

# Rosen Place final p.a.d.

**ROSEN PLACE**

**SINGLE SIDERYARD PATIO HOMES**

**LEGAL:**  
A PORTION OF TRACT NUMBER 24 (PATENTED), STATE PLAT NUMBER 17, AMENDED, BOOK 69 OF MAPS, PAGE 38, LOCATED IN THE SOUTH HALF OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASIN AND MERIDIAN, MARICOPA COUNTY ARIZONA.

**CROSS ACRES:** 1.20 ACRES  
**NET ACRES:** 1.18 ACRES

**USE:** RESIDENTIAL

**EXISTING ZONING:** R-4 ON SOUTH HALF  
R-3 ON NORTH HALF

**PROPOSED ZONING:** R-4 PAD ON SOUTH HALF  
R-3 PAD ON NORTH HALF

**DENSITY:**  
R-4 ALLOWABLE (29 D.U./ACRE): 16 UNITS  
R-4 PROPOSED (18.52 D.U./ACRE): 10 UNITS  
R-3 ALLOWABLE (22 D.U./ACRE): 14 UNITS  
R-3 PROPOSED (18.75 D.U./ACRE): 12 UNITS

**TOTAL UNITS ALLOWABLE:** 30 UNITS  
**TOTAL UNITS PROPOSED:** 22 UNITS

**LANDSCAPING:**  
**COMMON AREA:**  
**EACH LOT:** 302 (604 s.f.)

**REFUSE COLLECTION:** INDIVIDUAL CONTAINERS

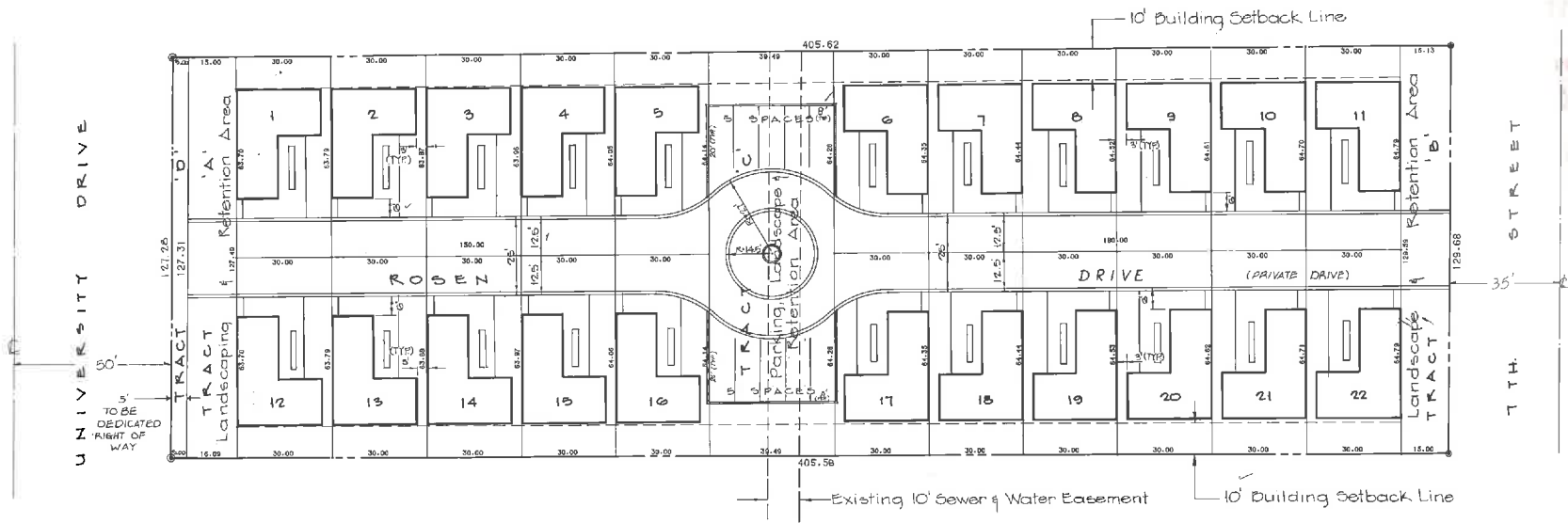
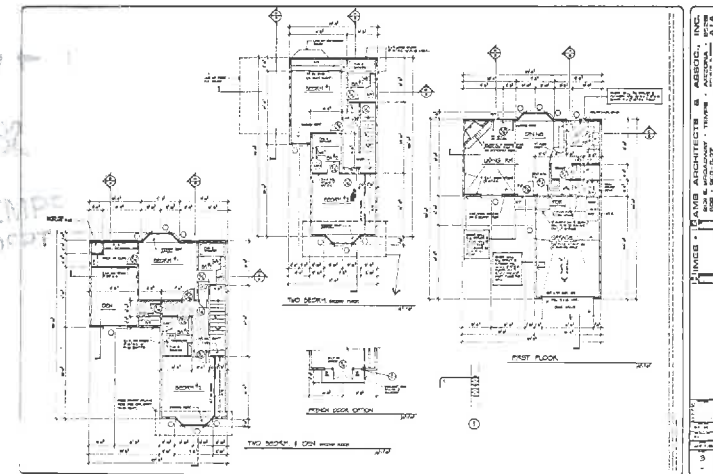
**VARIANCES REQUESTED**

- (a) Reduce lot width from 60' to 30'.
- (b) Reduce lot depth from 100' to 63.5'.
- (c) Reduce lot area from 6000 s.f. to 1929 s.f.
- (d) Reduce setbacks as follows:  
front - 25' to 6' (to private street) 18.5' to centerline of street.  
side - 10' to 0'.  
rear - 15' to 10' (unit) abd 3' (patio)
- (e) Reduce required 25' landscape strip along University and Seventh St. to 15'.
- (f) Reduce required R.V. spaces from 4 to 0.
- (g) Reduce required width for a guest parking space from 9' to 8'.

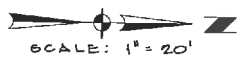
**BUILDING AREA:**

2 BEDROOM:	
FIRST FLOOR	405 s.f.
SECOND FLOOR	561 s.f.
GARAGE	267 s.f.
TOTAL	1,213 s.f.
2 BEDROOM + DRW	
FIRST FLOOR	405 s.f.
SECOND FLOOR	674 s.f.
GARAGE	267 s.f.
TOTAL	1,346 s.f.

RECEIVED  
NOV 23 1982  
CITY OF TEMPE  
PLANNING DEPT



City of Tempe  
247  
2. McLAUGHLIN



APPROVED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, THIS 23 DAY OF September, 1982.

BY: Harry E. Mitchell RAYOR ATTEST: Virginia Thompson CLERK

APPROVED BY: Tom Saw CITY ENGINEER DATE: 11-12-82

APPROVED BY: Don Hull PLANNING DEPARTMENT DATE: 11/15/82

Paul Cox  
Assistant  
10/2/82

SHEET 1 OF 1 16

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