

REQUESTED VARIANCES

1. DIVISION OF PLOTS ALONG EAST EDGE OF PROPERTY. EACH UNIT IS PROVIDED WITH A 5' HIGH WALL EXPOSING TO THE UNIMPAVED AREA. PROPOSED WALL EXPOSURE TO THE UNIMPAVED AREA IS 10'.
2. PERMITTED USE OF TENSIS COURTS. COURTS TO BE CONSTRUCTED WITH REQUIRED SETBACKS AND FENCES.
3. MINIMUM LOT AREA = 5500 S.F. TO 6000 S.F. (MIN.).
4. MINIMUM LOT WIDTH = 40' TO 21.87'.
5. MINIMUM LOT LENGTH 90' TO 72.0'.
6. LOT COVERAGE FROM 40% TO 75%.
7. REQUIRED YARDS:

FRONT	25'	20' TO 0'
REAR	20'	10' TO 0'
SIDE	10'	TO 0'

 * 10' SIDE YARD (MIN.) REQUIRED IN COMMON AREAS

PROJECT DESIGN DATA:

ZONING: R-TH (RESIDENTIAL TOWNHOUSE)
SITE: GROSS AREA = 682,629 S.F. = 15.70 ACRES
DENSITY: ALLOWABLE = 8 UNITS/ACRE 117,800 UNITS
 ACTUAL = 747 UNITS/ACRE 112 UNITS TOTAL

SETBACKS: STREET = 25'
 REAR = 20'
 SIDE = 10' (10' BETWEEN BUILDINGS)

BUILDING AREA: A UNIT 78 @ 1100 S.F. = 85,800 S.F.
 B UNIT 34 @ 1200 S.F. = 40,800 S.F.
 120,600 S.F. TOTAL

COVERAGE: ALLOWABLE = 40% = 273,051 S.F.
 ACTUAL = 120,600 S.F.

PARKING: 2 SPACES PER UNIT 112 x 4 = 994 2/4 SPACES
REQUIRED: 273 SPACES PROVIDED: 40 SPACES
 1000 TOTAL

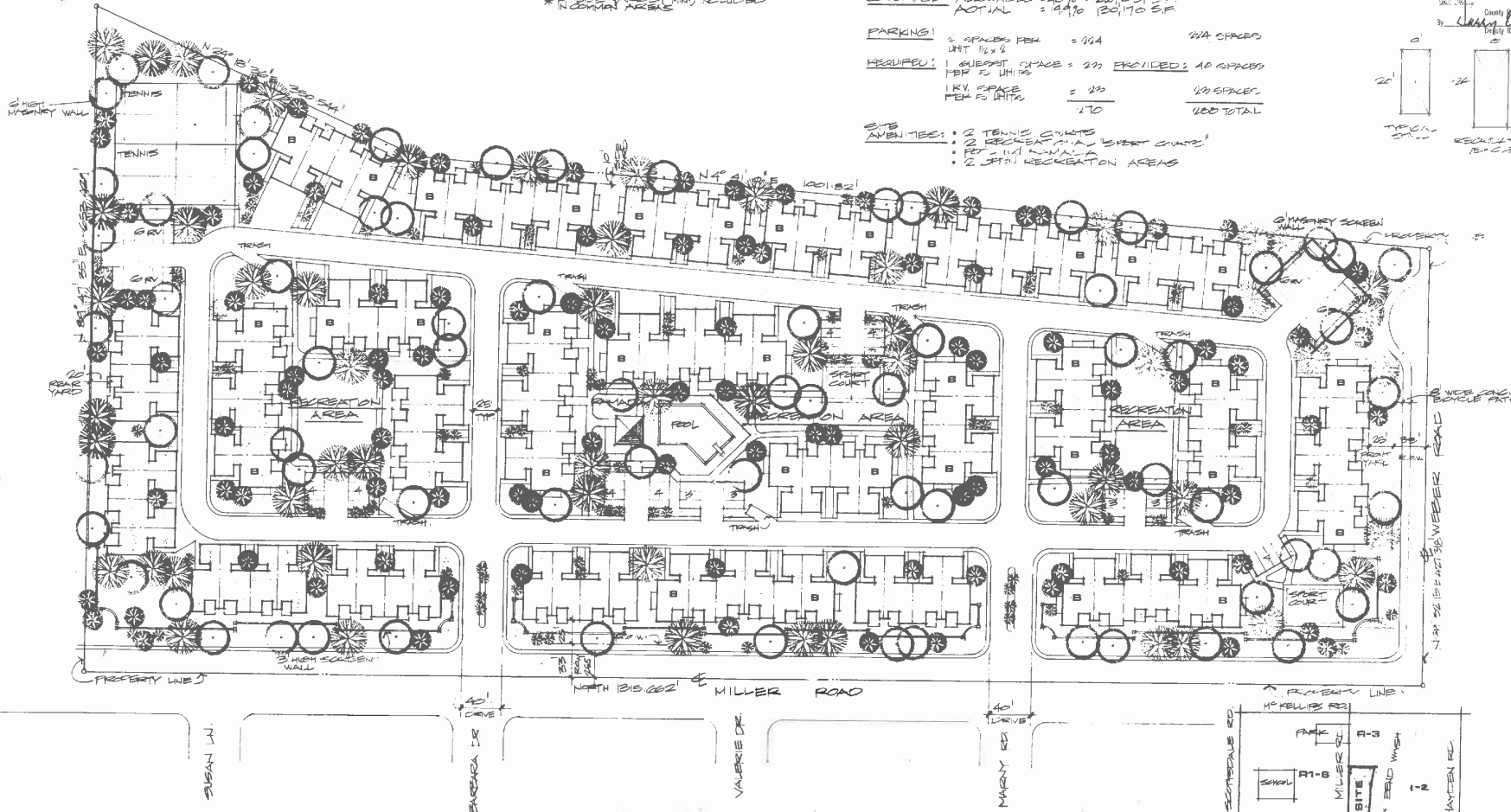
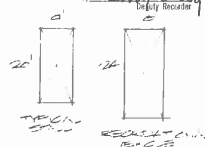
KEY SPACE PER 10 UNITS: 1.70 1000 TOTAL

SITE AMENITIES: 2 TENNIS COURTS
 2 RECREATION AREAS
 2 OFFICE RECREATION AREAS

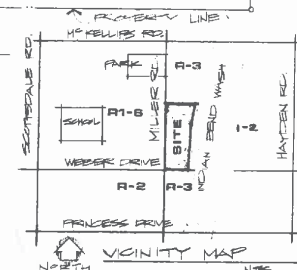
MAP 14 1990-348
 EST. POPULATION 250,000

STATE OF ARIZONA
 County of Maricopa
 I hereby certify that the within instrument was read and recorded at request of
 City of Tempe
 in Book 221
 at 235
 Witness my hand and official seal this 1st day of August, 1990.

County of Maricopa
 By: *Kenney Day*
 Deputy Recorder



PLANNED AREA DEVELOPMENT MAP



REVISIONS	DATE	BY	DESCRIPTION

Kenney Day

THE EARLENE TENCE
 501 EAST VALLEY AVENUE, ARIZONA
 AVENUE DEVELOPMENT
 SLOPED NORTH TO STREET, PHX, AZ

arizona architects and engineers inc.
 2000 north seventh street phoenix, arizona 85006
 (602) 254-9971

date FEB 15 1990
 job no. 7427
 log no.
 sheet 2 of 2