



- CONDITIONS**
- Public Works Department approval of all street dedications, alleys, easements, driveways, drainage, water, and sewer construction drawings, refuse pick up, off-site improvements and bikeway.
 - Drainage and retention engineering shall be based on holding a 100 year, 1 hour storm (2.4" of rainfall) which may be metered at a maximum rate of 2 cfs to the Price Road storm drain.
 - Children's play equipment shall be approved by Planning Department prior to issuance of any building permits.

DATA

EXISTING ZONING	R2
REQUESTED ZONING	P.A.D./R3
TOTAL AREA (NET ACRES)	8.217
(SQUARE FEET)	357932.5

BUILDING AREA (GROUND FLOOR COVERAGE)

8 Studio @ 480 S.F.	3600
40 One bedroom @ 208 S.F.	8320
18 Two bedroom-one bath @ 208 S.F.	3744
18 Two bedroom - two bath @ 128 S.F.	2304
2 Laundry @ 480 S.F.	960
1 Mechanical @ 800 S.F.	800
1 Storage Building @ 225 S.F.	225
Total	58848 S.F.

PARKING BREAK DOWN

16 Stalls @ 1.5 spaces	24
18 one bedroom @ 1.5 spaces	27
18 two bedroom @ 2.0 spaces	36
18 1.5 guest spaces	30
110 1.5 guest spaces	165
Total	330 spaces

Final Spaces Provided 330

COVERAGE
DENSITY (150 Units/8.217 acre) 18.25 du/ac
LANDSCAPE AREA (190,000 S.F.) 411

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: W. R. Schulz & Associates, an Arizona Corporation, has repaired lots 1 through 10 of a planned residential development and subdivision for Villa Antigua, a subdivision of record, recorded in Book 164 of Maps, page 21, of Records, Maricopa County, Arizona as shown plated hereon and hereby publishes this plat as plat sets forth, the location and dimension of the tract and street on the said plat and hereby dedicates to the public, for the public use as such, the street as shown on said plat and included in the above described premises. Private roadways are to be used as easements for public utilities, refuse collection and other city services requiring the use of vehicles and equipment, but nothing herein shall be construed to mean a dedication of these private roadways shown hereon to the public. All other easements are to be used as public easements as required.

IN WITNESS WHEREOF: W. R. Schulz & Associates, an Arizona Corporation, has hereunto caused its corporate name to be signed and attested by the signature of Donald C. Edwards, its Vice President, thereunto duly authorized.

For: W. R. Schulz & Associates, an Arizona Corporation
By: Donald C. Edwards ATTEST: Vice President

- VARIANCES**
- | SYMBOL ON PLAN | VARIANCE DESCRIPTION |
|----------------|--|
| A | Front yard setback reduction from 25 feet to 6 feet |
| B | Elimination of 6 foot wall and required 15 gal. trees adjacent to industrial zoning district |

ACKNOWLEDGEMENT

State of Arizona s.s.
County of Maricopa

On this 21st day of September, 1979, before me the undersigned City Clerk, personally appeared Donald C. Edwards, who acknowledged himself to be Vice President of W.R. Schulz & Associates, an Arizona Corporation, acknowledged that he, as such officer being authorized so to do, executed the foregoing instrument for the purpose therein contained.

IN WITNESS WHEREOF: I hereunto set my hand and official seal. My commission expires June 12, 1980.

Notary Public
Notary Public

STATEMENT OF SURVEY

I, Curtis Drew, hereby certify that I am a registered Land Surveyor of the State of Arizona; that this map consisting of one sheet, correctly represents a true boundary of the land shown; that all property corners actually exist or will be set prior to development and that said property corners are sufficient to enable the boundary to be retraced.

LEGAL LAND SURVEYOR
11368
Curtis Drew
Arizona, U.S.A.

APPROVALS

APPROVED BY: OWNER REPRESENTATIVE DATE: 8-21-79

APPROVED BY: CITY ENGINEER DATE: 8/21/79

APPROVED BY: PLANNING DIRECTOR DATE: 8/21/79

Approved by the Council of the City of Tempe, Arizona this _____ Day of _____, 1979.

By: Mayor Attest: Clerk

RECEIVED
SEP 21 1979
CITY OF TEMPE
PLANNING DEPT.

RECORDED

OWNER: W. R. Schulz & Associates, 2627 E. Thomas Road, Phoenix, AZ 85016 956-6550
ENGINEER: Drew Engineering, Inc., 2919 N. 36th St., #71, Phoenix, AZ 85018 273-6776
PLANNER: A. Wayne Smith & Associates, 2120 S. Rural Road, Tempe, AZ 85292 968-8591

LEGAL DESCRIPTION

That part of a planned residential development and subdivision for Villa Antigua, a subdivision of record, recorded in the office of the Maricopa County Recorder, Maricopa County, Arizona in Book 164, Page 21, described as follows: Beginning at the SE corner of Lot 11 of the said VILLA ANTIQUA; measure thence S 89°53'30" W a distance of 599.74 feet to the SW corner of the said VILLA ANTIQUA; thence N 0°00'22" E a distance of 155.24 feet; thence N 89°52'22" E a distance of 118.14 feet to the beginning of a curve to the right having a radius point bearing S 0°00'22" E a distance of 300.00 feet; thence East along a distance of 58.12 feet along the arc of the curve through a central angle of 115°-17'-25"; thence S 65°21'-48" W a distance of 137.55 feet; thence S 89°52'22" E a distance of 209.84 feet; thence S 78°-33'-24" E a distance of 80.42 feet; thence East 168.85 feet to the westerly right-of-way of Price Road; thence South parallel to and 55.00 feet westerly from the Centerline of Price Road, a distance of 508.13 feet to the point of beginning and containing 8.217 acres.