

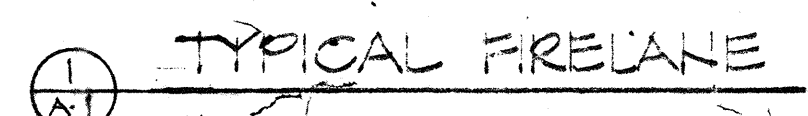
ZONING	R-3
GROSS AREA	2.73 AC.
NET AREA	2.34 AC.
UNITS ALLOWED	68
UNITS PROVIDED	44
PARKING REQUIRED	74
PARKING PROVIDED	74
SITE COVERAGE	
BUILDING	.78 AC.
PARKING	.87 AC.
LANDSCAPING AND WALKS	1.08 AC.
RECREATION	.11 AC.

APPROVALS

APPROVED BY _____ PLANNING DIRECTOR _____ DATE _____

APPROVED BY _____ CITY ENGINEER _____ DATE _____

APPROVED BY COUNCIL OF THE CITY OF TEMPE, ARIZONA, THIS _____ DAY OF _____, 1974, BY _____ MAYOR _____ ATTEST _____ CLERK _____



NOTE: FOR LAYOUT DIMENSIONS SEE ENGINEERING DRAWING.

CONDITIONS OF APPROVAL

- PUBLIC WORKS DEPARTMENT APPROVAL OF ALL STREET OBLIGATIONS, EASEMENTS, DRIVEWAYS, DRAINAGE, WATER AND SEWER CONSTRUCTION DRAWINGS, REFUSE PICKUP AND OFF-SITE IMPROVEMENTS.
- LANDSCAPING PLANS BE APPROVED BY PLANNING STAFF PRIOR TO CITY COUNCIL ACTION.
- THAT THE COMMON AREA, TO INCLUDE POOL AND RECREATION FACILITIES, BE COMPLETED PRIOR TO OCCUPANCY OF ANY DWELLING UNITS.
- CHILDREN'S PLAY EQUIPMENT TO BE INSTALLED IN RECREATION AREA SUBJECT TO PLANNING DEPARTMENT APPROVAL.
- THAT THE HOMEOWNERS COVENANTS AND RESTRICTIONS SHALL INCLUDE SECTION 20-13 OF THE CITY CODE RESPONSIBILITY AND ALSO CONDITIONS OF APPROVAL BY CITY COUNCIL, TO BE RECORDED.
- THAT THE HOMEOWNER'S COVENANTS BE REVIEWED AND APPROVED BY THE CITY ATTORNEY AND PLANNING DIRECTOR PRIOR TO RECORDING.
- THE FOLLOWING VARIANCES ARE PERMITTED:
 - REDUCE FRONT YARD SETBACK FROM 25 FT. TO 12 FT.
 - PERMIT AN 8 FT. HIGH WALL IN FRONT AND SIDE YARDS (ALONG SANDPIPER DR. AND LAKE SHORE DR.)
 - INCREASE MAXIMUM HEIGHT FROM 2 TO 3 STOREYS.
 - REDUCE BUILDING SEPARATION COURTS TO 8 FT. FROM 20 FT.
- ALL FINAL BUILDING PLANS SHALL BE CHECKED AND APPROVED BY PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- SCREENING DETAILS OF MECHANICAL EQUIPMENT AND REFUSE ARE TO BE APPROVED BY CITY COUNCIL WITH FINAL PLAN OF DEVELOPMENT.
- THAT PROVISIONS BE MADE FOR BOAT AND TRAILER STORAGE EITHER ON THIS SITE OR WITHIN THE LAKES AREA, DETAILS OF WHICH TO BE APPROVED BY CITY COUNCIL.
- THAT A SET OF DETAILS FOR IDENTIFYING BUILDINGS AT ALL STATIONS BE INSTALLED PER TO EQUAL TO THAT OF SANDPIPER DRIVE.
- THAT A SET OF DETAILS FOR IDENTIFYING BUILDINGS AT ALL STATIONS BE INSTALLED PER TO EQUAL TO THAT OF SANDPIPER DRIVE.

FINAL DEVELOPMENT PLAN SAND CASTLE AT THE LAKES

A PLANNED RESIDENTIAL DEVELOPMENT FOR STAMAN, THOMAS AND CO. TEMPE, ARIZ.

TRACT "O" THE LAKES, A SUBDIVISION RECORDED IN BOOK 151 OF MARS' PAGE 30, MARICOPA COUNTY RECORDS, AND LOCATED IN THE N. 1/4 SECTION 17, T. 15, R. 23 E., S. 4, MARICOPA COUNTY, ARIZ.

SAND CASTLE AT THE LAKES
 ARCH. STAMAN, THOMAS AND CO.
 215 E. PALCO BLVD., PHX., ARIZONA
 SCOTT BEUTNER, SHERIFF, FLORENCE AND ASSOCIATES ARCHITECTS INCORPORATED
 2041 NORTH 15TH STREET, PHOENIX, ARIZONA 85012 (602) 264-1100/264-0184
 ON BEGS SIGNATURE _____ DATE _____
 JOB ADDRESS: 8710 E. LAKE SHORE DRIVE, TEMPE, ARIZONA 85285