ORIGINAL OWNER:

STAGGS-BILT HOMES
3240 E. CAMELBACK RD.
PHOENIX, AZ 85018

OWNER THIS ACTION:

TEMPE VILLAGE UNIT I
HOMEOWNERS ASSOCIATION
ROGER A. VARNES, PRESIDENT
1661 VILLAGE WAY
TEMPE, AZ 85282

ORIGINAL DEVELOPER:

STAGGS-BILT HOMES
3240 E. CAMELBACK RD.
PHOENIX, AZ 85018

DEVELOPER THIS ACTION:

TURNMAN DEVELOPMENT LIMITED
PARTNERSHIP OF ARIZONA
70 W. BASELINE RD.
SUITE H-8
MESA, AZ 85202

SITE DATA

GROSS SITE: 10.85 AC.

NET SITE: 10.57 AC.

ZONING: R-2

EXISTING USE: A SUBDIVISION AND PLANNED AREA DEVELOPMENT FOR TOWNHOMES

NO. OF UNITS: 94

DENSITY: 9 DU/AC.

EXISTING PARKING: 201 SPACES

COVERAGE

EXISTING BUILDING, 1.46 AC IN UNIT I	=	63,600 SF
79 COVERED SPACES x 180 SF/SPACE	=	14,220 SF
10 UNITS FROM UNIT II	=	8,200 SF
16 COVERED SPACES FOR UNIT II	=	2,800 SF
TOTAL COVERAGE AREA	=	88,900 SF;
% OF NET SITE AREA		16%

VARIANCE:

Allow a 6' wall in the required front and street sideyard set back for Tract 'G'

LEGAL DESCRIPTION

A portion of "TEMPE VILLAGES UNIT 1", an subdivision as recorded in Bk. 152, Pg. 29, M.C.R., along with a portion of "TEMPE VILLAGES UNIT II AMENDED", a subdivision as recorded in Bk. 214, Pg. 41, M.C.R., along with a portion of "FIESTA VILLAGES AMENDED, A subdivision as recorded in Bk. 138, Pg. 5, M.C.R., and a portion of "AMENDED PLAN OF DEVELOPMENT FOR TEMPE VILLAGE SQUARE" as recorded in Bk. 300, Pg. 6, M.C.R., being more particularly described as follows:

Commencing at the Northwest corner of Section 32, T.1N., R.4E., G.& S.R.B.& M., Maricopa County, Arizona.

Thence S. 89° - 27' - 28" W. along the North line of said Section 32, also being the centerline of Southern Ave., a distance of 955.53 feet.

Thence S. 00° - 22' - 35" E. a distance of 40.00 feet to the TRUE POINT OF BEGINNING.

Thence N. 89° - 27' - 28" E. a distance of 50.00 feet;

Thence S. 00° - 22' - 35" E. a distance of 15.00 feet;

Thence S. 44° - 37' - 28" W. a distance of 28.28 feet.

Thence S. 00° - 22' - 35" E. a distance of 86.87 feet to a point of curve;

Thence along a curve to the left having a radius of 278.00 feet, a central angle of 23° - 42' - 00", an arc length of 115.02 feet, and a chord which bears S. 11° - 29' - 32" E., 114.22 feet;

Thence S. 42° - 36' - 57" E. a distance of 12.00 feet.

Thence S. 00° - 22' - 35" E. a distance of 207.13 feet.

Thence S. 73° - 07' - 53" W. a distance of 217.16 feet to a point of curve;

Thence along a curve to the left having a radius of 270.00 feet, a central angle of 27° - 12' - 24", an arc length of 128.25 feet, and a chord which bears S. 87° - 22' - 35" W., 126.98 feet to a point of reverse curve;

Thence along a curve to the right having a radius of 170.00 feet, a central angle of 44° - 34' - 15", an arc length of 132.27 feet, and a chord which bears S. 79° - 04' - 32" W., 129.07 feet.

Thence S. 89° - 26' - 25" W. a distance of 279.31 feet to a point on a curve.

Thence along a curve to the right having a radius of 130.00 feet, a central angle of 24° - 17' - 47", an arc length of 52.37 feet, and a chord which bears N. 89° - 36' - 11" E., 52.13 feet.

Thence N. 17° - 08' - 05" E. a distance of 121.88 feet.

Thence N. 82° - 06' - 49" E. a distance of 11.61 feet.

Thence N. 72° - 04' - 08" W. a distance of 108.00 feet to a point on a curve.

Thence along a curve to the left having a radius of 120.00 feet, a central angle of 29° - 24' - 00", an arc length of 60.15 feet, and a chord which bears N. 87° - 38' - 08" W., 59.57 feet.

Thence S. 73° - 41' - 05" W. a distance of 15.00 feet to a point of curve.

Thence along a curve to the left having a radius of 30.00 feet, a central angle of 68° - 52' - 12", an arc length of 36.05 feet, and a chord which bears S. 55° - 14' - 53" W., 33.93 feet to a point of reverse curve;

Thence along a curve to the right having a radius of 45.00 feet, a central angle of 152° - 42' - 52", an arc length of 120.02 feet, and a chord which bears N. 68° - 18' - 11" W., 87.68 feet.

Thence N. 33° - 21' - 31" W. a distance of 76.40 feet.

Thence N. 06° - 05' - 42" W. a distance of 53.07 feet.

Thence N. 54° - 33' - 25" W. a distance of 5.18 feet.

Thence S. 88° - 05' - 07" W. a distance of 12.88 feet.

Thence N. 01° - 54' - 53" W. a distance of 50.10 feet.

Thence N. 89° - 55' - 00" E. a distance of 89.06 feet.

Thence N. 00° - 31' - 34" W. a distance of 191.48 feet.

Thence N. 89° - 27' - 25" E. a distance of 329.71 feet.

Thence N. 00° - 22' - 35" W. a distance of 80.00 feet.

Thence N. 89° - 27' - 25" E. a distance of 30.00 feet to the TRUE POINT OF BEGINNING, and containing 12.4378 acres of land, gross, more or less.

SUBJECT TO: Any easements, restrictions, or rights-of-ways, recorded or otherwise.

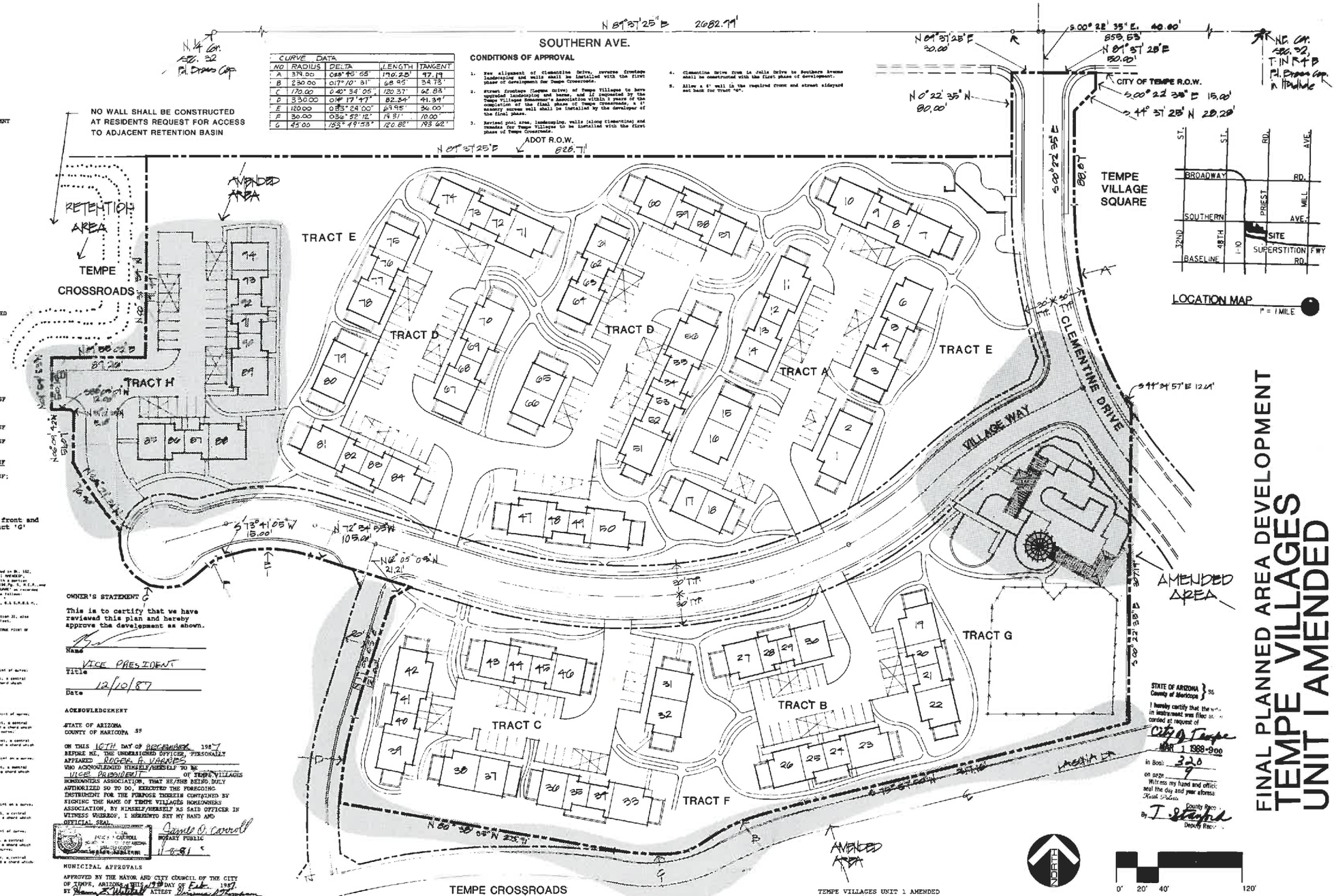
N.14 Cor. Sec. 32 Pl. Dress Cor.

CURVE DATA				
NO	RADIUS	DELTA	LENGTH	TANGENT
A	378.00	028° 45' 55"	190.25'	97.19'
B	230.00	017° 10' 31"	68.95'	34.73'
C	170.00	040° 34' 05"	120.37'	62.88'
D	330.00	014° 17' 47"	82.34'	41.39'
E	120.00	033° 29' 00"	69.95'	36.00'
F	30.00	036° 52' 12"	19.31'	10.00'
G	45.00	153° 49' 53"	120.82'	193.62'

CONDITIONS OF APPROVAL

1. New alignment of Clementine Drive, reverse frontage landscaping and walls shall be installed with the first phase of development for Tempe Crossroads.
2. Street frontage (Lagoon Drive) of Tempe Villages to have upgraded landscaping and berms, and if requested by the Tempe Villages Homeowner's Association within 1 years of the completion of the final phase of Tempe Crossroads, a 6' masonry screen wall shall be installed by the developer of the final phase.
3. Revised pool area, landscaping, walls (along Clementine) and remodels for Tempe Villages to be installed with the first phase of Tempe Crossroads.
4. Clementine Drive from La Jolla Drive to Southern Avenue shall be constructed with the first phase of development.
5. Allow a 6' wall in the required front and street sideyard set back for Tract "G".

NO WALL SHALL BE CONSTRUCTED AT RESIDENTS REQUEST FOR ACCESS TO ADJACENT RETENTION BASIN


SOUTHERN AVE.
N 89°27'25" E 2682.77'
N 89°27'25" E 826.71'
S 00°22'35" E. 40.00'
859.53
N 89°27'28" E 80.00'
N 89°27'28" E 20.00'
N 0°22'35" W 80.00'
CITY OF TEMPE R.O.W.
S 00°22'35" E 15.00'
S 44°37'28" W 28.28'
N.E. Cor. Sec. 32, T.1N R.4E Pl. Dress Cor. in Manhole
ADOT R.O.W.
RETENTION AREA
TEMPE CROSSROADS
AMENDED AREA
TRACT H
TRACT E
TRACT D
TRACT A
TRACT G
TRACT B
TRACT C
TRACT F
TEMPE VILLAGE SQUARE
CLEMENTINE DRIVE
VILLAGE WAY
LAGUNA DR.
S 44°24'57" E 12.04'
S 73°41'05" W 15.00'
N 72°24'53" W 105.04'
N 62°05'05" W 21.21'
N 80°30'05" W 225.7'
S 73°07'53" W 217.16'
S 00°22'35" E 207.13'
S 00°22'35" E 86.87'
S 00°22'35" E 80.87'
N 89°27'28" W 279.31'
N 89°27'28" W 329.71'
N 00°31'34" W 191.48'
N 00°22'35" W 80.00'
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N 89°27'28" W 279.31'
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