



ZONING	R-2
GROSS AREA	2.75 AC.
NET AREA	2.34 AC.
UNITS ALLOWED	68
UNITS PROVIDED	44
PARKING REQUIRED	74
PARKING PROVIDED	74
SITE COVERAGE	
BUILDING	.78 AC.
PARKING	.27 AC.
LANDSCAPING	1.00 AC.
AND MAINT. RECREATION	.11 AC.

APPROVALS

APPROVED BY *Non Hull* PLANNING DIRECTOR DATE 7/1/74

APPROVED BY *[Signature]* CITY BUSINESS DATE 7/1/74

APPROVED BY COUNCIL OF THE CITY OF TEMPE, ARIZONA
 THE 20th DAY OF December, 1974, BY *West Virginia Thompson* MAYOR

CONDITIONS OF APPROVAL

1. PUBLIC HEALTH DEPARTMENT APPROVAL OF ALL STREET CONNECTIONS, EASEMENTS, DRAINAGE, DRAINAGE, WATER AND SEWER INSTALLATION DRAWINGS, ERECTION PERMITS AND CONSTRUCTION.
2. LANDSCAPING SHALL BE APPROVED BY PLANNING DEPT. PRIOR TO CITY COUNCIL ACTION.
3. THAT THE COMMON AREA TO INCLUDE POOL AND RECREATION FACILITIES BE COMPLETED PRIOR TO OCCUPANCY OF ANY BUILDING.
4. CONCRETE MAT EQUIPMENT TO BE INSTALLED IN RECREATION AREA SUBJECT TO PLANNING DEPARTMENT APPROVAL.
5. THAT THE RESPONSIBILITY OF ERECTION AND RECREATION SHALL REST WITH THE BOARD OF THE CITY AND BEARER OF AND ALSO CONDITIONS OF RECREATION TO BE RECORDED.
6. THAT THE RECREATION CONDITIONS BE REVIEWED AND APPROVED BY THE CITY ATTORNEY AND PLANNING DIRECTOR PRIOR TO RECORDING.
7. THE FOLLOWING VARIANCES ARE REQUESTED:
 - a. REQUIRE FRONT YARD SETBACK FROM LOT 15 TO 20'
 - b. PERMITTING OF 8' HIGH WALL AT FRONT AND SIDE YARDS ALONG DRIVEWAY IN ALL AREAS OF THE DEVELOPMENT
 - c. INCREASE MAXIMUM HEIGHT FROM 32 TO 35 FEET
 - d. REQUIRE BUILDING SEPARATION WALLS TO BE 6' HIGH
8. ALL FINAL BUILDING PLANS SHALL BE CHECKED AND APPROVED BY PLANNING DEPARTMENT PRIOR TO RECALL OF A BUILDING PERMIT.
9. SUBMITTED DETAILS OF MECHANICAL EQUIPMENT AND REFRIG. SHALL BE APPROVED BY CITY WITH FINAL PLAN OF DEVELOPMENT.
10. THAT PROVISIONS BE MADE FOR BOAT AND TUBS STORAGE IN THE SITE OR WITHIN LAKES AREA, DETAILS OF WHICH TO BE APPROVED BY PLANNING DEPARTMENT.
11. THAT A LEGAL CROWN BE OBTAINED FOR THE PROJECT.
12. THAT A LEGAL CROWN BE OBTAINED FOR THE PROJECT.

FINAL DEVELOPMENT PLAN
A PLANNED RESIDENTIAL DEVELOPMENT FOR STAMAN, THOMAS AND CO.
 TRACT 0 OF THE LAKES, A SUBDIVISION RECORDED IN BOOK 151 OF MAPS PAGE 847 MARICOPA COUNTY RECORDS, AND LOCATED IN THE N. 1/4 SECTION 2, T.10, R.4E AND P.O.R. 8, H., MARICOPA COUNTY, ARIZ.

SAND CASTLE AT THE LAKES
 TEMPE, ARIZ.
 S-73.31

