

Rosen Place final p.a.d.

ROSEN PLACE

SINGLE SIDEYARD PATIO HOMES

LEGAL:
A PORTION OF TRACT NUMBER 24 (PATENTED), STATE PLAT NUMBER 12, 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 BASE 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

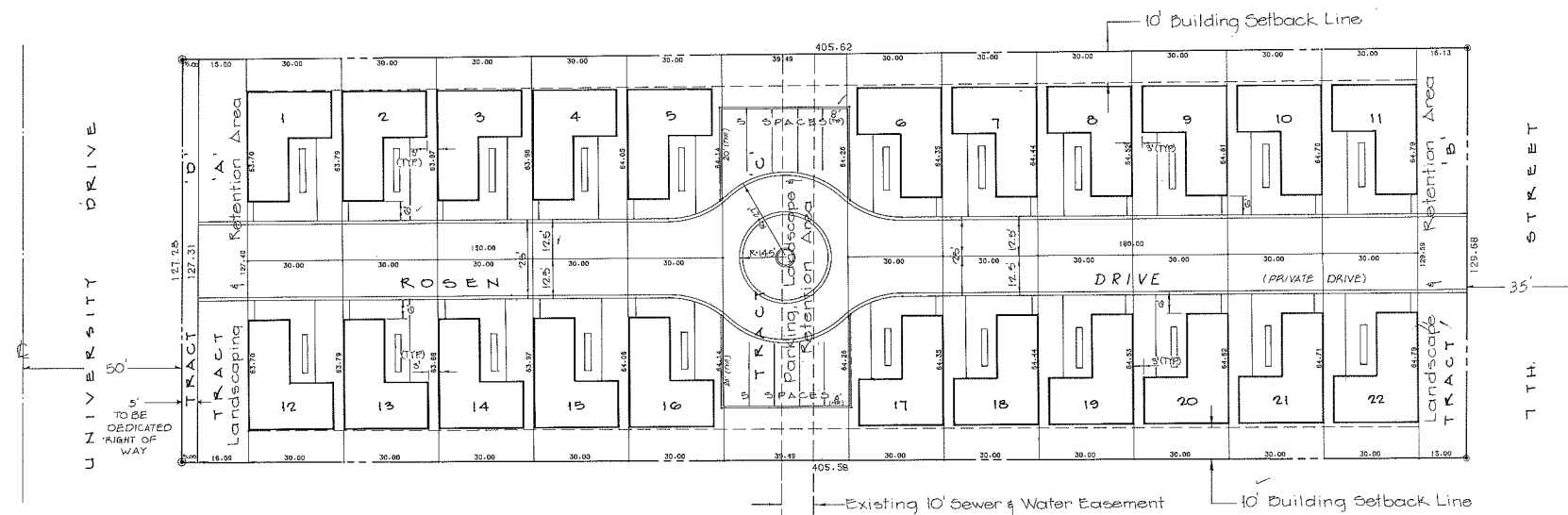
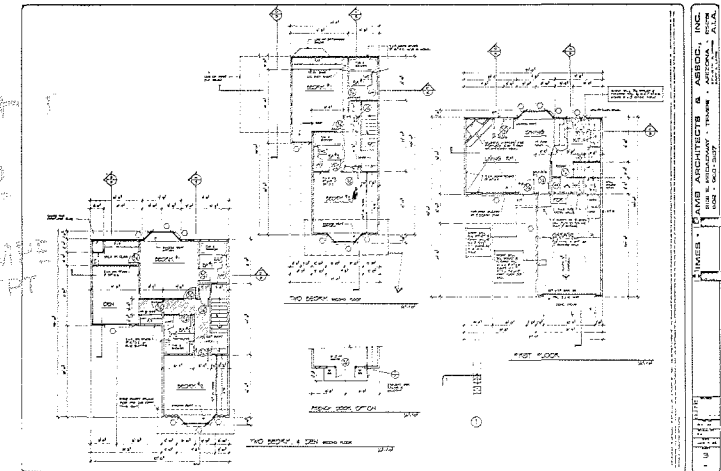
LANDSCAPING:
CORNER AREA: 10% (404 s.f.)
EACH LOT: 10%

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) and 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 541 s.f.
GARAGE 267 s.f.
TOTAL 1,213 s.f.
2 BEDROOM + DEN
FIRST FLOOR 405 s.f.
SECOND FLOOR 674 s.f.
GARAGE 267 s.f.
TOTAL 1,346 s.f.



NOV 15 1982

City of Tempe
247
P. McLAUGHLIN
City Engineer

APPROVED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, THIS 23 DAY OF September, 1982.
BY: *Henry E. Mitchell* ATTEST: *Virginia Thompson*
CITY CLERK
APPROVED BY: *Robert Quinn* DATE: 11-12-82
CITY ENGINEER
APPROVED BY: *Don Hall* DATE: 11/15/82
PLANNING DEPARTMENT

SCALE: 1" = 20'

SHEET 1 OF 1

Sage engineer
3320 S. 1st Ave.
Tempe, Arizona 85283
(602) 954-0572

ROSEN PLACE - FINAL SITE PLAN - JOB NO. 369002

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