



ZONING	R-3
GROSS AREA	2.78 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.

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 BUILDING 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 20-18 OF THE CITY CODE RECREATION AND ALSO CONDITIONS OF APPROVAL BY CITY COUNCIL, TO BE RECORDED.
- THAT THE HOMEOWNERS 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 LAKEHORE DR.)
  - INCREASE MAXIMUM HEIGHT FROM 2 TO 3 STORES.
  - 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 THE SITE OR WITHIN THE LAKES AREA, DETAILS OF WHICH TO BE APPROVED BY CITY COUNCIL.
- THAT ALL BUILDING CONSTRUCTION BE COMPLETED AT ALL STAGES AS SHOWN ON THIS PLAN TO AVOID DELAYS IN OCCUPANCY OF UNITS.
- THAT A 2' WIDE BOAT RAMP BE PROVIDED TO THE BOAT AND TRAILER STORAGE AREA. AT LEAST 2' BE REQUIRED TO THE BOAT AND TRAILER STORAGE AREA.

**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 \_\_\_\_\_

# FINAL DEVELOPMENT PLAN

## SAND CASTLE AT THE LAKES

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

TRACT 10 'THE LAKES', A SUBDIVISION RECORDED IN BOOK 131 OF MAPS PAGE 32, MARICOPA COUNTY RECORDS, AND LOCATED IN THE N. 1/4 SECTION 2, T.18, R.7E, S.3C.R.B. & M., MARICOPA COUNTY, ARIZ.

MEMBER  
AMERICAN INSTITUTE OF ARCHITECTS

**SAND CASTLE CARES**

FOR STAMAN, THOMAS AND CO.  
P.O. BOX 1000  
1115 E. PALAZO DR., PHX., ARIZONA

**SCHONBERGER, STRAUSS, FLORENCE AND ASSOCIATES ARCHITECTS, INCORPORATED**

1115 E. PALAZO DR., PHOENIX, ARIZONA 85016

DATE: 12/24/73  
DRAWN: F.M.  
CHECKED: J.M.  
PROJECT: 1255-1  
REVISION: 12/20/73

**A**