

VILLAGE AT SHALIMAR

A PLANNED AREA DEVELOPMENT AND
A SUBDIVISION OF PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 25 TOWNSHIP 1 NORTH
RANGE 4 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

RECEIVED

AUG 24 1983

CITY OF TEMPE
PLANNING DEPT.

DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

KNOW ALL MEN BY THESE PRESENTS:
THAT PIONEER TRUST COMPANY OF ARIZONA, AN ARIZONA CORPORATION, AS TRUSTEE HAS SUBMITTED UNDER THE NAME OF "VILLAGE AT SHALIMAR" PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 25, T1N, R4E, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLATTED OF SAID "VILLAGE AT SHALIMAR" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREET, ALLEY, TRACTS, EASEMENTS, AND PRIVATE DRIVES CONSTITUTING SAME AND THAT EACH LOT, STREET, AND TRACT RESPECTIVELY ON SAID PLAT AND THAT PIONEER TRUST COMPANY, AS TRUSTEE, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS, ALLEYS, AND THE PUBLIC UTILITY EASEMENTS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

THERE IS HEREBY DEDICATED THAT PORTION OF THE PREMISES IDENTIFIED AS TRACTS "A" THRU "I" INCLUSIVE, TO THE USES AS SHOWN IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR "VILLAGE AT SHALIMAR" TO BE RECAPTURED RECORDED. TRACTS "A" THRU "I" INCLUSIVE ARE NOT DEDICATED TO THE USE OF THE PUBLIC. TRACT "A" IS HEREBY DEDICATED AS A PRIVATE DRIVE AND AS AN EASEMENT FOR PUBLIC UTILITIES. REFUSE COLLECTION AND EMERGENCY AND SERVICE TYPE VEHICLES. OTHER EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN.

IN WITNESS WHEREOF:
PIONEER TRUST COMPANY OF ARIZONA, AN ARIZONA CORPORATION, AS OWNER HAS HEREIN CAUSED ITS CORPORATE NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED TRUST OFFICER HERETOFORE DULY AUTHORIZED THIS 5TH DAY OF AUGUST, 1983.

PIONEER TRUST COMPANY OF ARIZONA AS TRUSTEE
BY *Charles A. Johnson*
CHARLES A. JOHNSON, TRUST OFFICER

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

ON THIS THE 5TH DAY OF AUGUST, 1983, BEFORE ME THE UNDERSIGNED TRUST OFFICER APPEARED, CHARLES A. JOHNSON, WHO ACKNOWLEDGED HIMSELF TO BE TRUST OFFICER OF PIONEER TRUST COMPANY OF ARIZONA, AN ARIZONA CORPORATION, AND ACKNOWLEDGED THAT HE AS, TRUST OFFICER, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE NAME OF THE CORPORATION, AS TRUSTEE, BY HIMSELF AS TRUST OFFICER.

IN WITNESS WHEREOF:
I HERETO SET MY HAND AND OFFICIAL SEAL.

BY *David J. [Signature]*
NOTARY PUBLIC
Sept 18, 1984
MY COMMISSION EXPIRES

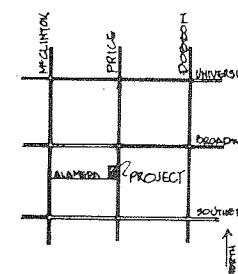
VARIANCES REQUESTED

- REDUCE FRONT YARD SETBACK FROM 25' TO 20' (LOTS 21 THRU 79).
- REDUCE SIDE YARD SETBACK WITH NO COMMON WALLS FROM 10' TO 5' (LOTS 21 THRU 79).
- REDUCE REAR YARD SETBACK FROM 20' TO 5' (LOTS 21 THRU 79).
- REDUCE STREET SIDE YARD SETBACKS FROM 25' TO THE FOLLOWING:
 - 20' FOR LOTS 37, 38, 46, 53, & 70.
 - 15' FOR LOTS 54 & 71.
 - 5' FOR LOT 62.
- INCREASE WALL HEIGHT FROM 6' TO 8' ALONG PRICE ROAD AND WY ENCLOSURE, AND FROM 6' TO 12' FOR THE TENNIS COURT.
- INCREASE LOT COVERAGE FROM 40% TO 60% (LOTS 21 THRU 79).
- REDUCE MINIMUM LOT AREA FROM 5500 SF TO 4500 SF (LOTS 21 THRU 79).
- REDUCE PRIVATE DRIVES FROM 25' TO 24'.
- REDUCE LANDSCAPE AREA ADJACENT TO PRICE ROAD FROM 25' TO 0'.

CONDITIONS OF APPROVAL

- Public Works Department approval of all street dedications, alleys, easements, driveways, drainage, water and sewer construction drawings, refuse pickup, off-site improvements and bikepaths are required.
- Full street dedication shall be made within six (6) months of Council action and prior to the zoning becoming effective.
- Full street improvements on all lands covered by this planning must be installed prior to the issuance of any occupancy permits for the first phase of development.
- C.C.R.'s shall be submitted and approved by the City Attorney and Planning Director prior to recordation. A clause shall be included to require any changes to be approved by the City Attorney.
- All common areas and facilities shall be fully developed prior to issuance of any occupancy permits for the first phase of development.
- That a 6' masonry wall, masonry washed or stuccoed, be installed along the west and south boundary of this site. Details to be approved by the Design Review Board.
- That 16 gallon trees 15' h.t. be installed along the north boundary of this site. Details to be approved by the Design Review Board.
- A preliminary plan check shall be completed by the Building Safety Department prior to Council introduction.
- This project shall be reviewed by the Design Review Board prior to Council introduction.
- Lots 1-28 shall adhere to all the requirements of the R1-4 zoning district.
- Lots 1-28 shall have pedestrian access to the alley for refuse purposes only.
- The applicant shall be required to erect a masonry wall with masonry wash and stucco finish along the north boundary with setbacks 1' above finished grade of the Church parking lot.

VICINITY MAP



ASSURED WATER SUPPLY

1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

CERTIFICATION

I, JESSE M. TEACHER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP CONSISTING OF 2 SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF MAY, 1983; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT ALL THE MEASUREMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THESE MEASUREMENTS ARE CORRECTLY SHOWN AND THAT SAID MEASUREMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED.

Jesse M. Teacher
JESSE M. TEACHER, S.L.S. # 14964

APPROVALS

APPROVED BY: *Gary J. Day* 8-16-83
acting PLANNING DIRECTOR DATE

APPROVED BY: *Bill Campbell* 8-17-83
CITY ENGINEER DATE

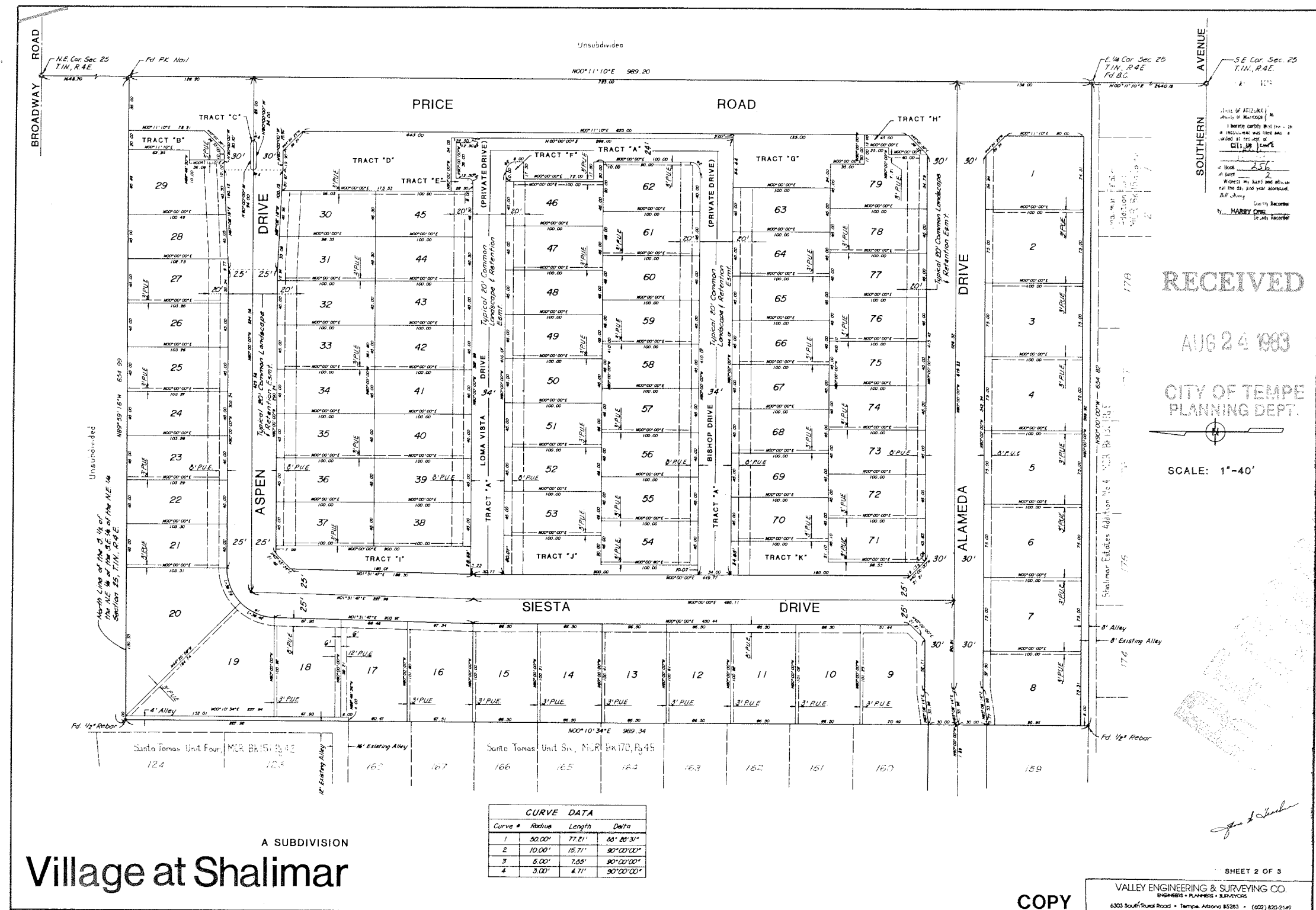
APPROVED BY THE COUNCIL OF THE CITY OF TEMPE, ARIZONA THIS 14TH DAY OF JULY, 1983.
BY: *John F. Mitchell* Mayor
Barbara J. Thompson Clerk

SHEET 1 OF 3

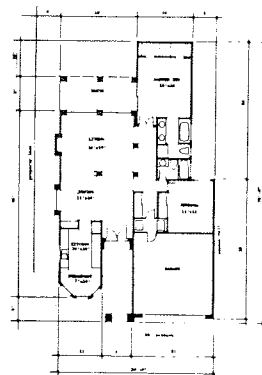
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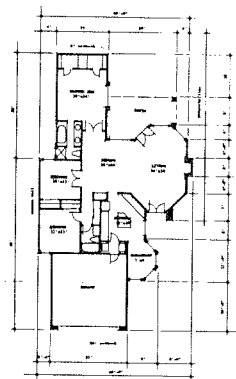
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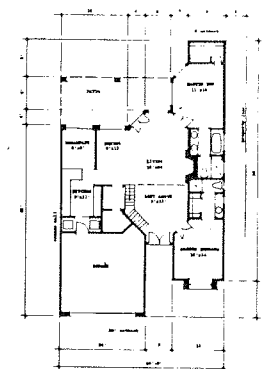
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UNIT A 1430 S.F.

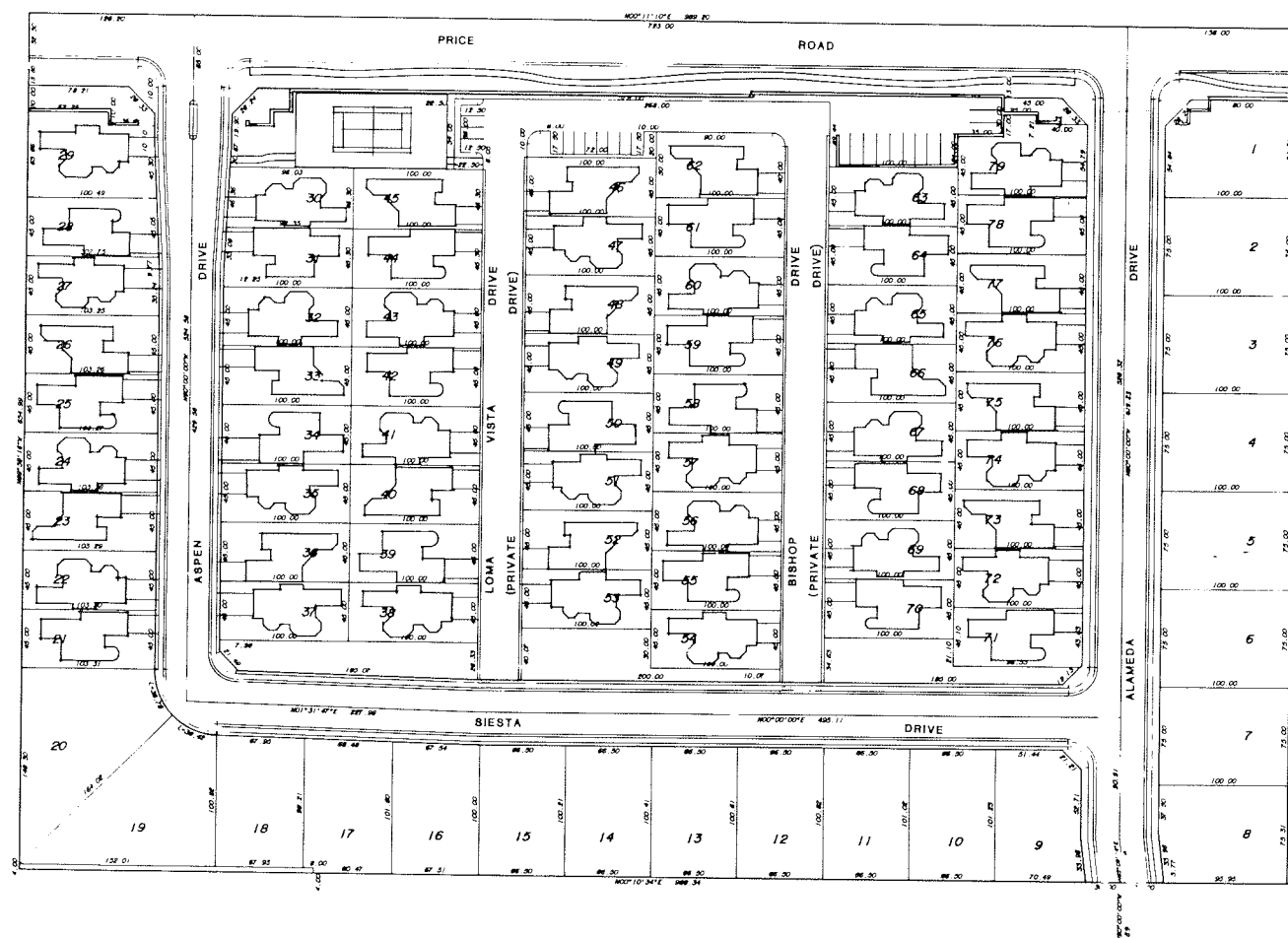


UNIT B 1570 S.F.



UNIT C 1620 S.F.

CITY OF TEMPE
PLANNING DEPT.
11-1-83
HARRY C. CROOK
PLANNING DEPT.



RECEIVED

AUG 24 1983

CITY OF TEMPE
PLANNING DEPT.



SCALE: 1"=50'

John J. Crook

A PLANNED AREA DEVELOPMENT
Village at Shalimar

COPY

SHEET 3 OF 3
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