

RECORDED

RECEIVED
JUN 26 1981
CITY OF TEMPE
PLANNING DEPT.

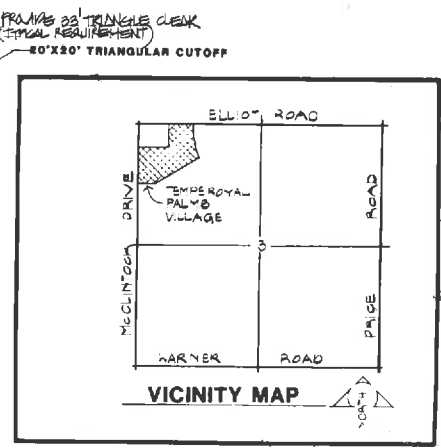


VARIANCES

1. Reduce min. lot area from 5500 s.f. to 2600 s.f. (pg. 48)
2. Increase maximum lot coverage from 40% to 20%. (pg. 48)
3. Reduce minimum lot width from 40' to 36'. (pg. 48)
4. Reduce minimum lot depth from 50' to 37'. (pg. 48)
5. Reduce yard setbacks: (pg. 48)
 - A. Front: 25' to 12'
 - B. Rear: 20' to 10'
 - C. Street side: 25' to 12'
6. Reduce front yard setback for pool fence from 25' to 10'. (pg. 48)
7. Allow 12' fence, 5' from rear property line for tennis courts. (pg. 77)
8. Reduce width of private drives from 25' to 16'. (pg. 77)

CONDITIONS OF APPROVAL:

1. Public Works Department approval of all street dedications, alleys, easements, driveway, drainage, water and sewer construction drawings, right-of-way, utility improvements and utilities.
2. Final design for necessary additional storm drains and retention basin modifications to accommodate current revisions to the original site plan shall be approved by the Public Works Department prior to City Council action.
3. If revisions for storm drain or retention cause any significant changes to this subdivision (as determined by the zoning Administrator) the revised plan shall be brought back for approval before the Planning and Zoning Commission.
4. All arterial street improvements shall be made on the subject property by U.S. Home, Sugar Division, one year from the date of recordation of the plan. This will include all improvements on McClintock Drive to the plan. Full improvements on Elliot Road around the project includes Unit 1, shall be installed as part of the improvement for
5. That a disclaimer statement be filed and approved by the City Attorney, prior to the recordation of the final plat.
6. Plans for reverse frontage and/or off-site landscaping and accessory walls to be submitted to the Planning Department prior to City Council action.
7. Plans for reverse frontage and/or off-site landscaping to be approved by the Planning Department and Parks and Recreation Department prior to issuance of any accessory permits.
8. Plant material locations must be stated by the contractor and approved by the Parks and Recreation Department prior to planting.
9. Reverse frontage and/or off-site landscaping shall be installed on a cash bond posted to cover cost plus 10% of the installation prior to issuance of occupancy for the model or 180 days, whichever comes first. The bond shall be returned following the completion of the landscaping and its acceptance for maintenance by the Parks and Recreation Department.
10. A 3' landscape easement shall be provided along Elliot Rd. and shown on plat prior to recordation.



JUN 15 1981-918
STATE OF ARIZONA
County of Maricopa
I hereby certify that the within instrument was filed and recorded at request of
CITY OF TEMPE
in Book 435
on page 135
Witness my hand and official seal the day and year aforesaid.
Bill Henry County Recorder
Deputy Recorder

LEGAL DESCRIPTION
TEMPE ROYAL PALMS VILLAGE

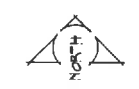
That part of the NE 1/4 Section 13, T-1-S-R-4-1, G&S 861, Maricopa County, Arizona, described as follows:
Beginning at a point on the West line of the NE 1/4 said Section 13, from which the NE corner said Section 13 bears N0244°32'E, a distance of 415.05 feet; run thence EAST, a distance of 845.07 feet; run thence NORTH, a distance of 515.00 feet to a point on the North line of the NE 1/4 said Section 13 from which the NE corner said Section 13 bears West, a distance of 537.11 feet; run thence EAST, along the North line of the NE 1/4 said Section 13, a distance of 489.35 feet; run thence SOUTH, a distance of 279.80 feet; run thence along the arc of a curve to the left, said curve having a central angle of 25°40'00", a radius of 1150.00 feet, a distance of 515.16 feet; run thence S20°40'00"E, a distance of 375.00 feet; run thence S64°20'00"W, along the westerly line of an alley, as shown on the plat of Tempe Royal Palms Unit Eighteen recorded in Book 276 of Maps, Page 7, U.C.C., a distance of 686.01 feet; run thence S71°24'40"W, a distance of 725.43 feet; run thence S80°00'40"W, a distance of 241.07 feet; run thence S09°44'12"W, a distance of 151.04 feet; run thence N03°22'28"W, a distance of 281.00 feet to a point on the West line of the NE 1/4 said Section 13; run thence N0244°32'E, along the West line of the NE 1/4 said Section 13, a distance of 1032.71 feet to the point of beginning.

Said parcel contains 32.847 acres (gross).
Less exterior street right-of-ways, said parcel contains 29.977 acres (net)

SITE DATA

| | |
|------------------|------------|
| ZONING | R-TH |
| GEN. AC. | 32.847 AC. |
| NET AC. | 29.977 AC. |
| UNDERSERVED | 175 UNITS |
| DENSITY | 3681/AC. |
| PARKING REQ'D | 420 SPACES |
| PARKING PROVIDED | 439 SPACES |

**FINAL PLAN:
PLANNED AREA DEVELOPMENT**



2943-f