



**COMMUNITY DEVELOPMENT
ACTIVITY REPORT**
tempe.gov/projects

**NWC RURAL & WARNER
822 E WARNER RD**



[Community Development Activity Report | October 2024](#)

Building Permit Issued/Construction Underway* | 156 projects
In Plan Review for Building Permit* | 70 projects
Plans Approved/Entitled | 26 projects
In Review for Planning Entitlements | 27 projects
Use Permits/Variations | 9 permits

**Building Permits listed have a valuation of \$500,000+ or are the result of a previously listed Planning Entitlement.*



COMMUNITY DEVELOPMENT
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Questions please contact Ryan Levesque.



COMMUNITY DEVELOPMENT ACTIVITY REPORT | OCTOBER 2024

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CERTIFICATE OF OCCUPANCY/ CONSTRUCTION FINALED

#	*TRACK'G	PROJECT	SITE ADDRESS	PROPOSED USE	Permit Type	BLDG SF	# OF UNITS/KEYS	MAX. HEIGHT
1	PL210292	Dutch Bros Coffee Tempe ASU	1037 S Rural Rd	Renovation to existing building	DPR/ZUP	725	N/A	23'2
2	BP212545	Tempe Center for the Arts	700 W Rio Salado	Removal and replacement of roof	A/A			
3	PL210250	Warner Commerce Center	1300 W Warner Rd	Demo of existing and construct 2 new buildings	DPR	197,000	N/A	44'
4	BP212881	Hundred Mile Brewery	690 N Scottsdale Rd	Renovate existing warehouse into restaurant/brewery	A/A			
5	BP220147	100 Mill	100 S Mill Ave	9th Floor addition of roof terrace	A/A			
6	PL190085	Parc Broadway	711 W Broadway Rd.	New mixed use housing	ZON/PAD/DPR/GPA	378,731	324	55'
7	BP212022	Filiberto's Mexican Food	620 W Baseline Rd	New Restaurant w/ Drive-Thru				
8	PL180314	Omni Tempe	7 E. University Dr.	Hotel	DPR	270,584	331	179' 4"
9	BP212657	CoT EnVision Center / Resiliency Hub	1310 E Apache Blvd	Renovate entire existing building	A/A			
10	PL200288	Novus Parcel 4F	1337 E Rio Salado Pkwy	New Office buildings complex	DPR	812,400	N/A	66'
11	PL210169	Harl Industrial	6840 S Harl Ave	2 new industrial buildings	DPR	378,832	N/A	53' 11"
12	BP211106	Friendship Village Tempe - Phase 2	2645 E Southern Ave	5 Story Independent Living				
13	PL200129	Smith & Rio Apartments	1965 E Rio Salado Pkwy	New 5 Story Apartment Building	DPR/PAD/ZON/GPA	437,089	310	75'
14	PL170280	Farmer Townhomes	406 W 7th St	Construct 15 townhomes	ZON/PAD/DPR	21,630	15	37'
15	PL220183	White Castle	8755 S Jewel St	New 3,000 sqft restaurant with drive thru	PAD/DPR	3,018	N/A	19'
16	BP220579	HVAC Improvement - City Hall, West Garden Level	31 E 5th St	Replacement of existing fan coil units	A/A			
17	BP220974	Microchip C.U.B.	1220 S 52nd St	Expansion of existing central utility building	A/A			
18	PL210165	Starbucks at Southern Palms	3206 S McClintock Dr	New coffee shop with drive-through	DPR	2,626	N/A	23'
19	BP230700	West Pharmaceutical Services Inc. Phase 2 Renovation	475 W Vaughn St	TI	TI			
20	PL190059	Eastline Village - Phase I	2025 E Apache Blvd	3 story mixed use dwelling & commercial	DPR	145,432	180	48' 2"
21	PL220042	Tempe Clark Park Community Center	1730 S Roosevelt St	Landscape and park Improvements, new amenities	DPR	10,272	N/A	19' 3"
22	BP230879	BKM Hohokam	2404 W 12th St	Restore from fire damage	A/A			
23	BP221804	The Arroyo Building 1295	1295 W Washington St	Interior & Exterior renovations to include new canopy	A/A			
24	BP220694	Tempe Eats! @ Valley Fair Shopping Center	85 E Southern Ave	Reuse of auto parts store for restaurant	A/A			
25	PL200245	Tempe Market Station Hotel	1929 E Rio Salado Pkwy	Minor DPR and PAD Amendment	DPR/PAD	79,697	N/A	60'
26	BP230438	Kyrene District Office Renovation	8700 S Kyrene Rd	Architectural renovations	A/A			
27	PL210050	Novus Parcel 3F	651 E 6th St	New multi-family development	DPR	112,481	200	84' 10"
28	BP231285	Chiller Replacement - Tempe Center For The Arts	700 W Rio Salado Pkwy	Hvac Improvement & Chiller Replacement	TI	80,000		
29	PL200086	Habitat for Humanity (Victory)	2539 E Victory Dr	Two SFR development		3,192	2	15'
30	BP220497	Fire Station #1 Restroom Remodel	1450 E Apache Blvd	Remodeling of Fire Station	A/A			
31	BP222029	Gethsemane Church Addition and Remodel	1035 E Guadalupe Rd	Addition	A/A			
32	BP231418	United Health Group	410 N Scottsdale Rd	TI	TI			
33	BP231253	Hyatt Place Remodel	1413 W Rio Salado Pkwy	TI	A/A	76,591		
34	BP231075	Bang Bang Sushi	420 S Mill Ave	TI	TI			
35	BP240126	Diablo Way	2300 S Diablo Way	Tenant Improvements	TI			
36	BP221492	Bouldering Project @ The HUB	2626 S Hardy Dr	Adaptive reuse of existing building	A/A			
37	BP222070	Tesla Tempe HVAC	7015 S Harl Ave	Ading HVAC & Electrical transformer	A/A			
38	BP240425	Fox Technology Center Broadcast Expansion	2010 E Centennial Cir	Tenant Improvements	TI			
39	BP240228	Big D Construction	58 S River Dr	Tenant Improvements	TI			
40	BP231364	ASU Research Park AMAT EPI Tool Install	7700 S River Pkwy	TI	A/A			
41	BP230204	Wentworth 2nd Floor Spec	2190 E Elliot Rd	TI	TI			
42	BP222495	Fountainhead Reposition - 1601 W Fountainhead Pkwy	1601 W Fountainhead Pkwy	A/A Improvements to entrance/façade/shades/interior	A/A			

43	BP240368	Tempe High School - Science Lab Renovation	1730 S Mill Ave	Tenant Improvements	TI				
44	BP230127	CAVA Mezza Grill	920 E University Dr	TI	TI				
45	BP221378	Papago Buttes Corporate Plaza Phase III Site Improvements	1250 W Washington St	Landscape, hardscape Improvements	A/A				
46	BP231887	Deloitte PHX TI	100 S Mill Ave	TI - Partial 18th Floor	TI				75'
47	BP240369	Corona Del Sol High School - Science Lab Renovation	1001 E Knox Rd	Tenant Improvements	TI				
48	BP241013	West Pharmaceutical Services	6860 S Harl Ave	Tenant Improvements	TI				
49	PL210061	Carvana	1110 W 1st St	2 New 3-Story office buildings & 2 parking structures	DPR/PAD	784,665	N/A		67'
50	PL200128	Banyan North Tempe	1255 E Curry Rd	Mixed Use development	DPR	971,092	651		62' 4"
51	PL220240	Eastline Village Phase II	2030 E Wildermuth Ave	New Mixed-use development	PAD/DPR				
52	BP231186	Silo Conceptually Social	74 E Rio Salado Pkwy	TI	TI				
53	BP240740	ViaWest Sight Logistics Park Supply Chain	6860 S Harl Ave	Addition and alteration of suites 101-121	A/A				
54	BP230691	Scooter's Coffee	640 E Southern Ave	Construct new drive-thru coffee kiosk	DPR				
55	BP231313	Cousins HFL II - Lobby Remodel	60 E Rio Salado Pkwy	TI	TI				
56	BP240568	AMAT Trill Chamber 2 Tool Installation	7700 S River Pkwy	Install trill chamber	A/A				
57	BP231420	Viawest Sight Logistics Park Speculative Suites	6840 S Harl Ave	TI, Suite 124	TI				
58	BP231675	Papago Arroyo Spec Suites	1295 W Washington St	TI	TI				
59	BP231760	The Tides on South Mill Fire Restoration	3730 S Mill Ave	Rebuild portions of fire damaged building	A/A				
60	BP240305	Circle K #2701636	15 W Southern Ave	Replace and upgrade food service equipment	TI				

DPR: Development Plan | PAD: Planned Area Development | ZON: Zoning Map Amendment | GPA: General Plan Amendment | ZUP: Use Permit | VAR: Variance | T.I.: Tenant Improvement | A/A: Addition & Alteration | A.Reuse: Adaptive Reuse | SBD: Subdivision Plat

BUILDING PERMIT ISSUED / CONSTRUCTION UNDERWAY

#	*TRACK'G	PROJECT	SITE ADDRESS	PROPOSED USE / DESCRIPTION	Permit Type	BLDG SF	# OF UNITS/KEYS	MAX. HEIGHT
1	PL170320	The Muse	1020 E Spence Ave	Single-Family		36,984	16	37'
2	PL160248	The Pier	1190 E Vista Del Lago Dr	Mixed-Use		1,345,926	586	283'
3	PL180298	University Business Center	624 S River Dr	Parking	DPR	66,923	N/A	34' 4 7/8"
4	PL190046	Bakers Acre Motel	1620 E Apache Blvd	Interior TI W/MEP	TI			
5	PL190044	The Twins Duplex	109 S Roosevelt St	New Construction Residential Duplex	DPR	2,900	2	16'
6	PL180192	Hudson Lane Condos	55 W Hudson Ln	Multi-Family	DPR	21,259	11	26'2"
7	BP200330	Corbell Park	7300 S Lakeshore Dr	Playground Improvements	TI			
8	PL190217	430 W 7th St Apartments	430 W 7th St	New multi story multi family apartments	DPR/PAD	10,109	7	32'
9	BP210767	AZ Cardinals Practice Dome - HVAC	8701 S Hardy Dr	Replace and Upgrade inflation and cooling unit				
10	PL200047	Howe Ave Project (Phase II)	2173 E Howe Ave	4-Plex Apartment	DPR	9,346	4	29' 6"
11	PL200108	Habitat for Humanity (Roosevelt)	3606 S Roosevelt St	3 Single Family Lots	DPR,SBD,ZUP	6,782	3	24'
12	BP211518	Mitchell Park - Playground Renovations	915 S McKemy St	Park Improvements				
13	BP211475	Marriott Tempe at the Buttes - Window Replacement	2000 W Westcourt Way	A/A				
14	BP211066	21st Century Healthcare	443 W Alameda Dr	TI	TI			
15	BP212098	Honeywell Aerospace - Site Improvements	1300 W Warner Rd	A/A	A/A			
16	PL200251	Rio East	98 S River Dr	New Mixed-use development	DPR/PAD/ZON	363,163	335	80'
17	BP211349	Tempe Cornerstone	920 E University Dr	Exterior renovation				
18	BP212149	Hohokam Industrial Park Unit 2	1345 S 52nd St	A/A	A/A			
19	BP212137	Wells Fargo Tempe Operations Center	1305 W 23rd St	Install solar PV shade canopies	A/A			
20	PL210034	Milhaus @ Apache	2125 E Apache Blvd	Mew Mixed-Use Development	DPR/PAD/ZON/ZUP	229,075	219	58'
21	PL200263	Aura Apache	1820 E Apache Blvd	New Mixed-use development	DPR/PAD/ZON/GPA/ZUP	445,448	296	62'
22	PL200239	Price & Baseline Roads	2160 E Baseline Rd	New multi-family development	DPR/PAD/ZON/GPA	273,097	200	59'
23	BP220753	Hayden Station Phase II	410 S Mill Ave	TI	TI			
24	BP220881	Gilliland Middle School	1025 S Beck Ave	New school Building C	A/A			
25	BP212882	Copperstate Processing Facility	2424 W University Dr	TI	TI			
26	BP211820	Sol Flower Dispensary	2424 W University Dr	A/A	A/A			
27	PL190249	Blue at Eastline Village	2058 E Apache Blvd	Mixed Use development - Comm/Multi-Fam	ZON/DPR/PAD/GPA	203,404	187	56'
28	BP221578	CoT Dwight Park - Ramada	550 W Manhattan Dr	Ramada installation	A/A			
29	BP221695	The Grand Entry Monuments	1261 N Priest Dr	Steel entry monuments with signage	A/A			
30	PL220064	Tempe Municipal Operations Center - Phase 1	2070 W Rio Salado Pkwy	New operations campus for City's consolidated facilities	DPR	44,287	N/A	35'

31	BP221563	Tempe Metro Park and Ride	1811 E Apache Blvd	A/A	A/A			
32	BP221943	AMAT Cleanroom Expansion Phase 3	7700 S River Pkwy	TI Raise existing cleanroom ceiling and expansion of suite	A/A			
33	BP221390	Viasat	8240 S River Pkwy	Construct new shell office building	A/A			
34	BP221556	HVAC Improvements - City Hall, East Garden Level	31 E 5th St	A/A	A/A			
35	PL210180	Apache Rock Apartments	1935 E Apache Blvd	New Mixed-use development	DPR/PAD/ZON	75,193	75	47'
36	BP221755	Albertsons 940 Service Replacement	750 E Guadalupe Rd	Replace existing SES	A/A			
37	BP221777	Creamery Park	1520 E 8th St	Playground Improvements	A/A			
38	BP221806	The Arroyo Building 1255	1255 W Washington St	Exterior reno to include addition of new canopies	A/A			
39	BP221807	The Arroyo Building 1275	1275 W Washington St	Exterior façade improvements with canopy, interior reno	A/A			
40	BP221805	The Arroyo Building 1225 & Garage Renovation	1225 W Washington St	New exterior canopy with exterior & interior reno	A/A			
41	BP222437	City Hall Tower	31 E 5th St	Chilled and Heating Hot Water Piping Replacement	A/A			
42	BP221500	The Shop Beer Co	920 W 1st St	Extending brewery	A/A			
43	PL210233	Dwell	430 S Farmer Ave	New Mixed-use development	DPR	99,413	129	50'
44	PL220035	Emmanuel Lutheran Church New Fellowship Hall and Classrooms	715 W Southern Ave	New church building	DPR	20,305	N/A	33'
45	BP222424	Fire Medical Rescue Station @ Tempe Fire Station No 1	1400 E Apache Blvd	Parking Lot Modifications	A/A			
46	BP222130	Tempe Gateway Exterior Improvements	222 S Mill Ave	Landscape and Hardscape Improvements	TI			
47	BP230299	Edna Vihel Community Center	3340 S Rural Rd	Electrical equipment replacement	TI			
48	BP230283	Tempe History Museum	809 E Southern Ave	Electrical equipment replacement	TI			
49	BP221738	Viasat ASURP Campus - Parking Structure	8180 S River Pkwy	New parking structure	A/A			
50	PL220110	Tempe Eleven	408 S Roosevelt St	New 11 unit multi-family project	DPR/PAD	25,524	11	30'
51	BP221405	Ferris	833 W Broadway Rd	Adaptive renovation of previous bank building	A/A			
52	BP221927	FM Industries	1530 W Broadway Rd	Addition of new processing equipment	A/A			
53	BP222097	The Arroyo Amenity Building and Site	1235 W Washington St	Construct new 5,000 sqft building	A/A			
54	PL180037	Khan On Spence	1117 E Spence Ave	Multi-Family	DPR	14,872	6	40'
55	BP222420	Outpatient Surgery Center @ Superstition Business Park	4812 S Mill Ave	TI	TI			
56	BP230584	Viasat ASURP Campus - Pavilion Structure	8240 S River Pkwy	Construction of shade structure	A/A			
57	BP230340	Logicalis	8945 S Harl Ave	TI - Suite 104	TI			
58	BP230472	Well Head Treatment Project - Well 7	925 S Smith Rd	Well rehabilitation and new treatment facility	A/A			
59	PL220066	City of Scottsdale Police and Fire Training Facility	911 N Stadem Dr	Renovation of training facility, Variance for addition height	DPR/VAR	56,920	N/A	50'
60	PL220095	Tempe Fire Station No. 2	3031 S Hardy Dr	New 17,677 sf two story fire station	DPR	17,677	N/A	35'
61	BP230317	Microchip Area 11 - UPW Expansion	1222 S 52nd St	Addition of new building	A/A			
62	BP230756	Steward - Tempe St. Luke's Hospital	1500 S Mill Ave	TI	TI			
63	BP230790	Impound Vehicle Storage Facility	1733 W Greentree Dr	CMU screen walls, gates, pavement, utilities	A/A			
64	BP230852	Project Coyote - Rio E	1821 W Rio Salado Pkwy	TI 1st Floor	TI			
65	BP230071	JPMC Discovery Phase II & III	2100 E Elliot Rd	New solar PV carport and rooftop	A/A			
66	BP230563	Warner Commerce Center Building A	1330 W Warner Rd	TI	TI			
67	BP230565	Warner Commerce Center Building B	1320 W Warner Rd	TI	TI			
68	PL220121	Alameda Industrial	1107 W Alameda Dr	New spec industrial building	DPR	748,788	N/A	35' 6"
69	PL220344	Three Thirty Three	430 N Scottsdale Rd	Commercial building addition	DPR			
70	BP230975	Tempe Well #20 Improvement @ Tempe Marketplace	1998 E Rio Salado Pkwy	Electrical, chemical, and PFAS treatment for well site	OTHER			
71	BP230539	Goodwin Park	1835 E Caroline Ln	Athletic lighting and ramada Improvements	A/A			
72	PL220082	Moderia Rio Salado	835 W Rio Salado Pkwy	New mixed-use development	DPR/ZON/PAD	564,042	319	99'
73	PL220022	Novus Parcel 3G	925 E 6th St	New seven story multi-family residential	DPR	346,436	333	91' 4"
74	BP222123	Blue Sushi Sake Grill	707 E 6th St	TI Suite 179	TI			
75	BP222129	Hayden Ferry - Phase II/III Landscape/Hardscape Mod	40 E Rio Salado Pkwy	Second and Third phases of landscape and hardscape	A/A			
76	BP231298	1100 Grove Manufacturing TI	1100 W Grove Pkwy	TI	A/A	53,362		
77	BP230764	Lunar Technologies - TI and Site Work	8440 S Hardy Dr	TI	TI			
78	BP231506	Grassclippings @ CoT Rolling Hills Golf Course	1415 N Mill Ave	Installation of new lighting	TI			
79	BP231224	Novartis Tempe	222 S Mill Ave	TI, Suites 201-208	TI			
80	BP231670	AMAT Endura Trill Dald	7700 S River Pkwy	Installation of semiconductor tool w/ supports	TI			
81	BP231353	AMAT IRIS Chemical Dispense System @ ASURP	7700 S River Pkwy	TI	TI			
82	PL230048	Haven at Apache	1916 E Apache Blvd	New Mixed-use development	DPR/PAD/ZON/GPA	296,767	241	75'

83	BP231668	AMAT Picosun	7700 S River Pkwy	Gas and cooling process tool installation	TI				
84	BP231838	Papago Park	1000 N College Ave	Athletic Light Improvements	Other				
85	BP230955	CJK, Inc. (DBA VSM AZ)	410 S Madison Dr	Existing marijuana cultivation/processing expansion	A/A				
86	BP231604	Imagine Learning	100 S Mill Ave	TI	TI				
87	PL200109	Habitat for Humanity (Don Carlos)	1969 E Don Carlos	6 Single Family Lots	DPR	13,524	6	24'	
88	BP231725	Selleh Park	2425 S Los Feliz Dr	Installation of ramada and repair of pond/landscaping	TI				
89	BP231006	Improvements and Expansion - Well No. 6	1411 E McKellips Rd	Existing well Improvements	A/A				
90	PL210225	Electric Pickle	8688 S Emerald Dr	New dining and entertainment concept	DPR/ZUP	15,226	N/A	44' 6"	
91	BP231664	Wells Fargo Security Upgrade	1305 W 23rd St	Interior and exterior modifications	A/A				
92	BP231928	West Pharmaceutical 470 Mezzanines	470 W Vaughn St	Commercial Alteration	A/A				
93	BP230213	IKEA	2100 S Ikea Way	New rooftop PV solar	A/A				
94	BP231740	Tempe Ambulatory Surgery Center Tenant Improvement	610 E Baseline Rd	TI	TI				
95	BP232026	Curry Elementary School AHU Replacement	1974 E Meadow Dr	AHU replacement with new curbs	TI				
96	BP231992	Tempe Fire Medical Rescue Burn Building	1340 E University Dr	Addition	A/A				
97	BP231580	Blanco Cocina + Cantina @ Novus	717 S Novus Pl	TI - New restaurant	TI				
98	BP231326	EoS Fitness	750 W Guadalupe Rd	TI	TI				
99	BP231973	Cousins HFL	80 E Rio Salado Pkwy	TI - 1st floor lobby and exterior	TI				
100	BP232078	Foresight Technologies	3015 S Priest Dr	Exterior Improvements and additions	A/A				
101	PL230164	Tempe Municipal Operations Center Phase 2	2070 W Rio Salado Pkwy	City municipal operations facility	DPR	83,909	N/A	38'	
102	BP240195	Dollar Tree	910 E Elliot Rd	Tenant Improvements	TI				
103	PL220030	Apache River Apartments	1292 S River Dr	New multi-family development	DPR	9,335	15	35'	
104	BP231263	Better Buzz Coffee Roasters	550 W Elliot Rd	New Coffee Roasters Restaurant With Drive-Thru	DPR	1,717			
105	BP232158	Kyrene District Office Renovation Phase 2	8700 S Kyrene Dr	Interior Improvements	TI				
106	BP220435	Devil's Hideaway	401 S Mill Ave	TI for restaurant	TI				
107	PL230036	3A Collective	697 S Novus Pl	Three single story restaurants	DPR				
108	BP240372	AZA10	8600 S Science Way	Tenant Improvements	TI				
109	BP240119	ViaWest Sight Logistics Park Speculative Warehouse	6840 S Harl Ave	Tenant Improvements	TI				
110	BP231171	Chick-Fil-A #05301 Priest & Broadway	1139 W Broadway Rd	New Restaurant With A Drive-Thru	DPR	4800			
111	PL230142	South Pier Lot 6	1306 E Vista Del Lago Dr	New multi-family residential development	DPR/PAD	960,100	724	265'	
112	BP232027	Onsemi	2900 S Diablo Way	Tenant Improvements	TI				
113	PL200262	McClintock Eleven Homes	1020 S McClintock Dr	New single family residential development	DPR	8,448	11	36' 10"	
114	PL220032	Krispy Kreme & El Pollo Loco	1530 W Baseline Rd	Two new drive-thru restaurant buildings	DPR/PAD	5,935	N/A	24' 7"	
115	BP230860	Recharge Well No. 2	101 E Guadalupe Rd	Design and installation of equipment for recharge	A/A				
116	BP240225	Kyrene De La Mariposa	50 E Knox Rd	Tenant Improvements	TI				
117	PL230262	1020 Apache	1020 E Apache Blvd	New Mixed-use Development	DPR/PAD/ZON	565,264	289	200'	
118	BP231605	Flower Child @ Tempe Novus	737 S Novus Pl	TI - New restaurant	TI				
119	BP231606	North Italia @ Tempe Novus	697 S Novus Pl	TI - New restaurant	TI				
120	PL230360	Sams Club	2080 E Rio Salado Pkwy	New warehouse store with fuel station	DPR/PAD	154,669	N/A	29' 4"	
121	BP240539	The Centers for Habilitation	215 W Lodge Dr	TI - 1st Floor	A/A				
122	BP231865	2nd Floor South Remodel	1500 N Priest Dr	TI	TI			75'	
123	BP240646	C.O.T. Grass Clippings @ Rolling Hills G.C.	1415 N Mill Ave	Construct new beach bar & shade structures	A/A				
124	BP240174	Friendship Village Arts and Recreation Center	2645 E Southern Ave	Remodel and addition	A/A				
125	BP240688	Pulte Group	222 S Mill Ave	Tenant Improvements - 4th floor	TI				
126	BP240869	Integrity Electrical Services	1711 W 17th St	Tenant and exterior improvements	TI				
127	BP240682	Kiwanis Park North Dog Park	6111 N All America Way	New dog park and site amenities	A/A				
128	PL230329	Salvation Army	2621 S Rural Rd	Interior remodel and addition	A/A				
129	PL230034	Bubba's 33 Tempe	1730 W Ranch Rd	New restaurant building	DPR	7,743	N/A	27' 10"	
130	BP241102	Sight Logistics Park	6860 S Harl Ave	A/A (Suites 122-124)	A/A				
131	BP240461	ITAR Fencing and Access Control	1300 W Warner Rd	Fencing and access control	TI				
132	BP241111	Flagship @ Papago Buttes	1500 N Priest Dr	Tenant Improvements	TI				
133	BP231266	Bkm 7360 Kyrene - Suite 101 Remodel	7360 S Kyrene Rd	TI	TI	96,879			
134	BP231639	In-N-Out Burgers Drive-Through Expansion	2425 W Baseline Rd	Drive-throuhg expansion and landscaping	TI				

135	BP240948	Wilson Engineers	1620 W Fountainhead Pkwy	Tenant Improvements	TI				
136	BP240735	Filthy Animal Restaurant @ Centerpoint on Mill	740 S Mill Ave	Addition and alteration of suites 135-155	A/A				
137	PL230356	Verve Tempe	1047 S Terrace Rd	New Mixed-use Development	DPR/GPA/PAD	500,750	267	175'	
138	BP241117	Keyence Corporation	999 E Playa Del Norte Dr	Tenant Improvements	TI				
139	BP241008	Conduent	4940 S Wendler Dr	Tenant Improvements	TI				
140	BP240955	Starbuck Coffee Co	1158 W Washington St	Tenant Improvements	TI				
141	BP241066	Crest Insurance	100 S Mill Ave	Tenant Improvements	TI				
142	BP240569	Curtiss Wright - Phase II	1100 W Grove Pkwy	A/A with minor exterior work	A/A				
143	PL230065	The Marshall at Tempe	1057 E Apache Blvd	New Mixed-use Development	DPR/GPA/PAD/ZON	249,520	191	90'	
144	PL240007	Dupper Landscaping	9160 S Hardy Dr	Construct new office building	DPR	10,463	N/A	32' 8"	
145	BP240711	W & W Structural Warehouse	2318 S Industrial Park Ave	Tenant Improvements	A/A				
146	BP240981	Viasat TVAC Lab	2040 E Technology Cir	Tenant Improvements	TI				
147	BP240897	Ports America	222 S Mill Ave	Tenant Improvements	TI				
148	BP241341	Offerpad @ The Beam on Farmer	433 S Farmer Ave	Tenant Improvements	TI				
149	BP241261	Amkor Tempe	2045 E Innovation Cir	Tenant Improvements	TI				
150	PL230364	48th & Alameda - West	2727 S 48th St	New industrial development	DPR	170,902	N/A	46'	
151	BP241426	Macro Technology SEM Lab	7700 S River Pkwy	Tenant Improvements	TI				
152	PL240072	AME Electrical Contracting Office	1540 W Drake Dr	New office/warehouse building	DPR	13,287	N/A	30' 4"	
153	BP241313	Restaurant TI @ Grass Clippings, Rolling Hills G.C.	1415 N Mill Ave	Restaurant remodel	TI				
154	BP232003	JPMC Tempe	100 W University Dr	Replacing centrifugal coolers	TI			34' 11"	
155	BP240655	Starbucks Coffee Co. @ ASU Novus	690 S Novus Pl	Tenant Improvements Suite 177 with patio	A/A				
156	PL220349	La Victoria Commons	2320 E Apache Blvd	New Mixed-use Development	DPR	112,416	123	75'	

DPR: Development Plan | PAD: Planned Area Development | ZON: Zoning Map Amendment | GPA: General Plan Amendment | ZUP: Use Permit | VAR: Variance | T.I.: Tenant Improvement | A/A: Addition & Alteration | A.Reuse: Adaptive Reuse | SBD: Subdivision Plat

IN PLAN REVIEW FOR BUILDING PERMIT

#	*TRACK'G	PROJECT	SITE ADDRESS	PROPOSED USE / DESCRIPTION	Permit Type	BLDG SF	# OF UNITS/KEYS	MAX. HEIGHT
1	PL190094	Hilo Tempe	701 S Mill Ave	11 Story Mixed Use	PAD/DPR	165,297	122	136'
2	PL190277	Discovery Business Center Phase III	7400 S Price Rd	New 3 Story Office Building		154,618	N/A	63'
3	PL190200	One Hundred Mill Hotel	120 S Mill Avenue	13 Story hotel containing 237 keys	DPR	150,863	N/A	164'
4	PL190270	3 On Hardy Townhomes	325 S Hardy Dr	New SFR		11,184	3	33'
5	PL190232	Lemon St Single Family Residences	2001 E Lemon St	DPR for 7 Single Family Homes	DPR/ZUP	16,716	7	23' 5"
6	PL190319	Novus Phase III	700 S Novus PL	New six story office building	DPR	166,070	N/A	92' 4"
7	PL190330	Tempe Depot	300 S Ash Ave	New mixed use development	DPR/PAD/ZUP	992,904	N/A	245'
8	PL200115	Residence Inn Hotel	1724 W Greentree Dr	New 5-story hotel	DPR	80,111	N/A	63'
9	PL210297	4th Street Apartments	1235 W 4th St	Two new apartment buildings with two units each	DPR	10,816	10	18'
10	PL220023	Broadstone at the Grand Phase II	1013 W Washington St	New multi-family development	PAD/DPR	320,137	289	28' 8"
11	PL220072	Lincoln South Bank	1122 E Vista del Lago Dr	New mixed-use development with residential	DPR/PAD	697,237	352	255'
12	PL220210	5th Street Townhomes	571 W 5th St	7 unit townhouse development	DPR	18,607	7	30'
13	PL210111	Bonarden Lane Homes	1432 S Bonarden Ln	8 New attached single-family homes	DPR/ZUP	21,056	8	37'
14	PL220160	OMP Tempe Industrial Park	1480 N McClintock Dr	Variance for increased height, 3 new industrial bldgs	DPR/VAR	688,088	N/A	55'
15	PL210226	First + Farmer	206 S Farmer Ave	New Mixed-use development	DPR/PAD/GPA	157,429	200	78'
16	PL220008	Emerald Multi-Family	1607 W Commerce Dr	New multi-family development	PAD/DPR/ZUP	642,692	591	100'
17	PL220235	El Dorado 4	1964 E Don Carlos Ave	New 4-unit townhome development	DPR/ZUP	6,352	4	39'
18	PL230012	Country Club Townhomes	3250 S Country Club Way	New 7-unit townhome development	DPR		7	27' 5"
19	BP231046	Cora Restaurant TI	410 N Scottsdale Rd	New restaurant TI	TI			
20	BP231222	Getz School Reroof * Pbi	625 W Cornell Dr	Replacement Roofing	A/A	20,000		
21	BP231322	Ghost Kitchen Catering Establishment TI	205 S McClintock Dr	TI	TI			
22	PL190275	Jinstage Tempe	6403 S Hardy Dr	Construct 24 single family townhomes	DPR	63,311	28	34' 11"
23	BP231779	Spec Suite	433 S Farmer Ave	TI Suite 210	TI			
24	BP231803	3rd Floor Lobby Remodel	1500 N Priest Dr	TI	TI			
25	BP231965	2nd Floor North Remodel	1500 N Priest Dr	TI - North 2nd Floor	TI			75'
26	BP232002	JPM Chase	2104 E Elliot Rd	Replacing 7 air handling units	TI			34' 11"

27	BP232004	Building G - Chiller Replacement	150 W University Dr	Replacing centrifugal coolers	TI				75'
28	BP232019	3rd Floor South Remodel	1500 N Priest Dr	Tenant Improvement	TI				34' 11"
29	BP232020	3rd Floor North Remodel	1500 N Priest Dr	Tenant Improvement	TI				75'
30	BP232054	7340 S Kyrene Suite 101 Remodel	7340 S Kyrene Rd	Interior Tenant Improvements	TI				
31	BP232182	EOS Fitness Rural & Broadway	917 E Broadway Rd	Tenant Improvements	TI				
32	BP240092	Wisk Aero	905 W Alameda Dr	Mechanical, electrical, plumbing for parking lot	A/A				
33	PL230006	Hayden Residences	1916 E Hayden Ln	New 13-unit multi-family development	DPR	29,784	13		30'
34	PL220305	211 E 7th St	211 E 7th St	New Mixed-use Development	DPR/PAD	517,910	380		314'
35	BP240393	Arizona Foundation Solutions	3125 S 52nd St	Tenant Improvements	TI				
36	PL230278	Take 5 Oil Change	1325 W Elliot Rd	Construct new building	DPR				
37	BP240636	Hisco	1150 W Geneva Dr	Addition to existing building	A/A				
38	PL240031	Roosevelt 11 Homes	606 S Roosevelt St	11 single family attached homes	DPR	22,864	11		28'
39	PL230384	Hayden Ferry Lakeside Restaurant	52 E Rio Salado Pkwy	New restaurant at Hayden Ferry Lakeside	DPR	7,844	N/A		25' 4"
40	PL230365	48th & Alameda - East	2530 W Campus Dr	Construct 8' CMU screen wall w/ metal gates	DPR	22,329	N/A		37' 4"
41	BP241108	JPMC - Discovery Bess	2108 E Elliot Rd	New battery energy storage system	A/A				
42	BP241094	Hippo Vet Clinic	2130 E University Dr	A/A	A/A				
43	BP241185	O'Reilly Auto Parts	1424 W Baseline Rd	A/A w/ exterior modifications	A/A				
44	PL230318	The Quarter Suites	1272 S Price Rd	New multi-family residential development	DPR	7,682	7		33'
45	BP241218	Tempe Elementary School District - Brogan - Phase 1	1430 W Elna Rae St	Install 8 EV bus charging stations	A/A				
46	PL230180	Elliot & Hardy	835 W Elliot Rd	New commercial and industrial development	DPR/ZUP	268,775	N/A		44' 3"
47	BP241387	Better Buzz @ Tempe Market Station	1949 E Rio Salado Pkwy	New drive through restaurant	DPR	1,727	N/A		22'
48	BP240684	Take 5 Oil Change	1335 W Elliot Rd	Construct new building	DPR	1,708	N/A		22'
49	PL240052	Warner and Hardy	811 W Warner Rd	New warehouse/office building	DPR	144,870	N/A		47' 4"
50	BP241269	Refined Gardens	2131 E Apache Blvd	Tenant Improvements	TI				
51	BP241293	12th Floor Renovation	410 N Scottsdale Rd	Tenant Improvements	TI				
52	BP241294	11th Floor Renovation	410 N Scottsdale Rd	Tenant Improvements	TI				
53	PL230292	Skybridge Maple	1217 S Maple Ave	Four new single-family units	DPR	9,230	4		29'
54	BP241346	Chick-Fil-A	1160 E University Dr	New 2,790 Sq Ft Restaurant	DPR	2,790	N/A		23'
55	BP241388	Fountainhead Spec Suites 3rd Floor	1625 W Fountainhead Pkwy	Tenant Improvements	TI				
56	BP241431	Rivian Tempe	7340 S Kyrene Rd	A/A - Automotive Sales and Service	A/A				
57	BP241503	Connolly Middle School (Ballfield Lighting)	2002 E Concorda Dr	Update to ballfield lighting	A/A				
58	BP241506	McKemy Academy of International Studies (Ballfield Lighting)	2250 S College Ave	Update to ballfield lighting	A/A				
59	BP241525	Papago Arroyo	1275 W Washington St	Tenant Improvements	TI				
60	BP241519	Monster Mini Golf	1840 E Warner Rd	Tenant Improvements	TI				
61	BP241563	Chipotle Mexican Grill	1005 E Broadway Rd	New Commercial Building	DPR	2,604	N/A		25'
62	BP241588	Fountainhead Spec Suites 2nd Floor	2520 S 55th St	Tenant Improvements	TI				
63	BP241583	CAZ1	1330 W Southern Ave	Tenant Improvements	TI				
64	PL230035	Vedana Tempe	2447 E Unviersity Dr	New multi-family development	DPR/PAD/ZON	16,660	8		30'
65	BP241626	BD	850 W Rio Salado Pkwy	Tenant Improvements	TI				
66	BP241665	Allegis PDC	2625 S Plaza Dr	Tenant Improvements	TI				
67	BP241700	Dutch Bros HQ	1930 W Rio Salado Pkwy	Tenant Improvements	TI				
68	BP241774	Kyrene Water Reclamation Facility	311 W Guadalupe Rd	Rehab of existing facility	A/A				
69	BP241770	Scottsdale Bible Church	2302 E Southern Ave	Remodel and renovation of entire site	A/A				
70	PL240134	University Lofts	800 W University Dr	Residential townhome development	DPR/ZUP	10,760	5		38'

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PLANS APPROVED / ENTITLED / COMPLETED

#	*TRACK'G	PROJECT	SITE ADDRESS	PROPOSED USE / DESCRIPTION	Permit Type	BLDG SF	# OF UNITS/KEYS	MAX. HEIGHT
1	PL210288	3rd and Priest	1416 W 3rd Street	New Mixed-use development	DPR/PAD/ZON/GPA	446,008	398	54'
2	PL210130	250 Rio	250 W Rio Salado Pkwy	New Mixed-use development	DPR/PAD/ZON/GPA	440,000	N/A	210'
3	PL220133	The DeWitt at North Miller Road	903 N Miller Rd	New mixed-use development	PAD/DPR/GPA/ZON	303,894	207	74'

4	PL220181	Perry & Rio Salado	106 S Perry Ln	New mixed-use development	PAD/ZON/DPR	527,999	308	88'
5	PL220192	Rio & McClintock	1801 E Rio Salado Pkwy	New mixed-use development	DPR/ZON/PAD	588,723	343	87' 10"
6	PL220259	Apache Central	1233 E Lemon St, 1306 E Apache Blvd	Zoning amendment to encourage new housing development	GPA/ZON			
7	PL220301	IDM Fountainhead	2750 S Priest Dr	New Mixed-use Development	GPA/ZON/PAD/DPR	876,120	584	64' 6"
8	PL220343	16 E University	16 E Univeristy Dr	New Mixed-use Development	PAD/DPR/ZUP	462,347	453	265'
9	PL220255	Rio 2100 Residences	2132 E Cameron Wy	New apartment community	DPR/PAD/ZON/GPA	463,640	390	91' 6"
10	PL230011	McKemy-Riggs HP Overlay	135 E Bonita Way	Zoning Map Amendment to Historic Overlay	ZON			
11	PL230046	Skye Tempe	780 S Myrtle Ave	New Mixed-use Development	DPR/PAD	443,656	281	300'
12	PL230063	Apache Square	1747 E Apache Blvd	New Mixed-use Development	DPR/GPA/PAD/ZON	251,853	167	70'
13	PL230023	955 East	955 E University Dr	New Mixed-use Development	DPR/PAD/ZON	787,612	539	208'
14	PL230212	Ashley Furniture	8515 S Emerald Dr	Commercial building addition	DPR	44,679	N/A	38'
15	PL220333	780 Novus Hotel	780 S Packard Dr	New hotel	DPR	141,406	187	156'
16	PL230139	Rio Salado & Evergreen	2525 E Rio Salado Pkwy	New 12 unit townhome development	DPR/PAD	24,756	12	38'
17	PL230076	College & 7th Mixed Use	712 S College Ave	New Mixed-use Development	DPR/PAD	245,086	239	175'
18	PL230218	Apache and McClintock	1734 E Apache Blvd	New Mixed-use Development	DPR/GPA/PAD/ZON	240,151	275	85'
19	PL230310	Creative Environments - West Yard	8949 S Beck Ave	Building addition and landscape modifications	DPR	4,000	N/A	22' 5"
20	PL230302	Tempe Gateway	2180 N Scottsdale Rd	New Mixed-use Development	DPR/PAD/ZON	1,691,403	910	69' 9"
21	PL240036	Sterling Tempe	1202 S Terrace Rd	New multi-family residential development	DPR/GPA/PAD/ZON	98,288	256	65' 8"
22	PL240010	Diablo Clubhouse Expansion & Site Improvements	2200 W Alameda Dr	Clubhouse addition and site Improvements	DPR/ZUP	24,240	N/A	25' 2"
23	PL240051	Project Elevate - Sedona	1850 W Elliot Rd	Building expansion	DPR/PAD	442,000	N/A	127'
24	PL240155	NWC Rural and Warner	822 E Warner Rd	New commercial development	DPR/GPA/PAD/ZON	27,547	N/A	26'
25	PL240251	Hisco Building Addition	1150 W Geneva Dr	Addition to an existing warehouse	DPR	5,776	N/A	22' 8"
26	PL240196	Arizona Community Church Addition	9325 S Rural Rd	Addition of new building to an existing church	DPR	12,035	N/A	23'

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IN REVIEW FOR PLANNING ENTITLEMENTS

Development Standards proposed for review may be subject to change prior to approval and entitlement

#	*TRACK'G	PROJECT	SITE ADDRESS	PROPOSED USE / DESCRIPTION	Permit Type	BLDG SF*	# OF UNITS/KEYS*	MAX. HEIGHT*
1	PL210291	minima.	5454 S Beck Ave	New Mixed-use Development	PAD/DPR	57,024	72	22' 11"
2	PL190330	Tempe Depot Plat	300 S Ash Ave	Plat	SBD			
3	PL220193	806 University Apartment Complex	806 W University Dr	11 unit apartment community	DPR/ZUP	24,270	11	30'
4	PL220141	Roosevelt 11 Homes Plat	606 S Roosevelt St	Plat	SBD			
5	PL230088	NoSo	1201 S Farmer Ave	New 4-plex multi-family development	DPR		4	
6	PL230102	Tempe 20	966 E Guadalupe Rd	New apartment community	DPR		20	
7	PL230133	South Pier Lot 1	1145 E Vista del Lago Dr	New Mixed-use Development	DPR/PAD	1,448,231	312	309' 6"
8	PL230162	101 E 6th St	101 E 6th St	New Mixed-use Development	DPR/PAD	904,468	572	315'
9	PL230130	APS Ocotillo Power Plant	1500 E University Dr	Addition of two storage building	DPR	6,400	N/A	22" 4"
10	PL230176	U Haul Moving & Storage	500 N Scottsdale Rd	7-story building addition and remodel	DPR/PAD/ZUP	171,731	N/A	87'
11	PL230245	Tempe Eleven	426 S Roosevelt St	Amended subdivision plat	SBD			
12	PL230325	The Wyvern	1031 S Farmer Ave	New multi-family residential development	DPR/SBD	3,845	6	30'
13	PL230344	Apache Square	1747 E Apache Blvd	New Mixed-use Development	DPR/PAD	191,154	272	92'
14	PL240035	Vale Student Housing	921 E Apache Blvd	New Mixed-use Development	DPR/GPA/PAD/ZON	578,963	279	89'
15	PL240106	Cabana Kyrene AKA 555 Guadalupe	515 W Guadalupe Rd	New multi-family residential development	DPR/PAD/ZON	209,634	275	50'
16	PL230406	The Craftsman (Bradland Multifamily)	919 S Wilson St	Multi-family residential development	DPR/ZUP/VAR	6,163	4	33'
17	PL240146	Culdesac Tempe (Also Known as Eastline Village)	2031 E Apache Blvd	Mixed-use development	DPR/PAD/ZON	751,731	762	60'
18	PL240121	Holbrook Expansion	1911 E Don Carlos Ave	Multi-family residential development	DPR/ZUP			
19	PL240136	Friendship Village Lifecare Retirement Community Phase 3	2645 E Southern Ave	New senior independent living facility	DPR/PAD			
20	PL230258	Tesla	2077 E University Dr	Rezoning, PAD, & Use Permit for existing Tesla service facility	ZON/PAD/ZUP			
21	PL240035	Vale Student Housing Plat	921 E Apache Blvd	Plat	SBD			
22	PL240265	East Valley Health, Housing, and Human Services Center	2423 E Apache Blvd	New community services center building	DPR/ZUP	22,964	N/A	30'

23	PL240052	Warner and Hardy Plat	811 W Warner Rd	Plat	SBD			
24	PL240036	Sterling Tempe Plat	1202 S Terrace Rd	Plat	SBD			
25	PL240287	1400 West 3rd St	1400 W 3rd St	New industrial warehouse	DPR/ZON/GPA	105,600	N/A	42'
26	PL240345	Nova Tempe	933 E University Dr	New Mixed-use Development	PAD/ZON	1,392,645	950	236' 6"
27	PL240332	Warner Crossing	1136 W Warner Rd	New industrial building	DPR	63,291	N/A	26'

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USE PERMITS

#	*TRACK'G	PROJECT	SITE ADDRESS	PROPOSED USE / DESCRIPTION				
1	PL240248	Priest Property	601 S Priest Dr	Use Permit to allow parking in the front and streetside setback	ZUP			
2	PL240256	Dealers Depot	1401 S McClintock Dr	Use Permits to allow retail sales	ZUP			
3	PL240185	Kwik Corner Gas Station	2180 E Broadway Rd	Use Permit to allow drive-through and convenience expansion	ZUP			
4	PL240205	Brickyard on Rita	1432 S Rita Ln	Use Permit (Standard) for a second story and reduce setbacks	ZUP			
5	PL240231	Delgatto Residence	2420 N Papago Dr	Use Permit to allow parking in the front yard setback	ZUP			
6	PL240250	Hovan Residence	1040 W 13th St	Use Permit to allow parking in the front yard setback	ZUP			
7	PL240283	Cloud Culture Cmoke Shop	3231 S Mill Ave	Use Permit to allow a tobacco retailer	ZUP			
8	PL240156	Red Star Vapor	904 N Scottsdale Rd Ste 106	Variance to reduce separation req. for tobacco retailer	VAR			
9	PL240182	1701 E Secretariat	1701 E Secretariat Dr	Variance to reduce side yard setbacks	VAR			