A PRELIMINARY PLAT "MARIPOSA ESTATES, UNIT 2"



3725 EAST MCLELLAN ROAD MESA, AZ 85205 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 09, T-1-N,

LOT 9

JENSEN AL/BRENDA TR

141-31-090

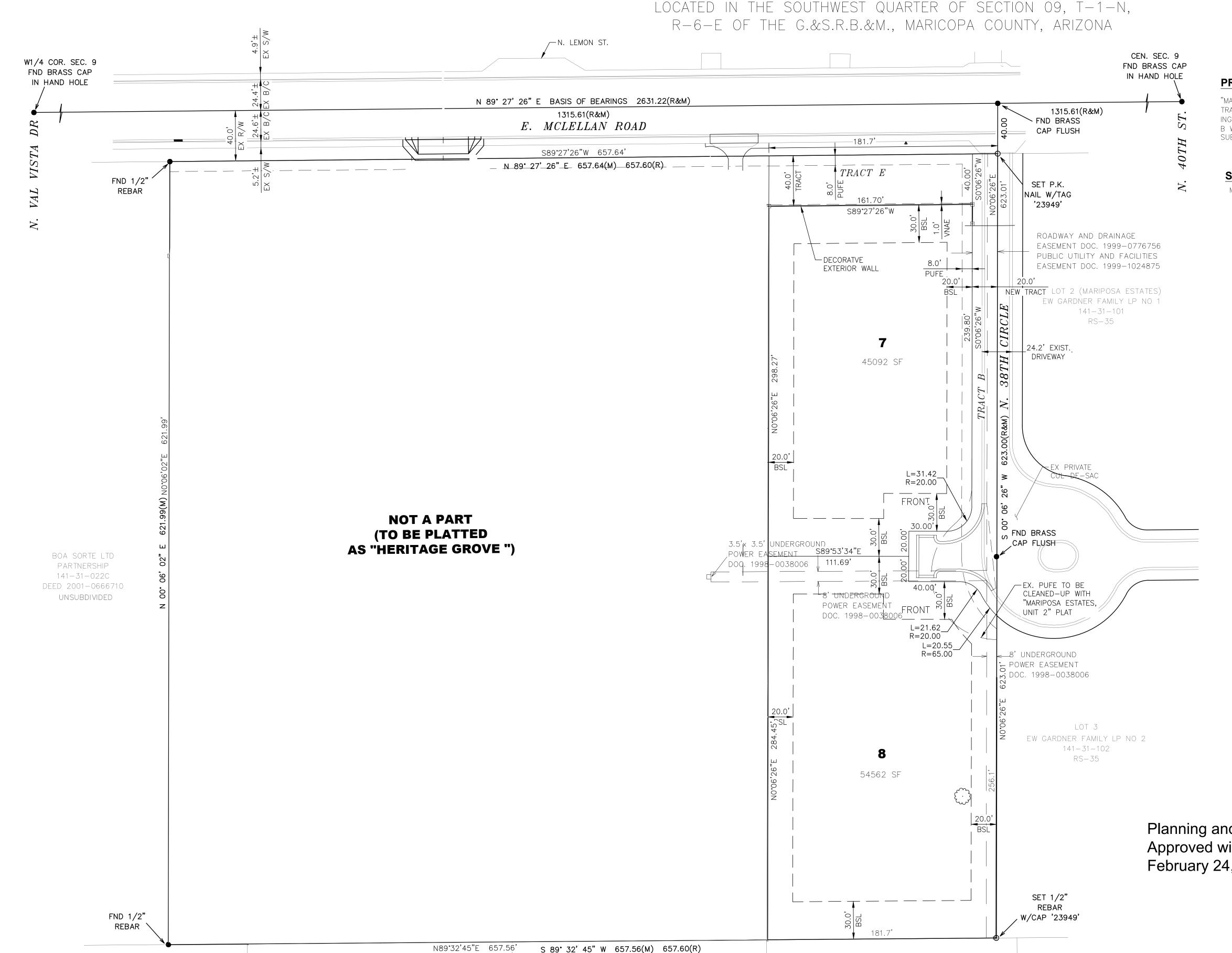
RS-35

LOT 8

CASA DE RICOS LLC

141-31-089

RS-35



LOT 10

VASUDEVAN NAIR TRUST

RS-35

LOT 11

GANLEY RICHARD A

141-31-092

RS-35

LOT 12

WIERZGACZ WAYNE E

141-31-093A

RS-35

PROJECT NARRATIVE

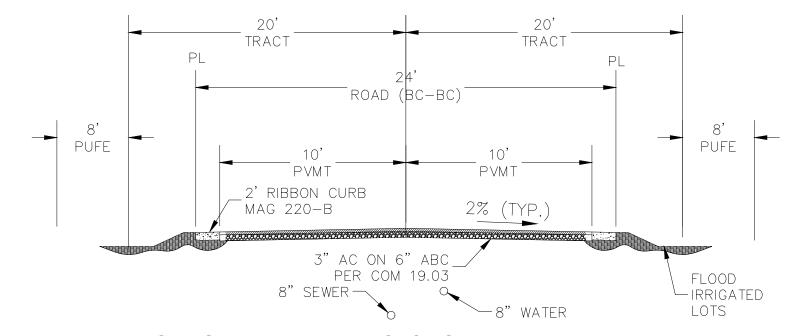
"MARIPOSA ESTATES, UNIT 2" IS A TWO LOT SUBDIVISION THAT WILL CREATE A LANDSCAPE TRACT E AND ROADWAY TRACT B. TRACT B IS ADJACENT TO AN EXISTING 24' WIDE PRIVATE DRIVE WITH A 40' WIDE SHARED INGRESS/EGRESS EASEMENT ACROSS BOTH PROPERTIES. THIS NEW SUBDIVISION ALONG WITH TRACT E AND TRACT B WILL BE INCORPORATED INTO THE HOME OWNER'S ASSOCIATION OF THE ORIGINAL 4 LOT MARIPOSA ESTATES

SETBACKS NOTES

MINIMUM PROPOSED YARDS FOR "MARIPOSA ESTATES, UNIT 2" SUBDIVISION

30 FT (MATCHES EXISTING SUBDIVISION) INTERIOR SIDE YARD: 10 FT INTERIOR SIDE TOTAL: 30 FT (AGGREGATE OF 2 SIDES) SIDE STREET: 30 FT

MAX BLDG COVERAGE: 35% MAX LOT COVERAGE: 50%



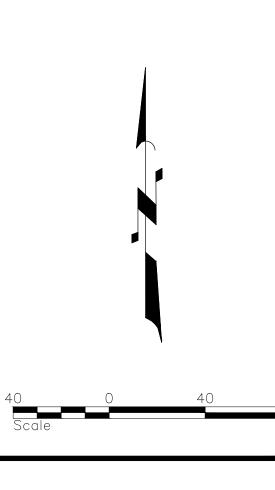
EXISTING PRIVATE DRIVE SECTION

SCALE: NTS

AREA LOT TABLE

	I	1
DESCRIPTION	AREA (SF)	AREA (AC)
Tract B (road)	9,181	0.211
Tract E (ldsc)	6,468	0.148
Lot 7	44,006	1.010
Lot 8	53,513	1.228
TOTAL AREA =	113,168	2.598

Planning and Zoning Board Approved with conditions February 24, 2021



CIVIL ENGINEERIN CONSULTANTS