVED: [Signature] 9-5-80, CITY ENGINEER  
 [Signature] PLANNING DIRECTOR



- Ⓐ 6' DOOLEY FENCE
- Ⓑ MASONRY & WROUGHT IRON - 4' HIGH MASONRY COLUMNS W/ 4" HIGH M.S. STUCCO SIDEWALL OF UNIT
- Ⓒ 6' DOOLEY FENCE
- Ⓓ 6' MASONRY SCREEN WALL
- Ⓔ 3' WROUGHT IRON



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